RICHLAND COUNTY

PLANNING COMMISSION

September 14, 2026

Council Chambers
2020 Hampton Street
Columbia, SC 29202

Purpose and Use of the Future Land Use Map

Purpose of Future Land Use Map and Categories

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

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

Using the Future Land Use Map and Categories

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

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

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

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

RICHLAND COUNTY PLANNING COMMISSION

Monday, September 14, 2026
Agenda
6:00 PM
2020 Hampton Street
2nd Floor, Council Chambers

Chairman - Christopher Yonke
Vice Chairman - Beverly Frierson
Frederick Johnson, II • Sena Loyd • Charles Durant
Terrence Taylor • Bryan Grady • Demetrius Fleming • Mark Curfman

1. **PUBLIC MEETING CALL TO ORDER** ..... Christopher Yonke, Chairman
2. **PUBLIC NOTICE ANNOUNCEMENT** ..... Christopher Yonke, Chairman
3. **ADDITIONS / DELETIONS TO THE AGENDA**
4. **APPROVAL OF MINUTES**: 9 July 2026
5. **CONSENT AGENDA [ACTION]**
   a. **ROAD NAMES**
   Page 6
   b. **MAP AMENDMENTS**

1. Case # 26-019 MA — District 11
Chris Middleton — The Honorable Chakisse Newton
R3 to HM (2.00 acres)
128 Middleton Patterson Road
TMS# R24901-01-37
Comprehensive Plan: Non-Compliant
Page 8

2. Case # 26-020 MA — District 7
Stephen Mark Ivey — The Honorable Gretchen D. Cooper
HM/AG to R3 (78.79 acres)
E/S Wilson Blvd & 9317 Wilson Blvd
TMS# R12100-02-03 & R14600-01-07
Comprehensive Plan: Compliant
Page 15

3. Case # 26-021 MA — District 7
Lonnie F. Laudmon — The Honorable Gretchen D. Cooper
RT to R5 (2.04 acres)
Anders Dr., Anders Dr. & 7908 Lone Dr.
TMS# R14413-03-01, R14413-03-02 &
R14316-02-01
Comprehensive Plan: Compliant
Page 22

4. Case # 26-022 MA — District 10
Quintin Tisdale — TheHonorable Cheryl English
R6 to MU1 (0.17 acres)
1138 Olympia Ave
TMS# R11203-12-01
Comprehensive Plan: Compliant
Page 29

5. Case # 26-023 MA — District 10
Donald & Yetieve McCall — The Honorable Cheryl English
HM to RT (0.602 acres)
908 Piney Branch Road
TMS# R33000-02-14 (portion of)
Comprehensive Plan: Non-Compliant
Page 36

6. Case # 26-024 MA — District 9
Michael Faw — The Honorable Jesica Mackey
HM to GC (1.33 acres)
11020 Two Notch Road
TMS# R29000-02-46p
Comprehensive Plan: Compliant
Page 43

7. Case # 26-025 MA — District 8
Satya B. Kadali — The Honorable Tish Dozier Alleyne
M-1 to GC (21.48 acres)
9554 Two Notch Road
TMS# R19900-01-04
Comprehensive Plan: Non-Compliant
Page 50

8. Case # 26-026 MA — District 7
Mohammed Khan — The Honorable Gretchen D. Cooper
RT to GC (1.55 acres)
8756 Wilson Blvd
TMS# R14507-03-01
Comprehensive Plan: Non-Compliant
Page 57

9. Case # 26-028 MA — District 2
Thomas E. Lydon III — The Honorable Derrek Pugh
HM to GC (18.64)
S/S Langford Road
TMS # R20600-02-30
Comprehensive Plan: Non-Compliant
Page 64

6. LAND DEVELOPMENT CODE UPDATES [ACTION]

a. Review of the Non-Residential and Mixed-Use Districts of the Richland County Land Development Code to evaluate the compatibility of the permitted and conditional uses and the development standards.

Page 71

7. CHAIRMAN'S REPORT

8. **COMMUNITY PLANNING AND DEVELOPMENT DIRECTOR'S REPORT**
   a. Report of Council – 21 July 2026 Zoning Pubic Hearing (ZPH)
   Page 129

9. **ADJOURNMENT**

MEETING FORMAT

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

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

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

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

ZONING PUBLIC HEARING

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

RICHLAND COUNTY
COMMUNITY PLANNING & DEVELOPMENT
2020 Hampton Street
Columbia, SC 29204

Street Name Review Case Summary

PLANNING COMMISSION MEETING
14 September 2026
6:00 PM

Pursuant to SC Code 6-29-1200 (a), a local planning commission shall, by proper certificate, approve and authorize the name of a street or road laid out within the territory over which the commission has jurisdiction.

Development:	N/A
Applicant:	Scott Morrison / Morr Group, Inc
Tax Map Number:	TMS# R17213-05-37
Proposed Use:	Subdividion
Proposed Street Name (s):	Bridgecreek; Woodburn; Jackson Creek; Newspring; Stillwater
Staff Review:	The proposed street names are compliant with the E9-1-1 Road Naming Standards.
Staff Recommendation:	Approval
Council District:	Honorable Tish Dozier Alleyne (8)

Development:	N/A
Applicant:	Hardin Grove / Susan
Tax Map Number:	R17211-01-02
Proposed Use:	Subdivision
Proposed Street Name (s):	Grove Landing; Magnolia Crest; Pine Hollow; Waverly Grove; Sweetbay Crossing; Alder Run
Staff Review:	The proposed street names are compliant with the E9-1-1 Road Naming Standards.
Staff Recommendation:	Approval
Council District:	Honorable Tish Dozier Alleyne (8)

Richland County
Planning & Development Services Department

Map Amendment Staff Report

PC MEETING DATE:	**September 14, 2026**
PC SIGN POSTING:	**August 28, 2026**
RC PROJECT:	**26-019 MA**
APPLICANT:	**Chris Middleton**
LOCATION:	**128 Middleton Patterson Road**
TAX MAP NUMBER:	**R24901-01-37**
ACREAGE:	**2.00 acres**
EXISTING ZONING:	**R3**
PROPOSED ZONING:	**HM**

Comprehensive Plan Compliance

Non-Compliant

Background

Zoning History

The original zoning as adopted September 7, 1977 was RS-2 District which became the Residential Single-Family Medium Density (RS-MD) District with the Land Development Code change in 2005. With the adoption of the 2023 Land Development Code, the subject development was rezoned to Residential 3 (R3).

Zoning History for the General Area

Case	Zoning at Request	Proposed Zoning	CC Action	PC Rec.	Comp Plan Compliance
21-014 MA	RU	GC	Denied	Deny	Non-Compliant
16-013 MA	RS-MD	RU	Approved	Deny	Non-Compliant
15-004 MA	RS-MD	RU	Denied	Approve	Non-Compliant
99-007 MA	RS-2	RU	Approved		

Zoning District Summary

The HM: Homestead District provides lands for low-intensity agricultural and agricultural-supporting uses, such as hobby farms, along with very low-intensity residential development that preserves the rural and natural character of the district. Residential development includes single-family detached and manufactured home dwellings on large single lots or family subdivisions with significant acreage.

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

*Site characteristics, site restrictions and land used for infrastructure (which can amount to 20-30% of the site) are not taken into consideration in calculating gross density.

Direction	Existing Zoning	Use
North:	RT / R3	Single Family Residential / Undeveloped
South:	R3	Undeveloped
East:	HM	Undeveloped
West:	R3	Undeveloped

Area Characteristics

The immediate area is characterized by residential parcels and undeveloped parcels.

Traffic Characteristics

Year	Station	Location	Traffic Count	Classification	Capacity	Level of Service
2025	481	Lower Richland Blvd	2,200 (ADT)	Two-lane (undivided) Minor Arterial	12,400 (ADT)	"A"

There are no projects or programs for this section of Lower Richland Boulevard through SCDOT or the County Penny Sales Tax program.

Public Services

Service	Name	Distance (miles)
School District:	One	
Elementary School:	Horrel Hill	3.6
Middle School:	Southeast	3.9
High School:	Lower Richland	1.8
Fire Service:	Station Number 19	1.4
Water:	Well	
Sewer:	Septic	

Plans & Policies

2025 Comprehensive Plan

The 2025 Richland County Comprehensive Plan, ***"REIMAGINE RICHLAND"***, designates this area as ***Low-Density Residential and Secondary Growth Area (S5) – Lower Richland Walkable Neighborhood & Centers.***

Low-Density Residential

Definition and Purpose
Low-Density Residential areas are predominantly single-family neighborhoods on large parcels, typically served by public utilities and located closer to existing suburban development. They often function as a transitional edge between Agriculture and Countryside and more compact suburban development. Conservation design is encouraged to preserve meaningful open space.

Policy Guidance (Relevant Points)

- Locate where public water and sewer are available or planned, so that development fits adopted infrastructure plans.
- Encourage conservation subdivisions, preserving shared open space or natural areas on the remainder of the site.
- Ensure compatibility with adjacent developments through building scale, setbacks, landscaping, and buffering.
- Consider minor increases in density only when infrastructure capacity (roads, utilities, schools) is adequate and the site is adjacent to centers or higher-density areas, supporting a logical transition.

Discussion

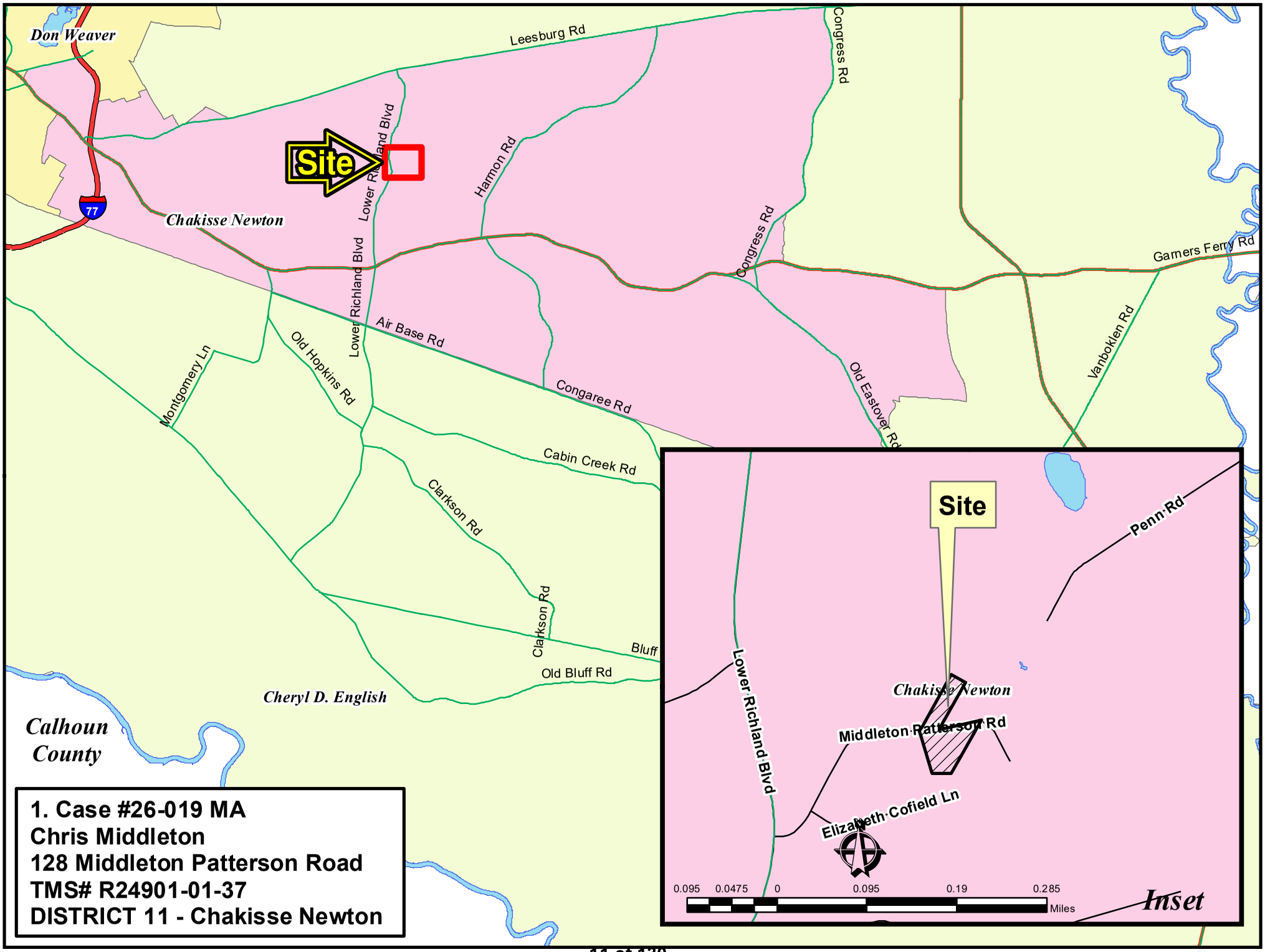
The requested zoning of Homestead (HM) is not consistent with the purpose and guidance of the Comprehensive Plan because the district's very low density is not appropriate for a transitional area. The Comprehensive Plan calls for a residential pattern that functions as a transition between rural and more developed areas, and HM is too low-intensity to support that role effectively.

Comprehensive Overview

While the HM district would preserve the rural character of the site, it would not advance the Comprehensive Plan's objective of creating a transitional land use pattern in this area. The proposed density is lower than what is needed to support a balanced transition between surrounding development types, and therefore the request is inconsistent with the plan's goals and objectives.

Zoning Public Hearing Date

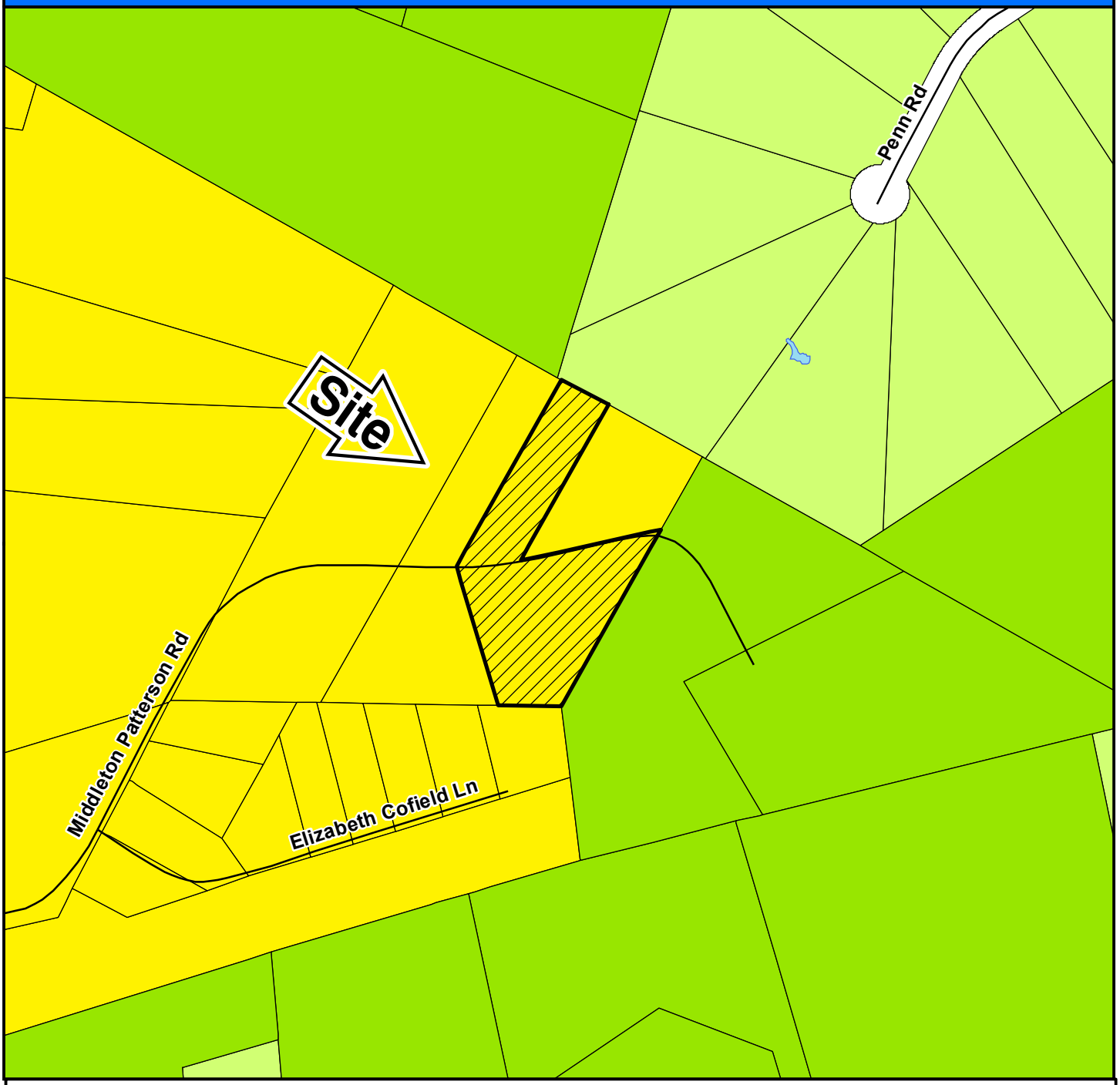
September 22, 2026



1. Case #26-019 MA
Chris Middleton
128 Middleton Patterson Road
TMS# R24901-01-37
DISTRICT 11 - Chakisse Newton


CASE 26-019 MA
R3 to HM
TMS R24901-01-37
Site
Penn Rd
Middleton Patterson Rd
Elizabeth Cofield Ln
SPECIAL FLOOD HAZARD AREA
WETLANDS
N
0
155
310
620
930
1,240
Feet
Richland County & Woolpert

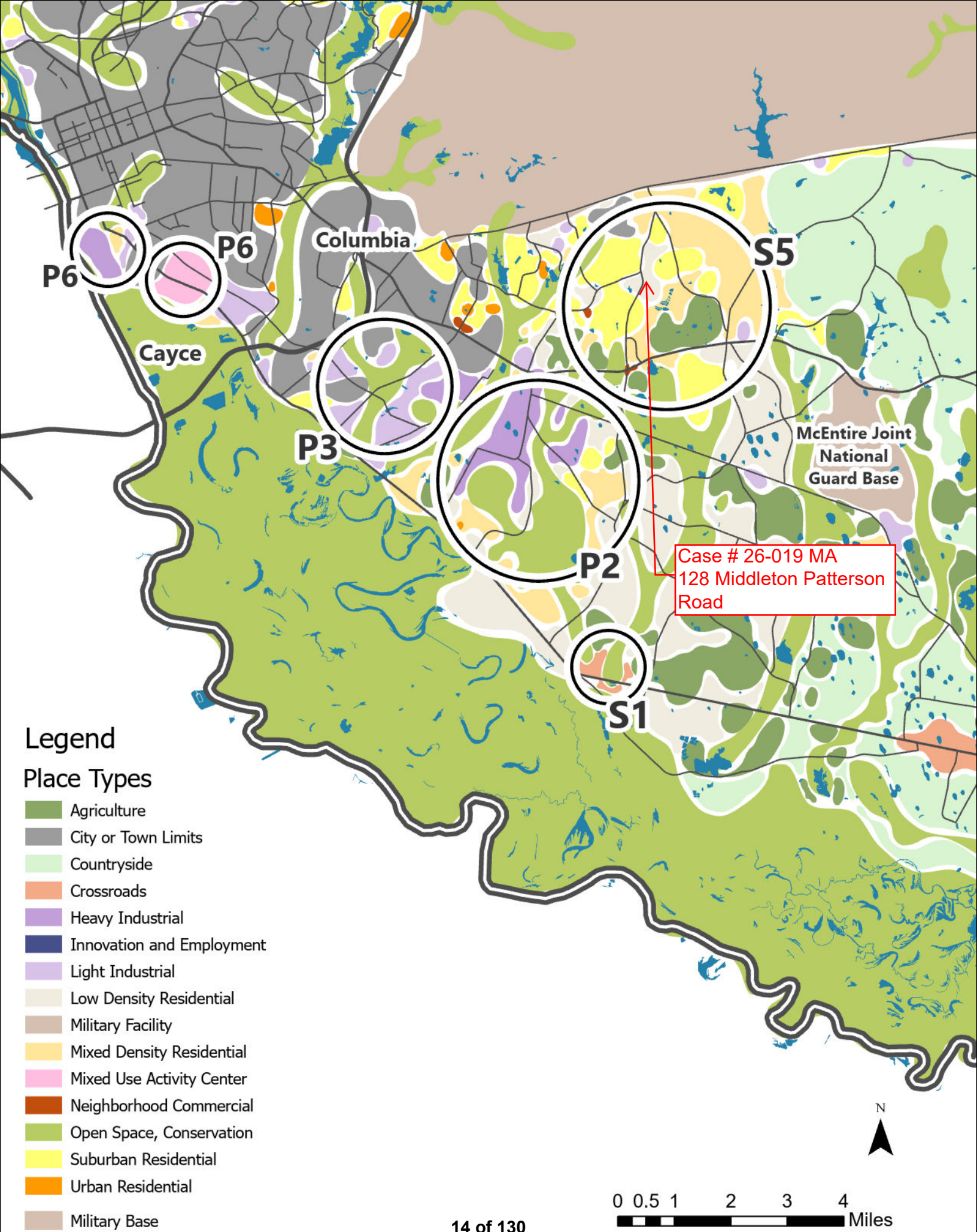
CASE 26-019 MA
R3 to HM



ZONING CLASSIFICATIONS

OS	R1	R5	MU2	INS	PD	CC-4	
AG	R2	R6	MU3	EMP	CC-1	Subject Property	
HM	R3	RC	GC	LI	CC-2		
RT	R4	MU1	M-1	HI	CC-3		

N


P6
P6
Columbia
S5
Cayce
P3
McEntire Joint
National
Guard Base
P2
Case # 26-019 MA
128 Middleton Patterson
Road
S1
Legend
Place Types
Agriculture
City or Town Limits
Countryside
Crossroads
Heavy Industrial
Innovation and Employment
Light Industrial
Low Density Residential
Military Facility
Mixed Density Residential
Mixed Use Activity Center
Neighborhood Commercial
Open Space, Conservation
Suburban Residential
Urban Residential
Military Base
N
0 0.5 1 2 3 4
Miles

Richland County
Planning & Development Services Department

Map Amendment Staff Report

PC MEETING DATE:	**September 14, 2026**
PC SIGN POSTING:	**September 1, 2026**
RC PROJECT:	**26-020 MA**
APPLICANT:	**Stephen Mark Ivey**
LOCATION:	**E/S Wilson Blvd & 9317 Wilson Blvd**
TAX MAP NUMBER:	**R12100-02-03 & R14600-01-07**
ACREAGE:	**78.79 acres**
EXISTING ZONING:	**HM / AG**
PROPOSED ZONING:	**R3**

Comprehensive Plan Compliance

Compliant

Background

Zoning History

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

Zoning History for the General Area

Case	Zoning at Request	Proposed Zoning	CC Action	PC Rec.	Comp Plan Compliance
25-043 MA	AG	R4	Withdrawn	Deny	Non-Compliant
14-021 MA	RU	RC	Approved	Approve	Compliant
06-038 MA	M-1	GC	Approved	Approve	Compliant
06-041 MA	RU	PDD	Approved	Approve	Compliant

Zoning District Summary

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

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

Based upon a gross density calculation*, the maximum number of units for this site is approximately: 472 dwelling units.

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

Direction	Existing Zoning	Use
North:	AG	Manufactured Home Park
South:	AG	Undeveloped / Single-family Residential
East:	HM / RT / GC	Undeveloped / Single-family Residential
West:	AG	Undeveloped

Area Characteristics

The subject parcels are undeveloped. The immediate area is characterized by a mix of large lot single-family parcels, undeveloped parcels, a manufactured home community and a developing single-family subdivision.

Traffic Characteristics

Year	Station	Location	Traffic Count	Classification	Capacity	Level of Service
2025	135	Wilson Blvd	10,100 (ADT)	Two-lane (undivided) Minor Arterial	12,400 (ADT)	"C"

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

Public Services

Service	Name	Distance (miles)
School District:	One	
Elementary School:	Forest Heights	6.7
Middle School:	Alcorn	6.1
High School:	W.J. Keenan	1.8
Fire Service:	Station Number 27	4.4
Water:	Well	
Sewer:	Septic	

Plans & Policies

2025 Comprehensive Plan

The 2025 Richland County Comprehensive Plan, ***"REIMAGINE RICHLAND"***, designates this area as ***Suburban Residential.***

Suburban Residential

Definition and Purpose
Suburban Residential areas provide predominantly single-family neighborhoods at low to moderate densities, supported by neighborhood parks, greenways, and pedestrian connections. These areas are served by public utilities and function as the primary residential fabric of the County.

Policy Guidance Policy Guidance (Relevant Points)

- Require full public services (water, sewer, roads) and ensure infrastructure has capacity.
- Promote interconnected street networks that disperse traffic and create multiple routes, rather than isolated pods.
- Ensure new development transitions sensitively in height, massing, and intensity to adjacent lower- or higher-intensity areas (e.g., Rural or higher-density centers).
- Allow modest increases in residential density, particularly near centers or transit.

Discussion

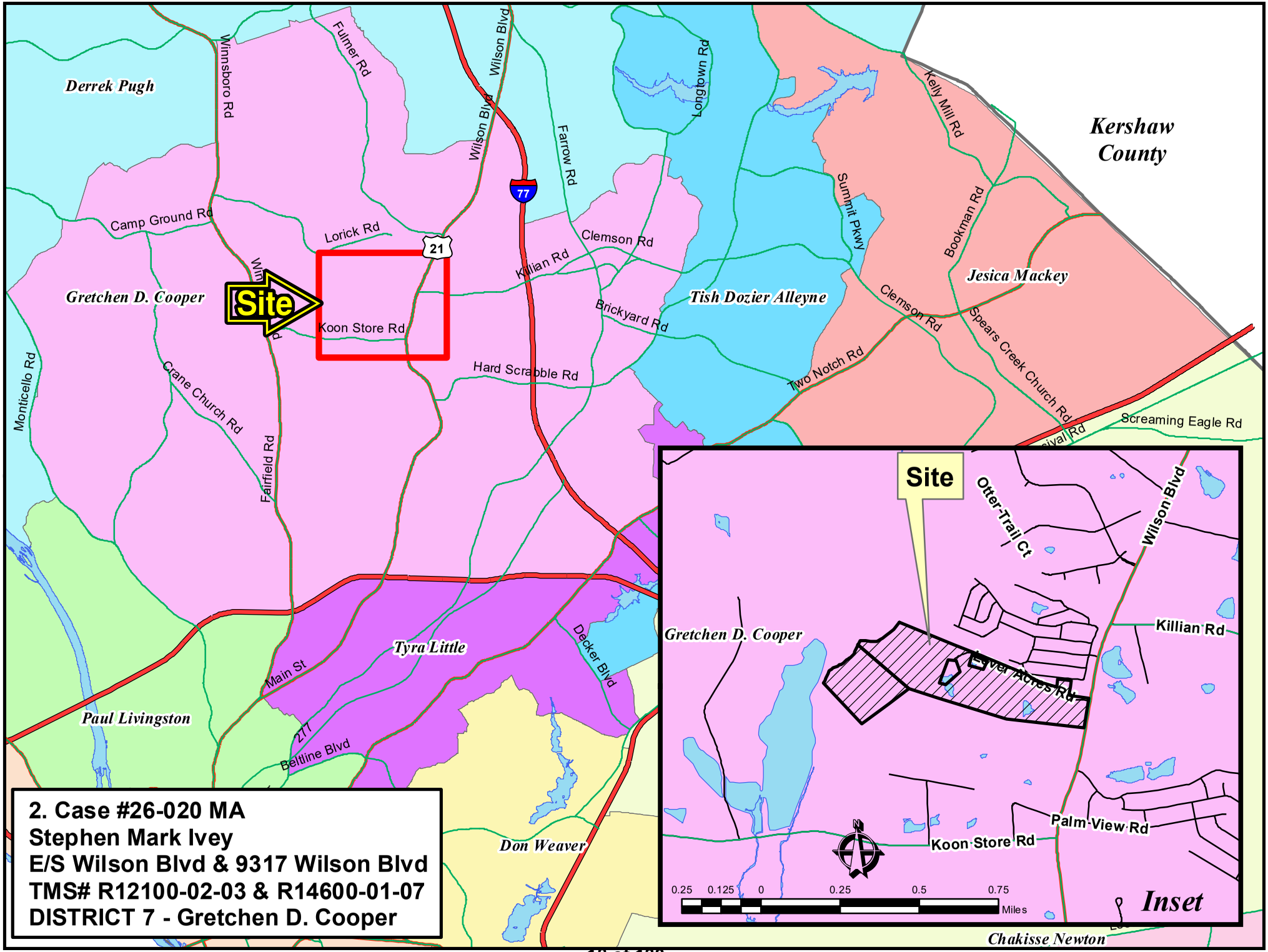
The requested zoning of Residential 3 (R3) is consistent with the purpose and guidance of the Comprehensive Plan because the district's moderate density is appropriate for this area. The Comprehensive Plan calls for ensuring new development transitions sensitively in height, massing, and intensity to adjacent lower- or higher-intensity areas (e.g., Rural or higher-density centers).

Comprehensive Overview

Approval of the rezoning would be consistent with the pattern of development currently happening along Wilson Blvd. The comprehensive plan calls for suburban and mixed density development along the corridor. In this specific area of Wilson Blvd, moderate density residential development would complement the potential future development of small-scale mixed-use commercial identified as a need by the Comprehensive Plan along the western terminus of Killian Rd. Development of this nature could provide for the everyday needs of future residents without exacerbating traffic on these narrower sections of Wilson Blvd and Killian Rd.

