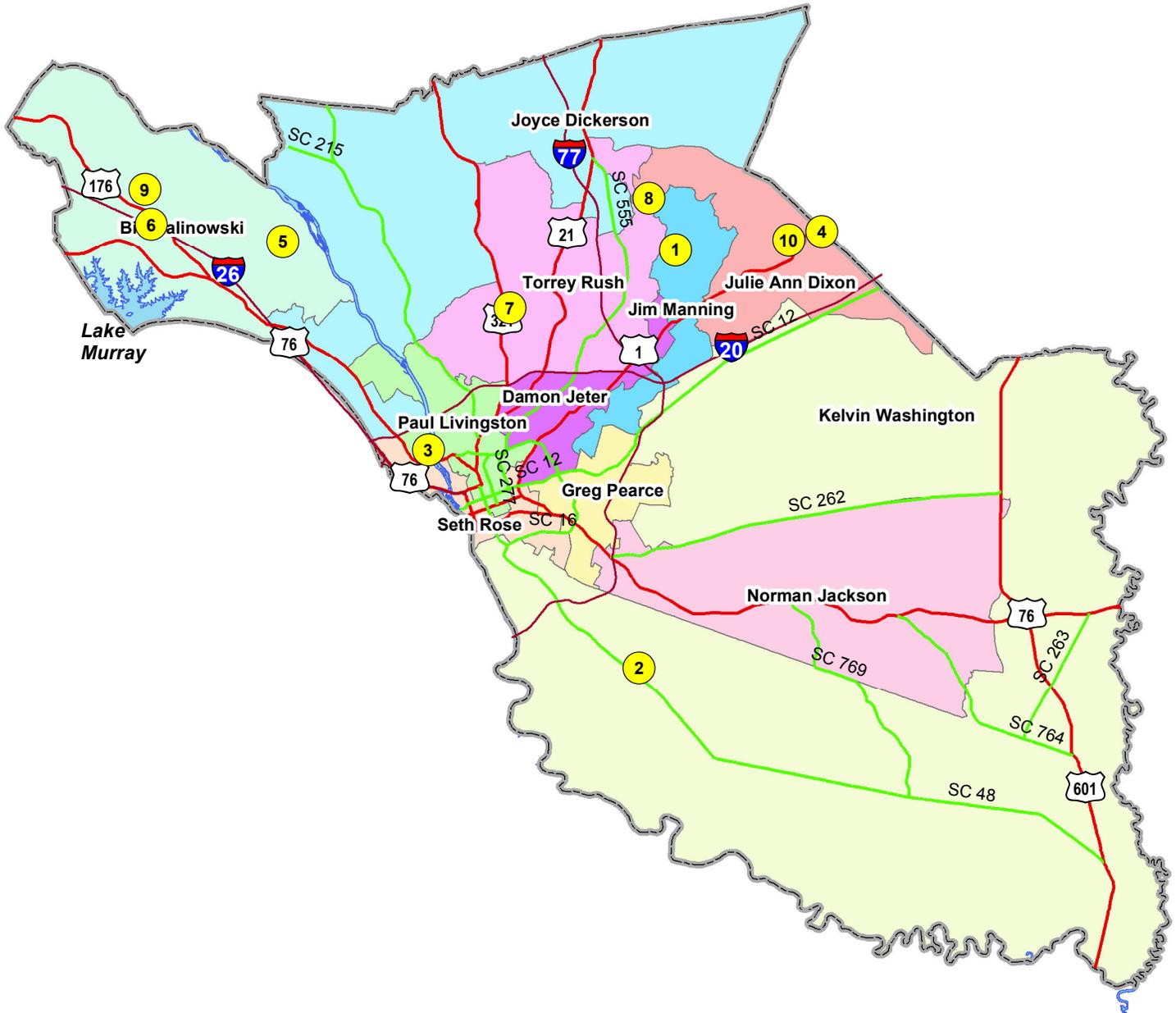


RICHLAND COUNTY COUNCIL
ZONING PUBLIC HEARING



OCTOBER 22, 2013

RICHLAND COUNTY COUNCIL ZONING PUBLIC HEARING OCTOBER 22, 2013



CASE NO.	APPLICANT	TMS NO.	LOCATION	DISTRICT
1. 12-19 MA	Myung Chan Kim	20281-01-06	2201 Clemson Rd.	Manning
2. 13-18 MA	Larry Brazell	18900-02-06	Bluff Rd.	Washington
3. 13-07 MA	Greg Ross	07312-04-03 & 05	Elmgren St & Atlantic Dr	Livingston
4. 13-26 MA	Charles Medlin	29100-05-09	11031 Two Notch Rd	Dixon
5. 13-27 MA	Bill Bouknight	04200-06-91	2101 Kennerly Rd	Malinowski
6. 13-28 MA	John Kilmartin	02600-09-05 (p)	Broad River Rd	Malinowski
7. 13-30 MA	Denise Bryant	12000-03-02	Wessinger Rd	Rush
8. 13-31 MA	Ron Johnson	17613-02-08 (p)	Longtown Rd West	Rush
9. 13-32 MA	Mark Mack	2700-08-04 (p)	Kennerly Rd	Malinowski
10. 13-33 MA	Carolyn Peake	29000-01-01/05 & 29004-01-02	10931 & 10901 Two Notch Rd	Dixon



RICHLAND COUNTY COUNCIL ZONING PUBLIC HEARING

**Tuesday, October 22, 2013
7:00 P.M.
2020 Hampton Street
2nd Floor, Council Chambers
Columbia, South Carolina**

STAFF:

Tracy Hegler, AICP.....Planning Director
Geonard Price.....Deputy Planning Director/Zoning Administrator
Amelia R. Linder, Esq..... Attorney
Holland Jay Leger, AICP..... Planning Services Manager

CALL TO ORDER.....Honorable Kelvin E. Washington, Sr.
Chairman of Richland County Council

ADDITIONS / DELETIONS TO THE AGENDA

OPEN PUBLIC HEARING

MAP AMENDMENTS [ACTION]

1. Case # 12-19 MA
Myung Chan Kim
NC to GC (1.93 acres)
2201 Clemson Rd.
