

**RICHLAND COUNTY
COMMUNITY PLANNING & DEVELOPMENT**

2020 Hampton Street
Columbia, SC 29204



April 21, 2025

Michael S. Byron
VP – Development
Pedcor Investments
770 Third Avenue, S.W.
Carmel, IN 46032

RE: 10424 Wilson Boulevard
TMS: R15000-05-04

Dear Mr. Byron:

Our records indicate that the above captioned parcels are zoned **General Commercial District (GC)** and are located within the unincorporated area of Richland County. According to **Table 26-4.2(b): Principal Use** of the Richland County Land Development Code **Multi-Family, Not Otherwise Listed** is a **permitted use** in the **GC District**.

The minimum setbacks for the **General Commercial District (GC)** are:

- **Front yard: 25 feet.**
- **Rear: 10 feet.**
- **Side: 0 feet.**

There are presently no known zoning violations to the subject property or facilities located thereon, nor has this department, to date, received any notice of any violations at the property. Also, there are no records of the property being granted any special exceptions or conditional use permits.

There are no known actions or proceedings that are pending before any court with respect to the zoning of the properties, any improvements located thereon, validity of the LDC or any certification or permits issued thereunder. The subject property is not located in a Floodplain Overlay District. The subject property is not part of a Planned Development District.

If you have any questions or need additional information I can be reached at 803-576-2172.

Sincerely,

A handwritten signature in blue ink that reads "Thomas E DeLage Jr.".

Thomas E DeLage Jr.
Deputy Zoning Administrator/ Interim Floodplain Manager
Community Planning & Development Department
Planning & Development Services Division