Zoning Public Hearing Date

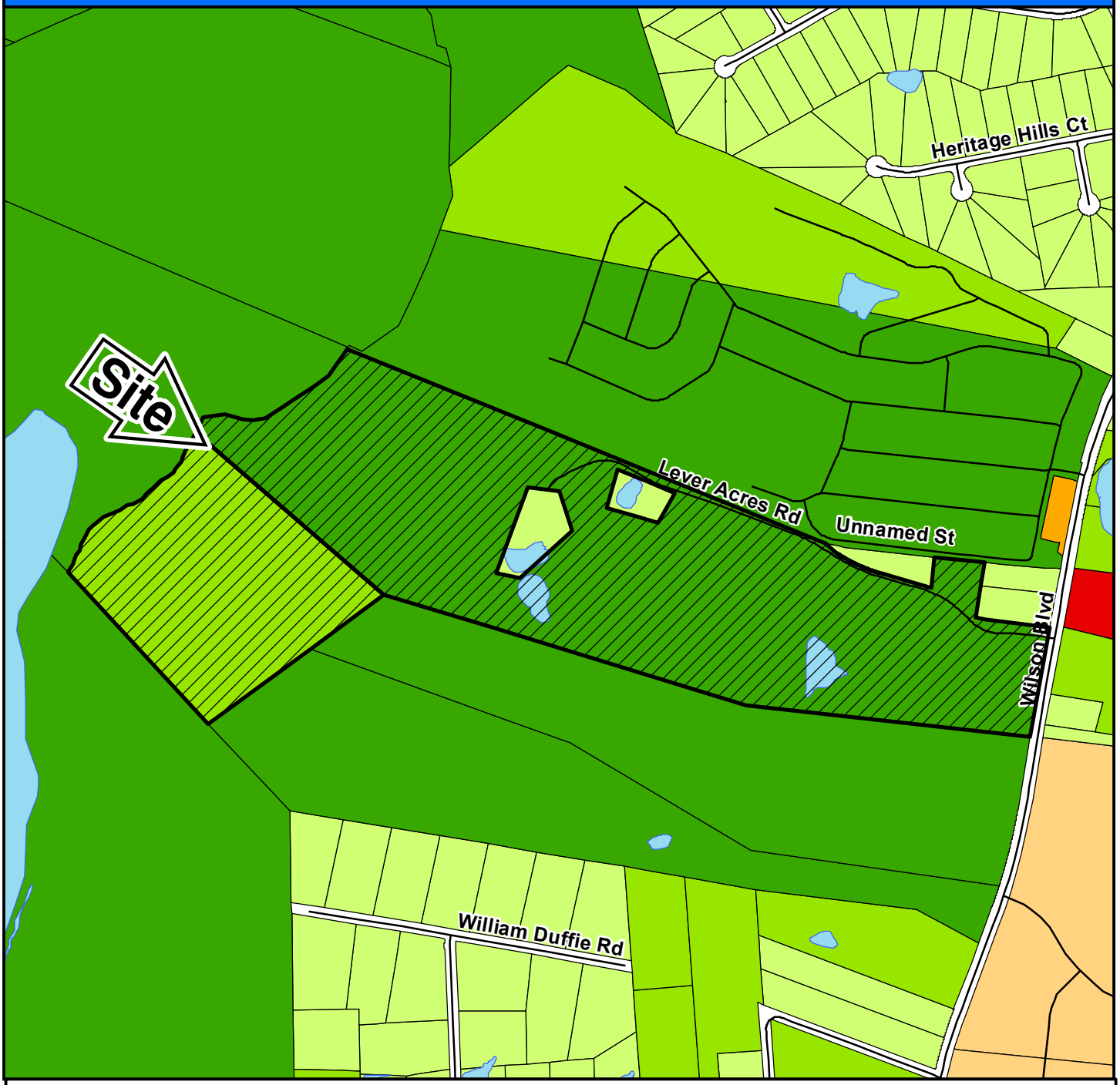
September 22, 2026



2. Case #26-020 MA
Stephen Mark Ivey
E/S Wilson Blvd & 9317 Wilson Blvd
TMS# R12100-02-03 & R14600-01-07
DISTRICT 7 - Gretchen D. Cooper


CASE 26-020 MA
HM/AG to R3
TMS R12100-02-03 & R14600-01-07
Knoll Rd
Folk Rd
Otter Trail Ct
Woodhaven Rd
Heritage Hills Dr
Heritage Hills Ct
Wilson Blvd
Killian Rd
Site
SPECIAL FLOOD HAZARD AREA
WETLANDS
Koon Store Rd
Palm View Rd
0
500
1,000
2,000
3,000
4,000
Feet
Richland County & Woolpert

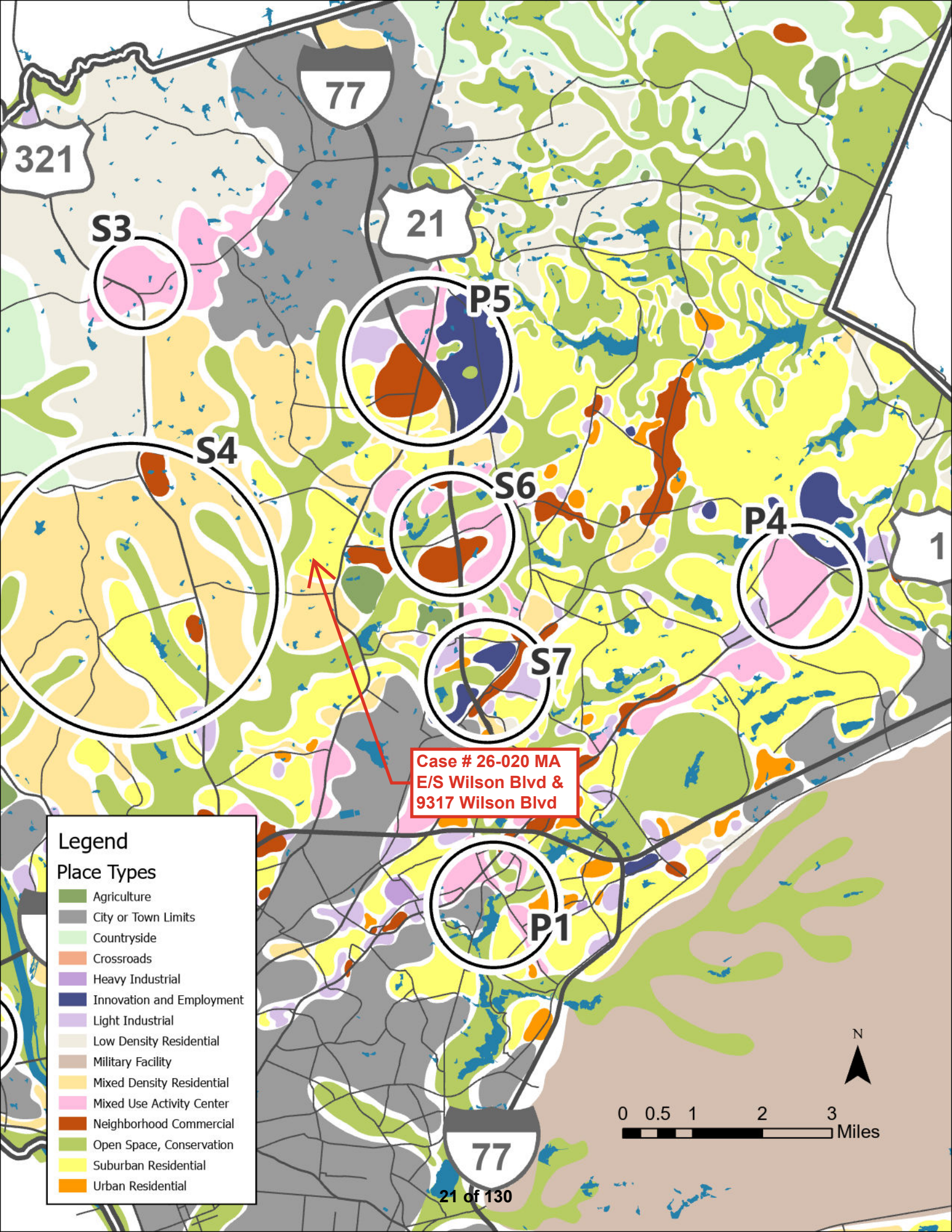
CASE 26-020 MA
HM/AG to R3



ZONING CLASSIFICATIONS

OS	R1	R5	MU2	INS	PD	CC-4	
AG	R2	R6	MU3	EMP	CC-1	Subject Property	
HM	R3	RC	GC	LI	CC-2		
RT	R4	MU1	M-1	HI	CC-3		

N


77
321
21
S3
P5
S4
S6
P4
1
S7
Case # 26-020 MA
E/S Wilson Blvd &
9317 Wilson Blvd
P1
77
Legend
Place Types
Agriculture
City or Town Limits
Countryside
Crossroads
Heavy Industrial
Innovation and Employment
Light Industrial
Low Density Residential
Military Facility
Mixed Density Residential
Mixed Use Activity Center
Neighborhood Commercial
Open Space, Conservation
Suburban Residential
Urban Residential
N
0 0.5 1 2 3
Miles

Richland County
Planning & Development Services Department

Map Amendment Staff Report

PC MEETING DATE:	**September 14, 2026**
PC SIGN POSTING:	**September 1, 2026**
RC PROJECT:	**26-021 MA**
APPLICANT:	**Lonnie F. Laudmon**
LOCATION:	**Anders Dr., Anders Dr. & 7908 Lone Dr.**
TAX MAP NUMBER:	**R14413-03-01, R14413-03-02 & R14316-02-01**
ACREAGE:	**2.04 acres**
EXISTING ZONING:	**RT**
PROPOSED ZONING:	**R5**

Comprehensive Plan Compliance

Compliant

Background

Zoning History

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

Zoning District Summary

The R5: Residential 5 District provides lands for a broad range of high-intensity residential housing options, with good access and connectivity for vehicles, bicycles, and pedestrians. Development allowed in this district includes multi-family and attached dwellings, such as apartments, condos, and townhouse dwellings, as well as public, civic, and institutional uses that support surrounding residential development.

Maximum density standard: no more than twelve (12) dwelling units per acre.

Based upon a gross density calculation*, the maximum number of units for this site is approximately: 24 dwelling units.

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

Direction	Existing Zoning	Use
North:	RT	Manufactured Home and Undeveloped
South:	RT	Manufactured Home and Undeveloped
East:	RT	Single-family Residential
West:	RT	Single-family Residential

Area Characteristics

The subject parcels are undeveloped. The immediate area is characterized by a mix of single-family parcels, undeveloped parcels and manufactured homes. There are also institutional uses in the immediate and nearby vicinity of the subject parcels.

Traffic Characteristics

Year	Station	Location	Traffic Count	Classification	Capacity	Level of Service
2025	280	Farrow Road	14,800 (ADT)	Two-lane (undivided) Minor Arterial	12,400 (ADT)	"D"

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

Public Services

Service	Name	Distance (miles)
School District:	Two	
Elementary School:	Joseph Keels	3.5
Middle School:	Dent	4.6
High School:	Westwood	8.2
Fire Service:	Station Number 12	2.9
Water:	Well	
Sewer:	Septic	

Plans & Policies

2025 Comprehensive Plan

The 2025 Richland County Comprehensive Plan, ***"REIMAGINE RICHLAND"***, designates this area as ***Mixed-Use Activity Center and Mixed-Density Residential.***

Mixed-Use Activity Center

Definition and Purpose
Mixed-Use Activity Centers are major nodes combining employment, retail, residential, civic, and entertainment uses in a compact, multi-story format.

Policy Guidance (Relevant Points)

- Locate these centers along major corridors or transit routes so they are visible, accessible, and transit-supportive and, where possible, align with Priority Investment Areas.
- Encourage both vertical mixed use (e.g., housing or offices over ground-floor retail) and horizontal mixed use (different uses on adjacent sites or blocks).
- Allow Conservation & Development Map boundary adjustments where proposals logically extend an existing center and are supported by infrastructure and surrounding context.

Mixed-Density Residential

Definition and Purpose
These neighborhoods offer broader housing choices where residents can age in community and enjoy less dependence on automobiles, as the compact form and bicycle and pedestrian facilities enable biking and walking as feasible means of travel. Mixed residential development is comprised of predominantly single-family detached homes on small lots but may include attached single-family units, such as townhomes and duplexes and a small amount of multi-family units. The mix of housing types creates intergenerational neighborhoods. Improved open spaces in the form of greens, pocket parks, and neighborhood parks are interspersed.

Policy Guidance Policy Guidance (Relevant Points)

- Locate these areas adjacent to Neighborhood Centers, Mixed-Use Activity Centers, or along transit routes to support short trips and reduce car dependence.
- Require public utilities (water, sewer) and ensure roadway capacity is adequate.
- Integrate multiple housing types within the same blocks and streets, rather than segregating product types into isolated pods.
- Allow higher residential densities where they directly support nearby centers and where infrastructure capacity can safely and efficiently accommodate additional trips.

Discussion

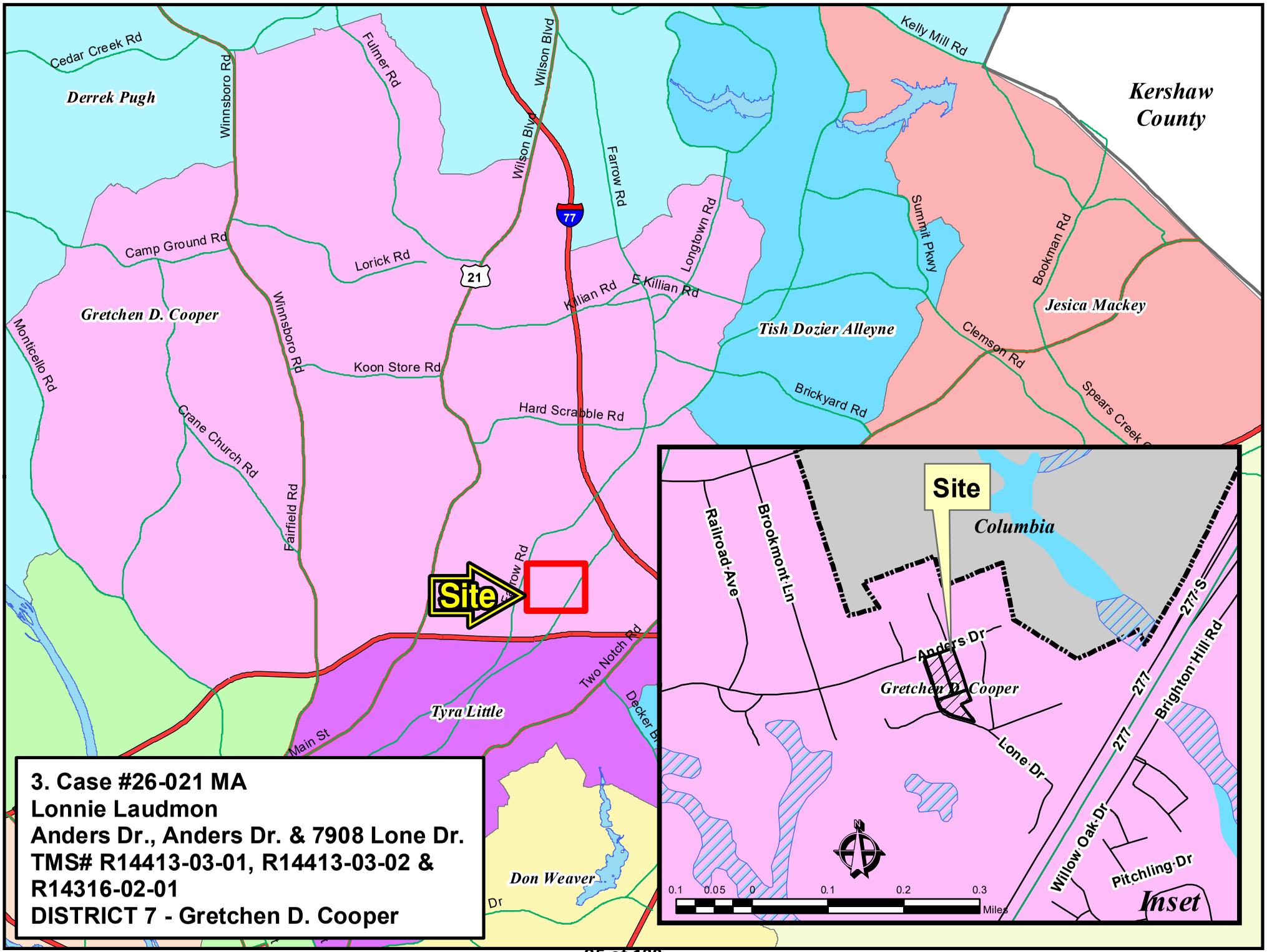
The requested zoning of Residential 5 (R5) is consistent with the purpose and guidance of the Comprehensive Plan because the district's moderate density is appropriate for this area. The subject parcel is not along a major corridor, but is in an area adjacent to a planned activity center. Therefore, the higher density could support the nearby center, as well as integrate diverse housing types within the neighborhood, fulfilling the purpose of the Mixed-Density Residential place type.

Comprehensive Overview

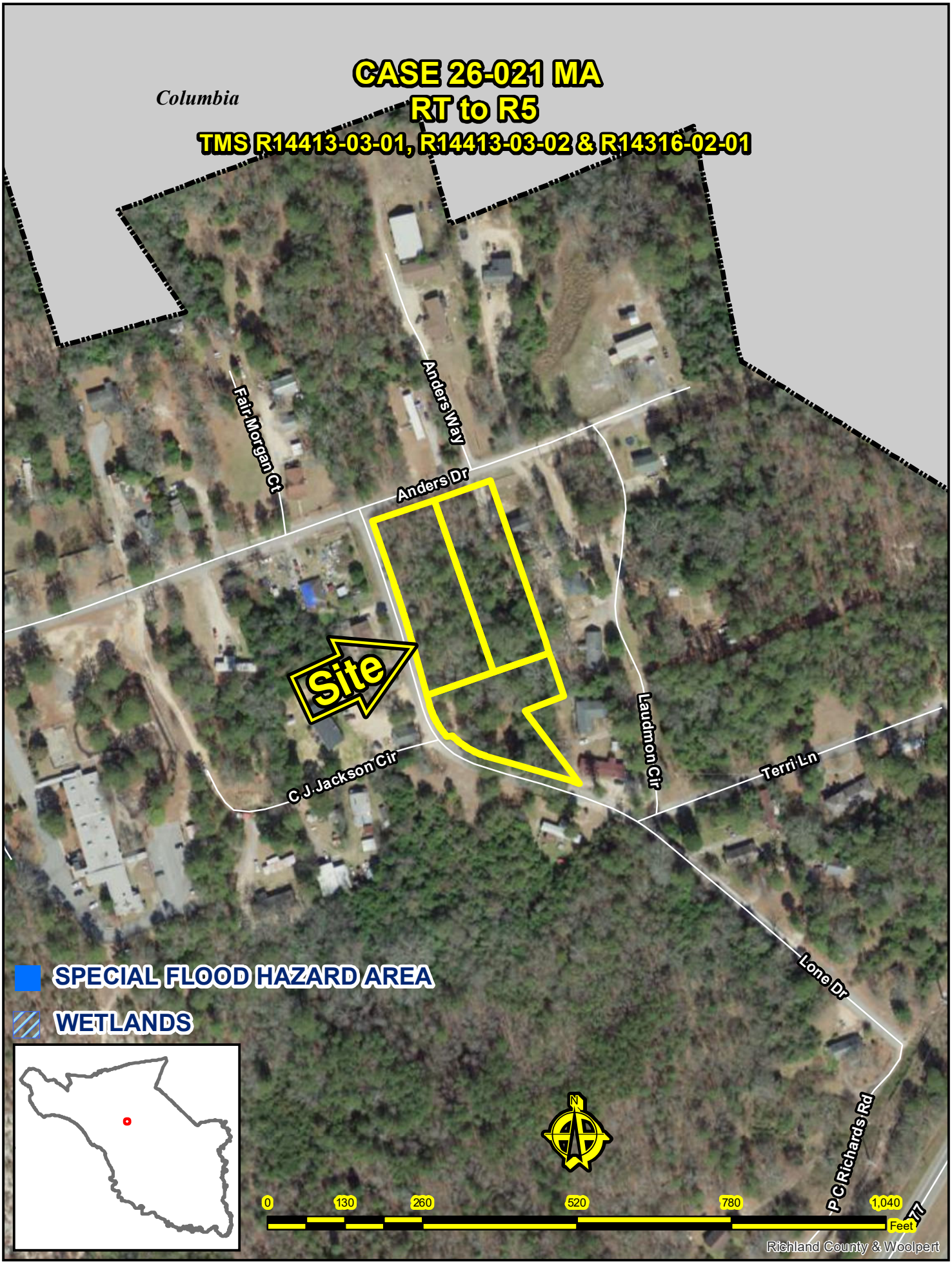
Approval of the rezoning request sets a precedent for achieving the goals of the Mixed-Density Residential place type by encouraging the development of diverse housing stock in new and existing neighborhoods within the identified place type. This also takes a step towards rectifying some of the issues of non-conformities created by established neighborhoods with varying lot sizes that were formerly zoned Rural. In the future, these areas may be considered for proactive rezoning that brings them into conformity.

Zoning Public Hearing Date

September 22, 2026



3. Case #26-021 MA
Lonnie Laudmon
Anders Dr., Anders Dr. & 7908 Lone Dr.
TMS# R14413-03-01, R14413-03-02 & R14316-02-01
DISTRICT 7 - Gretchen D. Cooper

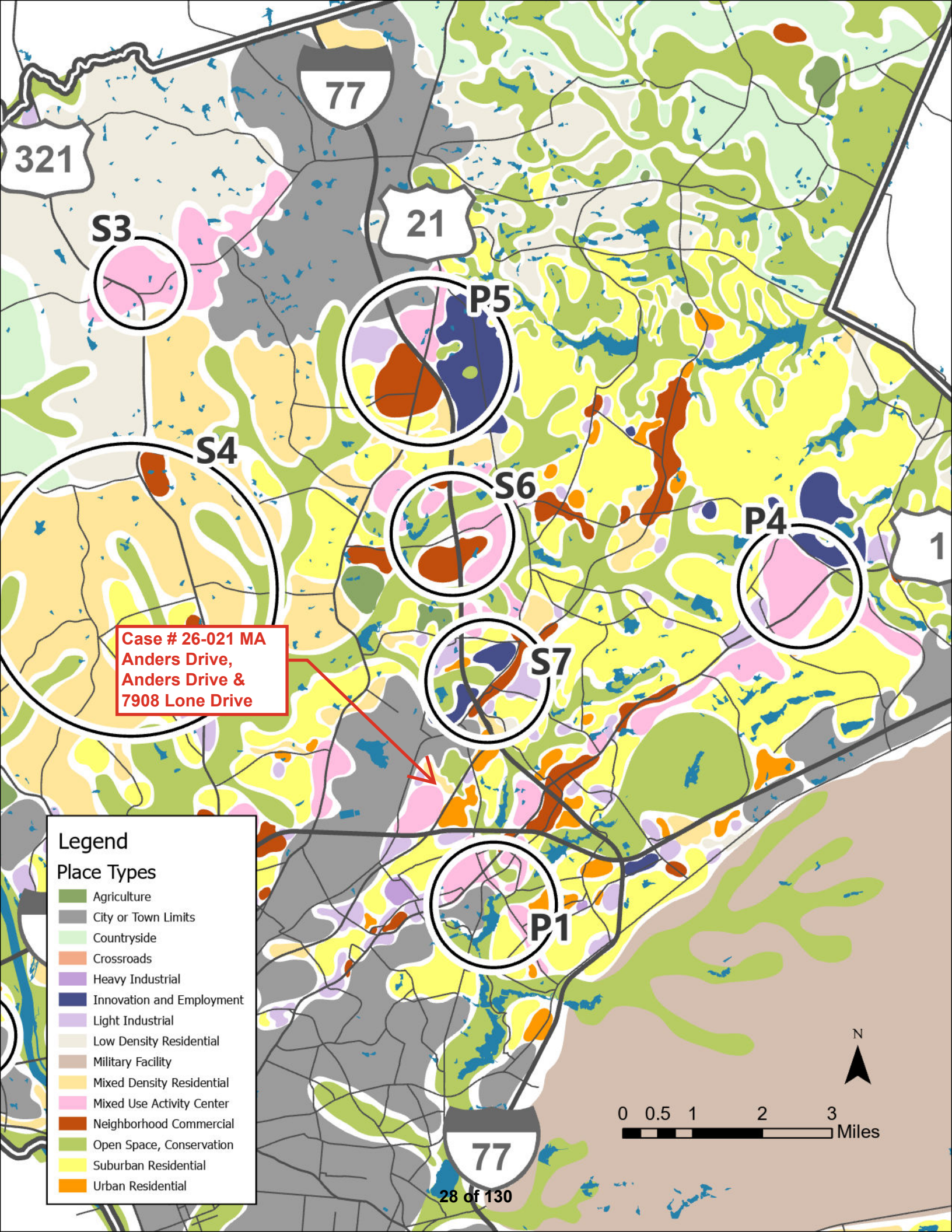

CASE 26-021 MA
RT to R5
TMS R14413-03-01, R14413-03-02 & R14316-02-01
Columbia
Fair Morgan Ct
Anders Way
Anders Dr
Site
Laudmon Cir
C J Jackson Cir
Terri Ln
Lone Dr
P C Richards Rd
SPECIAL FLOOD HAZARD AREA
WETLANDS
N
0
130
260
520
780
1,040
Feet
Richland County & Woolpert

CASE 26-021 MA
RT to R5



ZONING CLASSIFICATIONS

OS	R1	R5	MU2	INS	PD	CC-4	
AG	R2	R6	MU3	EMP	CC-1	Subject Property	N
HM	R3	RC	GC	LI	CC-2		
RT	R4	MU1	M-1	HI	CC-3		


77
321
21
S3
P5
S4
S6
P4
1
Case # 26-021 MA
Anders Drive,
Anders Drive &
7908 Lone Drive
S7
P1
77
Legend
Place Types
Agriculture
City or Town Limits
Countryside
Crossroads
Heavy Industrial
Innovation and Employment
Light Industrial
Low Density Residential
Military Facility
Mixed Density Residential
Mixed Use Activity Center
Neighborhood Commercial
Open Space, Conservation
Suburban Residential
Urban Residential
N
0 0.5 1 2 3
Miles

Richland County
Planning & Development Services Department

Map Amendment Staff Report

PC MEETING DATE:	**September 14, 2026**
PC SIGN POSTING:	**September 1, 2026**
RC PROJECT:	**26-022 MA**
APPLICANT:	**Quintin Tisdale**
LOCATION:	**1138 Olympia Avenue**
TAX MAP NUMBER:	**R11203-12-01**
ACREAGE:	**0.17 acres**
EXISTING ZONING:	**R6**
PROPOSED ZONING:	**MU1**

Comprehensive Plan Compliance

Compliant

Background

Zoning History

The original zoning as adopted September 7, 1977 was Residential Multi-family High-Density (RM-HD). With the adoption of the 2021 Land Development Code the Residential Multi-family High-Density (RM-HD) was designated Residential 6 (R6).

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.

Maximum density standard: no more than twelve (10) dwelling units per acre.

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

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

Direction	Existing Zoning	Use
North:	R6	Single-family Residential
South:	R6	Single-family Residential
East:	R6	Single-family Residential
West:	R6	Duplex

Area Characteristics

The subject parcel is undeveloped. The immediate area is characterized by a mix of single-family homes and duplex homes.

Traffic Characteristics

Year	Station	Location	Traffic Count	Classification	Capacity	Level of Service
2025	657	Olympia Avenue	18,700 (ADT)	Two-lane (divided) Principal Arterial	16,800 (ADT)	"D"

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

Public Services

Service	Name	Distance (miles)
School District:	One	
Elementary School:	A.C. Moore	1.8
Middle School:	Hand	3.1
High School:	Dreher	4.4
Fire Service:	Station Number 2	0.5
Water:	City of Columbia	
Sewer:	City of Columbia	

Plans & Policies

2025 Comprehensive Plan

The 2025 Richland County Comprehensive Plan, ***"REIMAGINE RICHLAND"***, designates this area as ***Mixed-Density Residential and Priority Investment Area 6 – Olympia-Granby Neighborhood Village (P6).***

Mixed-Density Residential

Definition and Purpose
These neighborhoods offer broader housing choices where residents can age in community and enjoy less dependence on automobiles, as the compact form and bicycle and pedestrian facilities enable biking and walking as feasible means of travel. Mixed residential development is comprised of predominantly single-family detached homes on small lots but may include attached

single-family units, such as townhomes and duplexes and a small amount of multi-family units. The mix of housing types creates intergenerational neighborhoods. Improved open spaces in the form of greens, pocket parks, and neighborhood parks are interspersed.

Policy Guidance Policy Guidance (Relevant Points)

- Locate these areas adjacent to Neighborhood Centers, Mixed-Use Activity Centers, or along transit routes to support short trips and reduce car dependence.
- Require public utilities (water, sewer) and ensure roadway capacity is adequate.
- Integrate multiple housing types within the same blocks and streets, rather than segregating product types into isolated pods.
- Allow higher residential densities where they directly support nearby centers and where infrastructure capacity can safely and efficiently accommodate additional trips.

P6-Olympia-Granby Neighborhood Village

The Conservation Idea

This node's future hinges on a conservation-forward strategy. Instead of aggressive redevelopment, Olympia–Granby Neighborhood Village should focus on:

- Preserving and enhancing the existing housing stock, particularly for owner-occupants.
- Stabilizing the neighborhood through policies that protect against speculative displacement.

Discussion

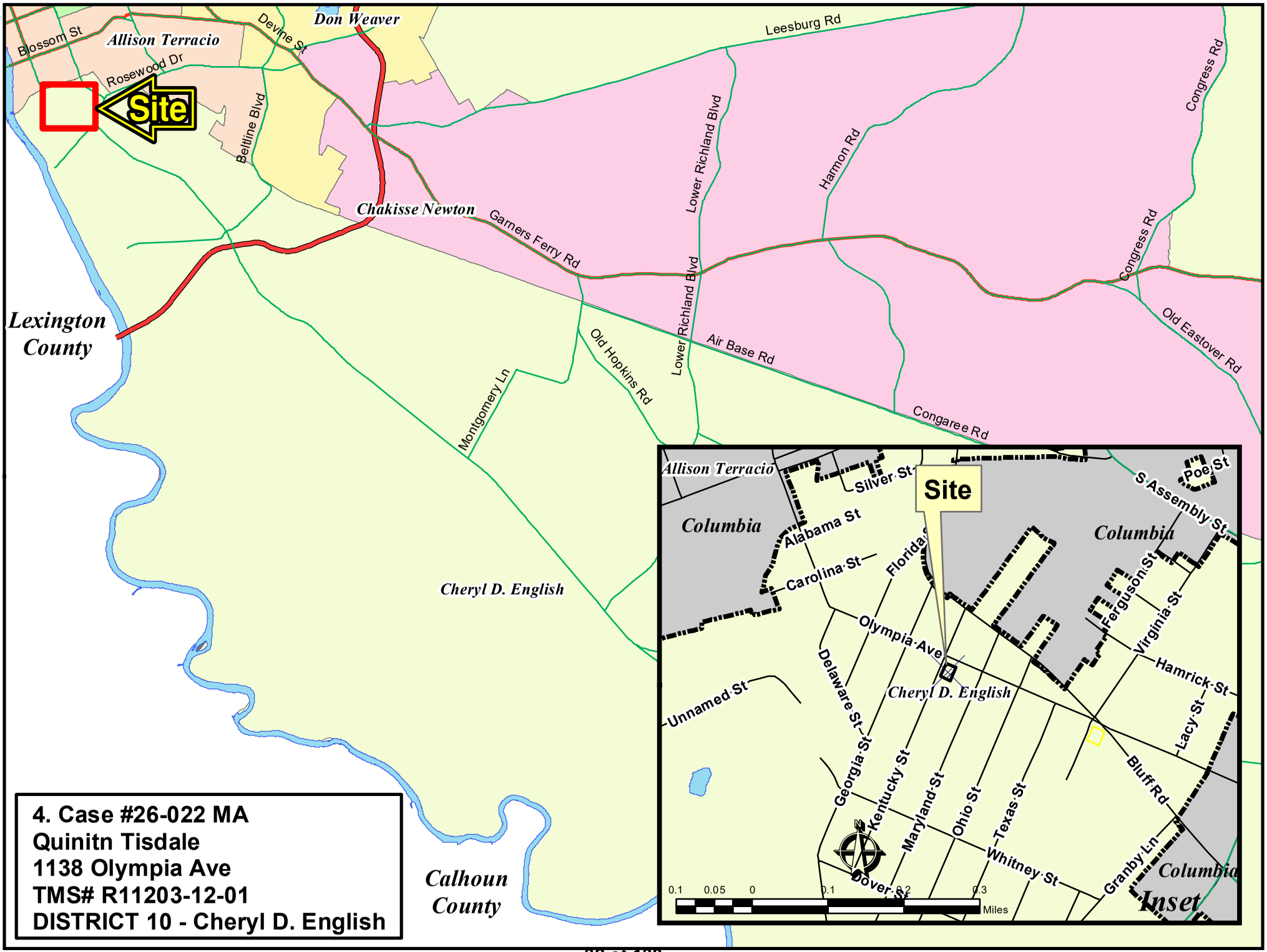
The requested zoning of Neighborhood Mixed-Use District (MU1) is consistent with the purpose and guidance of the Comprehensive Plan because the district's goal of integrating multiple housing types and walkable facilities.