TMS# 20281-01-45 **[FIRST READING]**
Planning Commission Denied 6-0
Page 1

2. Case # 13-18 MA
Larry Brazell
RU to LI (147.83 acres)
Bluff Rd.
TMS# 18900-02-06 **[FIRST READING]**
Planning Commission Approved 6-1
Page 11

3. Case # 13-07 MA
Greg Ross
RU/RS-LD to RM-HD (21.46 & .46 acres)
Elmgren St. & Atlantic Dr.
TMS# 07312-04-03 & 05 **[FIRST READING]**
Planning Commission Denied 6-0
Page 23

4. Case # 13-26 MA
Charles Medlin
GC to LI (3 acres)
11031 Two Notch Rd.
TMS# 29100-05-09 **[FIRST READING]**
Planning Commission No Recommendation
Page 33

5. Case # 13-27 MA
Bill Bouknight
RU to OI (3.37 acres)
2101 Kennerly Rd.
TMS# 04200-06-91[**FIRST READING**]
Planning Commission Denied 6-0
Page 41
6. Case # 13-28 MA
John Kilmartin
M-1 to RU (14.01 acres)
Broad River Road.
TMS# 02600-09-05(p) [**FIRST READING**]
Planning Commission Approved 6-0
Page 51
7. Case # 13-30 MA
Denise Bryant
M-1 to RM-HD (17.24 acres)
Wessinger Rd.
TMS# 12000-03-02 [**FIRST READING**]
Planning Commission No Recommendation
Page 61
8. Case # 13-31 MA
Ron Johnson
RU to RS-LD (25.54 acres)
Longtown Road West.
TMS# 17613-02-08 (p) [**FIRST READING**]
Planning Commission Approved 5-1
Page 69
9. Case # 13-32 MA
Mark Mack
RU to LI (2 acres)
Kennerly Rd.
TMS# 02700-08-04(p) [**FIRST READING**]
Planning Commission Denied 6-0
Page 79
10. Case # 13-33 MA
Carolyn Peake
RU to GC (4.097 acres)
10931 & 10901 Two Notch Rd.
TMS# 29000-01-01/05 & 29004-01-02 [**FIRST READING**]
Planning Commission Approved 6-0
Page 91

TEXT AMENDMENTS [ACTION]

1. AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES, CHAPTER 26, LAND DEVELOPMENT; ARTICLE II, RULES OF CONSTRUCTION/DEFINITIONS; SECTION 26-21, RULES OF CONSTRUCTION INFORMATION; SUBSECTION (B), GENERAL RULES OF CONSTRUCTION; PARAGRAPH (9), CONTIGUOUS.
[FIRST READING] Planning Commission Approved 6-0
Page 103

2. AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES, CHAPTER 26, LAND DEVELOPMENT; ARTICLE V, ZONING DISTRICTS AND DISTRICT STANDARDS; SECTION 26-151, PERMITTED USES WITH SPECIAL REQUIREMENTS; SO AS TO DELETE MANUFACTURED HOME PARKS FROM THE M-1 ZONING DISTRICT.
[FIRST READING] Planning Commission Approved 5-1
Page 105

3. AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES, CHAPTER 26, LAND DEVELOPMENT; ARTICLE VI, SUPPLEMENTAL USE STANDARDS; SECTION 26-152, SPECIAL EXCEPTIONS; SUBSECTION (D), STANDARDS; PARAGRAPH (26) SPECIAL CONGREGATE FACILITIES; SO AS TO PROVIDE ADDITIONAL REQUIREMENTS FOR SAME.
[FIRST READING] Planning Commission Approved 6-0
Page 107

ADJOURNMENT



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: November 5, 2012
RC PROJECT: 12-19 MA
APPLICANT: Myung Chan Kim
PROPERTY OWNER: Myung Chan Kim

LOCATION: 2201 Clemson Road

TAX MAP NUMBER: 20281-01-45
ACREAGE: 1.93
EXISTING ZONING: NC
PROPOSED ZONING: GC

PC SIGN POSTING: October 19, 2012

Staff Recommendation

Disapproval

Background /Zoning History

The current zoning, Neighborhood Commercial District (NC), reflects the zoning as approved on October 2, 2007 (case number 07-31MA, Ordinance No. 073-07HR).

The parcel contains one hundred and ninety one (191) feet of frontage on Clemson Road.

Summary

The General Commercial (GC) District is intended to accommodate a variety of commercial and nonresidential uses characterized primarily by retail, office, and service establishments oriented primarily to major traffic arteries or extensive areas of predominantly commercial usage.

No minimum lot area, except as required by DHEC. The maximum allowed density for residential uses is sixteen (16) dwelling units per acre.

- The gross density for this site is approximately: 31 dwelling units
- The net density for this site is approximately: 22 dwelling units

Direction	Existing Zoning	Use
<u>North:</u>	RS-HD	Residence
<u>South:</u>	RU	Residence
<u>East:</u>	OI	Church
<u>West:</u>	NC	Residence

Plans & Policies

The 2009 Richland County Comprehensive Plan “Future Land Use Map” designates this area as **Suburban** in the **North East Planning Area**.

North East Area

Objective: Commercial/Office activities should be located at traffic junctions or areas where existing commercial and office uses are located. These uses should not encroach on established residential areas.

Non-Compliance: In the immediate area there are a number of residentially developed parcels, a place of worship, and some commercial located closer to the intersection of Clemson Road and Hardscrabble Road. The site is not located at a significant traffic junction or in an area with existing commercial and/or office uses. Rezoning this property from its current status of Neighborhood Commercial District (NC) to General Commercial District (GC) would provide an opportunity for a greater intensity of commercial uses.

Traffic Impact

The 2010 SCDOT traffic count (Station # 440) located east of the subject parcel on Clemson Road identifies 25,000 Average Daily Trips (ADT's). Clemson Road is classified as a five lane undivided Minor Arterial, maintained by SCDOT with a design capacity of 24,800 ADT's. Clemson Road is currently operating at Level of Service (LOS) “C”.