Comprehensive Overview

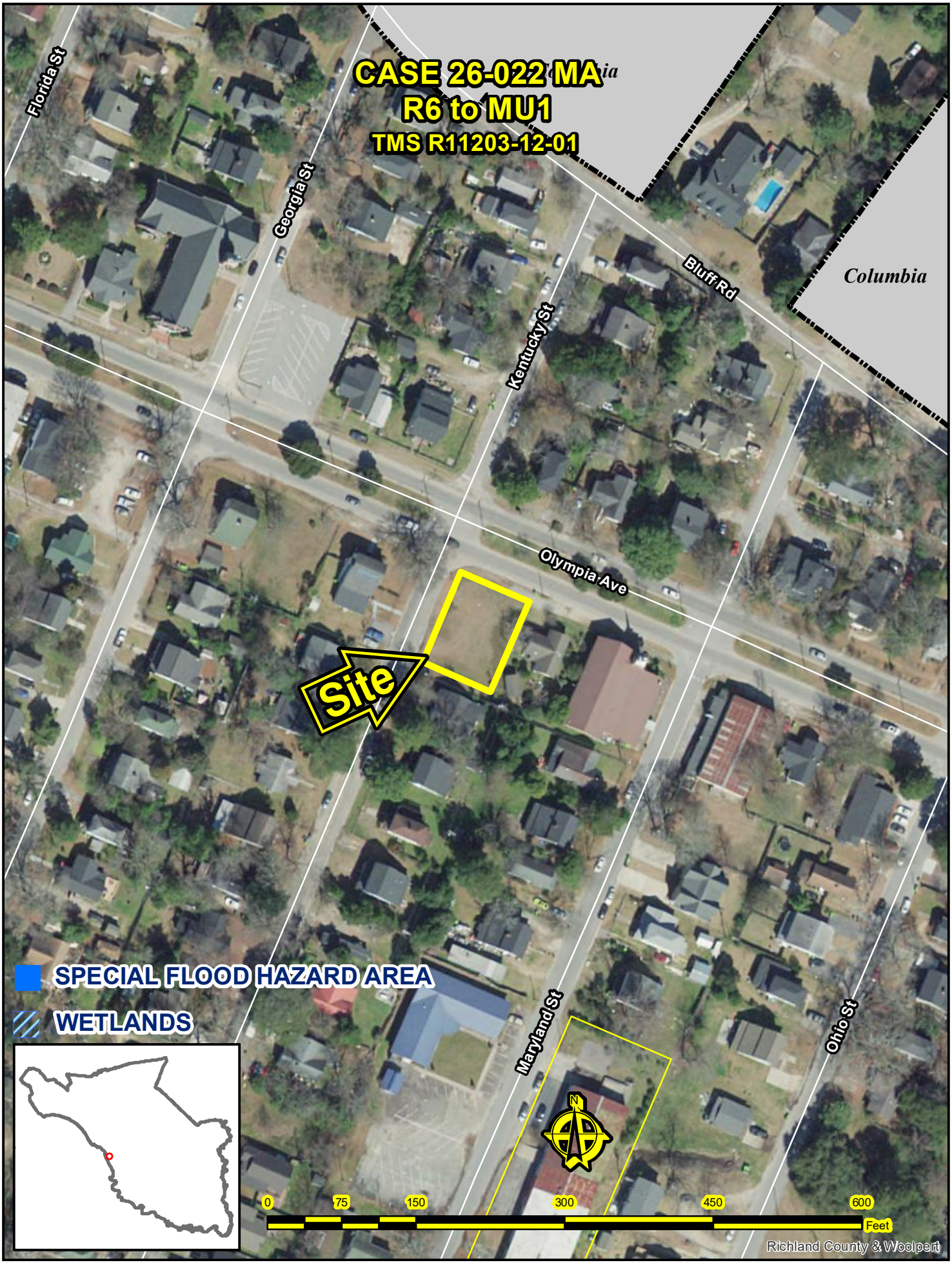
The placement of the MU1 district along Olympia Avenue would decrease the current density for this parcel. The lower density and the incorporation of a commercial element aligns with the preservation and enhancement goals of the Priority Investment strategy.

Zoning Public Hearing Date

September 22, 2026



4. Case #26-022 MA
Quinitn Tisdale
1138 Olympia Ave
TMS# R11203-12-01
DISTRICT 10 - Cheryl D. English


CASE 26-022 MA
R6 to MU1
TMS R11203-12-01
Florida St
Georgia St
Kentucky St
Bluff Rd
Columbia
Olympia Ave
Site
Maryland St
Ohio St
SPECIAL FLOOD HAZARD AREA
WETLANDS
N
0
75
150
300
450
600
Feet
Richland County & Woolpert

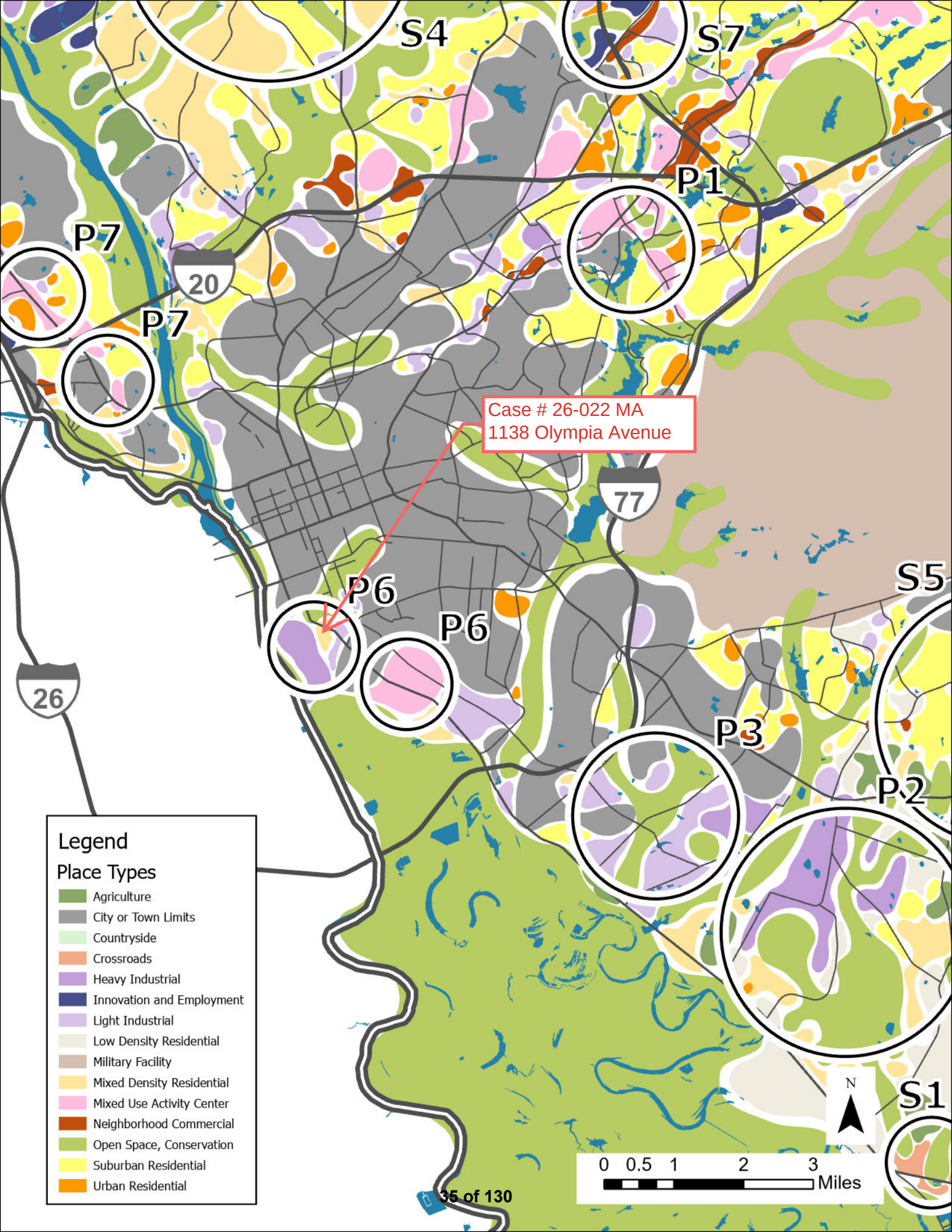
CASE 26-022 MA
R6 to MU1



ZONING CLASSIFICATIONS

OS	R1	R5	MU2	INS	PD	CC-4	
AG	R2	R6	MU3	EMP	CC-1	Subject Property	
HM	R3	RC	GC	LI	CC-2		
RT	R4	MU1	M-1	HI	CC-3		

N


S4
S7
P1
P7
P7
20
Case # 26-022 MA
1138 Olympia Avenue
77
P6
P6
S5
26
P3
P2
S1
N
0 0.5 1 2 3
Miles
Legend
Place Types
Agriculture
City or Town Limits
Countryside
Crossroads
Heavy Industrial
Innovation and Employment
Light Industrial
Low Density Residential
Military Facility
Mixed Density Residential
Mixed Use Activity Center
Neighborhood Commercial
Open Space, Conservation
Suburban Residential
Urban Residential

Richland County
Planning & Development Services Department

Map Amendment Staff Report

PC MEETING DATE:	**September 14, 2026**
PC SIGN POSTING:	**September 1, 2026**
RC PROJECT:	**26-023 MA**
APPLICANT:	**Donald & Yetieve McCall**
LOCATION:	**908 Piney Branch Road**
TAX MAP NUMBER:	**R33000-02-14p**
ACREAGE:	**0.602 acres**
EXISTING ZONING:	**HM**
PROPOSED ZONING:	**RT**

Comprehensive Plan Compliance

Non-Compliant

Background

Zoning History

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

Zoning District Summary

The Residential Transition District 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 unit per acre.

Based upon a gross density calculation*, the maximum number of units for this site is approximately: 0 dwelling unit.

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

Direction	Existing Zoning	Use
North:	RT	Single-family Residential
South:	AG	Undeveloped
East:	RT	Single-family Residential
West:	RT	Single-family Residential

Area Characteristics

The subject parcel is largely undeveloped with a small structure. The immediate area is characterized by a mix of single-family homes, manufactured homes and undeveloped lots.

Traffic Characteristics

Year	Station	Location	Traffic Count	Classification	Capacity	Level of Service
2025	505	Congress Road	850 (ADT)	Two-lane (undivided) Collector Road	8,600 (ADT)	"A"

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

Public Services

Service	Name	Distance (miles)
School District:	One	
Elementary School:	Webber	6.0
Middle School:	Southeast	7.0
High School:	Lower Richland	8.6
Fire Service:	Station Number 29	3.2
Water:	City of Columbia	
Sewer:	City of Columbia	

Plans & Policies

2025 Comprehensive Plan

The 2025 Richland County Comprehensive Plan, ***"REIMAGINE RICHLAND"***, designates this area as ***Countryside.***

Countryside

Definition and Purpose
Countryside areas maintain a rural residential environment characterized by large lots, agricultural uses, equestrian activities, and conservation subdivisions typically served by well and septic. These areas provide a transition between working lands and suburban neighborhoods while preserving open landscapes and minimizing infrastructure demands.

Policy Guidance Policy Guidance (Relevant Points)

- Maintain large-lot or conservation development patterns that permanently preserve meaningful open space.
- Limit commercial uses to small-scale, local-serving, or home-based businesses that fit rural character.
- Avoid incremental "driveway-by-driveway" development along rural highways that create safety and access problems.
- Discourage extending urban water and sewer unless clearly aligned with the County's long-term growth strategy.

- Consider Conservation & Development Map amendments to more suburban designations only where adjacent suburban development and infrastructure capacity clearly support a transition.

Discussion

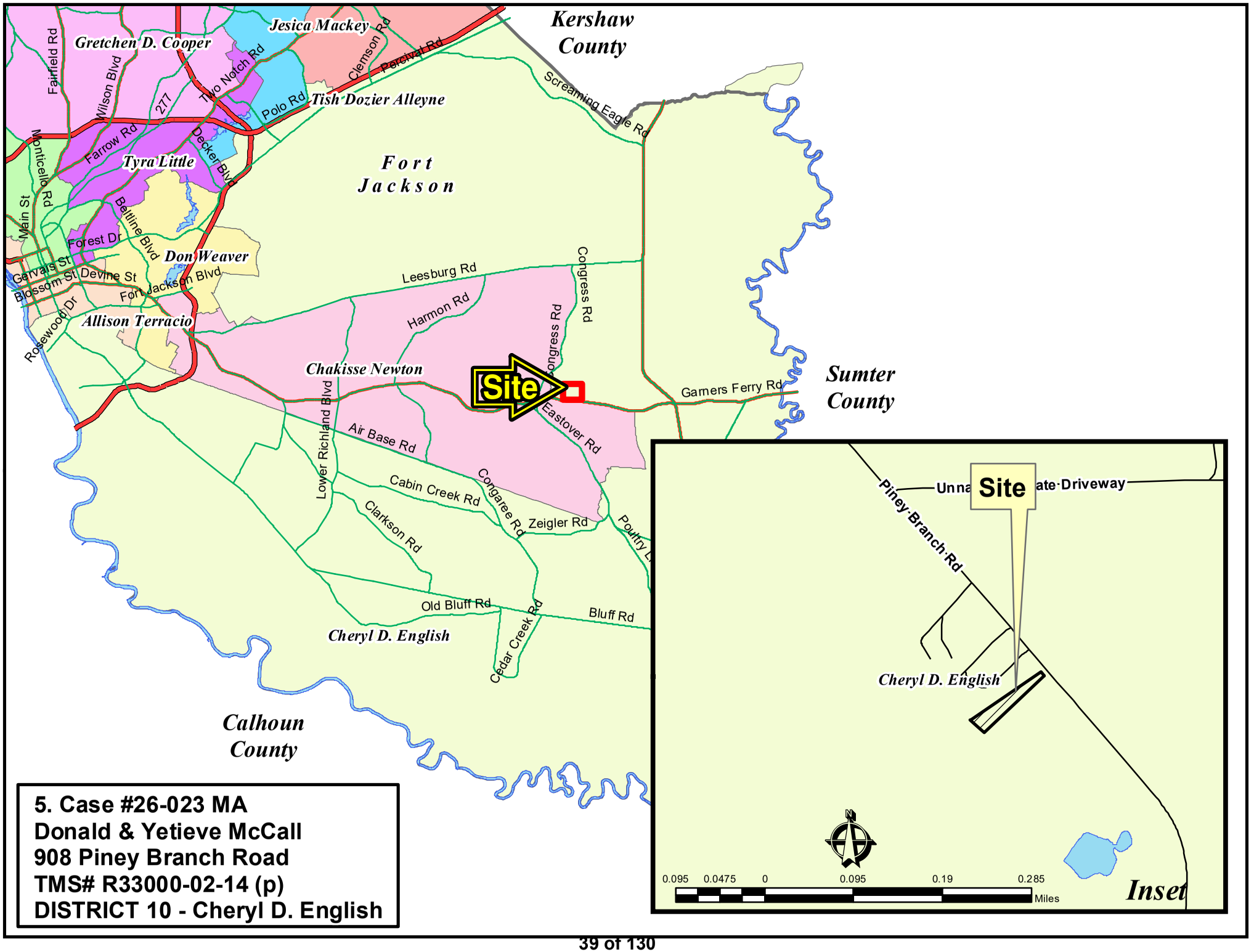
The requested Residential Transition (RT) zoning is not consistent with the Comprehensive Plan's Countryside designation, which is intended to maintain the area's existing large-lot development pattern.

Comprehensive Overview

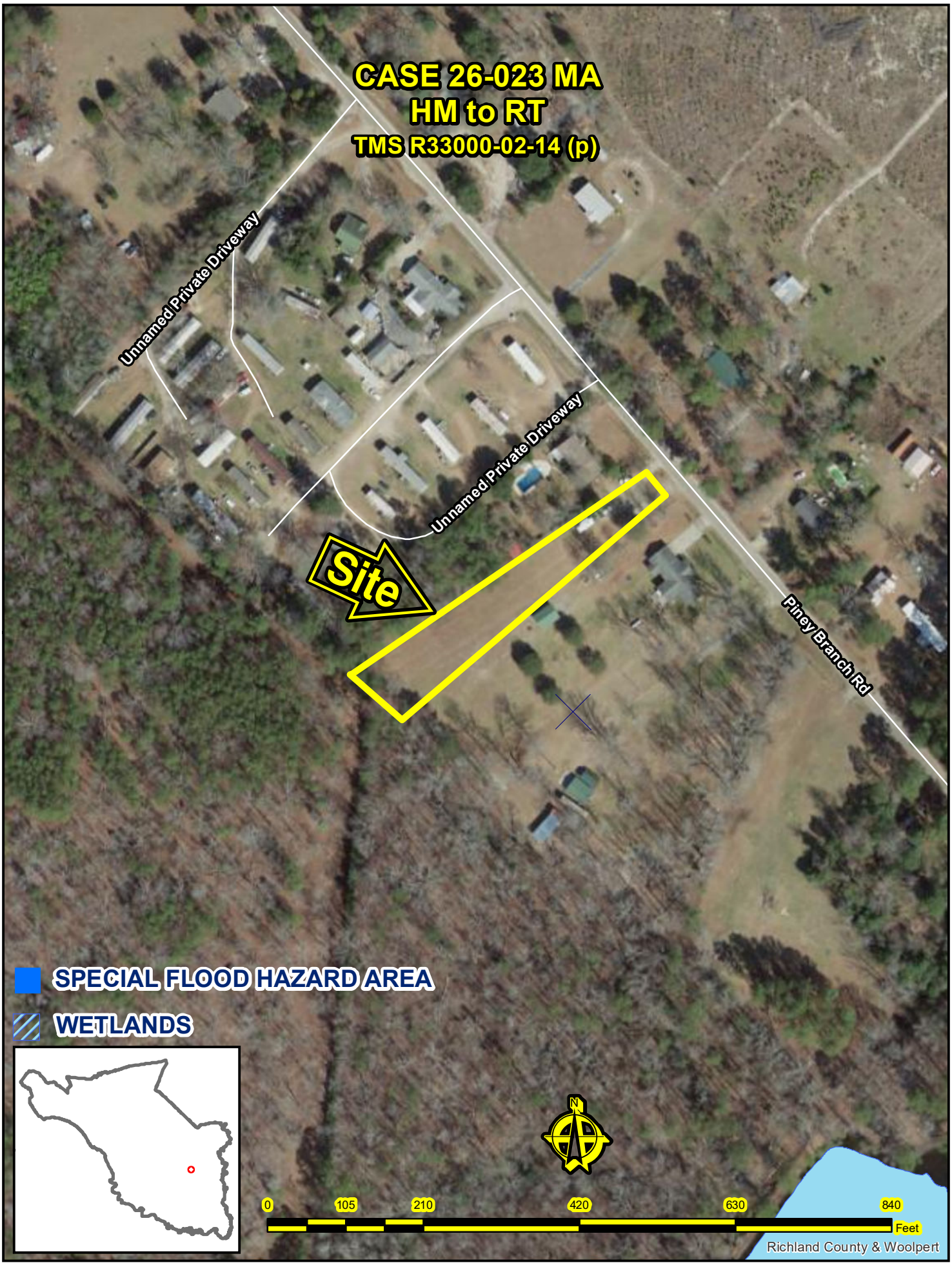
Although RT zoning is inconsistent with the Countryside policy guidance, the request would be generally compatible with the development pattern of adjacent properties.

Zoning Public Hearing Date

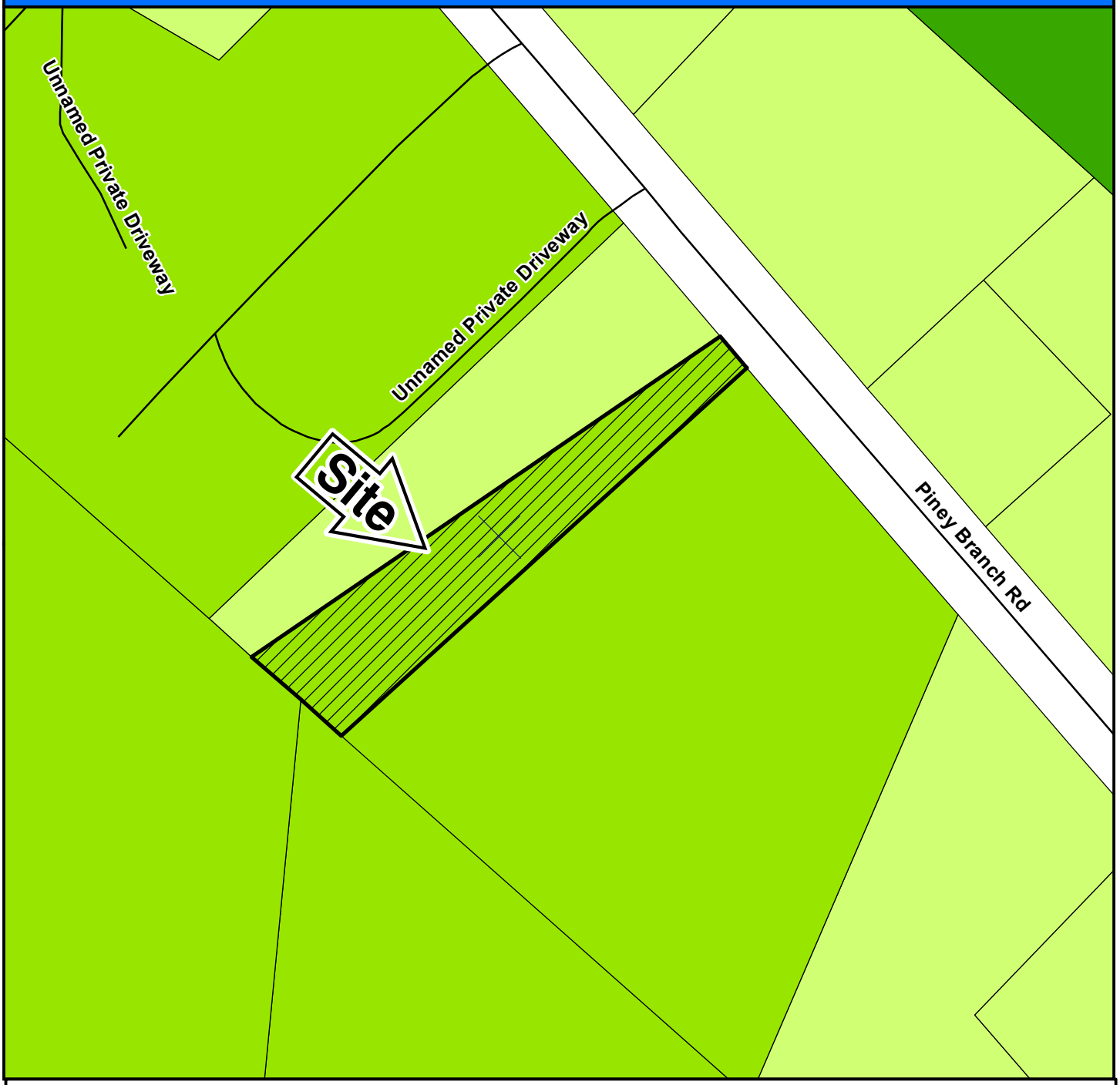
September 22, 2026



5. Case #26-023 MA
Donald & Yetieve McCall
908 Piney Branch Road
TMS# R33000-02-14 (p)
DISTRICT 10 - Cheryl D. English

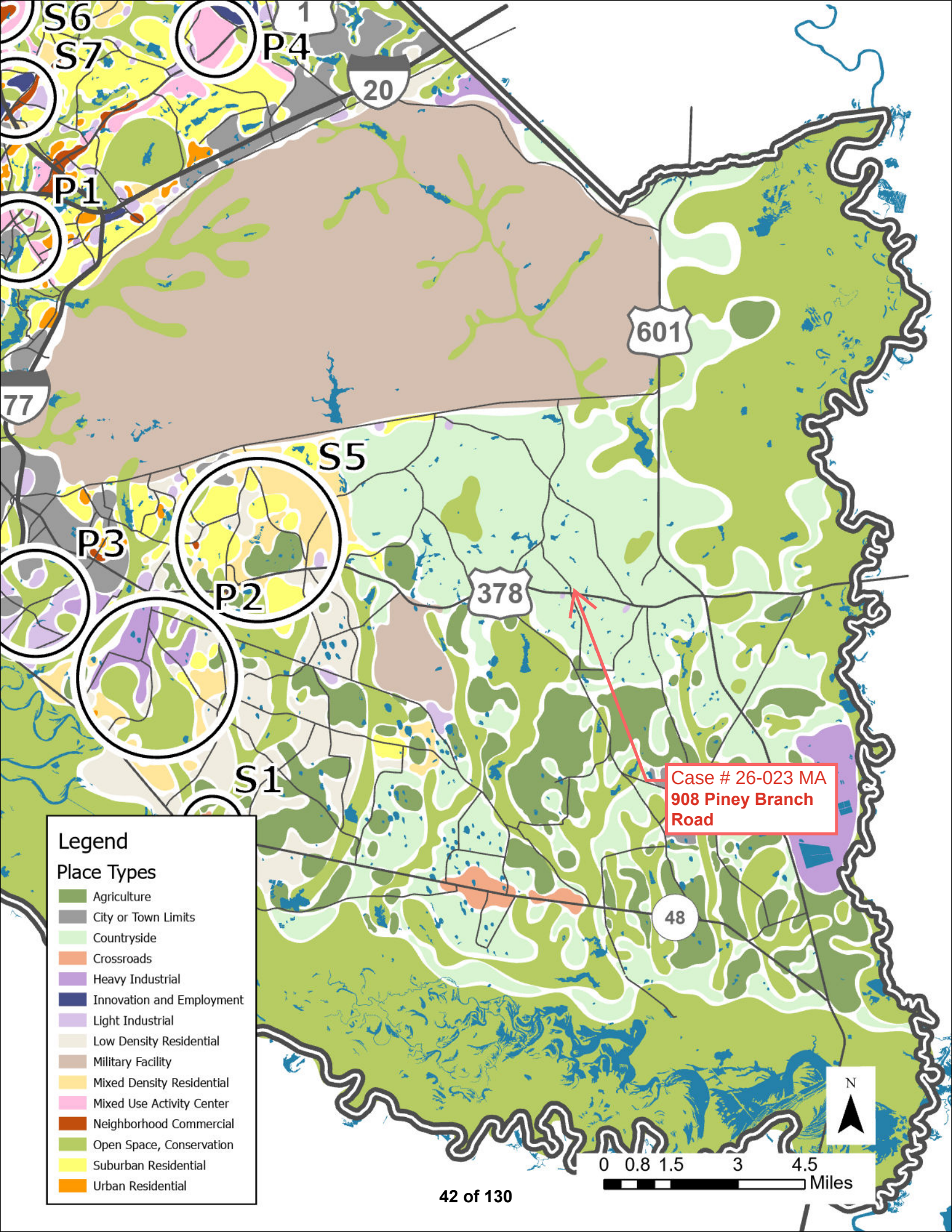

CASE 26-023 MA
HM to RT
TMS R33000-02-14 (p)
Unnamed Private Driveway
Unnamed Private Driveway
Site
Piney Branch Rd
SPECIAL FLOOD HAZARD AREA
WETLANDS
N
0
105
210
420
630
840
Feet
Richland County & Woolpert

CASE 26-023 MA
HM to RT



ZONING CLASSIFICATIONS

OS	R1	R5	MU2	INS	PD	CC-4	
AG	R2	R6	MU3	EMP	CC-1	Subject Property	N
HM	R3	RC	GC	LI	CC-2		
RT	R4	MU1	M-1	HI	CC-3		


S6
S7
P4
1
20
P1
601
77
S5
P3
P2
378
S1
Case # 26-023 MA
908 Piney Branch Road
48
Legend
Place Types
Agriculture
City or Town Limits
Countryside
Crossroads
Heavy Industrial
Innovation and Employment
Light Industrial
Low Density Residential
Military Facility
Mixed Density Residential
Mixed Use Activity Center
Neighborhood Commercial
Open Space, Conservation
Suburban Residential
Urban Residential
N
0 0.8 1.5 3 4.5
Miles

Richland County
Planning & Development Services Department

Map Amendment Staff Report

PC MEETING DATE:	**September 14, 2026**
PC SIGN POSTING:	**September 1, 2026**
RC PROJECT:	**26-024 MA**
APPLICANT:	**Michael Faw**
LOCATION:	**11020 Two Notch Road**
TAX MAP NUMBER:	**R29000-02-46p**
ACREAGE:	**1.33 acres**
EXISTING ZONING:	**HM**
PROPOSED ZONING:	**GC**

Comprehensive Plan Compliance

Compliant

Background

Zoning History

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

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.

Maximum density standard: no more than sixteen (16) dwelling units per acre.

Based upon a gross density calculation*, the maximum number of units for this site is approximately: 21 dwelling units.

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

Direction	Existing Zoning	Use
North:	HM / GC	Undeveloped / Auto Repair Shop
South:	HM / Muni	Cemetery / Woodcreek Subdivision
East:	AG	Undeveloped
West:	HM	Undeveloped

Area Characteristics

The subject parcel is undeveloped. The immediate area is characterized by a mix of large-lot single-family homes, manufactured homes and undeveloped lots.

Traffic Characteristics

Year	Station	Location	Traffic Count	Classification	Capacity	Level of Service
2025	119	Two Notch Road	13,500 (ADT)	Two-lane (undivided) Principal Arterial	14,600 (ADT)	"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.

Public Services

Service	Name	Distance (miles)
School District:	Two	
Elementary School:	Catawba Trail	2.3
Middle School:	Summit Parkway	4.7
High School:	Spring Valley	4.9
Fire Service:	Station Number 4	4.0
Water:	Well	
Sewer:	Septic	

Plans & Policies

2025 Comprehensive Plan

The 2025 Richland County Comprehensive Plan, ***"REIMAGINE RICHLAND"***, designates this area as ***Mixed-Use Activity Center.***

Mixed-Use Activity Center

Definition and Purpose
Mixed-Use Activity Centers are major nodes combining employment, retail, residential, civic, and entertainment uses in a compact, multi-story format.

Policy Guidance Policy Guidance (Relevant Points)

- Locate these centers along major corridors or transit routes so they are visible, accessible, and transit-supportive and, where possible, align with Priority Investment Areas.
- Encourage both vertical mixed use (e.g., housing or offices over ground-floor retail) and horizontal mixed use (different uses on adjacent sites or blocks).
- Encourage shared and structured parking to reduce surface lots and support a more compact, walkable form.
- Allow Conservation & Development Map boundary adjustments where proposals logically extend an existing center and are supported by infrastructure and surrounding context.

Discussion

The requested General Commercial (GC) zoning is consistent with the Mixed-Use Activity Center designation, which supports both vertical and horizontal mixed-use development. GC zoning may accommodate commercial uses that contribute to the intended mix of uses within the activity center.

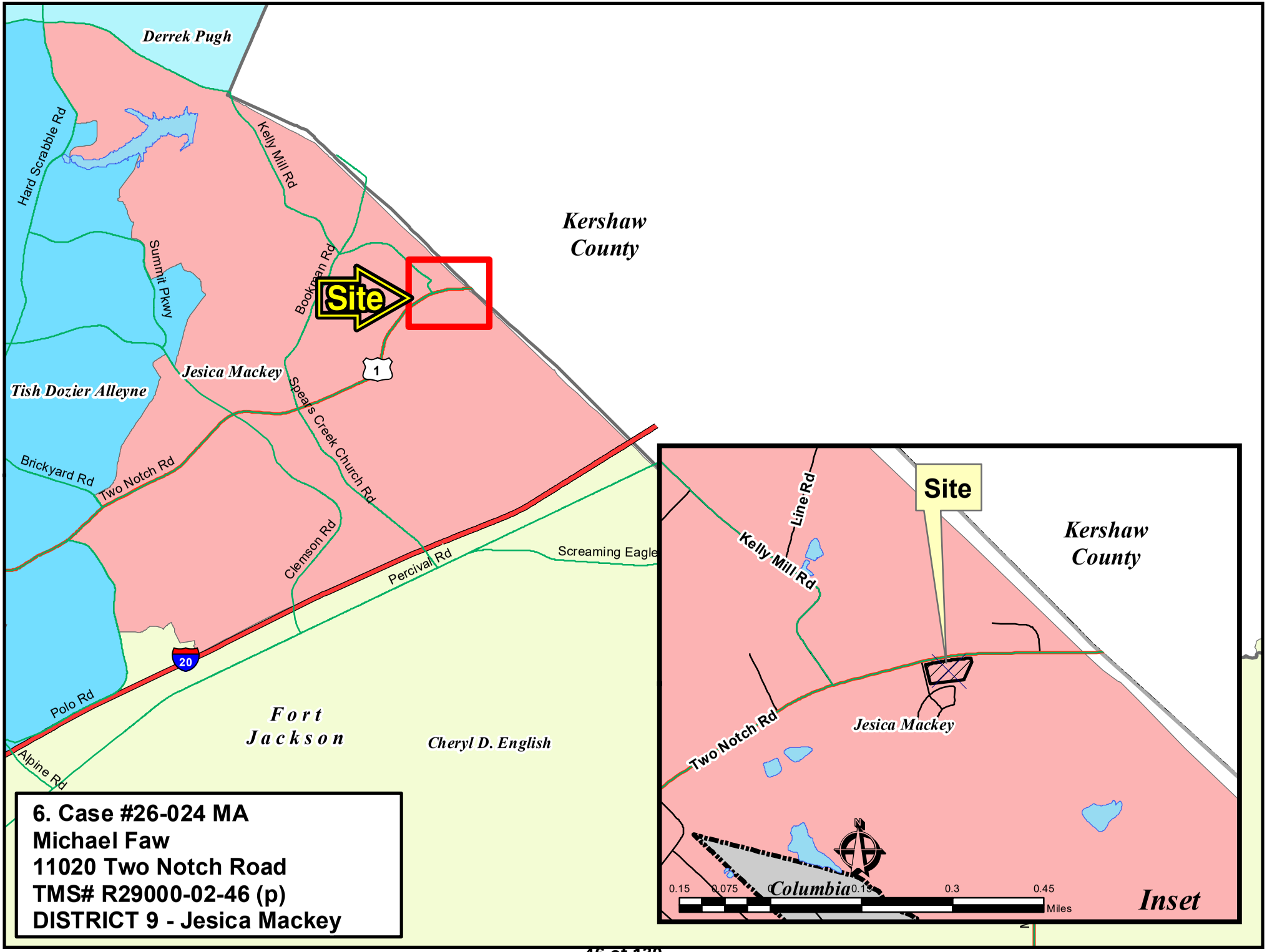
Comprehensive Overview

The request is generally consistent with the Comprehensive Plan's Mixed-Use Activity Center designation. Moreover, surrounding development has not yet developed into a cohesive commercial or mixed-use node.

Given the predominantly rural character of the area and the limited existing commercial development, the requested GC zoning may be premature and could result in fragmented commercial growth. While two GC-zoned parcels are located across the street and additional GC zoning exists southwest of the site, there is no established pattern of commercial development nearby. Rezoning the property to GC could therefore create an isolated commercial parcel and contribute to fragmented commercial development.

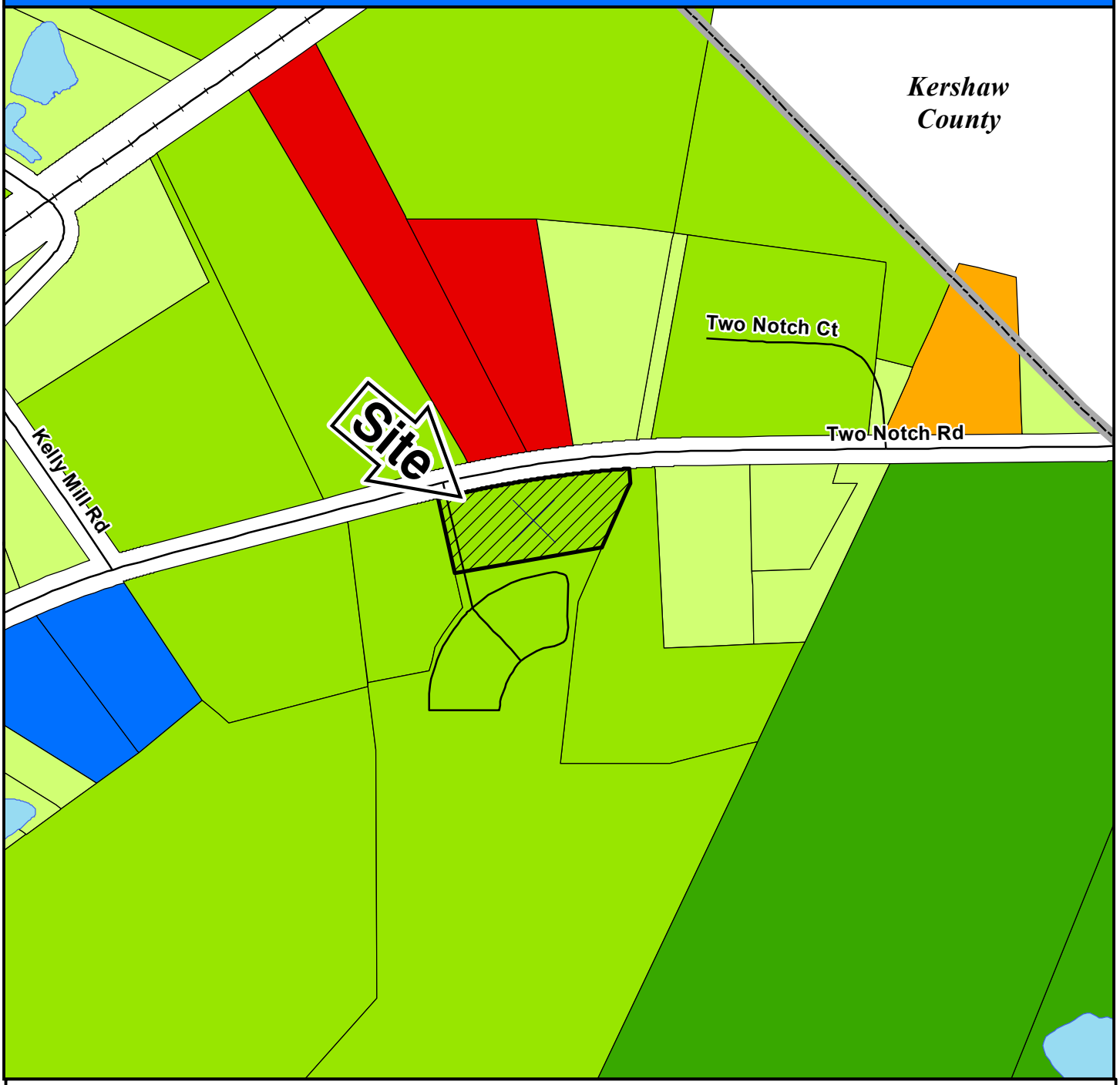
Zoning Public Hearing Date

September 22, 2026


Derrek Pugh
Hard Scrabble Rd
Kelly Mill Rd
Kershaw County
Summit Pkwy
Bookman Rd
Site
Jesica Mackey
Tish Dozier Alleyne
Speas Creek Church Rd
Brickyard Rd
Two Notch Rd
Clemson Rd
Percival Rd
Screaming Eagle
Polo Rd
Fort Jackson
Cheryl D. English
Alpine Rd
Line Rd
Site
Kershaw County
Kelly Mill Rd
Two Notch Rd
Jesica Mackey
Columbia
0.15
0.075
0.3
0.45
Miles
Inset
6. Case #26-024 MA
Michael Faw
11020 Two Notch Road
TMS# R29000-02-46 (p)
DISTRICT 9 - Jesica Mackey


CASE 26-024 MA
HM to GC
TMS R29000-02-46 (p)
Two Notch Ct
Two Notch Rd
Site
Unnamed Private Driveway
SPECIAL FLOOD HAZARD AREA
WETLANDS
N
0
105
210
420
630
840
Feet
Richland County & Woolpert

CASE 26-024 MA
HM to GC



ZONING CLASSIFICATIONS

OS	R1	R5	MU2	INS	PD	CC-4	
AG	R2	R6	MU3	EMP	CC-1	Subject Property	N
HM	R3	RC	GC	LI	CC-2		
RT	R4	MU1	M-1	HI	CC-3		


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S6
P4
S7
P1
S5
P3
P2
Case # 26-024 MA
11020 Two Notch Road
Legend
Place Types
Agriculture
City or Town Limits
Countryside
Crossroads
Heavy Industrial
Innovation and Employment
Light Industrial
Low Density Residential
Military Facility
Mixed Density Residential
Mixed Use Activity Center
Neighborhood Commercial
Open Space, Conservation
Suburban Residential
Urban Residential
N
0 0.8 1.5 3 4.5
Miles

Richland County
Planning & Development Services Department

Map Amendment Staff Report

PC MEETING DATE:	**September 14, 2026**
PC SIGN POSTING:	**September 1, 2026**
RC PROJECT:	**26-025 MA**
APPLICANT:	**Satya B. Kadali**
LOCATION:	**9554 Two Notch Road**
TAX MAP NUMBER:	**R19900-01-01**
ACREAGE:	**21.48 acres**
EXISTING ZONING:	**M-1**
PROPOSED ZONING:	**GC**

Comprehensive Plan Compliance

Non-Compliant

Background

Zoning History

The original zoning as adopted September 7, 1977 was Light Industrial (M-1). With the adoption of the 2021 Land Development Code the Light Industrial (M-1) was designated Light Industrial (M-1).

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.

Maximum density standard: no more than sixteen (16) dwelling units per acre.

Based upon a gross density calculation*, the maximum number of units for this site is approximately: 343 dwelling units.

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

Direction	Existing Zoning	Use
North:	INS / GC	Religious Institution / Commercial Strip
South:	GC	Sesquicentennial State Park
East:	M-1	Religious Institution
West:	RT / HM	Undeveloped

Area Characteristics

The subject parcel is currently undeveloped. The immediate area is characterized by commercial strips, undeveloped parcels and places of worship.

Traffic Characteristics

Year	Station	Location	Traffic Count	Classification	Capacity	Level of Service
2025	115	Two Notch Road	37,000 (ADT)	Five-lane (undivided) Principal Arterial	38,600 (ADT)	"C"

There is a Rehab & Resurfacing project currently underway through SCDOT for this section of Two Notch Road. The anticipated completion date is November 11, 2026. There are no planned or programmed improvements for this section of Two Notch Road, through the County Penny Sales Tax program.

Public Services

Service	Name	Distance (miles)
School District:	Two	
Elementary School:	Windsor	1.4
Middle School:	E.L. Wright	2.3
High School:	Richland Northeast	4.5
Fire Service:	Station Number 32	0.9
Water:	City of Columbia	
Sewer:	City of Columbia	

Plans & Policies

2025 Comprehensive Plan

The 2025 Richland County Comprehensive Plan, ***"REIMAGINE RICHLAND"***, designates this area as ***Neighborhood Center.***

Neighborhood Center

Definition and Purpose
Neighborhood Centers provide daily goods, services, and small civic uses within walking or biking distance of surrounding neighborhoods. Designed as a collection of local-serving uses organized as a cohesive development, they may be located within walking/biking distance of and complement surrounding residential uses. Typical uses include grocery and drug stores, coffee shops, dry cleaners, branch banks, and restaurants. Some residential uses may be part of such development. Open space is in the form of small greens and courtyards.

Policy Guidance Policy Guidance (Relevant Points)

- Locate at visible, accessible nodes such as collector road intersections that serve surrounding neighborhoods.

- Encourage pedestrian oriented site design, with buildings framing streets and public spaces, and with safe, direct walking routes from nearby homes.
- Provide strong internal connectivity and shared access drives, minimizing redundant curb cuts and emphasizing walkability.
- Avoid strip commercial formats dominated by large parking fields between the street and buildings.
- Establish new Neighborhood Centers where nearby residential density is high enough to sustain neighborhood serving businesses.

Discussion

The requested zoning of General Commercial (GC) is not consistent with the purpose and guidance of the Comprehensive Plan because the parcel is not located at a visible or accessible node such as collector road intersection. The intensity of uses permitted in the GC district would not be supportive of the recommended scale of commercial development in the Neighborhood Center place type.

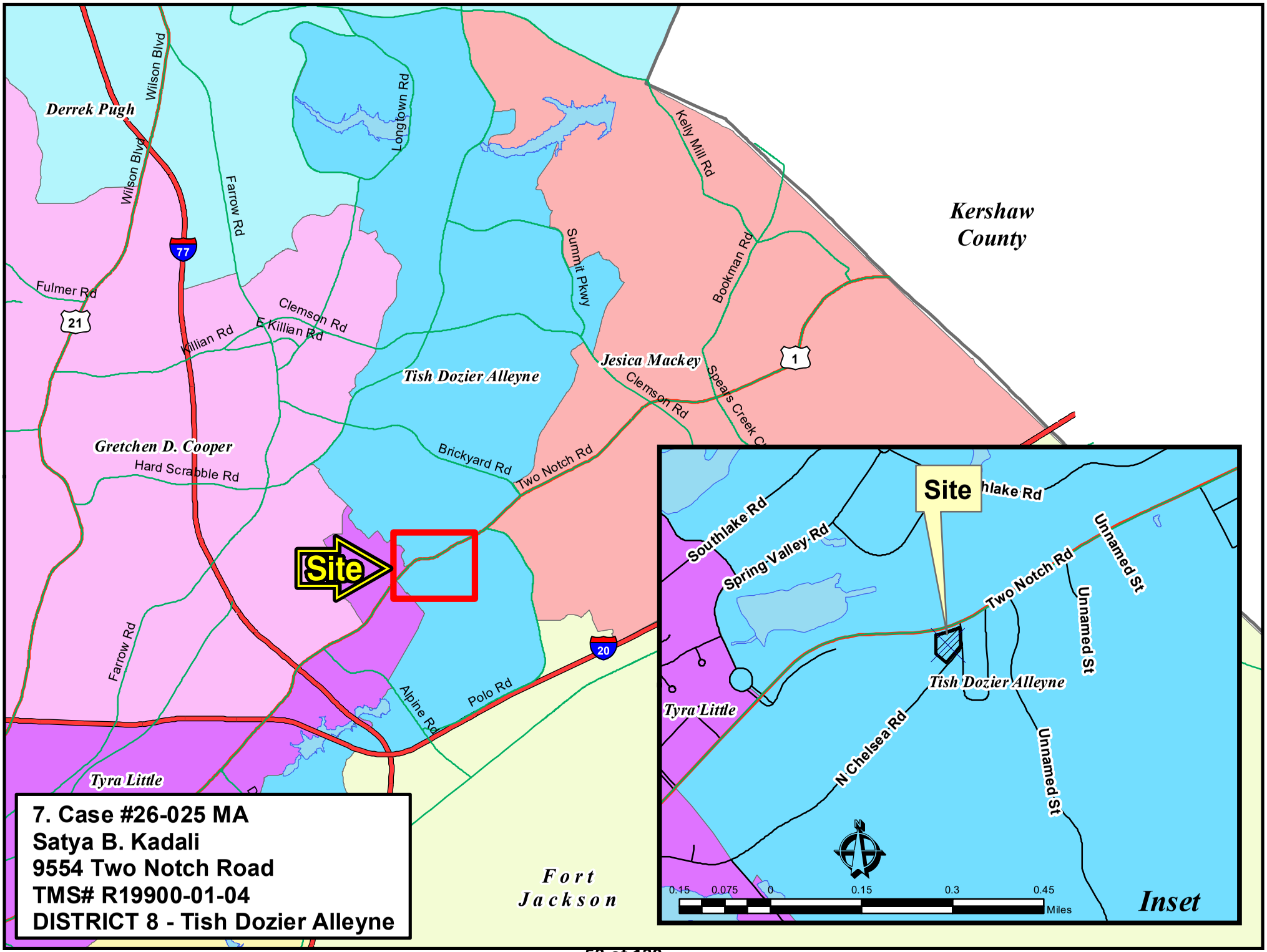
Comprehensive Overview

Neighborhood Centers should be located at visible and accessible nodes, such as collector-road intersections, where they can conveniently serve surrounding residential areas. Development should emphasize pedestrian-oriented design, shared access, internal connectivity, small public gathering spaces, and safe walking routes rather than conventional strip-commercial development with large parking areas fronting the street.

Although the subject property does not fully meet the locational criteria envisioned for a Neighborhood Center, the requested General Commercial (GC) zoning would not be out of character with the surrounding area.

Zoning Public Hearing Date

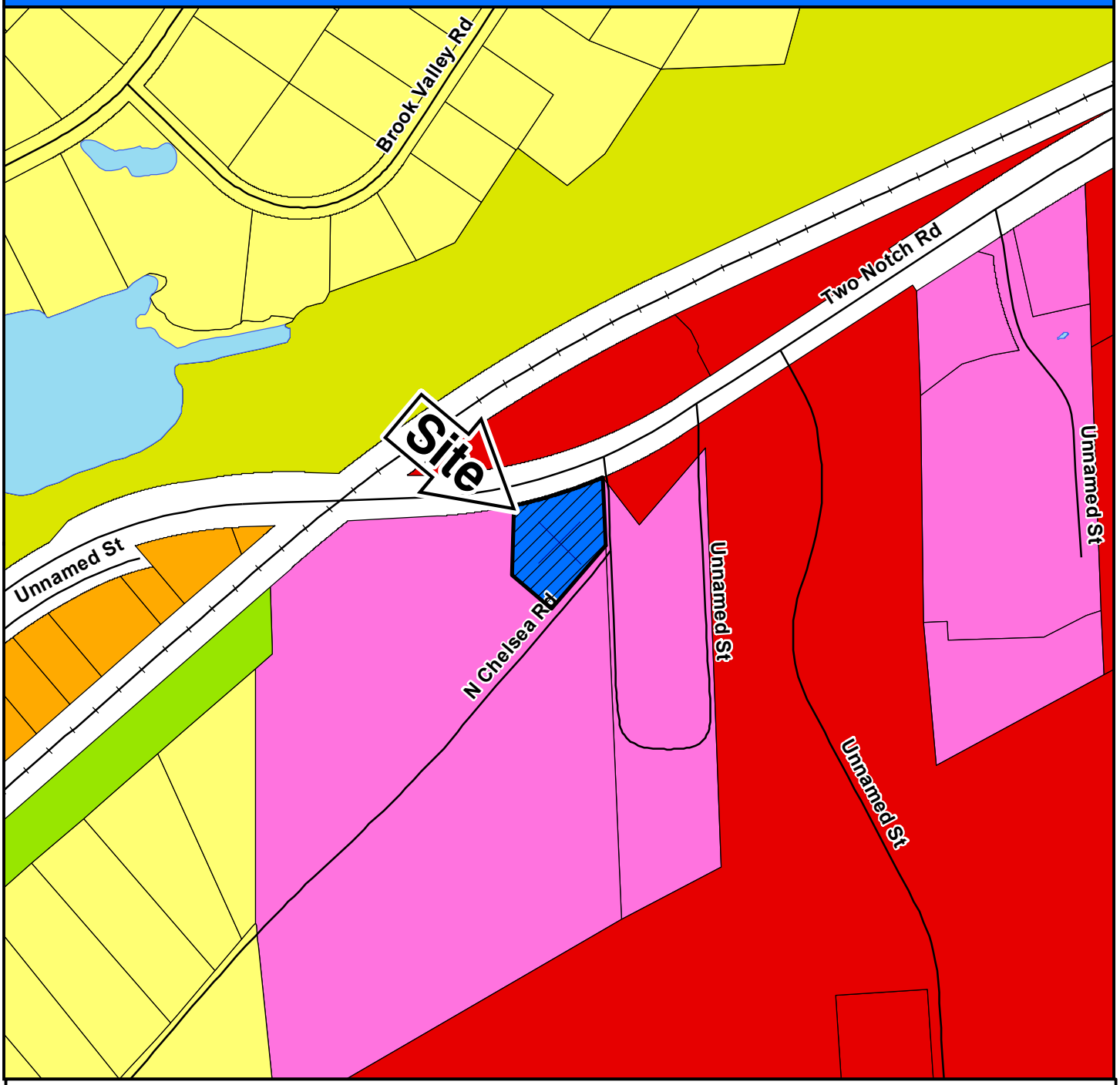
September 22, 2026



7. Case #26-025 MA
Satya B. Kadali
9554 Two Notch Road
TMS# R19900-01-04
DISTRICT 8 - Tish Dozier Alleyne


CASE 26-025 MA
M-1 to GC
TMS R19900-01-04
Two Notch Rd
Site
Unnamed St
Unnamed St
N Chelsea Rd
SPECIAL FLOOD HAZARD AREA
WETLANDS
N
0
105
210
420
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840
Feet
Richland County & Woolpert

CASE 26-025 MA
M-1 to GC



ZONING CLASSIFICATIONS

OS	R1	R5	MU2	INS	PD	CC-4	
AG	R2	R6	MU3	EMP	CC-1	Subject Property	
HM	R3	RC	GC	LI	CC-2		
RT	R4	MU1	M-1	HI	CC-3		

N


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S5
P3
P2
Case # 26-025 MA
9554 Two Notch Road
Legend
Place Types
Agriculture
City or Town Limits
Countryside
Crossroads
Heavy Industrial
Innovation and Employment
Light Industrial
Low Density Residential
Military Facility
Mixed Density Residential
Mixed Use Activity Center
Neighborhood Commercial
Open Space, Conservation
Suburban Residential
Urban Residential
N
0 0.8 1.5 3 4.5
Miles

Richland County
Planning & Development Services Department

Map Amendment Staff Report

PC MEETING DATE:	**September 14, 2026**
PC SIGN POSTING:	**September 1, 2026**
RC PROJECT:	**26-026 MA**
APPLICANT:	**Mohammed Khan**
LOCATION:	**8756 Wilson Blvd**
TAX MAP NUMBER:	**R14507-03-01**
ACREAGE:	**1.55 acres**
EXISTING ZONING:	**RT**
PROPOSED ZONING:	**GC**

Comprehensive Plan Compliance

Non-Compliant

Background

Zoning History

The original zoning as adopted September 7, 1977 was Rural (RU). With the adoption of the 2021 Land Development Code it was designated Residential Transition (RT).

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.

Maximum density standard: no more than sixteen (16) dwelling units per acre.

Based upon a gross density calculation*, the maximum number of units for this site is approximately: 24 dwelling units.

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

Direction	Existing Zoning	Use
North:	GC / R2	Auto Repair Shop / Single-family Residential
South:	RT	Single-family Residential
East:	HM	Single-family Residential
West:	HM	Single-family Residential

Area Characteristics

The subject parcel is undeveloped. The immediate area is characterized by single-family homes and pockets of commercial uses.

Traffic Characteristics

Year	Station	Location	Traffic Count	Classification	Capacity	Level of Service
2025	135	Wilson Boulevard	10,100 (ADT)	Two-lane (undivided) Minor Arterial	10,800 (ADT)	"C"

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

Public Services

Service	Name	Distance (miles)
School District:	One	
Elementary School:	Lewis Greenview	3.9
Middle School:	W.G. Sanders	6.2
High School:	Keenan	1.0
Fire Service:	Station Number 12	3.3
Water:	City of Columbia	
Sewer:	City of Columbia	

Plans & Policies

2025 Comprehensive Plan

The 2025 Richland County Comprehensive Plan, ***"REIMAGINE RICHLAND"***, designates this area as ***Conservation.***

Conservation

Definition and Purpose
Conservation areas protect environmentally sensitive lands, including floodways, floodplains, wetlands, stream corridors, conservation easements, and historically significant properties. These areas prioritize ecological function, flood mitigation, habitat preservation, and cultural resource protection. Development is limited to conservation management uses and infrastructure and low-impact public access amenities.

Policy Guidance Policy Guidance (Relevant Points)

- Protect regulated environmental features and cultural resources.
- Avoid or strictly limit new structures within floodways and critical habitat areas.
- Encourage restoration of degraded natural systems.
- Allow only accessory structures necessary for conservation, education, or passive recreation.
- Support greenway and ecological corridor connectivity.

- Consider Conservation & Development Map amendments only where environmental constraints have been formally remapped or mitigated and long-term conservation outcomes are maintained.

Discussion

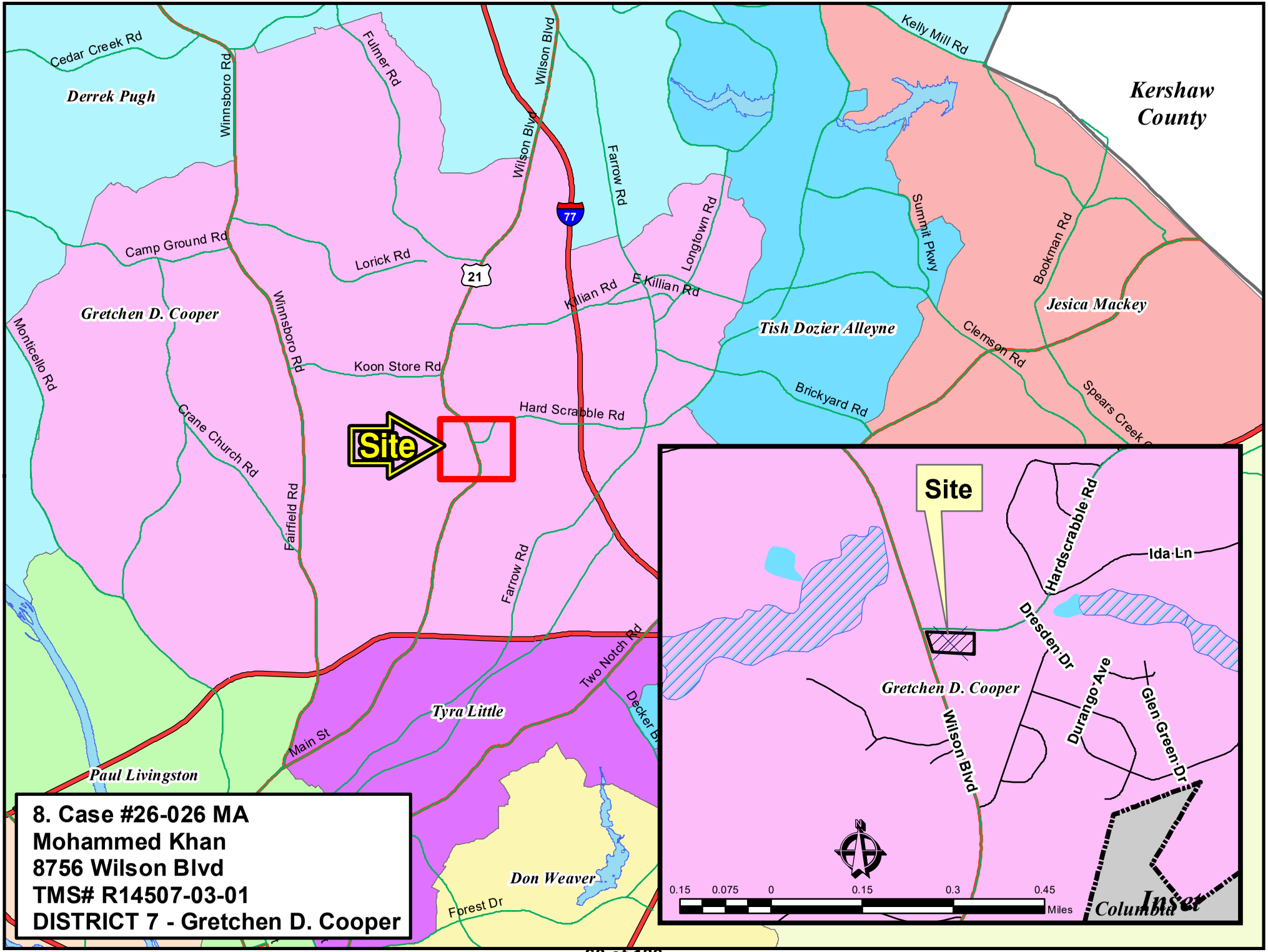
The requested zoning of General Commercial is not consistent with the Comprehensive Plan. The Conservation place type calls for protecting environmental features, such as the nearby Crane Creek. General Commercial zoning would allow for development uses that are more intense than recommended by the Comprehensive Plan. While the Comprehensive Plan allows reconsideration of Conservation place types if environmental concerns are mitigated, adjacent place types of Suburban Residential and Mixed Density Residential would also recommend against commercial zoning as too intense for the area.

Comprehensive Overview

The GC district allows a vast range of large scale and high intensity uses. Although Wilson Blvd and Hard Scrabble Rd are primary corridors for this part of the County, this section of these two roads are narrower than the sections of these roads further north. A zoning as potentially intense as GC could exacerbate traffic concerns on the underdeveloped sections of these corridors. The Comprehensive Plan does not encourage commercial growth on Wilson Blvd until the intersection with Killian Rd, and it does not encourage commercial growth on Hard Scrabble Rd until the intersection with Farrow Rd. Even then, commercial uses should be of lower intensity than allowed under GC zoning.