There are no planned or programmed improvements for this section of Clemson Road.

Conclusion

The subject parcel contains an existing, residential structure abutted by other residential structures and a place of worship to the east. Otherwise, the surrounding area is characterized by large-lot residential homes (accessed by Hardscrabble Road) and commercial/office/institutional uses further to the east and west along Clemson Road located near the intersections of Hardscrabble Road and Barton Creek Court. The parcel is located five hundred and forty (540) feet east of Planned Development District (PDD) zoned property which is currently being utilized as an office development (Palmetto Family Medicine). The adjacent parcel west of the subject parcel was rezoned in conjunction with the subject parcels rezoning to Neighborhood Commercial in 2007 (Ordinance No. 073-07HR). However, the NC parcels remain residential in usage and have yet to be developed commercially.

The General Commercial District (GC) permits certain uses outright, such as residential, recreational, institutional, educational, civic, business and professional services, wholesale trade, transportation, information, warehousing, utilities, and retail trade and food services.

The subject parcels are within the boundaries of School District Two. Killian Elementary School is .66 miles west of the subject parcel on Clemson Road. Water and sewer service would be provided by the City of Columbia. There is one fire hydrant located two hundred and thirty six (236) feet west of the property on the south side of Clemson Road. The Elders Pond fire station (station number 34) is located on Elders Pond Drive, approximately .74 miles northeast of the subject parcel.

Currently the level of service (LOS) on Clemson Road shows that it is operating at capacity. Properties zoned GC, General Commercial, can often be large traffic generators and add to the traffic burdens on commercial corridors, such as Clemson Road. Recently, a rezoning from RU

to NC was approved by the Commission and Council under case number 12-03MA (Ordinance No. 008-12HR). The NC zoned parcel abutting to the west has yet to develop and rezoning additional parcels to a more intense commercial district would be inconsistent with the recommendation of the Comprehensive Plan.

Intense commercial districts should be located at major traffic junctions while less intense commercial districts should transition into residential districts. Staff's opinion is that rezoning the subject parcel to the higher intensity GC district would be out of character with the remaining residential uses located mid-block between the intersections of Hardscrabble Road and Barton Creek Court and the existing neighborhood commercial and office uses.

Based upon the zoning incompatibility, and because the proposed zoning map amendment is not in compliance with the Comprehensive Plan, Planning Staff recommends **Disapproval** of this request.

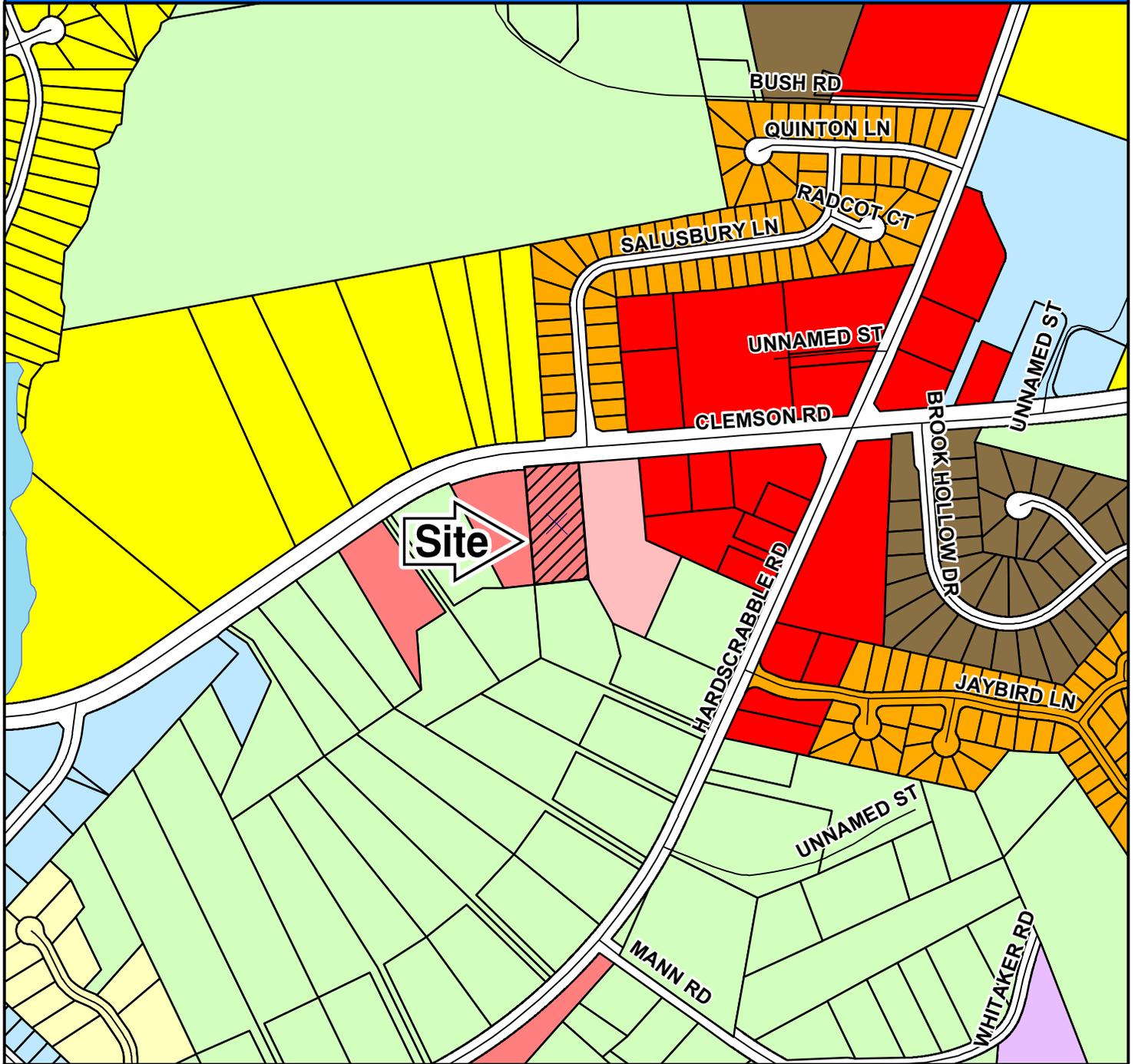
Zoning Public Hearing Date

September 24, 2013

Planning Commission Action

At their meeting of **November 5, 2012** the Richland County Planning Commission **agreed** with the PDSD recommendation and recommends the County Council **disapprove** the proposed **Amendment for RC Project # 12-19 MA.**