Zoning Public Hearing Date

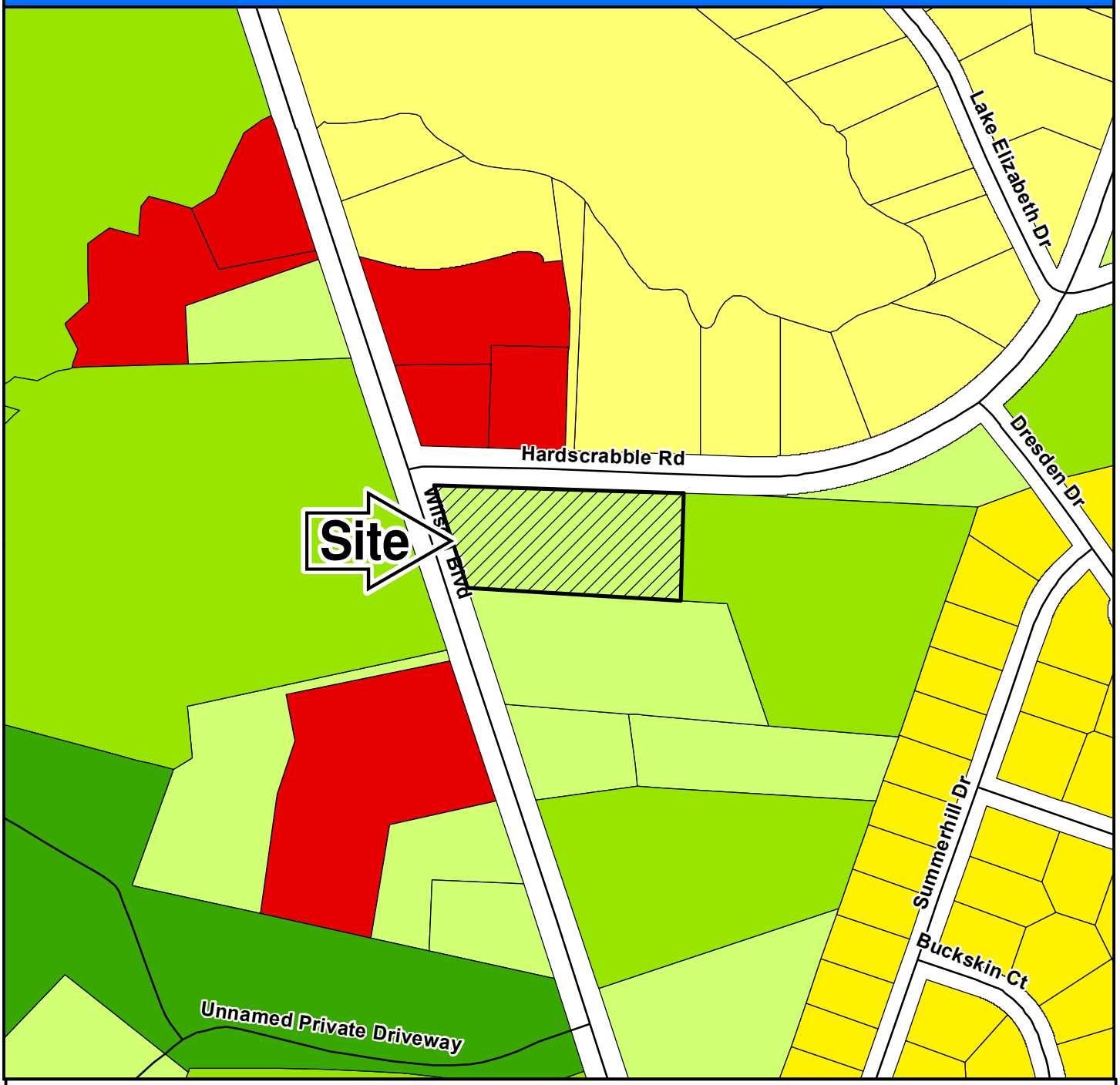
September 22, 2026



8. Case #26-026 MA
Mohammed Khan
8756 Wilson Blvd
TMS# R14507-03-01
DISTRICT 7 - Gretchen D. Cooper

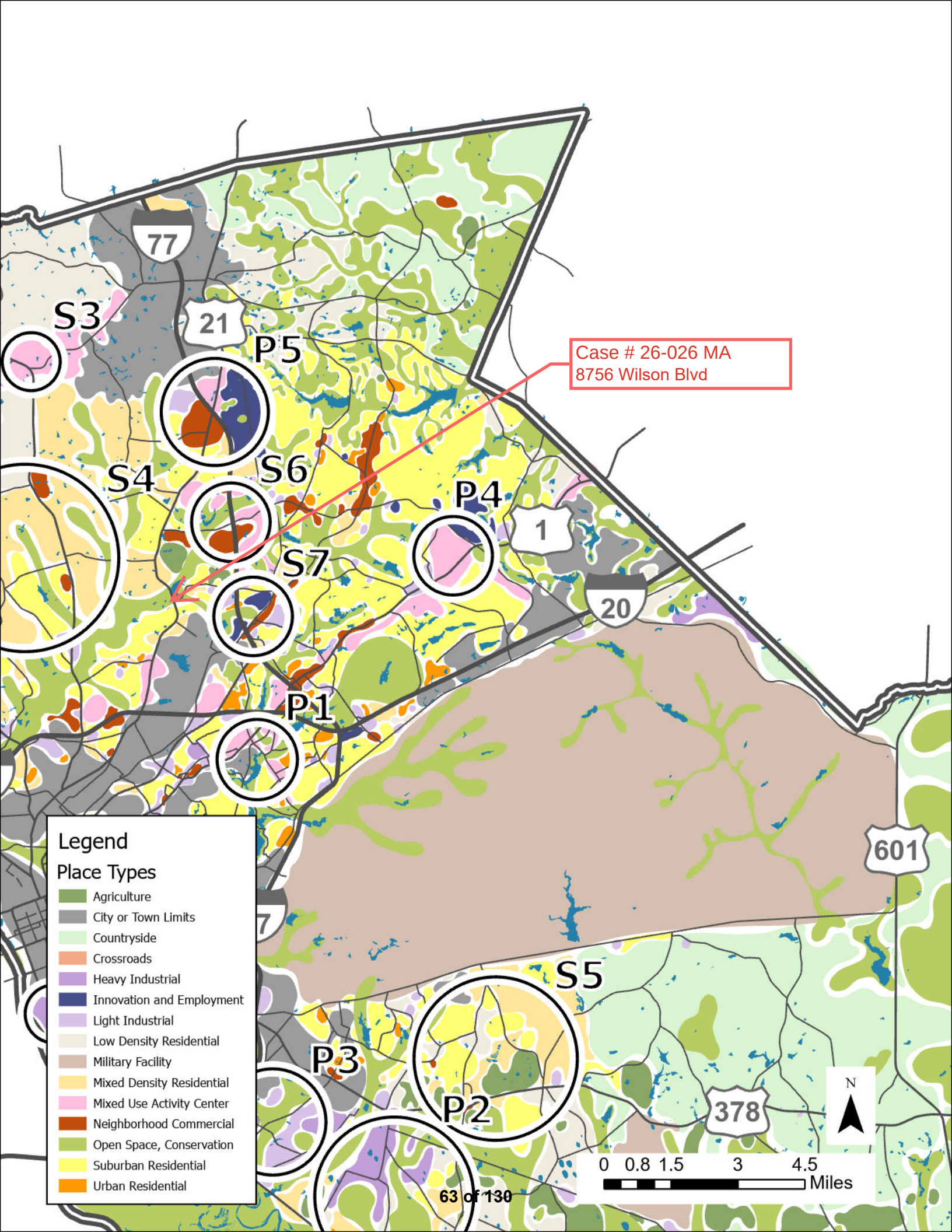

CASE 26-026 MA
RT to GC
TMS R14507-03-01
Site
Hardscrabble Rd
Lake Elizabeth Dr
Dresden Dr
New Holland Dr
Summerhill Dr
Buckskin Ct
Wilson Blvd
SPECIAL FLOOD HAZARD AREA
WETLANDS
N
0
155
310
620
930
1,240
Feet
Richland County & Woolpert

CASE 26-026 MA
RT to GC



ZONING CLASSIFICATIONS

OS	R1	R5	MU2	INS	PD	CC-4	
AG	R2	R6	MU3	EMP	CC-1	Subject Property	N
HM	R3	RC	GC	LI	CC-2		
RT	R4	MU1	M-1	HI	CC-3		


Case # 26-026 MA
8756 Wilson Blvd
S3
P5
S4
S6
P4
S7
P1
S5
P3
P2
77
21
1
20
601
378
Legend
Place Types
Agriculture
City or Town Limits
Countryside
Crossroads
Heavy Industrial
Innovation and Employment
Light Industrial
Low Density Residential
Military Facility
Mixed Density Residential
Mixed Use Activity Center
Neighborhood Commercial
Open Space, Conservation
Suburban Residential
Urban Residential
N
0 0.8 1.5 3 4.5
Miles

Richland County
Planning & Development Services Department

Map Amendment Staff Report

PC MEETING DATE:	**September 14, 2026**
PC SIGN POSTING:	**September 1, 2026**
RC PROJECT:	**26-028 MA**
APPLICANT:	**Thomas E. Lydon III**
LOCATION:	**S/S Langford Road**
TAX MAP NUMBER:	**R20600-02-30**
ACREAGE:	**18.64 acres**
EXISTING ZONING:	**HM**
PROPOSED ZONING:	**GC**

Comprehensive Plan Compliance

Non-Compliant

Background

Zoning History

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

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.

Maximum density standard: no more than sixteen (16) dwelling units per acre.

Based upon a gross density calculation*, the maximum number of units for this site is approximately: 298 dwelling units.

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

Direction	Existing Zoning	Use
North:	RT	Undeveloped
South:	HM	Undeveloped
East:	HM	Undeveloped
West:	HM	Single-family Residential

Area Characteristics

The subject parcel is undeveloped. The immediate area is characterized by single-family homes and undeveloped parcels.

Traffic Characteristics

Year	Station	Location	Traffic Count	Classification	Capacity	Level of Service
2025	305	Langford Road	9,900 (ADT)	Two-lane (undivided) Collector	8,600 (ADT)	"D"
2025	436	Hard Scrabble Road	8,800 (ADT)	Five-lane (undivided) Minor Arterial	24,800 (ADT)	"A"

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

Public Services

Service	Name	Distance (miles)
School District:	Two	
Elementary School:	Langford	2.3
Middle School:	Muller Road	5.9
High School:	Blythewood	4.7
Fire Service:	Station Number 26	4.2
Water:	Well	
Sewer:	Septic	

Plans & Policies

2025 Comprehensive Plan

The 2025 Richland County Comprehensive Plan, ***"REIMAGINE RICHLAND"***, designates this area as ***Low-Density Residential.***

Low-Density Residential

Definition and Purpose
Low-Density Residential areas are predominantly single-family neighborhoods on large parcels, typically served by public utilities and located closer to existing suburban development. They often function as a transitional edge between Agriculture and Countryside and more compact suburban development. Conservation design is encouraged to preserve meaningful open space.

Policy Guidance Policy Guidance (Relevant Points)

- Locate where public water and sewer are available or planned, so that development fits adopted infrastructure plans.

- Encourage conservation subdivisions, preserving shared open space or natural areas on the remainder of the site.
- Ensure compatibility with adjacent developments through building scale, setbacks, landscaping, and buffering.
- Consider minor increases in density only when infrastructure capacity (roads, utilities, schools) is adequate and the site is adjacent to centers or higher-density areas, supporting a logical transition

Discussion

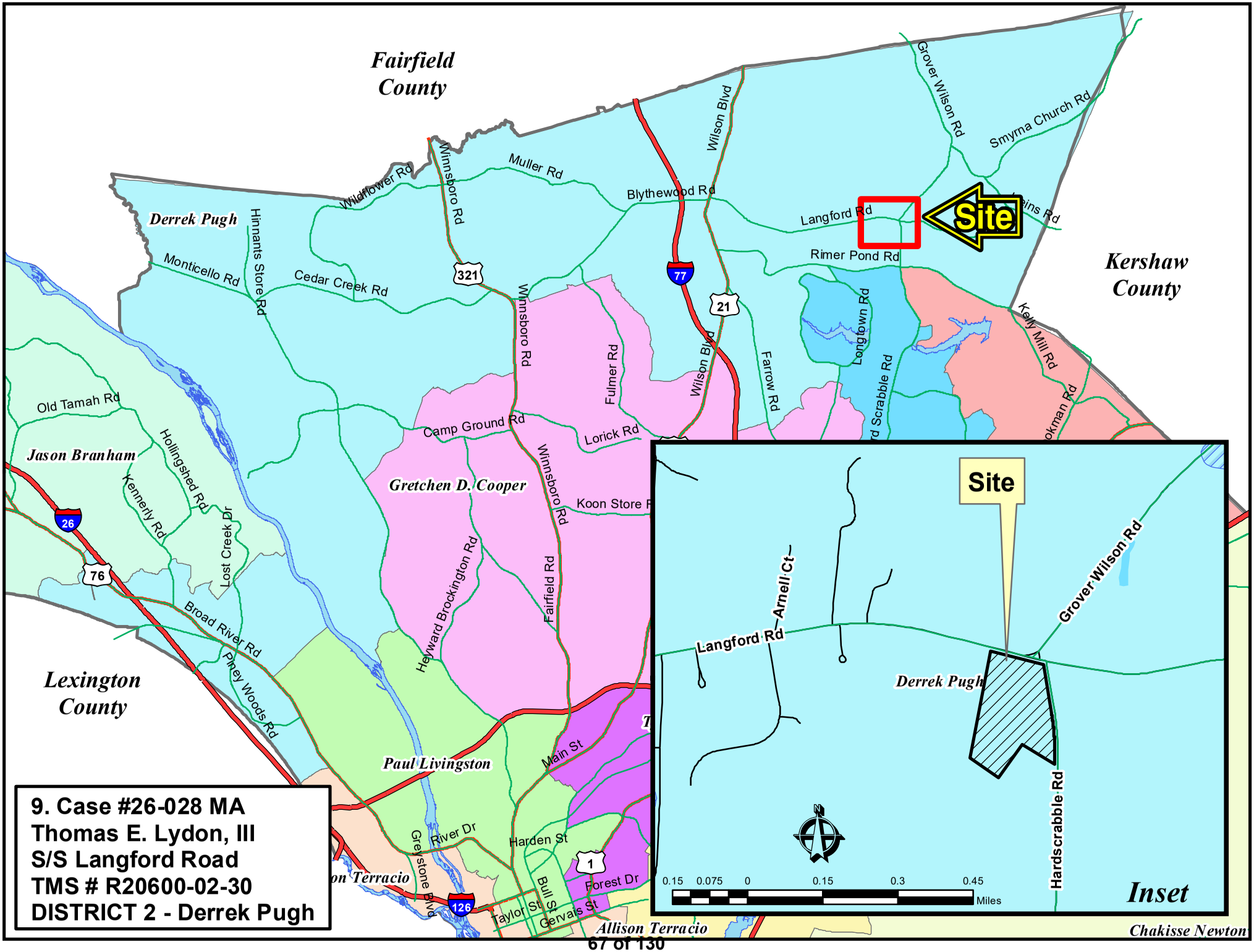
The requested zoning of General Commercial (GC) is not consistent with the purpose and guidance of the Comprehensive Plan because the district's intensity of uses is not compatible with adjacent parcels or development pattern of the area.

Comprehensive Overview

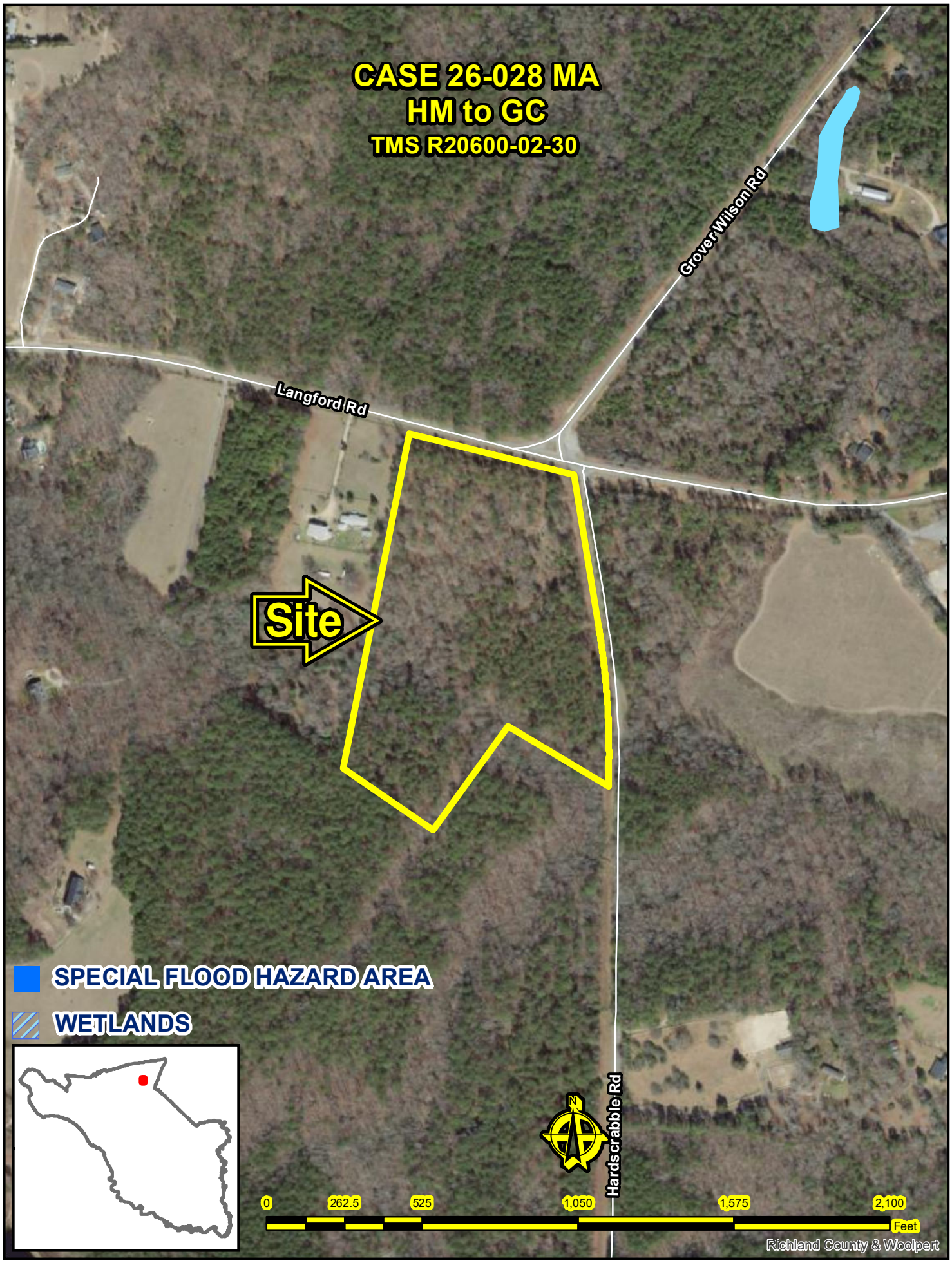
The Low-Density Residential designation is intended primarily for single-family neighborhoods on larger parcels near existing suburban development and public utilities. Limited increases in residential density may be considered when infrastructure is adequate and the site is adjacent to a center or higher-density development. In addition, the designation does not support commercial development at the intensity permitted by the General Commercial district.

Zoning Public Hearing Date

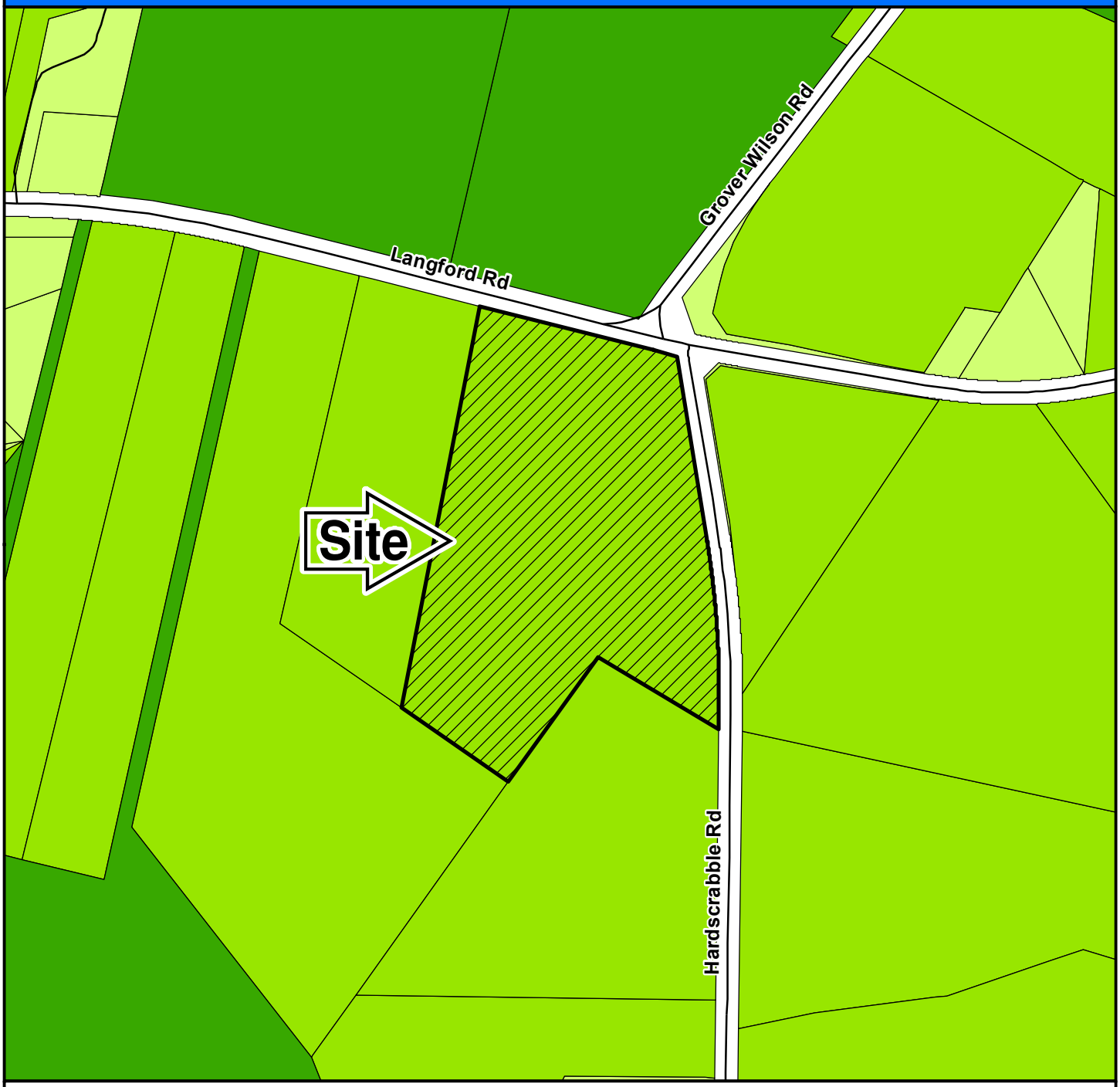
September 22, 2026



9. Case #26-028 MA
Thomas E. Lydon, III
S/S Langford Road
TMS # R20600-02-30
DISTRICT 2 - Derrek Pugh


CASE 26-028 MA
HM to GC
TMS R20600-02-30
Grover Wilson Rd
Langford Rd
Site
Hardscrabble Rd
SPECIAL FLOOD HAZARD AREA
WETLANDS
N
0
262.5
525
1,050
1,575
2,100
Feet
Richland County & Woolpert

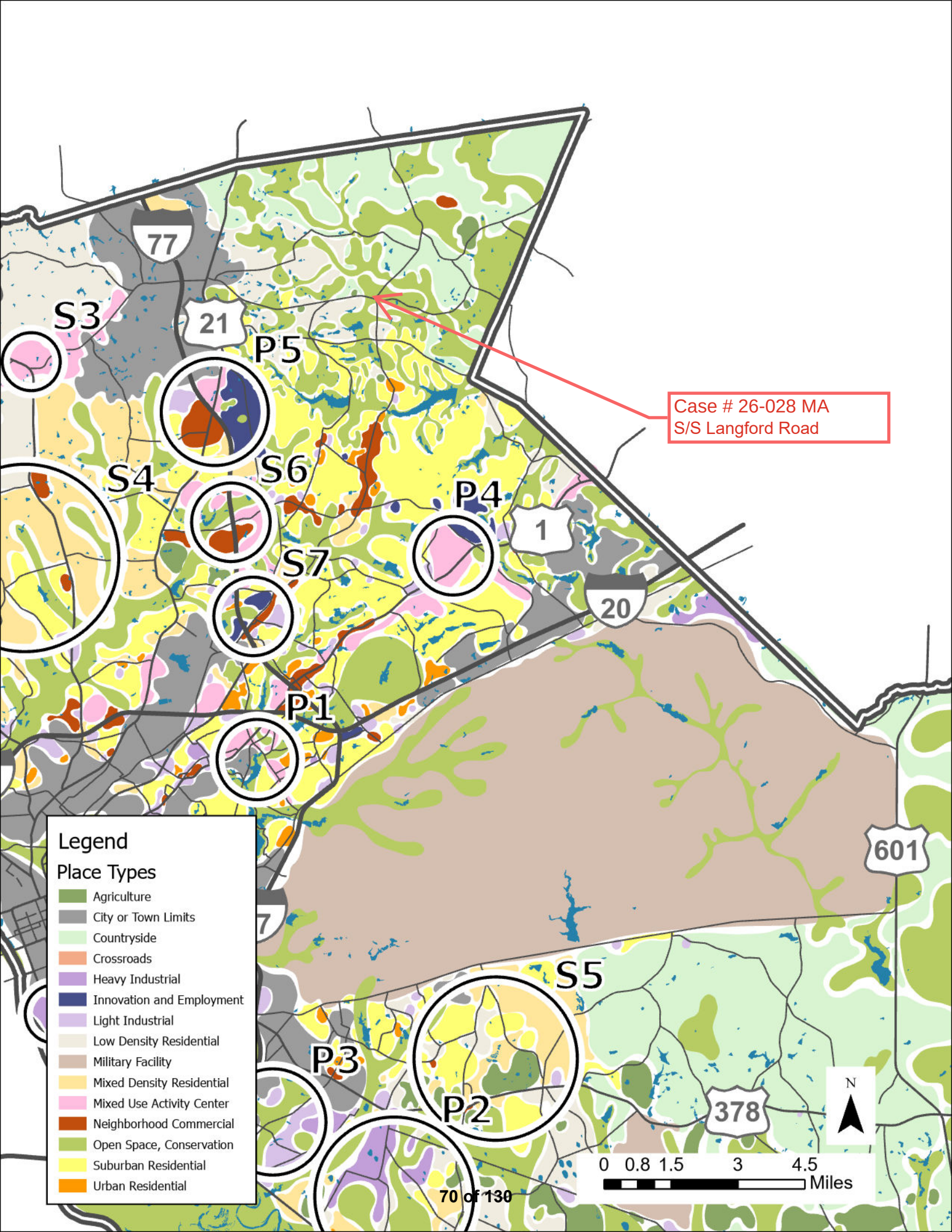
CASE 26-028 MA
HM to GC



ZONING CLASSIFICATIONS

OS	R1	R5	MU2	INS	PD	CC-4	
AG	R2	R6	MU3	EMP	CC-1	Subject Property	
HM	R3	RC	GC	LI	CC-2		
RT	R4	MU1	M-1	HI	CC-3		

N


Case # 26-028 MA
S/S Langford Road
77
21
20
1
601
378
S3
P5
S4
S6
P4
S7
P1
S5
P3
P2
Legend
Place Types
Agriculture
City or Town Limits
Countryside
Crossroads
Heavy Industrial
Innovation and Employment
Light Industrial
Low Density Residential
Military Facility
Mixed Density Residential
Mixed Use Activity Center
Neighborhood Commercial
Open Space, Conservation
Suburban Residential
Urban Residential
N
0 0.8 1.5 3 4.5
Miles

Commercial District Purpose Statement Updates

The proposed updates to the commercial district general descriptions are intended to make them clearer, more consistent, and better aligned with the County's updated Comprehensive Plan while preserving the original purpose of each district.

The proposed revisions would replace outdated language with clearer wording, better define the role and character of each commercial district, and establish a more consistent format throughout the Land Development Code. These changes are intended to make the general descriptions easier for property owners, developers, staff, the Planning Commission, and County Council to understand and apply.

Overall, the proposed updates would not change the intent of the commercial districts. Instead, they would provide clearer guidance, reduce confusion, and improve consistency in zoning and development decisions.

Key accomplishments of the proposed updates:

- Preserve the original intent of each commercial district.
- Modernize and clarify the district purpose statements.
- Improve consistency in terminology across all commercial districts.
- Better align district purposes with the goals and place types of the updated Comprehensive Plan.
- More clearly distinguish the intended character, scale, and function of each commercial district.
- Reduce ambiguity to improve the interpretation and application of the Land Development Code during zoning and development review.

Rural Crossroads (RC)

Defining District Roles, Uses, and Scale

Approach

To establish a clear hierarchy among the commercial districts:

- RC = rural/countryside, small-scale, everyday/rural-serving goods and services
- MU1 = neighborhood-scale/mixed-use commercial activity
- MU2/MU3 = increasingly larger or more intensive commercial/activity-center functions
- GC = larger-scale/general commercial activity
- Industrial districts = production, warehousing, distribution, intensive service, and similar activities

That approach makes the revised RC purpose statement more meaningful, because the use table—not the purpose statement alone - establishes the intended scale and intensity for development.

Scale Standards

Some uses should remain but be limited by scale.
For example:

- Grocery/food store — small-scale
- Building supply sales — limited floor area/outdoor storage
- Outdoor power equipment — limited floor area/outdoor display
- Vehicle parts — limited floor area
- Restaurant — limited building size
- Drive-through — appropriate access/site design
- Veterinary clinic — no large boarding/kennel component
- Contractor's office — prohibit or limit outdoor storage

This allows the RC district to provide for the actual needs of rural communities without becoming a catch-all commercial district.

Bottom Line

Keep: agriculture/rural-support uses, everyday retail, convenience/grocery/food uses, restaurants, personal/professional services, small-scale rural-serving automotive services, and selected community-serving services.

Remove: institutional uses, regional transportation uses, major recreation/entertainment, hotels, intensive vehicle uses, self-storage, warehousing, manufacturing, recycling, and other uses that either generate substantial impacts or are better located in MU/GC/industrial districts.

Rural Crossroads (RC)

Current Purpose Description

This district provides rural lands of the County a limited range of commercial uses, such as small-scale food stores, gasoline stations, produce stands, small feed stores, restaurants, and limited personal services, in order to meet the needs of residents in the surrounding rural community. This district is designed to be located at major intersections so as to prevent the spreading of commercial uses along the major corridors or into the surrounding countryside.

Proposed Purpose Description

The Rural Crossroads (RC) District is intended to provide a limited range of small-scale commercial and service uses that meet the everyday needs of residents in rural, countryside, and other low-density areas of the County where access to goods and services may be limited. Appropriate uses include neighborhood-serving retail, convenience stores, produce stands, feed stores, restaurants, gasoline stations, and personal service establishments that are compatible with the surrounding rural character.

The district is intended to accommodate these uses at appropriate locations along collector or arterial roadways, particularly where transportation routes converge or where commercial services can efficiently serve the surrounding community. Development within the RC District should be designed to function as small-scale commercial nodes that support nearby residents while avoiding the proliferation of commercial strip development along road corridors or the encroachment of commercial uses into surrounding agricultural, countryside, or rural residential areas.

The RC District is intended to preserve the character of the surrounding area by encouraging appropriately scaled development that provides needed services without promoting more intensive commercial activity better suited for other commercial zoning districts.

Accomplished Objectives

Based on the current purpose statement and the Planning Commission's comments, the revised description should accomplish several objectives:

- Preserve the original intent of providing neighborhood-scale commercial services in rural areas.
- Remove or clarify the "major intersections" requirement, which members found confusing and overly restrictive.
- Use terminology that aligns with the County's updated Comprehensive Plan, particularly the distinction between Countryside and other low-density place types.
- Emphasize that development should occur along appropriate roadway classifications (collector or arterial) rather than relying on subjective terms such as "major."
- Reinforce that the district is intended to prevent strip commercial development while allowing appropriately located rural-serving businesses.

Planning Commission Comments

Planning Commission Comment	Addressed by
Intended for small commercial uses serving rural communities	Emphasizes "limited range of small-scale commercial and service uses" and "everyday needs."
Remove confusing "major intersections" language	Replaces with "appropriate locations along collector or arterial roadways" and "where transportation routes converge."

Clarify appropriate location	Identifies roadway classification rather than subjective terms such as "major."
Better align with Comprehensive Plan terminology	References "rural, countryside, and other low-density areas" rather than using "rural" and "countryside" interchangeably.
Prevent strip commercial development	Retains the original policy objective of discouraging corridor strip development.
Maintain rural character	Adds language emphasizing compatible scale and protecting agricultural and rural residential areas.

Results Achieved

The proposed revisions maintain the original purpose of the RC District while enhancing clarity, reducing ambiguity, and better aligning the district's purpose with the terminology and policy framework of the updated Comprehensive Plan.

Proposed Rural Crossroads (RC) Updates
Land Use Types

Use Classification	Land Use Type	Current Status	Recommendation	Justification / Planning Rationale
Agricultural	Community garden	SR	KEEP	Supports rural/community-oriented activity and is consistent with the district's rural-serving purpose.
Agricultural	Agritourism	P	KEEP	Can support rural character and provide a rural-serving activity without requiring intensive commercial development.
Agricultural	Produce stand	P	KEEP	Directly supports the stated purpose of providing rural-oriented goods and services.
Agricultural	Veterinary services (livestock)	P	KEEP	Provides an essential rural-serving service, particularly for agricultural and countryside areas.
Agricultural	Agricultural / feed supply store	Not listed	ADD	The current RC purpose specifically identifies feed stores as an appropriate use, but the use table does not clearly provide for this use.
Residential	Dwelling, Live-Work	SR	KEEP WITH LIMITATIONS	Can provide a small-scale mixed residential/commercial function appropriate to a rural crossroads if limited in scale.
Residential	Children’s residential care home	P	REMOVE	This is not a rural-serving commercial use and is better addressed through residential or institutional districts.

Proposed Rural Crossroads (RC) Updates
Land Use Types

Use Classification	Land Use Type	Current Status	Recommendation	Justification / Planning Rationale
Residential	Group home, Large	SE	REMOVE	Institutional/residential care use is not central to the purpose of RC and may create impacts inconsistent with a small commercial node.
Residential	Rooming or boarding house	SE	REMOVE	Higher-intensity residential lodging use does not directly support the district's rural-serving commercial purpose.
Public/Civic/Institutional	Community food services	P	KEEP	Provides a community-serving function that can complement a rural crossroads.
Public/Civic/Institutional	Community recreation center	SR	REMOVE	Not a defining rural-serving commercial use; may be more appropriately located in institutional or recreation districts.
Public/Civic/Institutional	Cultural facility	P	REMOVE	Not specifically tied to the rural crossroads purpose and broad inclusion could expand RC beyond its intended role.
Public/Civic/Institutional	Day care facility	SR	REMOVE	Institutional service use is not central to the district's stated commercial purpose.
Public/Civic/Institutional	Government office	P	REMOVE	General government offices do not need to be established as a defining RC use.
Public/Civic/Institutional	Hospital	P	REMOVE	Scale and intensity are inconsistent with a small-scale commercial node.
Public/Civic/Institutional	Library	P	REMOVE	Civic/institutional use is not necessary to achieve the district's stated purpose.
Public/Civic/Institutional	Membership organization facility	P	REMOVE	Not a specifically rural-serving use and may introduce broad institutional activity.