Case 12-19 MA NC to GC



ZONING CLASSIFICATIONS

RR	RS-E	MH	NC	LI	TROS
C-1	RS-LD	RM-MD	GC	HI	Subject Property
C-3	RS-MD	RM-HD	RC	PDD	
RG-2	RS-HD	OI	M-1	RU	



**Case 12-19 MA
NC to GC
TMS 20281-01-45**

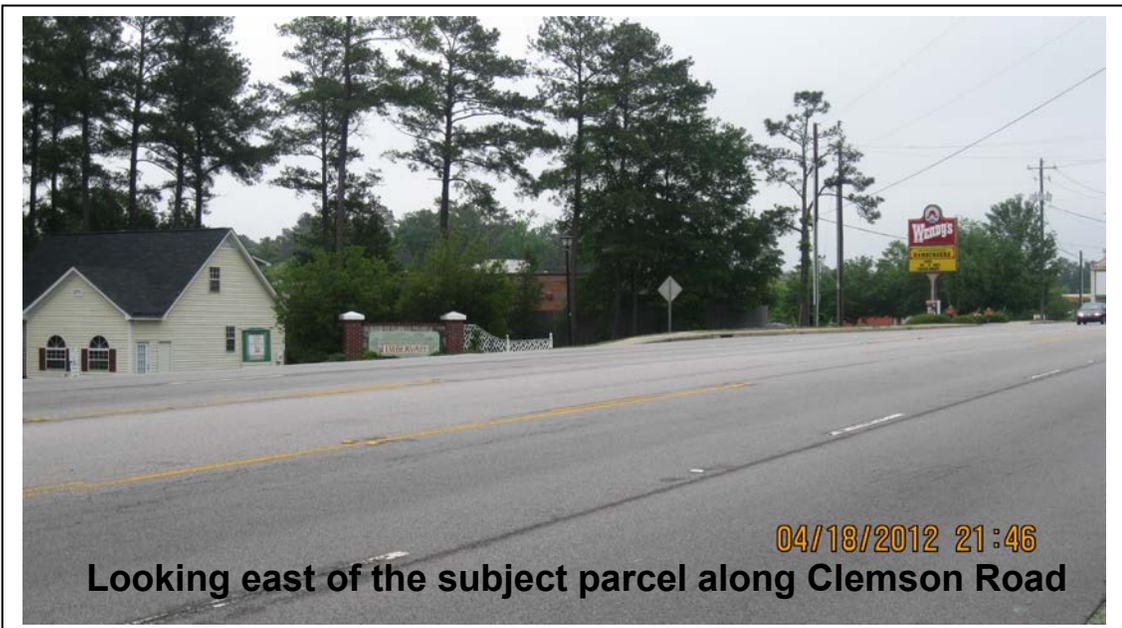


CASE 12-19 MA

From NC to GC

TMS# 20281-01-45

Clemson Road



The zoning change from NC (Neighborhood Commercial) to General Commercial (GC) would permit the introduction of the following uses which were not allowed previously in the original zoning

USE TYPES	GC
Continued Care Retirement Communities	SR
Dormitories	SE
Multi-Family, Not Otherwise Listed	P
Single-Family, Zero Lot Line, Common	SR
Fraternity and Sorority Houses	P
Special Congregate Facilities	SE
Amusement or Water Parks, Fairgrounds	SR
Batting Cages	SR
Billiard Parlors	P
Bowling Centers	P
Country Clubs with Golf Courses	SR
Go-Cart, Motorcycle and Similar Small Vehicle Tracks	SR
Golf Courses	SR
Golf Courses, Miniature	P
Golf Driving Ranges (Freestanding)	SR
Marinas and Boat Ramps	P
Shooting Ranges, Indoor	P
Skating Rinks	P
Ambulance Services, Transport	P
Animal Shelters	SR
Auditoriums, Coliseums, Stadiums	P
Colleges and Universities	P
Day Care, Adult, Home Occupation (5 or Fewer) (Ord. 008-09HR; 2-17-09)	SR

Day Care, Child, Family Day Care, Home Occupation (5 or Fewer) (Ord No. 054-08HR; 9-16-08; (Ord. 008-09HR; 2-17-09)	SR
Hospitals	P
Schools, Truck Driving	P
Zoos and Botanical Gardens	SR
Automobile Rental or Leasing	P
Automobile Towing, Not Including Storage	P
Body Piercing Facilities	SR
Building Maintenance Services, Not Otherwise Listed	P
Car and Light Truck Washes (See also Truck Washes)	P
Carpet and Upholstery Cleaning Services	P
Exterminating and Pest Control Services	P
Furniture Repair Shops and Upholstery	P
Hotels and Motels	P
Janitorial Services	P
Kennels	SR
Landscape and Horticultural Services	P
Linen and Uniform Supply	P
Motion Picture Production/Sound Recording	P
Publishing Industries	P
Rental Centers, with Outside Storage	SR
Rental Centers, without Outside Storage	P

Repair and Maintenance Services, Appliance and Electronics	SR
Repair and Maintenance Services, Automobile, Minor	P
Repair and Maintenance Services, Home and Garden Equipment	P
Research and Development Services	P
Security and Related Services	P
Tattoo Facilities (Ord 010-07HR; 2-20-07) and (Ord No. 054-08HR; 9-16-08)	P
Taxidermists	P
Theaters, Live Performances	P
Theaters, Motion Picture, Drive-Ins	SE
Traveler Accommodations, Not Otherwise Listed	P
Truck (Medium and Heavy) Washes	P
Appliance Stores	P
Auction Houses	P
Automotive Parts and Accessories Stores	P
Boat and RV Dealers, New and Used	P
Building Supply Sales with Outside Storage	P
Building Supply Sales without Outside Storage	P
Direct Selling Establishments, Not Otherwise Listed	P
Drugstores, Pharmacies, with Drive-Thru	P