Proposed Rural Crossroads (RC) Updates
Land Use Types

Use Classification	Land Use Type	Current Status	Recommendation	Justification / Planning Rationale
Public/Civic/Institutional	Nursing care facility	P	REMOVE	Generally larger/intensive institutional use is inconsistent with the intended scale of RC.
Public/Civic/Institutional	Place of worship	SR	REMOVE	Civic/institutional use is not central to the district purpose; may be accommodated through broader institutional provisions.
Public/Civic/Institutional	Public recreation facility	SR	REMOVE	Not a defining rural-serving commercial use.
Public/Civic/Institutional	Public safety facility	P	REMOVE	Public safety facilities do not need to be tied to RC as a commercial district use.
Public/Civic/Institutional	College or university	P	REMOVE	Scale and intensity are inconsistent with the small-scale rural crossroads concept.
Public/Civic/Institutional	Elementary, middle, or high school	P	REMOVE	Schools are institutional uses and are not central to the purpose of RC.
Public/Civic/Institutional	School, business or trade	SR	REMOVE	Institutional use is not central to the district purpose.
Public/Civic/Institutional	Cemetery	SR	REMOVE	Not a rural-serving commercial use and does not need to be specifically permitted in RC.
Public/Civic/Institutional	Funeral home or mortuary	P	REMOVE	Could be accommodated in other service/commercial districts; not necessary to define RC.
Public/Civic/Institutional	Arboretum or botanical garden	P	REMOVE	Not a typical small-scale crossroads service use.

Proposed Rural Crossroads (RC) Updates
Land Use Types

Use Classification	Land Use Type	Current Status	Recommendation	Justification / Planning Rationale
Public/Civic/Institutional	Park or greenway	SR	REMOVE	Public open-space uses need not be district-defining commercial uses.
Transportation	Transit stop	SR	REMOVE	A transit stop is a transportation facility that can occur independently of the underlying commercial district.
Transportation	Fleet terminal	P	REMOVE	Fleet-terminal activity can generate traffic and operational impacts inconsistent with a small-scale commercial node.
Transportation	Passenger terminal, surface transportation	P	REMOVE	Terminal uses are more intensive than the intended rural-serving crossroads function.
Utilities/Communication	Antenna	P	REMOVE FROM DISTRICT-SPECIFIC TABLE	Utility and communication facilities are not representative of the commercial uses intended for the RC district.
Utilities/Communication	Broadcasting studio	P	REMOVE	Not a rural-serving use and may introduce activities unrelated to the district purpose.
Utilities/Communication	Communication tower	SE	KEEP	Bridges the digital divide, improves public safety, and supports economic growth in remote communities.
Utilities/Communication	Utility, minor	SR	KEEP	Minor utilities are generally necessary across zoning districts.
Commercial / Animal Services	Kennel	SR	REMOVE	Kennel activity can create noise, odor, traffic, and outdoor-use impacts inconsistent with a small rural commercial node.
Commercial / Animal Services	Pet grooming	SR	KEEP	Small-scale personal/animal service can meet local needs and is compatible with the district's service-oriented purpose.

Proposed Rural Crossroads (RC) Updates
Land Use Types

Use Classification	Land Use Type	Current Status	Recommendation	Justification / Planning Rationale
Commercial / Animal Services	Veterinary hospital/clinic	SR	KEEP	Provides a needed local service and can be compatible if appropriately scaled.
Commercial Services	Artist studio	P	KEEP	Small-scale service/creative activity can fit within a rural commercial node.
Commercial Services	Auction house	P	REMOVE	Potential traffic, parking, outdoor display, and event intensity are inconsistent with the intended small-scale node.
Commercial Services	Bank, Retail	SR	KEEP	Provides an everyday local service consistent with rural-serving commercial needs.
Commercial Services	Catering	P	KEEP	Small-scale food service business can serve surrounding residents and businesses.
Commercial Services	Commercial services	P	KEEP WITH CLARIFICATION	Broad category may capture appropriate local services but could undermine the limited-purpose intent if undefined too broadly.
Commercial Services	Consumer goods repair	SR	KEEP	Provides a local service consistent with the district's everyday-service purpose.
Commercial Services	Contractor’s office	P	KEEP WITH LIMITATIONS	Can serve local rural areas but may generate outdoor storage or vehicle activity.
Commercial Services	Lawn, tree, or pest control services	P	KEEP WITH LIMITATIONS	Can serve surrounding rural/countryside properties but may involve vehicles and outdoor storage.
Commercial Services	Medical, dental, and health practitioner	P	KEEP	Provides essential local services and can function at small scale.

Proposed Rural Crossroads (RC) Updates
Land Use Types

Use Classification	Land Use Type	Current Status	Recommendation	Justification / Planning Rationale
Commercial Services	Non-depository personal credit institution	SR	REMOVE	Not a necessary rural-serving use and does not reinforce the intended character of RC.
Commercial Services	Office	SR	KEEP WITH LIMITATIONS	Small professional offices can provide local services without requiring intensive commercial development.
Commercial Services	Personal services	P	KEEP	Directly supports everyday local service needs.
Commercial Services	Rental center	SR	REMOVE	Potentially higher-intensity equipment storage and vehicle activity are not central to the district purpose.
Commercial Services	Self-service storage facility	SR	REMOVE	Large building footprints, limited active storefront function, and vehicle activity are inconsistent with the small-scale commercial-node concept.
Commercial Services	Sightseeing tour services	P	REMOVE	Not a necessary everyday rural-serving use and may create activity inconsistent with the district's limited purpose.
Commercial Services	Tattoo/body piercing facility	SR	REMOVE	Not specifically tied to the rural-serving purpose and is better suited to broader commercial districts.
Commercial Services	Bar or other drinking place	SR	REMOVE	Nighttime activity, noise, and traffic may conflict with surrounding rural/residential character.
Commercial Services	Restaurant	SR	KEEP	Specifically identified in the RC purpose and can provide an important local service.

Proposed Rural Crossroads (RC) Updates
Land Use Types

Use Classification	Land Use Type	Current Status	Recommendation	Justification / Planning Rationale
Commercial Services	Restaurant, Carry-out	P	KEEP	Small-scale food service is consistent with rural-serving commercial needs.
Commercial Services	Restaurant, Drive-through	P	KEEP WITH LIMITATIONS	Can serve rural residents but can encourage automobile-oriented development if not controlled.
Recreation/Entertainment	Arena, stadium, or outdoor theater	SR	REMOVE	Scale, traffic, and event impacts are inconsistent with a small-scale rural crossroads.
Recreation/Entertainment	Commercial recreation, Indoor	P	REMOVE	Not necessary to meet the district's limited rural-serving purpose.
Recreation/Entertainment	Commercial recreation, Outdoor	SR	REMOVE	Potential noise, traffic, lighting, and outdoor activity impacts are inconsistent with the intended scale.
Recreation/Entertainment	Fitness or training center/studio	P	REMOVE	Could be compatible, but is not necessary to define RC and is better addressed in broader commercial districts.
Recreation/Entertainment	Marina	P	REMOVE	Specialized and potentially intensive use is not a typical rural crossroads service.
Recreation/Entertainment	Shooting range, Indoor	P	REMOVE	Specialized use with potential noise/security/traffic concerns is not central to the district purpose.
Recreation/Entertainment	Smoking place	SR	REMOVE	Not a rural-serving everyday service and may conflict with surrounding character.
Retail Sales	Bakery	P	KEEP	Neighborhood-scale food retail directly supports everyday needs.

Proposed Rural Crossroads (RC) Updates
Land Use Types

Use Classification	Land Use Type	Current Status	Recommendation	Justification / Planning Rationale
Retail Sales	Building supply sales	P	KEEP WITH LIMITATIONS	Can serve rural property owners but can become intensive if large-scale or accompanied by extensive outdoor storage.
Retail Sales	Consumer goods store	SR	KEEP	Directly supports the district's everyday retail function.
Retail Sales	Convenience store	P	KEEP	Specifically identified in the RC purpose as an appropriate use.
Retail Sales	Drugstore	P	KEEP	Provides an everyday community-serving retail service.
Retail Sales	Farmers' market	P	KEEP	Supports rural/agricultural character and local access to goods.
Retail Sales	Flea market	P	REMOVE	Potentially creates larger-scale/event-oriented activity inconsistent with a limited commercial node.
Retail Sales	Garden center or retail nursery	P	KEEP	Compatible with rural/countryside character and can serve local property owners.
Retail Sales	Grocery/Food store	P	KEEP	Directly serves everyday needs of surrounding residents.
Retail Sales	Manufactured home sales	SR	REMOVE	Large outdoor display areas and vehicle access needs can conflict with the intended small-scale commercial-node character.
Retail Sales	Outdoor power equipment store	P	KEEP WITH LIMITATIONS	Can directly serve rural/countryside residents and is consistent with rural-serving commerce.
Retail Sales	Pawnshop	P	REMOVE	Not specifically rural-serving and does not reinforce the district's intended character.

Proposed Rural Crossroads (RC) Updates
Land Use Types

Use Classification	Land Use Type	Current Status	Recommendation	Justification / Planning Rationale
Traveler Accommodations	Bed and breakfast	SR	KEEP	Could be compatible in some rural settings, although lodging may central to the stated RC purpose.
Traveler Accommodations	Hotel or motel	P	REMOVE	Generally more intensive than the intended small-scale rural crossroads function.
Vehicle Sales and Services	Car wash	SR	REMOVE	Traffic, access, stormwater, lighting, and site-design impacts can be inconsistent with a small-scale node.
Vehicle Sales and Services	Parking, Commercial	P	REMOVE	Standalone commercial parking does not provide the rural-serving goods/services contemplated by the district.
Vehicle Sales and Services	Vehicle fueling station	P	KEEP	Specifically identified in the RC purpose as an appropriate use and provides an essential rural-serving service.
Vehicle Sales and Services	Vehicle parts/accessories store	P	KEEP WITH LIMITATIONS	Can provide needed local vehicle-related goods in rural areas.
Vehicle Sales and Services	Vehicle repair, minor	P	KEEP WITH LIMITATIONS	Provides a local service but can create noise, vehicle storage, and outdoor-activity impacts.
Vehicle Sales and Services	Vehicle sales/rental	SR	REMOVE	Large display areas and vehicle circulation are generally inconsistent with the intended small-scale node.
Vehicle Sales and Services	Vehicle towing	SR	REMOVE	Tow-truck operations and vehicle storage can create traffic, outdoor-storage, and visual impacts inconsistent with RC.
Industrial	Warehouse/Distribution facility	SR	REMOVE	Warehouse/distribution is inconsistent with small-scale rural-serving commerce and can generate substantial truck traffic.

Proposed Rural Crossroads (RC) Updates
Land Use Types

Use Classification	Land Use Type	Current Status	Recommendation	Justification / Planning Rationale
Industrial	Artisan goods production	SR	REMOVE / CONSIDER LIMITED ACCESSORY USE	Small-scale production could be compatible in some settings, but it is not necessary to define RC and may blur the line with industrial districts.
Industrial	Manufacturing, assembly, fabrication, Light	P	REMOVE	Industrial activity is inconsistent with the intended commercial-node function.
Industrial	Manufacturing, assembly, fabrication, General	SR	REMOVE	General manufacturing is substantially more intensive than the district's intended purpose.
Industrial	Manufacturing, assembly, fabrication, Intensive	SR	REMOVE	Intensive industrial activity is clearly inconsistent with RC's rural-serving, small-scale purpose.
Industrial	Recycling collection station	P	REMOVE	Potential traffic, outdoor storage, noise, and operational impacts are inconsistent with the intended small-scale commercial node.

Neighborhood Mixed-Use (MU1)

Defining District Roles, Uses, and Scale

Approach

To establish a clear role for the Neighborhood Mixed-Use district:

- MU1 = neighborhood-scale mixed-use development that provides goods, services, employment, and a variety of housing options in locations convenient and accessible to surrounding neighborhoods
- Neighborhood-serving uses = small-scale commercial, residential, community, and service uses that primarily serve nearby neighborhoods
- Principal commercial uses = small-scale retail, restaurants, offices, personal services, medical services, and other neighborhood-serving businesses that help establish an attractive neighborhood center
- Residential uses = a range of neighborhood-scale housing types, including duplexes, townhouses, and multifamily development, along with compatible live-work and other residential forms
- MU2/MU3/GC = commercial and mixed-use districts that accommodate broader or more intensive standalone commercial activity
- Industrial districts = production, warehousing, distribution, intensive service, and similar activities

This makes the revised MU1 purpose statement more meaningful, because the use table—not the purpose statement alone—establishes the distinction between neighborhood-serving uses and uses that are better located in other districts, and reinforces the intended compact, walkable, and neighborhood-compatible character of the district.

Center & Scale Standards

Some uses should remain but be limited to their role as neighborhood-serving uses.
For example:

- Retail sales — limited in scale and oriented toward the day-to-day needs of surrounding neighborhoods
- Restaurants/food service — neighborhood-serving and compatible with surrounding residential areas, with appropriate controls for hours, noise, parking, and outdoor activity
- Offices and personal services — primarily serving nearby residents and providing local employment
- Residential uses — provide a range of housing types, including duplexes, townhouses, and multifamily development, in a neighborhood-compatible form
- Recreation and fitness — neighborhood-serving and limited in scale and operational impacts
- Lodging — limited to small-scale accommodations that are compatible with the neighborhood setting
- Parking — accessory to permitted development rather than a standalone commercial use
- Vehicle-oriented uses — generally excluded where they conflict with compact, walkable development or create disproportionate traffic and access impacts
- Utilities and communication facilities — subject to applicable general standards and designed to be compatible with the district

This allows the MU1 district to provide the range of uses needed to support surrounding neighborhoods without becoming a catch-all commercial, residential, transportation, industrial, or utility district.

Bottom Line

Keep: neighborhood-serving retail, restaurants, offices, personal and medical services, community-serving uses, parks and greenways, transit stops, and compatible small-scale commercial activities; and a broader range of housing including duplexes, townhouses, and multifamily development.

Neighborhood Mixed-Use (MU1)

Defining District Roles, Uses, and Scale

Remove: uses that are regional-serving, industrial, land-intensive, strongly automobile-oriented, or otherwise inconsistent with a compact, walkable neighborhood center, including warehouse/distribution, self-service storage, vehicle fueling stations, passenger terminals, standalone commercial parking, cemeteries, and other uses better located in commercial, mixed-use, transportation, or industrial districts.

Neighborhood Mixed-Use (MU1)

Current Purpose Description

The Neighborhood Mixed-Use (MU1) 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.

Proposed Purpose Description

The Neighborhood Mixed-Use (MU1) District is intended to accommodate neighborhood-scale mixed-use development that provides goods, services, employment, and a variety of housing options in locations that are convenient and accessible to surrounding neighborhoods. The district supports a mix of small-scale retail, restaurants, offices, personal services, and residential uses, including duplexes, townhouses, and multifamily development, arranged in a compact, walkable pattern. District standards are intended to promote coordinated site design, connected pedestrian, bicycle, and vehicle access, and development that is compatible with surrounding neighborhoods and creates an attractive neighborhood center.

Accomplished Objectives

Based on the current purpose statement and the Planning Commission's comments, the revised description should clarify that the MU1 District is intended to serve nearby neighborhoods with a mix of small-scale commercial and residential uses, remove the potential conflict regarding location on "major streets," broaden the description of residential development, and simplify the overall language while remaining consistent with the district's original intent.

Planning Commission Comments

Planning Commission Comment	Addressed by
MU1 should function as a neighborhood mixed-use center.	Clearly identifies the district as accommodating neighborhood-scale mixed-use development that serves surrounding neighborhoods.
Conflict between serving neighborhoods and being located on major streets.	Removes the reference to major streets and instead emphasizes locations that are convenient and accessible to surrounding neighborhoods, allowing flexibility based on context.
Multifamily is too narrow a description of residential uses.	Broadens the residential component to include duplexes, townhouses, and multifamily development, reflecting a wider range of neighborhood housing types.
Clarify the type of residential development that is appropriate.	Specifies a variety of residential forms without prescribing a particular building type or intensity.
Shorten the description.	Condenses the purpose into a concise narrative without bullet points while retaining the district's key objectives.

MU1 should function as a neighborhood mixed-use center.	Clearly identifies the district as accommodating neighborhood-scale mixed-use development that serves surrounding neighborhoods.

Results Achieved

The proposed revisions maintain the original purpose of MU1 District while providing clearer guidance on its role as a neighborhood-serving mixed-use district. The revised language removes the potentially conflicting reference to major streets, broadens the description of appropriate residential development to include a wider range of housing types, and emphasizes walkability, connectivity, compatibility, and neighborhood accessibility. These revisions better reflect current planning practices and the goals of the updated Comprehensive Plan.

Proposed Neighborhood Mixed-Use (MU1) Updates

Land Use Types

Use Classification	Land Use Type	Current Status	Recommendation	Justification / Planning Rationale
Agricultural	Community garden	SR	KEEP	Supports neighborhood-serving activity and can contribute to an attractive neighborhood center.
Agriculture and Forestry Related	Produce stand	P	KEEP	Neighborhood-serving sale of locally produced goods; compatible with small-scale commercial activity.
Residential	Dwelling, Live-Work	SR	KEEP	Directly supports the mixed-use concept by combining housing and employment.
Residential	Dwelling, Multi-family	P	KEEP	Explicitly supported by the revised MU1 description.
Residential	Group home, Family	SR	KEEP	Small-scale residential use that can function compatibly within a neighborhood.
Residential	Children's residential care home	P	KEEP	Residential/community-serving use that can be compatible with neighborhood development.
Residential	Continuing care community	SR	REMOVE	Potentially campus-scale and institutional; may be inconsistent with neighborhood-scale housing and compact development.
Residential	Group home, Large	SE	REMOVE	Larger group-living facilities may be more intensive than the neighborhood-scale residential pattern contemplated for MU1.
Residential	Rooming or boarding house	SE	REMOVE	Less consistent with the revised emphasis on conventional housing choices such as duplexes, townhouses, and multifamily development.
Community Service	Community food services	P	KEEP	Directly serves nearby residents and supports the community-serving purpose.
Community Service	Community recreation center	SR	KEEP	Neighborhood-serving recreational use consistent with a mixed-use center.
Community Service	Cultural facility	P	KEEP	Supports neighborhood activity, services, and community identity.
Community Service	Day care facility	SR	KEEP	Directly serves nearby households and supports neighborhood needs.
Community Service	Government office	P	KEEP	Provides employment and neighborhood-serving services.
Community Service	Library	P	KEEP	Strong community-serving use compatible with a walkable neighborhood center.
Community Service	Membership organization facility	P	KEEP	Can provide neighborhood/community services and activity.
Community Service	Nursing care facility	P	KEEP WITH LIMITATIONS	Community-serving use, but scale, access, parking, and compatibility should be controlled.

Proposed Neighborhood Mixed-Use (MU1) Updates

Land Use Types

Use Classification	Land Use Type	Current Status	Recommendation	Justification / Planning Rationale
Community Service	Place of worship	P	KEEP	Community-serving use that can function within a neighborhood center.
Community Service	Public recreation facility	SR	KEEP	Supports neighborhood recreation and walkability.
Community Service	Public safety facility	P	KEEP WITH LIMITATIONS	Community-serving use; scale, access, and site design should be compatible with surrounding neighborhoods.
Community Service	Short-term or transitional housing	SE	KEEP WITH LIMITATIONS	Residential/community-serving function, but operational and compatibility standards may be appropriate.
Education	College or university	P	REMOVE / RECONSIDER	Potential scale and intensity may exceed a neighborhood-scale center; retain only if small satellite facilities are intentionally desired.
Education	Elementary, middle, or high school	P	KEEP	Neighborhood-serving institutional use with strong local-service function.
Education	School, business or trade	SR	KEEP	Provides local education and employment services; compatible if neighborhood-scale.
Funeral and Mortuary Services	Cemetery	SR	REMOVE	Land-intensive use that does not contribute to compact mixed-use development.
Funeral and Mortuary Services	Funeral home or mortuary	P	REMOVE / RECONSIDER	More institutional and event-oriented than the typical neighborhood-serving commercial uses envisioned for MU1.
Parks and Open Space	Arboretum or botanical garden	P	KEEP	Supports open space, neighborhood identity, and an attractive center.
Parks and Open Space	Park or greenway	SR	KEEP	Strongly supports walkability and connected neighborhood development.
Transportation	Transit stop	SR	KEEP	Directly supports convenient access and connected, walkable development.
Transportation	Passenger terminal, surface transportation	SE	REMOVE	Potentially regional-serving and vehicle-intensive, unlike a neighborhood transit stop.
Utilities and Communication	Antenna	P	KEEP WITH LIMITATIONS	Infrastructure can support development; appropriate siting and design standards should apply.
Utilities and Communication	Communication tower	SE	REMOVE	Infrastructure use is not a neighborhood mixed-use activity; better addressed through broader telecommunications standards.
Utilities and Communication	Utility, minor	SR	KEEP	Necessary supporting infrastructure and generally compatible when appropriately designed.
Commercial / Animal Services	Kennel	SR	KEEP WITH LIMITATIONS	Can serve nearby residents but may create noise, odor, and vehicle impacts; scale and operations should be controlled.

Corridor Mixed-Use (MU2)

Defining District Roles, Uses, and Scale

Approach

To establish a clear role for the Corridor Mixed-Use district:

- MU2 = compact, mixed-use development along designated activity corridors that serves as a center of commerce, employment, housing, and community activity
- Principal commercial uses = retail, restaurants, offices, personal services, medical services, and other commercial uses that contribute to an active corridor center
- Mixed-use development = a coordinated pattern of commercial, office, residential, institutional, entertainment, and service uses organized around a walkable, main street-style environment
- Residential uses = a range of housing types, including multifamily development, live-work, duplexes, and townhouses, integrated into the corridor development pattern
- MU1/MU3/GC = commercial and mixed-use districts that accommodate neighborhood-serving, broader, or more intensive standalone commercial activity
- Industrial districts = production, warehousing, distribution, intensive service, and similar activities

This makes the revised MU2 purpose statement more meaningful, because the use table - not the purpose statement alone - establishes which uses are appropriate to a corridor mixed-use center and reinforces the intended compact, walkable, main street-style development pattern.

Corridor & Scale Standards

Some uses remain but are limited to their role in supporting a compact, walkable corridor center.
For example:

- Retail sales — active, corridor-serving uses that contribute to pedestrian activity and are appropriately scaled to the mixed-use environment
- Restaurants/food service — active commercial uses that support a main street environment, with appropriate controls for hours, noise, outdoor activity, and residential compatibility
- Offices and personal services — employment and service uses that support corridor activity and can be integrated with other uses
- Residential uses — a variety of housing types, including multifamily, live-work, duplexes, and townhouses, arranged in a compact and compatible form
- Recreation/entertainment — neighborhood- and corridor-serving activities that contribute to an active center without creating regional-scale traffic, noise, or parking impacts
- Institutional and civic uses — community-serving uses that can function as anchors or supporting uses within the corridor
- Lodging — facilities that support corridor activity and employment when designed as part of the walkable development pattern
- Parking — accessory to permitted development rather than a standalone commercial use
- Transportation, utilities, and communication facilities — facilities that support the corridor and multimodal access, subject to applicable standards

This allows the MU2 district to provide the range of uses needed to support a corridor center without becoming a catch-all commercial, institutional, residential, transportation, industrial, or utility district.

Bottom Line

Keep: retail, restaurants, offices, personal and medical services, compatible recreation and entertainment, community and civic uses, transit, multifamily and live-work housing, and other uses that contribute to an active, mixed-use corridor.

Corridor Mixed-Use (MU2)

Defining District Roles, Uses, and Scale

Remove: uses that are regional-serving, industrial, land-intensive, strongly automobile-oriented, create inactive street frontage, or otherwise conflict with the compact and walkable corridor environment, including warehouse/distribution, self-service storage, vehicle fueling stations, standalone commercial parking, large event venues, passenger terminals, cemeteries, and other uses better located in commercial, transportation, or industrial districts.

MU2: Corridor Mixed-Use

Current Purpose Description

The MU2: Corridor Mixed-Use District provides lands for walkable, mixed-use development along major corridors in the County. This district allows a mix of retail sales, personal and business services, recreation/entertainment, office, high-intensity multi-family residential, and institutional land uses. District standards are intended to ensure uses, development intensities, and development forms support development that is:

- Multi-story, mixed-use, and pedestrian-friendly;
- Oriented toward the major road corridor or otherwise laid out to establish a traditional main street character;
- Provides enhanced visual character along the corridor; and
- Is well-integrated in terms of access and circulation, complementary uses, and compatible design.

Proposed Purpose Description

The Corridor Mixed-Use (MU2) District is intended to accommodate compact, mixed-use development along designated activity corridors that serve as centers of commerce, employment, housing, and community activity. The district encourages development organized around a walkable, main street-style environment that integrates retail, office, residential, institutional, entertainment, and service uses in a coordinated development pattern. District standards are intended to promote buildings and public spaces that support pedestrian activity, create an attractive streetscape, and provide safe, interconnected access for pedestrians, bicycles, and vehicles while maintaining compatibility with surrounding development.

Accomplished Objectives

Based on the current purpose statement and the Planning Commission's comments, the revised description should accomplish several objectives:

- Clarify that the district is intended to create a main street-style mixed-use environment, rather than simply allowing a mixture of uses along a highway.
- Remove or soften the apparent conflict between major road corridors and pedestrian-oriented development by acknowledging that development occurs along corridors while emphasizing an internal walkable development pattern.
- Eliminate subjective or outdated terminology such as "traditional main street."
- Reduce the number of bullet points and rely on concise, objective language.
- Focus on the desired development form rather than attempting to describe uncommon examples or cultural references.

Planning Commission Comments

Planning Commission Comment	Addressed by
MU2 should read as a main street district.	Describes the district as encouraging a walkable, main street-style environment rather than simply a collection of uses along a corridor.
Conflict between major road corridors and pedestrian-friendly/traditional main street.	Focuses on development along designated activity corridors while emphasizing that the development itself should be walkable and internally connected, avoiding the implication that the arterial roadway must function like a small-town main street.
Make the purpose statement shorter and reduce bullet points.	Consolidates the purpose into a concise narrative without bullet points.

"Traditional main street" is outdated and subjective.	Replaces it with the more objective term main street-style environment, which describes the intended development pattern without relying on historical references.
Better describe the desired development form.	Clearly emphasizes compact, mixed-use, walkable development, interconnected access, attractive streetscapes, and integration of complementary land uses.
MU2 should read as a main street district.	Describes the district as encouraging a walkable, main street-style environment rather than simply a collection of uses along a corridor.

Results Achieved

This version better aligns with contemporary planning terminology and the goals of the Comprehensive Plan by emphasizing compact mixed-use development, multimodal connectivity, placemaking, and compatible urban design, rather than focusing primarily on the types of land uses permitted.

Proposed Corridor Mixed-Use (MU2) Updates

Land Use Types

Use Classification	Land Use Type	Current Status	Recommendation	Justification / Planning Rationale
Agricultural	Community garden	SE	KEEP WITH LIMITATIONS	Supports community activity and open-space character; keep small-scale.
Agriculture and Forestry Related	Farm supply and machinery sales and service	P	REMOVE	Vehicle- and land-intensive; inconsistent with compact, walkable main-street development.
Agriculture and Forestry Related	Produce stand	P	KEEP	Neighborhood/corridor-serving retail.
Residential	Dwelling, Live-Work	SR	KEEP	Directly supports integrated housing and employment.
Residential	Dwelling, Multi-family	P	KEEP	Core MU2 housing use.
Residential	Group home, Family	SR	KEEP	Small-scale residential use compatible with mixed-use development.
Group Living	Continuing care community	SR	REMOVE / RECONSIDER	Can become campus-like and conflict with compact main-street development.
Group Living	Rooming or boarding house	SE	REMOVE	Less consistent with the intended housing forms and mixed-use pattern.
Community Service	Community food services	P	KEEP	Supports community activity.
Community Service	Community recreation center	P	KEEP	Community-serving use; appropriate when scaled to the corridor.
Community Service	Cultural facility	P	KEEP	Supports activity and community identity.
Community Service	Day care facility	SR	KEEP	Needed service for residents and employees.
Community Service	Government office	P	KEEP	Provides employment and community services.
Community Service	Library	P	KEEP	Strong civic anchor for a walkable center.
Community Service	Membership organization facility	P	KEEP	Provides community services and activity.
Community Service	Nursing care facility	P	KEEP WITH LIMITATIONS	Useful service, but scale, access and parking should be controlled.
Community Service	Place of worship	P	KEEP WITH LIMITATIONS	Can serve corridor populations; site design should support walkability.
Community Service	Public recreation facility	SR	KEEP	Supports community activity and public space.
Community Service	Public safety facility	P	KEEP WITH LIMITATIONS	Important service; design and scale should fit surrounding development.
Community Service	Short-term or transitional housing	SE	KEEP WITH LIMITATIONS	Housing option that warrants operational and compatibility standards.
Education	College or university	P	REMOVE / RECONSIDER	A full campus may be too large/campus-oriented for the compact corridor role.

Proposed Corridor Mixed-Use (MU2) Updates

Land Use Types

Use Classification	Land Use Type	Current Status	Recommendation	Justification / Planning Rationale
Education	Elementary, middle, or high school	SR	KEEP WITH LIMITATIONS	Community anchor, but site and traffic impacts need coordination.
Education	School, business or trade	SR	KEEP	Education and employment use can fit a corridor setting.
Funeral and Mortuary Services	Cemetery	SR	REMOVE	Land-intensive and incompatible with compact mixed-use development.
Funeral and Mortuary Services	Funeral home or mortuary	P	KEEP WITH LIMITATIONS	Can function as a corridor service, but parking/site impacts need controls.
Parks and Open Space	Arboretum or botanical garden	P	REMOVE / RECONSIDER	Typically land-intensive; only an urban-scale version would fit.
Parks and Open Space	Park or greenway	SR	KEEP	Strongly supports pedestrian activity and public spaces.
Transportation	Transit stop	SR	KEEP	Directly supports multimodal corridor access.
Transportation	Passenger terminal, surface transportation	P	REMOVE	Potentially regional-serving and inconsistent with intended scale.
Utilities and Communication	Antenna	P	KEEP WITH LIMITATIONS	Necessary infrastructure if appropriately sited and designed.
Utilities and Communication	Broadcasting studio	P	REMOVE / RECONSIDER	Specialized use not inherently supportive of the main-street role.
Utilities and Communication	Communication tower	SE	REMOVE	Not a mixed-use activity; address through general telecommunications standards.
Utilities and Communication	Utility, minor	SR	KEEP	Necessary supporting infrastructure.
Commercial / Animal Services	Kennel	SR	REMOVE	Noise, odor, outdoor activity and vehicle impacts can conflict with pedestrian-oriented development.
Commercial / Animal Services	Pet grooming	SR	KEEP	Neighborhood-serving personal service.
Commercial / Animal Services	Veterinary hospital or clinic	SR	KEEP WITH LIMITATIONS	Useful service but may require traffic/outdoor-activity controls.
Commercial / Commercial Services	Artist studio	P	KEEP	Supports local employment and active mixed-use development.
Commercial / Commercial Services	Bank, Retail	P	KEEP	Appropriate corridor-serving service.
Commercial / Commercial Services	Catering	P	KEEP	Small-scale business/service use.
Commercial / Commercial Services	Commercial services	P	KEEP	Consistent with the commercial role of MU2.
Commercial / Commercial Services	Consumer goods repair	SR	KEEP	Neighborhood/corridor-serving service.
Commercial / Commercial Services	Contractor's office	P	KEEP WITH LIMITATIONS	Retain if vehicle/equipment impacts are controlled.