Electronic Shopping and Mail Order Houses	P
Flea Markets, Indoor	P
Flea Markets, Outdoor	P
Floor Covering Stores	P
Furniture and Home Furnishings	P
Home Centers	P
Manufactured Home Sales	SR
Motor Vehicle Sales – Car and Truck – New and Used	P
Motorcycle Dealers, New and Used	P
Outdoor Power Equipment Stores	P
Pawnshops	P
Restaurants, Limited Service (Drive-Thru)	P
Service Stations, Gasoline	P
Television, Radio or Electronic Sales	P
Tire Sales	P
Truck Stops	P
Warehouse Clubs and Superstores	P
Apparel, Piece Goods, and Notions	P
Beer/Wine/Distilled Alcoholic Beverages	SR
Books, Periodicals, and Newspapers	P
Drugs and Druggists' Sundries	SR
Durable Goods, Not Otherwise Listed	SR

Electrical Goods	SR
Flowers, Nursery Stock, and Florist Supplies	P
Furniture and Home Furnishings	SR
Groceries and Related Products	P
Hardware	P
Jewelry, Watches, Precious Stones	P
Lumber and Other Construction Materials	SR
Machinery, Equipment and Supplies	SR
Market Showrooms (Furniture, Apparel, Etc.)	SR
Motor Vehicles, New Parts and Supplies	SR
Motor Vehicles, Tires and Tubes	SR
Nondurable Goods, Not Otherwise Listed	SR
Paints and Varnishes	SR
Paper and Paper Products	P
Plumbing & Heating Equipment and Supplies	SR
Professional and Commercial Equipment and Supplies	P
Sporting and Recreational Goods and Supplies (Except Sporting Firearms and Ammunition)	P
Sporting Firearms and Ammunition	SR

Tobacco and Tobacco Products	SR
Toys and Hobby Goods and Supplies	P
Bus Facilities, Interurban	P
Bus Facilities, Urban	P
Charter Bus Industry	P
Courier Services, Substations	P
Limousine Services	P
Radio and Television Broadcasting Facilities (Except Towers)	P
Scenic and Sightseeing Transportation	P
Sewage Treatment Facilities, Private	
Taxi Service Terminals	P
Utility Service Facilities (No Outside Storage)	P
Warehouses, Self-Storage	SR
Warehouses, Self-Storage	SR
Bakeries, Manufacturing	P
Computer, Appliance, and Electronic Products	P
Medical Equipment and Supplies	P
Printing and Publishing	P
Signs	P
Sexually Oriented Businesses	SR
Buildings, High Rise, 4 or 5 Stories	SR
Buildings, High Rise, 6 or More Stories	SE

STATE OF SOUTH CAROLINA
COUNTY COUNCIL OF RICHLAND COUNTY
ORDINANCE NO. ____-13HR

AN ORDINANCE OF THE COUNTY COUNCIL OF RICHLAND COUNTY, SOUTH CAROLINA, AMENDING THE ZONING MAP OF UNINCORPORATED RICHLAND COUNTY, SOUTH CAROLINA, TO CHANGE THE ZONING DESIGNATION FOR THE REAL PROPERTY DESCRIBED AS TMS # 20281-01-45 FROM NC (NEIGHBORHOOD COMMERCIAL DISTRICT) TO GC (GENERAL COMMERCIAL DISTRICT); AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

Pursuant to the authority granted by the Constitution of the State of South Carolina and the General Assembly of the State of South Carolina, BE IT ENACTED BY RICHLAND COUNTY COUNCIL:

Section I. The Zoning Map of unincorporated Richland County is hereby amended to change the real property described as TMS # 20281-01-45 from NC (Neighborhood Commercial District) zoning to GC (General Commercial District) zoning.

Section II. Severability. If any section, subsection, or clause of this Ordinance shall be deemed to be unconstitutional, or otherwise invalid, the validity of the remaining sections, subsections, and clauses shall not be affected thereby.