Proposed Corridor Mixed-Use (MU2) Updates

Land Use Types

Use Classification	Land Use Type	Current Status	Recommendation	Justification / Planning Rationale
Commercial / Commercial Services	Medical, dental, and health practitioner	P	KEEP	Strong employment and service use.
Commercial / Commercial Services	Non-depository personal credit institution	SR	REMOVE	Not essential to the desired main-street/community-activity role.
Commercial / Commercial Services	Office	SR	KEEP	Core employment use.
Commercial / Commercial Services	Personal services	P	KEEP	Core corridor-serving use.
Commercial / Commercial Services	Rental center	SR	REMOVE	Vehicle trips, loading and outdoor storage can undermine walkability.
Commercial / Commercial Services	Self-service storage facility	SR	REMOVE	Low-employment, land-intensive and can create inactive frontage.
Commercial / Commercial Services	Sightseeing tour services	P	KEEP WITH LIMITATIONS	Can support corridor activity if small-scale.
Commercial / Commercial Services	Tattoo or body piercing facility	SR	KEEP	Small-scale personal service compatible with a main street.
Commercial	Bar or other drinking place	SR	KEEP WITH LIMITATIONS	Can add activity but needs controls for hours, noise and residential compatibility.
Commercial	Restaurant	SR	KEEP	Core main-street/mixed-use use.
Commercial	Restaurant, Carry-out	P	KEEP	Neighborhood/corridor-serving food use.
Commercial / Recreation/Entertainment	Arena, stadium, or outdoor theater	SR	REMOVE	Regional/event-scale traffic, parking and noise conflict with intended scale.
Commercial / Recreation/Entertainment	Commercial recreation, Indoor	P	KEEP WITH LIMITATIONS	Can add activity if scale, noise, hours and access are controlled.
Commercial / Recreation/Entertainment	Commercial recreation, Outdoor	SR	REMOVE	Land, noise, lighting and parking impacts conflict with compact development.
Commercial / Recreation/Entertainment	Fitness or training center/studio	P	KEEP	Supports an active mixed-use environment.
Commercial / Recreation/Entertainment	Performing arts center	P	KEEP WITH LIMITATIONS	Potential anchor; event traffic and scale should be managed.
Commercial / Recreation/Entertainment	Smoking place	SR	REMOVE	Specialized use does not materially advance the district's stated role.
Commercial / Retail Sales	Bakery	P	KEEP	Strong small-scale main-street retail/food use.
Commercial / Retail Sales	Consumer goods store	SR	KEEP	Core retail use; maintain appropriate scale.
Commercial / Retail Sales	Convenience store	P	KEEP WITH LIMITATIONS	Provides daily goods; access, lighting and circulation should support pedestrians.
Commercial / Retail Sales	Drugstore	SR	KEEP	Neighborhood/corridor-serving retail.

Community Mixed-Use (MU3)

Defining District Roles, Uses, and Scale

Approach

To establish a clear role for the Community Mixed-Use district:

- MU3 = the County's highest-intensity mixed-use district, accommodating compact, walkable activity centers that serve surrounding neighborhoods and the broader community
- Principal mixed-use activities = retail, restaurants, offices, institutional, entertainment, and residential uses that together establish a vibrant activity center
- Supporting uses = community-serving, civic, service, lodging, recreation, and other uses that complement the principal mixed-use activities and contribute to activity-center function
- Residential uses = high-intensity multifamily and other compatible housing types, including integrated and stand-alone residential development
- MU1/MU2/GC = commercial and mixed-use districts that accommodate neighborhood-serving, corridor-oriented, or broader standalone commercial activity at lower or different intensities
- Industrial districts = production, warehousing, distribution, intensive service, and similar activities

This makes the revised MU3 purpose statement more meaningful, because the use table - not the purpose statement alone - establishes the distinction between principal mixed-use activities and supporting uses and reinforces the intended compact, high-intensity, walkable activity-center character of the district.

Activity Center & Scale Standards

Some uses remain but are limited to their role as supporting activity-center uses.
For example:

- Retail sales — a broad range of retail uses may be appropriate, including larger-format retail and grocery uses, when integrated into a compact, mixed-use development pattern
- Restaurants/food service — community- and regional-serving dining uses that contribute to an active center, with appropriate controls for drive-throughs, hours, noise, outdoor activity, and residential compatibility
- Offices and personal services — employment and service uses that contribute to the center's role as a community and regional destination
- Residential uses — high-intensity multifamily and other compatible housing forms, both integrated with nonresidential uses and in stand-alone residential buildings
- Institutional and civic uses — major community-serving facilities that can function as anchors within the activity center
- Recreation/entertainment — uses that contribute to a vibrant center, including larger entertainment and cultural uses where scale, access, parking, and event impacts can be appropriately managed
- Lodging — hotels and other visitor-serving accommodations that support the broader community and activity center
- Public gathering spaces — parks, greenways, plazas, and other spaces that provide opportunities for gathering and support pedestrian activity
- Parking — accessory or shared parking that supports the mixed-use center rather than standalone commercial parking as a principal land use
- Transportation, utilities, and communication facilities — facilities that support the activity center and multimodal access, subject to applicable standards

This allows the MU3 district to accommodate the broad range and higher intensity of uses expected in a major activity center without becoming a catch-all commercial, residential, transportation, industrial, or utility district.

Community Mixed-Use (MU3)

Defining District Roles, Uses, and Scale

Bottom Line

Keep: a broad range of retail, restaurants, offices, personal and medical services, institutional and civic uses, entertainment, lodging, multifamily housing, live-work housing, parks and public gathering spaces, transit, and other uses that contribute to a vibrant, compact, high-intensity mixed-use activity center.

Remove: uses that are primarily industrial, land-intensive, inactive-frontage, or strongly automobile-oriented and do not contribute to an activity-center environment, including warehouse/distribution, self-service storage, standalone commercial parking, vehicle fueling stations, drive-through restaurants, cemeteries, kennels, and other uses better located in industrial, transportation, or lower-intensity commercial districts.

Community Mixes-Use (MU3)

Current Purpose Description

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.

Proposed Purpose Description

The Community Mixed-Use (MU3) District is intended to accommodate compact, high-intensity mixed-use development within identified activity centers that serve surrounding neighborhoods and the broader community. The district supports a mix of commercial, office, institutional, entertainment, and residential uses, including integrated and stand-alone multifamily housing, arranged in a walkable development pattern. District standards are intended to promote coordinated site design, public gathering spaces, interconnected pedestrian, bicycle, and vehicle access, and development that creates vibrant, mixed-use centers compatible with surrounding development.

Accomplished Objectives

Based on the current purpose statement and the Planning Commission's comments, the revised description should shift the emphasis from corridor-oriented development to activity center-oriented development, clarify the district's role as the County's highest-intensity mixed-use district, simplify the language, and align with the Comprehensive Plan's goals for compact, walkable development.

Planning Commission Comments

Planning Commission Comment	Addressed by
MU3 is intended to be the County's highest-intensity mixed-use district.	Identifies the district as accommodating compact, high-intensity mixed-use development that serves both surrounding neighborhoods and the broader community.
The district should function as a town center or activity center, not a corridor.	Replaces references to major road corridors with identified activity centers, emphasizing compact, center-oriented development.
"Major road corridor" and "traditional main street" are conflicting concepts.	Removes both references and instead focuses on creating walkable mixed-use centers, eliminating the conflicting terminology.
The language should shift from corridor-oriented to center-oriented.	Reorients the purpose around identified activity centers, consistent with the Comprehensive Plan's vision for compact development.
The purpose statement is too long and repetitive.	Consolidates the district's purpose into a concise narrative without bullet points while preserving its primary objectives.

Clarify residential development.	Recognizes both integrated mixed-use residential and stand-alone multifamily housing without making either the defining feature of the district.

Results Achieved

The proposed revisions maintain the original purpose of the MU3 District while providing clearer guidance on its role as the County's primary district for compact, high-intensity mixed-use development. The revised language removes outdated references to corridor-oriented development and traditional main streets, shifts the focus to identified activity centers, and emphasizes walkability, connectivity, public gathering spaces, and coordinated site design. These revisions better align with current planning practices and the goals of the updated Comprehensive Plan.

Proposed Community Mixed-Use (MU3) Updates
Land Use Types

Use Classification	Land Use Type	Current Status	Recommendation	Justification / Planning Rationale
Agricultural	Community garden	SE	KEEP WITH LIMITATIONS	Supports community activity and public/open-space objectives, but should remain small-scale and integrated into the activity-center pattern.
Agriculture and Forestry Related	Farm supply and machinery sales and service	P	REMOVE	Land- and vehicle-intensive use is not consistent with a compact, high-intensity mixed-use activity center.
Agriculture and Forestry Related	Produce stand	P	KEEP WITH LIMITATIONS	Can provide local goods and contribute to an active center, but should be integrated into the pedestrian-oriented development pattern.
Residential	Dwelling, Live-Work	SR	KEEP	Directly supports mixed-use development by combining housing and employment.
Residential	Dwelling, Multi-family	P	KEEP	Core MU3 use and appropriate to the district's highest-intensity residential role.
Residential	Group home, Family	SR	KEEP	Provides housing choice and can be compatible with mixed-use development.
Group Living	Continuing care community	SR	KEEP WITH LIMITATIONS	Can provide an important housing/service option, but larger campus-style facilities should be designed to fit the compact activity-center pattern.
Group Living	Rooming or boarding house	SE	KEEP WITH LIMITATIONS	Can provide additional housing choice, but should meet standards for building form, management, parking, and compatibility.
Public, Civic, and Institutional	Community food services	P	KEEP	Supports community activity and complements a mixed-use center.
Public, Civic, and Institutional	Community recreation center	P	KEEP	Community-serving anchor that can contribute to a vibrant activity center.
Public, Civic, and Institutional	Cultural facility	P	KEEP	Supports community identity, gathering, and activity.
Public, Civic, and Institutional	Day care facility	SR	KEEP	Provides an important service for residents and workers and can support mixed-use activity.
Public, Civic, and Institutional	Government office	P	KEEP	Provides employment and community services appropriate to a major activity center.
Public, Civic, and Institutional	Hospital	P	KEEP	A major employment and community-serving use that is appropriate to a high-intensity activity center, subject to coordinated access and site design.
Public, Civic, and Institutional	Library	P	KEEP	Strong civic anchor and public gathering use.

Proposed Community Mixed-Use (MU3) Updates
Land Use Types

Use Classification	Land Use Type	Current Status	Recommendation	Justification / Planning Rationale
Public, Civic, and Institutional	Membership organization facility	P	KEEP	Supports community activity and services.
Public, Civic, and Institutional	Nursing care facility	P	KEEP WITH LIMITATIONS	Provides housing/service opportunities but should be compatible with compact development and multimodal access.
Public, Civic, and Institutional	Place of worship	P	KEEP WITH LIMITATIONS	Can serve the broader community; site design, parking, and access should reinforce the activity-center pattern.
Public, Civic, and Institutional	Public recreation facility	SR	KEEP	Supports community activity and public-space objectives.
Public, Civic, and Institutional	Public safety facility	P	KEEP	Important community-serving use appropriate to a major activity center; site design should support the surrounding walkable pattern.
Public, Civic, and Institutional	Short-term or transitional housing	SE	KEEP	Supports housing choice and community services and can be incorporated into a mixed-use center with appropriate standards.
Education	College or university	P	KEEP WITH LIMITATIONS	Can be a major activity-center anchor, but large campus-style development should be coordinated with compact urban form and multimodal access.
Education	Elementary, middle, or high school	SR	KEEP WITH LIMITATIONS	Important community anchor, but large sites, drop-off circulation, and access should be coordinated with the walkable center.
Education	School, business or trade	SR	KEEP	Provides education and employment and can fit within a high-intensity mixed-use center.
Funeral and Mortuary Services	Cemetery	SR	REMOVE	Land-intensive and generally incompatible with compact, high-intensity mixed-use development.
Funeral and Mortuary Services	Funeral home or mortuary	P	KEEP WITH LIMITATIONS	Can serve the broader community, but site design, parking, loading, and frontage should support the activity-center pattern.
Parks and Open Space	Arboretum or botanical garden	P	KEEP WITH LIMITATIONS	Can provide public gathering/open-space value, but should be scaled and designed as an urban activity-center amenity rather than a large land-consuming facility.
Parks and Open Space	Park or greenway	SR	KEEP	Directly supports public gathering spaces, walkability, and connectivity.
Transportation	Transit stop	SR	KEEP	Essential to the district's emphasis on interconnected multimodal access.
Transportation	Passenger terminal, surface transportation	P	KEEP WITH LIMITATIONS	A transit/transportation anchor can support a major activity center, but regional terminal functions should be managed for scale, circulation, and pedestrian safety.

Proposed Community Mixed-Use (MU3) Updates
Land Use Types

Use Classification	Land Use Type	Current Status	Recommendation	Justification / Planning Rationale
Utilities and Communication	Antenna	P	KEEP WITH LIMITATIONS	Necessary infrastructure when appropriately integrated and designed to minimize impacts on public spaces and development form.
Utilities and Communication	Broadcasting studio	P	KEEP	Can provide employment and active commercial/office activity in a high-intensity center when building and operational impacts are compatible.
Utilities and Communication	Communication tower	SE	KEEP WITH LIMITATIONS	May be necessary infrastructure; location and design should protect the activity-center streetscape.
Utilities and Communication	Utility, minor	SR	KEEP	Necessary supporting infrastructure when integrated into development.
Commercial / Animal Services	Kennel	SR	REMOVE	Noise, odor, outdoor activity, and site/vehicle requirements can conflict with compact, high-intensity mixed-use development.
Commercial / Animal Services	Pet grooming	SR	KEEP	Neighborhood- and community-serving personal service compatible with an active center.
Commercial / Animal Services	Veterinary hospital or clinic	SR	KEEP	Provides a useful service and can fit a major mixed-use center with appropriate operational/site standards.
Commercial / Commercial Services	Artist studio	P	KEEP	Supports local employment, small business, and an active mixed-use environment.
Commercial / Commercial Services	Bank, Retail	P	KEEP	Appropriate commercial/service use for a community-scale activity center.
Commercial / Commercial Services	Catering	P	KEEP	Small business/service use compatible with mixed-use development.
Commercial / Commercial Services	Commercial services	P	KEEP	Broad category of services that supports the district's commercial and employment role.
Commercial / Commercial Services	Consumer goods repair	SR	KEEP	Community-serving service that can contribute to an active center.
Commercial / Commercial Services	Contractor's office	P	KEEP WITH LIMITATIONS	Can provide employment but associated vehicles/equipment should not undermine pedestrian-oriented form.
Commercial / Commercial Services	Medical, dental, and health practitioner	P	KEEP	Core employment and service use appropriate to a major activity center.
Commercial / Commercial Services	Non-depository personal credit institution	SR	REMOVE	Not essential to the district's activity-center role and does little to support the desired mix of community-serving, employment, residential, and active commercial uses.

Proposed Community Mixed-Use (MU3) Updates
Land Use Types

Use Classification	Land Use Type	Current Status	Recommendation	Justification / Planning Rationale
Commercial / Commercial Services	Office	SR	KEEP	Core employment use for a high-intensity mixed-use center.
Commercial / Commercial Services	Personal services	P	KEEP	Core community-serving commercial use.
Commercial / Commercial Services	Rental center	SR	REMOVE	Vehicle trips, loading, and potential outdoor storage conflict with compact, walkable development.
Commercial / Commercial Services	Self-service storage facility	SR	REMOVE	Land-intensive, low-employment use can create inactive frontage and does not support a vibrant mixed-use center.
Commercial / Commercial Services	Sightseeing tour services	P	KEEP WITH LIMITATIONS	Can contribute to visitor activity and employment, provided it remains small-scale and does not operate as a terminal.
Commercial / Commercial Services	Tattoo or body piercing facility	SR	KEEP	Small-scale personal service compatible with an active center.
Commercial	Bar or other drinking place	SR	KEEP WITH LIMITATIONS	Can support an active evening economy, but hours, noise, outdoor activity, and compatibility with nearby housing require standards.
Commercial	Restaurant	SR	KEEP	Core use supporting activity throughout the day and evening.
Commercial	Restaurant, Carry-out	P	KEEP	Compatible food-service use for an active center.
Commercial	Restaurant, Drive-through	SR	REMOVE	The drive-through model prioritizes automobile circulation and can create inactive frontage and conflicts with the walkable, public-space-oriented form intended for MU3.
Commercial / Recreation/Entertainment	Arena, stadium, or outdoor theater	SR	KEEP WITH LIMITATIONS	As the County's highest-intensity mixed-use district, MU3 may accommodate major entertainment anchors, but event traffic, noise, parking, and pedestrian circulation require strong standards.
Commercial / Recreation/Entertainment	Commercial recreation, Indoor	P	KEEP	Can contribute to a vibrant, active center and support broader community activity.
Commercial / Recreation/Entertainment	Commercial recreation, Outdoor	SR	KEEP WITH LIMITATIONS	Can support activity and public life, but should be urban-scale and designed to avoid excessive land consumption, noise, and inactive edges.
Commercial / Recreation/Entertainment	Fitness or training center/studio	P	KEEP	Supports active mixed-use development and community activity.
Commercial / Recreation/Entertainment	Performing arts center	P	KEEP	Strong activity-center anchor supporting culture, entertainment, and public gathering.

Proposed Community Mixed-Use (MU3) Updates
Land Use Types

Use Classification	Land Use Type	Current Status	Recommendation	Justification / Planning Rationale
Commercial / Recreation/Entertainment	Smoking place	SR	REMOVE	Specialized use does not materially advance the district's stated activity-center role and may conflict with a broad, community-oriented mix of uses.
Commercial / Retail Sales	Bakery	P	KEEP	Strong small-scale retail/food use for an active center.
Commercial / Retail Sales	Consumer goods store	SR	KEEP	Core retail use; appropriate scale and frontage standards should reinforce the center.
Commercial / Retail Sales	Convenience store	P	KEEP WITH LIMITATIONS	Provides daily goods but access, lighting, parking, and building orientation should reinforce walkability.
Commercial / Retail Sales	Drugstore	SR	KEEP	Community-serving retail and health-related use.
Commercial / Retail Sales	Farmers' market	P	KEEP	Supports public gathering, local commerce, and an active center.
Commercial / Retail Sales	Garden center or retail nursery	P	KEEP WITH LIMITATIONS	Can provide useful retail and public activity, but outdoor storage/display should not consume excessive land or undermine active frontage.
Commercial / Retail Sales	Grocery/Food store	P	KEEP	Core commercial use serving residents and the broader community.
Commercial / Traveler Accommodations	Bed and breakfast	SR	KEEP WITH LIMITATIONS	Small-scale lodging can support the center and visitors while remaining compatible with mixed-use development.
Commercial / Traveler Accommodations	Home-based lodging	SR	KEEP WITH LIMITATIONS	Can provide lodging within residential forms; apply standards to protect residential compatibility.
Commercial / Traveler Accommodations	Hotel or motel	P	KEEP	Appropriate to a major activity center serving the broader community, particularly when integrated into a walkable development pattern.
Commercial / Vehicle Sales and Services	Parking, Commercial	P	REMOVE AS A PRINCIPAL USE	Standalone commercial parking consumes land, creates inactive frontage, and conflicts with the compact, high-intensity development pattern; accessory/shared parking should remain allowed.
Commercial / Vehicle Sales and Services	Vehicle fueling station	P	REMOVE	Primarily automobile-oriented and difficult to reconcile with the desired walkable activity-center form.
Industrial / Freight Movement, Warehousing, and Wholesale Distribution	Warehouse/Distribution facility	SR	REMOVE	Truck traffic, loading, and large single-purpose sites are inconsistent with compact, high-intensity mixed-use development.
Industrial / Production of Goods	Artisan goods production	SR	KEEP WITH LIMITATIONS	Can provide local employment and an active mixed-use component when small-scale, low-impact, and compatible with nearby housing and commercial uses.

Proposed Community Mixed-Use (MU3) Updates
Land Use Types

Use Classification	Land Use Type	Current Status	Recommendation	Justification / Planning Rationale

Suggested Addition

Land Use Type	Recommendation	Justification
Dwelling, Duplex	ADD	Adds housing choice and provides a moderate-intensity residential form that can transition to surrounding development while remaining compatible with MU3.
Dwelling, Townhouse	ADD	Adds a compact housing type that supports the district's variety of housing options and walkable development pattern.
Mixed-use development / mixed-use building	ADD / CLARIFY	The revised purpose specifically emphasizes coordinated mixed-use activity centers; an explicit use or development option would reinforce that intent.
Public plaza / civic gathering space	ADD / CLARIFY	The revised purpose emphasizes public gathering spaces. A defined plaza/gathering-space category or standard would make that objective more explicit than relying only on parks and greenways.

General Commercial (GC)

Defining District Roles, Uses, and Scale

Approach

To establish a clear role for the General Commercial district:

- **GC =** broad-scale commercial development serving local and regional markets, including larger-scale commercial uses, big-box retail, commercial centers, and commercial corridors and activity centers
- **Principal commercial uses =** retail sales, offices, personal and business services, restaurants, lodging, recreation and entertainment, and vehicle-related commercial uses that establish the commercial function of the district
- **Supporting uses =** limited institutional, civic, service, recreation, and other complementary uses that support the commercial center without displacing its principal commercial role
- **Residential uses =** complementary multifamily and other residential development where compatible with the surrounding development pattern and appropriately integrated with commercial activity
- **MU1/MU2/MU3 =** mixed-use districts that place greater emphasis on neighborhood-scale, corridor mixed-use, or high-intensity activity-center development and a more integrated mix of uses
- **Industrial districts =** production, warehousing, distribution, intensive service, and other activities with greater industrial or freight impacts

This makes the revised GC purpose statement more meaningful, because the use table — not the purpose statement alone — establishes the distinction between principal commercial uses and supporting uses and reinforces the intended role of GC as the County's broad commercial district for larger-scale commercial centers and local- and regional-serving activity.

Commercial Center & Scale Standards

Some uses should remain but be limited to their role as supporting commercial-center uses.
For example:

- **Retail sales** — a broad range of retail uses, including large-format and big-box retail, should remain central to GC and may serve local and regional markets
- **Restaurants/food service** — local- and regional-serving dining uses that contribute to active commercial centers; drive-throughs may remain but should meet access, stacking, pedestrian, and connectivity standards
- **Offices and personal services** — employment and service uses that support the commercial center and surrounding community
- **Vehicle sales and services** — vehicle-oriented commercial uses are appropriate to GC, including sales, rental, fueling, repair, and related services, subject to access, circulation, buffering, and site-design standards
- **Recreation/entertainment** — commercial recreation and entertainment uses that serve local and regional markets, including larger destination uses where traffic, parking, noise, and event impacts can be appropriately managed
- **Hotels/lodging** — visitor-serving accommodations that support regional commerce and activity centers
- **Institutional and civic uses** — selected community-serving facilities that can function as complementary anchors within commercial centers
- **Residential uses** — complementary multifamily or other residential development may be appropriate where integrated with or adjacent to commercial development and compatible with the surrounding development pattern

- **Parking** — accessory and shared parking should support commercial centers; standalone commercial parking should not become a principal land use
- **Transportation, utilities, and communication facilities** — facilities that support access and commercial activity, subject to applicable standards

This allows the GC district to accommodate the broad range and larger scale of uses needed to support viable commercial centers and corridors without becoming a catch-all commercial, mixed-use, residential, institutional, transportation, or industrial district.

Bottom Line

Keep: retail, including large-format and big-box retail; offices; personal and business services; restaurants; lodging; recreation and entertainment; vehicle sales and services; and selected institutional, civic, and residential uses that serve or complement commercial centers and local- and regional-serving markets.

Remove: uses that are primarily agricultural, land-intensive, industrial/freight-oriented, or otherwise not central to the commercial-center role, including warehouse/distribution, standalone commercial parking, self-service storage, cemeteries, and other uses better located in mixed-use, institutional, industrial, transportation, or open-space districts.

General Commercial (GC)

Current Purpose Description

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.

Proposed Purpose Description

The General Commercial (GC) District is intended to accommodate a broad range of commercial uses that serve local and regional markets, including retail sales, offices, personal and business services, restaurants, lodging, recreation and entertainment, and vehicle-related commercial uses. The district is designed to support larger-scale commercial development and commercial centers while allowing complementary residential and institutional uses where they are compatible with the surrounding development pattern. District standards are intended to promote coordinated site design, safe and efficient access, connectivity between adjacent properties, and development that contributes to the long-term economic vitality and character of commercial corridors and activity centers.

Accomplished Objectives

The revised description should better define the intended role of the General Commercial (GC) District, distinguish it from the mixed-use districts, remove outdated references to automobile-oriented development, and align with the Comprehensive Plan's emphasis on connected, well-designed commercial centers.

Planning Commission Comments

Planning Commission Comment	Addressed by
GC is intended for large-scale commercial and big-box retail.	Identifies the district as supporting larger-scale commercial development and commercial centers, distinguishing it from neighborhood- and mixed-use districts.
The current description is a catch-all for commercial uses.	Clarifies that the district serves local and regional markets while identifying the principal commercial activities expected in the district.
"Primarily automobile-oriented environment" is outdated and conflicts with the Comprehensive Plan.	Removes the reference to automobile-oriented development and instead emphasizes safe and efficient access, connectivity, and coordinated site design, which accommodate multiple travel modes without excluding vehicle access.
Allowing multifamily appears inconsistent with an automobile-oriented commercial district.	Describes residential uses as complementary and appropriate only where they are compatible with the surrounding development pattern, rather than defining them as a primary function of the district.
Commercial corridors should not conflict with compact development goals.	Broadens the district's purpose to include commercial corridors and activity centers, recognizing that commercial development can support more connected, coordinated growth consistent with the Comprehensive Plan.

GC is intended for large-scale commercial and big-box retail.	Identifies the district as supporting larger-scale commercial development and commercial centers, distinguishing it from neighborhood- and mixed-use districts.

Results Achieved

The updated purpose description maintains the purpose of the GC District while providing clearer direction on its intended role as the County's primary district for larger-scale commercial development. The revised language removes outdated references to automobile-oriented development, clarifies that residential and institutional uses are complementary rather than primary, and emphasizes coordinated site design, connectivity, compatibility, and long-term economic vitality in a manner that is consistent with current planning practices and the goals of the updated Comprehensive Plan.

Proposed General Commercial (GC) Updates
Land Use Types

Use Classification	Land Use Type	Current Status	Recommendation	Justification / Planning Rationale
Agricultural	Community garden	SE	REMOVE / RELOCATE	Not central to GC's commercial role and is better addressed in parks, open-space, or neighborhood-oriented districts.
Agriculture and Forestry Related	Farm supply and machinery sales and service	P	KEEP WITH STANDARDS	Can serve local and regional markets and is a legitimate larger-scale commercial use, but outdoor storage, display, truck access, and buffering should be controlled.
Agriculture and Forestry Related	Produce stand	P	KEEP	Small-scale retail that can complement commercial centers and provide locally oriented goods.
Residential / Household Living	Dwelling, Live-Work	SR	REMOVE / RECONSIDER	Live-work is more directly aligned with mixed-use districts; GC should allow residential primarily as complementary development rather than as an individual mixed-use form.
Residential / Household Living	Dwelling, Multi-family	P	KEEP WITH LIMITATIONS	The proposed purpose allows complementary residential uses where compatible with the surrounding development pattern; multifamily can be appropriate when integrated into or adjacent to a commercial center and buffered from higher-impact commercial activity.
Group Living	Group home, Large	SE	REMOVE / RECONSIDER	Not a primary GC function and may be better located in residential or institutional districts unless specifically integrated into a compatible mixed-use setting.
Group Living	Rooming or boarding house	P	REMOVE	Does not advance the district's large-scale commercial-center role and is better addressed in residential or mixed-use districts.
Public, Civic, and Institutional	Animal shelter	SR	REMOVE / RECONSIDER	Specialized institutional use is not necessary to achieve GC's commercial-center role and may create operational impacts better addressed in civic/institutional settings.
Public, Civic, and Institutional	Community food services	P	KEEP WITH LIMITATIONS	Can support community activity, but should remain complementary to the commercial center rather than become a stand-alone institutional campus.
Public, Civic, and Institutional	Community recreation center	P	KEEP	Community-serving use can function as an anchor or complementary destination in a large commercial center.
Public, Civic, and Institutional	Cultural facility	P	KEEP	Supports community activity and can contribute to the vitality of commercial centers and activity nodes.
Public, Civic, and Institutional	Day care facility	SR	KEEP	A useful service for workers, shoppers, and residents and compatible with a broad commercial district.
Public, Civic, and Institutional	Government office	P	KEEP WITH LIMITATIONS	Can support employment and community services; site design should remain compatible with the commercial-center environment.
Public, Civic, and Institutional	Hospital	P	KEEP WITH LIMITATIONS	Can be a major employment and service anchor, but access, traffic, parking, and site scale should be coordinated with surrounding commercial development.
Public, Civic, and Institutional	Library	P	KEEP	Community-serving anchor that can contribute to an active commercial center.

Proposed General Commercial (GC) Updates
Land Use Types

Use Classification	Land Use Type	Current Status	Recommendation	Justification / Planning Rationale
Public, Civic, and Institutional	Membership organization facility	P	KEEP WITH LIMITATIONS	Can support community activity, but should remain compatible with the commercial-center role.
Public, Civic, and Institutional	Nursing care facility	P	KEEP WITH LIMITATIONS	May provide a complementary community service and housing option, subject to compatibility, access, and site-design standards.
Public, Civic, and Institutional	Place of worship	P	KEEP WITH LIMITATIONS	Community-serving use can be appropriate in GC, but large sites should address parking, circulation, and compatibility with surrounding commercial uses.
Public, Civic, and Institutional	Public recreation facility	SR	KEEP	Can serve as a community amenity and destination within or near commercial centers.
Public, Civic, and Institutional	Public safety facility	P	KEEP	Appropriate community-serving use and potential anchor for a commercial/activity center.
Public, Civic, and Institutional	Short-term or transitional housing	SE	REMOVE / RECONSIDER	Not central to GC's commercial function and generally better addressed through residential, institutional, or mixed-use districts.
Education	College or university	P	REMOVE / RECONSIDER	Large campus development is not consistent with GC's primary commercial-center role and is better addressed in an institutional district.
Education	Elementary, middle, or high school	P	REMOVE / RECONSIDER	Schools are important community uses but are not a core GC commercial use and are better addressed through institutional/school siting policies.
Education	School, business or trade	P	KEEP WITH LIMITATIONS	Can support employment and workforce services in a commercial center when scaled and designed compatibly.
Funeral and Mortuary Services	Cemetery	SR	REMOVE	Land-intensive use is inconsistent with large-scale commercial-center development and long-term economic use of GC sites.
Funeral and Mortuary Services	Funeral home or mortuary	P	KEEP WITH LIMITATIONS	A commercial service that can serve local/regional markets, provided access, parking, loading, and frontage are compatible.
Parks and Open Space	Arboretum or botanical garden	P	REMOVE / RECONSIDER	Large land-consuming open-space use is not central to GC; smaller landscaping/amenity areas can be incorporated into commercial-center design.
Parks and Open Space	Park or greenway	SR	KEEP	Supports connected commercial centers, public amenities, and compatibility with surrounding development.
Parks and Open Space	Zoo	SR	REMOVE / RECONSIDER	Regional destination use can generate substantial traffic, parking, and land demand beyond the intended commercial-center role.
Transportation	Transit stop	SR	KEEP	Supports connected commercial centers and multiple travel modes while retaining efficient vehicle access.

Proposed General Commercial (GC) Updates
Land Use Types

Use Classification	Land Use Type	Current Status	Recommendation	Justification / Planning Rationale
Transportation	Fleet terminal	P	REMOVE	Transportation terminal use is not a principal commercial-center function and may introduce operational and circulation impacts better handled in transportation/industrial settings.
Transportation	Passenger terminal, surface transportation	P	KEEP WITH LIMITATIONS	Can support a regional commercial center when appropriately located and designed, but terminal traffic and circulation should be managed.
Utilities and Communication	Antenna	P	KEEP WITH STANDARDS	Necessary infrastructure that can be accommodated with appropriate siting and visual-impact standards.
Utilities and Communication	Broadcasting studio	P	KEEP	Employment-generating commercial/media use compatible with GC.
Utilities and Communication	Communication tower	SE	KEEP WITH STANDARDS	Necessary communications infrastructure; require appropriate siting and mitigation of visual impacts.
Utilities and Communication	Utility, minor	SR	KEEP	Necessary supporting infrastructure.
Commercial / Animal Services	Kennel	SR	KEEP WITH LIMITATIONS	Can serve local/regional markets, but noise, odor, outdoor activity, and buffering require standards.
Commercial / Animal Services	Pet grooming	P	KEEP	Community-serving personal service use compatible with GC.
Commercial / Animal Services	Veterinary hospital or clinic	SR	KEEP	Commercial service use that serves local markets and complements nearby retail and services.
Commercial / Commercial Services	Artist studio	P	KEEP	Small business/creative use that contributes to commercial diversity.
Commercial / Commercial Services	Auction house	P	KEEP WITH LIMITATIONS	Can serve regional markets, but loading, parking, outdoor storage, and traffic should be managed.
Commercial / Commercial Services	Bank, Retail	P	KEEP	Core commercial service appropriate to GC.
Commercial / Commercial Services	Catering	P	KEEP	Commercial service compatible with the district.
Commercial / Commercial Services	Commercial services	P	KEEP	Broad service category directly supporting GC's commercial function.
Commercial / Commercial Services	Consumer goods repair	SR	KEEP	Community-serving service use compatible with commercial centers.

Proposed General Commercial (GC) Updates
Land Use Types

Use Classification	Land Use Type	Current Status	Recommendation	Justification / Planning Rationale
Commercial / Commercial Services	Contractor's office	P	KEEP WITH LIMITATIONS	Can provide employment and business services; control vehicle/equipment storage and dispatch.
Commercial / Commercial Services	Lawn, tree, or pest control services	P	KEEP WITH LIMITATIONS	Commercial service that can serve local/regional markets, but outdoor storage and vehicle activity should be controlled.
Commercial / Commercial Services	Linen or uniform supply	P	KEEP	Business service compatible with GC.
Commercial / Commercial Services	Medical, dental, and health practitioner	P	KEEP	Major commercial/service use that supports local and regional markets.
Commercial / Commercial Services	Non-depository personal credit institution	SR	KEEP WITH LIMITATIONS	Commercial service may remain, but should be subject to the same site and design standards as other commercial uses.
Commercial / Commercial Services	Office	SR	KEEP	Core commercial/employment use and an important component of commercial centers.
Commercial / Commercial Services	Personal services	P	KEEP	Core service use serving local and regional markets.
Commercial / Commercial Services	Rental center	SR	KEEP WITH LIMITATIONS	Can serve regional customers but may require loading, vehicle access, and outdoor storage controls.
Commercial / Commercial Services	Self-service storage facility	SR	REMOVE	Low-employment, land-intensive use can create inactive frontage and does not contribute strongly to the desired commercial-center environment.
Commercial / Commercial Services	Sightseeing tour services	P	KEEP WITH LIMITATIONS	Can serve regional markets and support visitor activity, subject to parking and operational standards.
Commercial / Commercial Services	Tattoo or body piercing facility	SR	KEEP	Small-scale personal service compatible with GC.
Commercial	Bar or other drinking place	SR	KEEP WITH LIMITATIONS	Can contribute to commercial-center activity, but hours, noise, outdoor activity, and compatibility with nearby residential uses should be addressed.
Commercial	Restaurant	SR	KEEP	Core commercial use serving local and regional markets.
Commercial	Restaurant, Carry-out	P	KEEP	Appropriate food-service use in commercial centers.
Commercial	Restaurant, Drive-through	P	KEEP WITH STANDARDS	Drive-throughs are consistent with the district's broad commercial role, but access, stacking, pedestrian circulation, frontage, and connectivity standards should prevent them from undermining connected commercial-center design.

Proposed General Commercial (GC) Updates
Land Use Types

Use Classification	Land Use Type	Current Status	Recommendation	Justification / Planning Rationale
Commercial / Recreation/Entertainment	Arena, stadium, or outdoor theater	SR	KEEP WITH LIMITATIONS	Potential regional commercial/entertainment anchor, but event traffic, noise, parking, and access require strong standards.
Commercial / Recreation/Entertainment	Commercial recreation, Indoor	P	KEEP	Appropriate destination use for larger commercial centers.
Commercial / Recreation/Entertainment	Commercial recreation, Outdoor	SR	KEEP WITH LIMITATIONS	Can serve regional markets, but outdoor activity, noise, lighting, and land consumption should be controlled.
Commercial / Recreation/Entertainment	Fitness or training center/studio	P	KEEP	Strong complementary commercial use.
Commercial / Recreation/Entertainment	Golf course	SR	REMOVE / RECONSIDER	Highly land-intensive use does not advance compact commercial-center development and is better addressed as a recreation/open-space use.
Commercial / Recreation/Entertainment	Marina	P	REMOVE / RECONSIDER	Location-dependent waterfront recreation use is not central to GC's general commercial role.
Commercial / Recreation/Entertainment	Performing arts center	P	KEEP	Can function as a regional commercial/cultural anchor and contribute to center vitality.
Commercial / Recreation/Entertainment	Sexually Oriented Business	SR	KEEP WITH LIMITATIONS	If retained, should remain subject to separation, buffering, and other applicable standards rather than being treated as a core commercial-center use.
Commercial / Recreation/Entertainment	Shooting range, Indoor	P	REMOVE / RECONSIDER	Specialized use with noise, safety, and building/site requirements that are not central to the intended commercial-center role.
Commercial / Recreation/Entertainment	Smoking place	SR	REMOVE / RECONSIDER	Specialized use is not necessary to achieve the district's commercial-center role and may create compatibility concerns.
Commercial / Retail Sales	Bakery	P	KEEP	Core retail/food use.
Commercial / Retail Sales	Building supply sales	P	KEEP	Larger-scale retail/service use serving local and regional markets.
Commercial / Retail Sales	Consumer goods store	SR	KEEP	Core retail use.
Commercial / Retail Sales	Consumer goods store, Large	P	KEEP	Directly supports GC's stated role for larger-scale commercial and big-box retail.
Commercial / Retail Sales	Convenience store	P	KEEP	Common commercial service supporting local markets.

Proposed General Commercial (GC) Updates
Land Use Types

Use Classification	Land Use Type	Current Status	Recommendation	Justification / Planning Rationale
Commercial / Retail Sales	Drugstore	P	KEEP	Community-serving retail use.
Commercial / Retail Sales	Farmers' market	P	KEEP WITH LIMITATIONS	Can contribute to commercial-center activity and local commerce; should be coordinated with circulation and parking.
Commercial / Retail Sales	Flea market	P	KEEP WITH LIMITATIONS	Can serve regional markets but requires standards for parking, circulation, outdoor activity, and visual impacts.
Commercial / Retail Sales	Garden center or retail nursery	P	KEEP	Appropriate retail use, with outdoor display/storage standards.
Commercial / Retail Sales	Grocery/Food store	P	KEEP	Core commercial use serving local and regional markets.
Commercial / Retail Sales	Manufactured home sales	SR	KEEP WITH LIMITATIONS	Can be a regional commercial use, but outdoor display, access, landscaping, and buffering should be addressed.
Commercial / Retail Sales	Outdoor power equipment store	P	KEEP WITH LIMITATIONS	Regional retail use appropriate to GC, with controls for outdoor display, service activity, and noise.
Commercial / Retail Sales	Pawnshop	P	KEEP WITH LIMITATIONS	Commercial retail/service use can remain, subject to standard commercial-center design requirements.
Commercial / Traveler Accommodations	Bed and breakfast	SR	KEEP WITH LIMITATIONS	Lodging can serve local/regional markets, but small-format lodging should remain compatible with surrounding commercial development.
Commercial / Traveler Accommodations	Campground	P	REMOVE / RECONSIDER	Land-intensive visitor accommodation is not consistent with the desired large-scale commercial-center pattern.
Commercial / Traveler Accommodations	Home-based lodging	SR	REMOVE / RECONSIDER	More appropriately addressed through residential and lodging regulations than as a GC commercial-center use.
Commercial / Traveler Accommodations	Hotel or motel	P	KEEP	Directly supports regional commercial activity and visitor-serving markets.
Commercial / Vehicle Sales and Services	Car wash	P	KEEP	Common commercial use serving local and regional vehicle trips.
Commercial / Vehicle Sales and Services	Heavy vehicle wash	P	KEEP WITH LIMITATIONS	Can serve regional markets but should be located and designed to manage noise, drainage, circulation, and heavy-vehicle impacts.
Commercial / Vehicle Sales and Services	Parking, Commercial	P	REMOVE AS PRINCIPAL USE	Standalone commercial parking consumes land and can create inactive frontage; shared/accessory parking should remain permitted to support commercial centers.

Proposed General Commercial (GC) Updates
Land Use Types

Use Classification	Land Use Type	Current Status	Recommendation	Justification / Planning Rationale
Commercial / Vehicle Sales and Services	Vehicle fueling station	P	KEEP WITH STANDARDS	Consistent with GC's broad commercial and vehicle-service role, but access, stacking, pedestrian connections, landscaping, and site design should be regulated.
Commercial / Vehicle Sales and Services	Vehicle parts and accessories store	P	KEEP	Appropriate commercial retail/service use.
Commercial / Vehicle Sales and Services	Vehicle repair, minor	P	KEEP	Appropriate commercial service use with standard noise, storage, and access controls.
Commercial / Vehicle Sales and Services	Vehicle sales and rental	P	KEEP	A principal GC vehicle-oriented commercial use serving local and regional markets.
Commercial / Vehicle Sales and Services	Vehicle towing	SR	KEEP WITH LIMITATIONS	Can support regional vehicle services, but outdoor storage, dispatch, vehicle queuing, and visual impacts require standards.
Industrial / Extraction	Warehouse/Distribution facility	SR	REMOVE	Industrial/freight-oriented use is not a principal GC function and can generate truck traffic and large, low-employment sites better suited to industrial districts.
Industrial / Production of Goods	Artisan goods production	SR	KEEP WITH LIMITATIONS	Small-scale production can complement retail and provide local employment when impacts are limited.
Industrial / Production of Goods	Manufacturing, assembly, and fabrication, Light	P	REMOVE / RELOCATE	Although low-impact, light manufacturing is more directly aligned with the Employment district; retaining it in GC blurs the distinction between commercial and employment/industrial districts.
Industrial / Waste and Recycling Facilities	Recycling collection station	P	KEEP WITH LIMITATIONS	May provide a community-serving service, but should be carefully sited and designed to avoid visual, traffic, and operational conflicts with commercial centers.

Employment (EMP)

Defining District Roles, Uses, and Scale

Approach

To establish a clear role for the Employment district:

- EMP = employment-generating development focused on office, research and development, light industrial services, light manufacturing, production, and processing activities with limited impacts on surrounding properties
- Principal employment uses = office, research, light industrial services, light manufacturing, production, and processing uses that establish the employment function of the district
- Supporting uses = limited commercial, service, dining, recreation, lodging, civic, and residential uses that complement and support the principal employment uses
- Residential uses = compatible medium- and high-density residential development that is thoughtfully integrated with employment uses and designed to maintain compatibility with adjacent properties
- MU1/MU2/MU3/GC = commercial and mixed-use districts that accommodate broader standalone commercial and mixed-use activity
- Industrial districts = heavier production, warehousing, distribution, freight, intensive service, and other activities with greater external impacts

This makes the revised EMP purpose statement more meaningful, because the use table—not the purpose statement alone—establishes the distinction between principal employment uses and supporting uses and reinforces the intended low-impact employment character of the district.

Employment & Scale Standards

Some uses should remain but be limited to their role as supporting employment-district uses.
For example:

- Commercial services — limited and primarily serving employees, businesses, and the employment area rather than establishing a general commercial center
- Restaurants/food service — employee- and employment-area-serving uses that complement the principal employment function; drive-through and other auto-oriented formats should be limited or removed where they conflict with site design objectives
- Offices and professional services — principal employment uses that can be integrated with light industrial and production activities
- Research and development — encouraged as an employment-generating use that complements office, technology, production, and light manufacturing activities
- Residential uses — compatible medium- and high-density housing may be allowed where thoughtfully integrated, buffered, and designed to maintain compatibility with employment operations
- Recreation and fitness — limited employee - or community-serving uses that do not create significant noise, traffic, or other external impacts
- Hotels/lodging — limited facilities that support business travel, employees, and the employment area
- Parking — accessory or shared parking that supports employment uses rather than standalone commercial parking as a principal use
- Transportation, utilities, and communication facilities — facilities that support the employment area and efficient movement of passenger, service, and freight vehicles, subject to applicable standards
- Industrial uses — light, low-impact production and processing should be central to EMP, while intensive manufacturing, heavy freight, large vehicle repair, and other high-impact activities should be directed to more appropriate industrial districts

Employment (EMP)

Defining District Roles, Uses, and Scale

This allows the EMP district to provide the range of uses needed to support a productive employment environment without becoming a catch-all commercial, residential, transportation, or industrial district.

Bottom Line

Keep: office, research and development, light industrial services, light manufacturing, low-impact production and processing, workforce development, and selected commercial, service, civic, lodging, recreation, and residential uses when they support or are thoughtfully integrated with the principal employment function.

Remove: uses that are primarily rural, visitor-oriented, heavy freight, high-impact industrial, land-intensive, or strongly automobile-oriented and do not support the intended low-impact employment environment, including general/intensive manufacturing, motor freight facilities, contractor's yards, large vehicle and equipment repair, warehouse/distribution, recycling sorting, self-service storage, standalone commercial parking, and similar uses better located in more intensive industrial, commercial, or transportation districts.

Employment (EMP)

Current Purpose Description

The EMP: Employment District provides lands for a mix of light industrial services, light production and processing, and office uses integrated with or adjacent to complementary commercial uses and/or medium- and high-intensity residential uses. District standards are intended to ensure that industrial services, light production and processing, and office uses are developed in a way that is complementary to commercial and residential uses in the area and provides for access by and movement of vehicles associated with the industrial and commercial uses.

Proposed Purpose Description

The Employment (EMP) District is intended to accommodate employment-generating uses, including office, research and development, light industrial services, light manufacturing, production, and processing activities that have limited impacts on surrounding properties. The district encourages development that integrates these uses with complementary commercial uses and, where appropriate, compatible medium- and high-density residential development as part of a coordinated, mixed-use employment environment.

Development within the district should be designed to support business and employment opportunities while maintaining compatibility with adjacent properties through high-quality site design, building orientation, access management, landscaping, buffering, and other measures that minimize visual, operational, and environmental impacts. Uses with significant noise, emissions, odors, vibration, heavy truck traffic, or other adverse external effects are not intended for this district unless specifically mitigated in accordance with this Code.

The district is intended to provide an efficient transportation network that accommodates passenger vehicles, service vehicles, and freight movement while promoting safe internal circulation and appropriate connections to surrounding development.

Accomplished Objectives

Based on the current purpose statement and the Planning Commission's comments, the revised description should accomplish several objectives:

- Preserve the district's focus on employment-generating uses.
- Emphasize compatibility between light industrial, office, and complementary commercial uses.
- Clarify that only low-impact industrial activities are appropriate.
- Better describe the desired development pattern and site design.
- Remove redundant language while remaining flexible enough to align with the updated Comprehensive Plan.
- Recognizes that residential uses may be appropriate where thoughtfully integrated and designed.

Planning Commission Comments

Planning Commission Comment	Addressed by
Should focus on low-impact industrial uses with office and potentially residential uses.	Clarifies that the district is intended for low-impact employment uses, including office, research and development, light industrial, and compatible residential uses where appropriate.
Should remain consistent with its existing purpose.	Retains the district's original focus on employment-generating uses while providing clearer language.

Should primarily serve employment uses rather than retail.	Emphasizes employment-generating uses as the primary purpose, with commercial uses serving a complementary role.
Better describe the intended development pattern.	Adds guidance on coordinated mixed-use development, site design, and integration of office and industrial uses.
Better describe the desired character of development.	Includes expectations for compatibility through landscaping, buffering, building orientation, and access management.
Clarify how the district is compatible with nearby development.	Explains that compatibility is achieved through thoughtful site design and measures that minimize impacts on surrounding properties.
Reduce redundant language.	Condenses the original purpose statement into clearer, more concise language while maintaining its intent.
Address more intensive industrial uses.	Clarifies that uses with significant impacts are not intended unless appropriately mitigated under the Land Development Code.

Results Achieved

The proposed purpose statement preserves the original intent of the Employment District while providing clearer direction on the types of uses allowed, the desired development pattern, compatibility with surrounding areas, and the expectation that industrial uses be low-impact.

Proposed Employment (EMP) Updates
Land Use Types

Use Classification	Land Use Type	Current Status	Recommendation	Justification / Planning Rationale
Agricultural / Agriculture and Forestry	Agriculture	P	REMOVE	General agriculture is not an employment-district use that advances the proposed focus on office, research, light industrial services, light manufacturing, production, and processing.
Agricultural / Agriculture and Forestry	Community garden	SE	REMOVE / RECONSIDER	Community gardens are compatible with some mixed-use settings but are not an employment-generating use central to EMP; they are better addressed through open-space or community-oriented districts.
Agriculture and Forestry Related	Agriculture research facility	P	KEEP	Directly supports research, employment, and innovation and is consistent with the district's proposed research-and-development role.
Agriculture and Forestry Related	Agritourism	P	REMOVE	Primarily visitor/recreation-oriented rather than employment-center or light-industrial in function and can introduce traffic and site patterns not contemplated by EMP.
Agriculture and Forestry Related	Farm distribution hub	P	REMOVE	Distribution hubs can generate significant freight traffic, loading, and site impacts inconsistent with the district's low-impact employment focus.
Agriculture and Forestry Related	Rural retreat	SR	REMOVE	Not an employment-generating use and does not support the proposed employment-center role.
Residential / Household Living	Dwelling, Multi-family	SE	KEEP WITH LIMITATIONS	The proposed purpose allows compatible medium- and high-density residential development when thoughtfully integrated; standards should address buffering, access, and compatibility with employment uses.
Residential / Household Living	Dwelling, Townhouse	SE	ADD / CLARIFY	Townhouses provide a compatible medium-density housing option and support integrated mixed-use employment environments while offering a transition to adjacent neighborhoods.
Residential / Household Living	Group home, Family	SE	KEEP WITH LIMITATIONS	Residential use may be appropriate where integrated with the employment environment; apply compatibility and site-design standards.
Group Living	Rooming or boarding house	SE	REMOVE	Less consistent with the intended medium/high-density, coordinated employment environment and may create management, parking, and compatibility issues.
Public, Civic, and Institutional	Community recreation center	SR	KEEP WITH LIMITATIONS	Can support employees and nearby residents, but should remain compatible with the employment-center role and not become a regional destination that overwhelms the district.
Public, Civic, and Institutional	Day care facility	SR	KEEP	Directly supports employees and employers and is a logical complementary service in an employment district.
Public, Civic, and Institutional	Government office	P	KEEP	Core employment-generating office use consistent with the district purpose.

Proposed Employment (EMP) Updates
Land Use Types

Use Classification	Land Use Type	Current Status	Recommendation	Justification / Planning Rationale
Public, Civic, and Institutional	Public recreation facility	SR	KEEP WITH LIMITATIONS	Can provide employee/community-serving amenities, provided scale and access remain compatible with the employment environment.
Public, Civic, and Institutional	Public safety facility	P	KEEP	Employment-generating civic use that can function within the district.
Public, Civic, and Institutional	Short-term or transitional housing	SE	KEEP WITH LIMITATIONS	Can provide housing options for workers and residents if appropriately integrated and buffered from incompatible operations.
Education	College or university	P	KEEP WITH LIMITATIONS	Can support research, innovation, education, and employment, but large campus development should be coordinated with EMP's employment and transportation functions.
Education	School, business or trade	P	KEEP	Directly supports workforce development and employment-generating activity.
Parks and Open Space	Park or greenway	SR	KEEP	Provides an important buffer and amenity and can improve employee access and site compatibility.
Transportation	Transit stop	SR	KEEP	Supports access to employment and reduces dependence on automobile travel.
Transportation	Fleet terminal	P	KEEP WITH LIMITATIONS	Consistent with the district's explicit transportation role when limited to passenger/service fleets and designed to manage circulation and external impacts.
Transportation	Passenger terminal, surface transportation	P	KEEP WITH LIMITATIONS	Can support an employment center, but terminal scale and traffic should be compatible with the surrounding development pattern.
Utilities and Communication	Antenna	P	KEEP WITH LIMITATIONS	Necessary infrastructure; location and design should minimize impacts on adjoining properties.
Utilities and Communication	Broadcasting studio	P	KEEP	Employment-generating office/production activity with limited external impacts when properly designed.
Utilities and Communication	Communication tower	SR	KEEP WITH LIMITATIONS	May be necessary infrastructure; apply siting and visual-impact standards.
Utilities and Communication	Utility, minor	SR	KEEP	Necessary supporting infrastructure.
Utilities and Communication	Wind energy conversion system, Large scale	SE	REMOVE	Large-scale infrastructure is not inherently employment-generating and may create visual, noise, safety, or operational impacts inconsistent with the low-impact intent unless addressed in a broader utility framework.
Commercial / Animal Services	Pet grooming	SR	KEEP WITH LIMITATIONS	A small complementary service can support employees and nearby residents; limit scale and outdoor activity.

Proposed Employment (EMP) Updates
Land Use Types

Use Classification	Land Use Type	Current Status	Recommendation	Justification / Planning Rationale
Commercial / Commercial Services	Artist studio	P	KEEP	Small-scale employment-generating production/creative use compatible with a low-impact employment environment.
Commercial / Commercial Services	Bank, Retail	P	KEEP	Complementary commercial service that can support employees and businesses.
Commercial / Commercial Services	Commercial services	P	KEEP	Supports the employment district's business-service function when uses are low-impact.
Commercial / Commercial Services	Consumer goods repair	SR	KEEP	Small-scale repair service can provide employment without significant external impacts.
Commercial / Commercial Services	Contractor's office	P	KEEP WITH LIMITATIONS	Office component is appropriate, but vehicle/equipment storage and dispatch should be controlled.
Commercial / Commercial Services	Medical, dental, and health practitioner	P	KEEP	Employment-generating office/service use compatible with the district.
Commercial / Commercial Services	Non-depository personal credit institution	SR	REMOVE	Provides limited support to the district's employment/production role and is not necessary to achieve the proposed EMP purpose.
Commercial / Commercial Services	Office	SR	KEEP	Core employment use expressly identified in the proposed purpose.
Commercial / Commercial Services	Personal services	P	KEEP WITH LIMITATIONS	Useful complementary services for employees and businesses, provided they remain secondary to the employment function.
Commercial / Commercial Services	Self-service storage facility	SR	REMOVE	Low-employment, land-intensive use can create inactive frontage and does not support the intended employment-generating development pattern.
Commercial	Bar or other drinking place	P	REMOVE / RECONSIDER	A bar as a principal use is not central to the employment/industrial role and may create late-hour, noise, and compatibility impacts; limited employee-serving food/drink uses are preferable.
Commercial	Restaurant	P	KEEP WITH LIMITATIONS	Provides a complementary service to employees and businesses, but should remain subordinate to the employment role.
Commercial	Restaurant, Carry-out	P	KEEP WITH LIMITATIONS	Useful employee-serving food service; control access and site design to avoid auto-oriented impacts.
Commercial	Restaurant, Drive-through	P	REMOVE	Drive-through development prioritizes automobile circulation and can create site conflicts with the desired high-quality, compatible employment environment.
Commercial / Recreation/Entertainment	Commercial recreation, Indoor	P	KEEP WITH LIMITATIONS	Can provide employee/community-serving activity if low-impact and appropriately scaled.

Proposed Employment (EMP) Updates
Land Use Types

Use Classification	Land Use Type	Current Status	Recommendation	Justification / Planning Rationale
Commercial / Recreation/Entertainment	Commercial recreation, Outdoor	SR	REMOVE	Outdoor recreation can generate noise, lighting, traffic, and land-use impacts that are difficult to reconcile with adjacent employment operations.
Commercial / Recreation/Entertainment	Fitness or training center/studio	P	KEEP WITH LIMITATIONS	Can serve employees and nearby residents; retain where scale and hours are compatible with surrounding employment uses.
Commercial / Recreation/Entertainment	Smoking place	SR	REMOVE	Not necessary to support the employment role and may create compatibility concerns.
Commercial / Retail Sales	Bakery	P	KEEP WITH LIMITATIONS	Small complementary retail/food use that can serve employees and businesses.
Commercial / Retail Sales	Consumer goods store	SR	KEEP WITH LIMITATIONS	Limited retail can complement employment uses, but should not displace the district's employment-generating role or create a retail center.
Commercial / Retail Sales	Convenience store	P	KEEP WITH LIMITATIONS	Useful employee-serving convenience use; access, scale, and frontage should be controlled.
Commercial / Retail Sales	Drugstore	P	KEEP WITH LIMITATIONS	Can serve employees and nearby residents as a complementary use.
Commercial / Retail Sales	Farmers' market	P	KEEP WITH LIMITATIONS	Can provide a limited community/employee amenity, but should not become the dominant land use.
Commercial / Retail Sales	Grocery/Food store	P	KEEP WITH LIMITATIONS	Can support employees and mixed-use areas, but larger retail should remain complementary rather than establish a general retail center.
Commercial / Traveler Accommodations	Home-based lodging	SR	REMOVE / RECONSIDER	Not central to the employment function and may create residential compatibility issues; lodging is better addressed through more intentional employment-center standards.
Commercial / Traveler Accommodations	Hotel or motel	P	KEEP WITH LIMITATIONS	Can support business travel and employment activity, but should be integrated with the employment environment and not dominate the district.
Commercial / Vehicle Sales and Services	Car wash	P	REMOVE	Auto-oriented use can create traffic, queuing, noise, water-management, and site-design impacts inconsistent with the proposed low-impact employment environment.
Commercial / Vehicle Sales and Services	Heavy vehicle wash	P	REMOVE	Heavy vehicle activity and associated traffic/operational impacts conflict with the stated compatibility objectives.
Commercial / Vehicle Sales and Services	Parking, Commercial	P	REMOVE AS PRINCIPAL USE	Standalone commercial parking is not employment-generating and can create inefficient, inactive land use; accessory/shared parking should remain available.
Commercial / Vehicle Sales and Services	Vehicle fueling station	P	REMOVE AS PRINCIPAL USE	Primarily auto-oriented and not an employment-generating use; fueling may be accommodated as an accessory or integrated service where appropriate.

Proposed Employment (EMP) Updates
Land Use Types

Use Classification	Land Use Type	Current Status	Recommendation	Justification / Planning Rationale
Commercial / Vehicle Sales and Services	Vehicle repair, major	P	REMOVE	Significant vehicle movement, noise, odors, outdoor activity, and operational impacts are inconsistent with the proposed low-impact industrial/employment focus unless substantially mitigated.
Industrial / Extraction	Warehouse/Distribution facility	P	REMOVE	Large-scale warehousing/distribution can generate substantial freight traffic, loading, and site impacts beyond the intended low-impact employment environment.
Industrial / Extraction	Motor freight facility	P	REMOVE	Heavy freight operations are inconsistent with the district's emphasis on limited external impacts and should be directed to more intensive industrial/freight districts.
Industrial / Industrial Service	Contractor's yard	P	REMOVE	Outdoor storage, equipment, vehicle traffic, and operational activity can create visual and compatibility impacts inconsistent with high-quality employment-center development.
Industrial / Industrial Service	Large vehicle and commercial and industrial equipment repair	P	REMOVE	High-intensity vehicle/equipment activity can generate noise, vibration, traffic, and other external impacts inconsistent with EMP.
Industrial / Production of Goods	Artisan goods production	SR	KEEP	Low-impact production is directly consistent with the proposed light industrial and employment-generating role.
Industrial / Production of Goods	Manufacturing, assembly, and fabrication, Light	P	KEEP	Core use expressly supported by the proposed purpose, provided external impacts remain limited.
Industrial / Production of Goods	Manufacturing, assembly, and fabrication, General	P	KEEP WITH LIMITATIONS	Can support employment and production, but should be permitted only where impacts are demonstrably limited and compatible with adjacent uses.
Industrial / Production of Goods	Manufacturing, assembly, and fabrication, Intensive	SR	REMOVE	Noise, emissions, odors, vibration, traffic, and other potential external effects conflict with the district's stated low-impact intent.
Industrial / Waste and Recycling Facilities	Recycling collection station	P	KEEP WITH LIMITATIONS	Can support employment and sustainability goals if small-scale and designed to control traffic, storage, noise, and visual impacts.
Industrial / Waste and Recycling Facilities	Recycling sorting facility	P	REMOVE	Sorting operations can involve noise, odors, truck traffic, outdoor storage, and other impacts inconsistent with the low-impact EMP environment.

Proposed Employment (EMP) Updates
Land Use Types

Use Classification	Land Use Type	Current Status	Recommendation	Justification / Planning Rationale

Suggested Addition

Land Use Type	Recommendation	Justification
Research and development facility	ADD	The proposed purpose expressly identifies research and development as an intended employment-generating use; adding it makes that role explicit in the use table.
Dwelling, Townhouse	ADD / CLARIFY	Provides a medium-density housing option that can be thoughtfully integrated with employment uses and can serve as a transition to adjacent neighborhoods.
Dwelling, Duplex	ADD / CONSIDER	Provides a compatible lower-intensity residential option where integrated with an employment center and appropriate buffering is provided.
Mixed-use employment building / development	ADD / CLARIFY	Makes the intended coordinated relationship among office, research, light industrial, commercial, and residential uses explicit rather than relying on individual use permissions.
Light industrial services	ADD / CLARIFY	The proposed purpose expressly identifies light industrial services; an explicit category would make the district's core role clearer.
Employee-serving commercial / amenity uses	ADD / CLARIFY	A defined category for limited food, retail, personal service, childcare, and similar employee-serving uses would distinguish appropriate complementary commercial activity from general commercial development.

RICHLAND COUNTY COUNCIL
ZONING PUBLIC HEARING
AGENDA
Tuesday, July 21, 2026
2020 Hampton Street, Columbia, SC 29204
7:00 PM
Report of County Council

1. **STAFF:**

Synithia Williams ..... Community Planning and Development Director
Geonard Price ..... Deputy CP&D Director
Thomas DeLage ..... Zoning Administrator
Rodney S. Tucker ..... Manager of Planning
Matthew T. Smith ..... Comprehensive Planner
Marc Ridlehoover ..... Comprehensive Planner

2. **CALL TO ORDER** ..... The Honorable Jesica Mackey
Chair of Richland County Council

3. **ADDITIONS / DELETIONS TO THE AGENDA** ..... The Honorable Jesica Mackey

4. **WITHDRAWALS / DEFERRALS** ..... The Honorable Jesica Mackey

5. **ADOPTION OF THE AGENDA** ..... The Honorable Jesica Mackey

6. **OPEN / CLOSE PUBLIC HEARING/ FIRST READING** ..... The Honorable Jesica Mackey

a. MAP AMENDMENTS

1. Case # 26-017 MA — District 10
Johnnie Howell Jr — The Honorable Cheryl D. English
HM to RT (.63 acres)
200 Gillwood Road
TMS# R27500-04-50 (portion of)
Planning Commission: Approval (8-0)
Comprehensive Plan: Compliant
Approved by County Council: 9-0

2. Case # 26-018 MA — District 10
Shanel Dunkin — The Honorable Cheryl D. English
HM to RT (6.2 acres)
115 Jennie Collins Road
TMS# R36500-03-31
Planning Commission: Approval (8-0)
Comprehensive Plan: Non-Compliant
Approved by County Council: 9-0

7. **ADJOURNMENT**

Richland County Government
2020 Hampton Street
Columbia, SC 29204

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