Section III. Conflicting Ordinances Repealed. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section IV. Effective Date. This ordinance shall be effective from and after _____, 2013.

RICHLAND COUNTY COUNCIL

By: _____
Kelvin E. Washington, Sr., Chair

Attest this _____ day of
_____, 2013.

Michelle M. Onley
Clerk of Council

Public Hearing: October 22, 2013 (tentative)
First Reading: October 22, 2013 (tentative)
Second Reading:
Third Reading:



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: June 3, 2013
RC PROJECT: 13-18 MA
APPLICANT: Larry Brazell

LOCATION: Bluff Road

TAX MAP NUMBER: 18900-02-06
ACREAGE: 147.83 acres
EXISTING ZONING: RU
PROPOSED ZONING: LI

PC SIGN POSTING: May 15, 2013

Staff Recommendation

Approval

Background

Zoning History

The current zoning, Rural District (RU) reflects the original zoning as adopted September 7, 1977. There was a previous zoning request on the subject parcel for Light Industrial District (LI) (under case number 07-19MA. The case was withdrawn by the applicant at Zoning Public Hearing.

Zoning District Summary

The Light Industrial (LI) District is intended to accommodate wholesaling, distribution, storage, processing, light manufacturing, and general commercial uses. Such uses are usually controlled operations, relatively clean, quiet, and free of objectionable or hazardous elements, such as smoke, noise, odor or dust. In addition, such uses usually operate and/or have storage within open or enclosed structures; and generating no nuisances.

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

Discussion

Parcel/Area Characteristics

The parcel has one thousand eight hundred and ninety three (1,893) feet of frontage along Bluff Road, which is a two-lane undivided minor arterial without sidewalks or streetlights. The subject parcel is undeveloped and is heavily wooded. The immediate area is primarily characterized by undeveloped, heavily wooded parcels, agricultural and residential uses. The Richland County Detention Center is located two thousand two hundred and forty (2,240) feet north west of the parcel and is zoned LI. There are also smaller M-1 zoned parcels south west of the Detention Center.

Public Services

The subject parcel is within the boundaries of School District One. Mill Creek Elementary School is located 2.57 miles north of the subject parcel on Songbird Drive. The Industrial Park fire station (number 3) is located 3.3 miles northwest of the subject parcel on The Boulevard, which is an internal road within the industrial park. There are no fire hydrants located along Bluff Road. The proposed map amendment would not negatively impact public services or traffic, although were the property to develop to its light industrial potential, there would most likely be an increase in truck traffic along Bluff Road. Water and sewer would be provided by the city of Columbia

Plans & Policies

The 2009 Richland County Comprehensive Plan "**Future Land Use Map**" designates this area as **Rural** in the **South East Planning Area**.

Objective: Industrial activities should be compatible with the surrounding land uses and should be considered on a case-by-case basis. Industrial uses should not locate near residential or commercial uses without adequate space for buffering/setbacks. Proposed industrial uses should consider sites with adequate room for expansion, existing infrastructure, and access to major arterials and/or highways. Sites will be considered during the rezoning process and periodically updated.

Compliance: The area has plenty of room for expansion and buffering, as most of the area remains undeveloped. Additionally, the site has access to Interstate 77 (3.6 miles to the west) from Bluff Road. There is existing infrastructure in place to serve industrial development.

Traffic Impact

The 2011 SCDOT traffic count (Station # 244) located west of the subject parcel on Bluff Road identifies 6,200 Average Daily Trips (ADT's). Bluff Road is classified as a two lane undivided minor arterial, maintained by SCDOT with a design capacity of 10,800 ADT's. Bluff Road is currently operating at Level of Service (LOS) "B".

There are no planned or programmed improvements for this section of Bluff Road.

Conclusion

The parcels north, east and south of the site are zoned RU. Residential uses on large parcels are scattered in the vicinity of the site. The RU zoned parcels north are undeveloped. The proposed request is in compliance with the Comprehensive Plan as the site has room for expansion and buffering and has access to infrastructure.

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

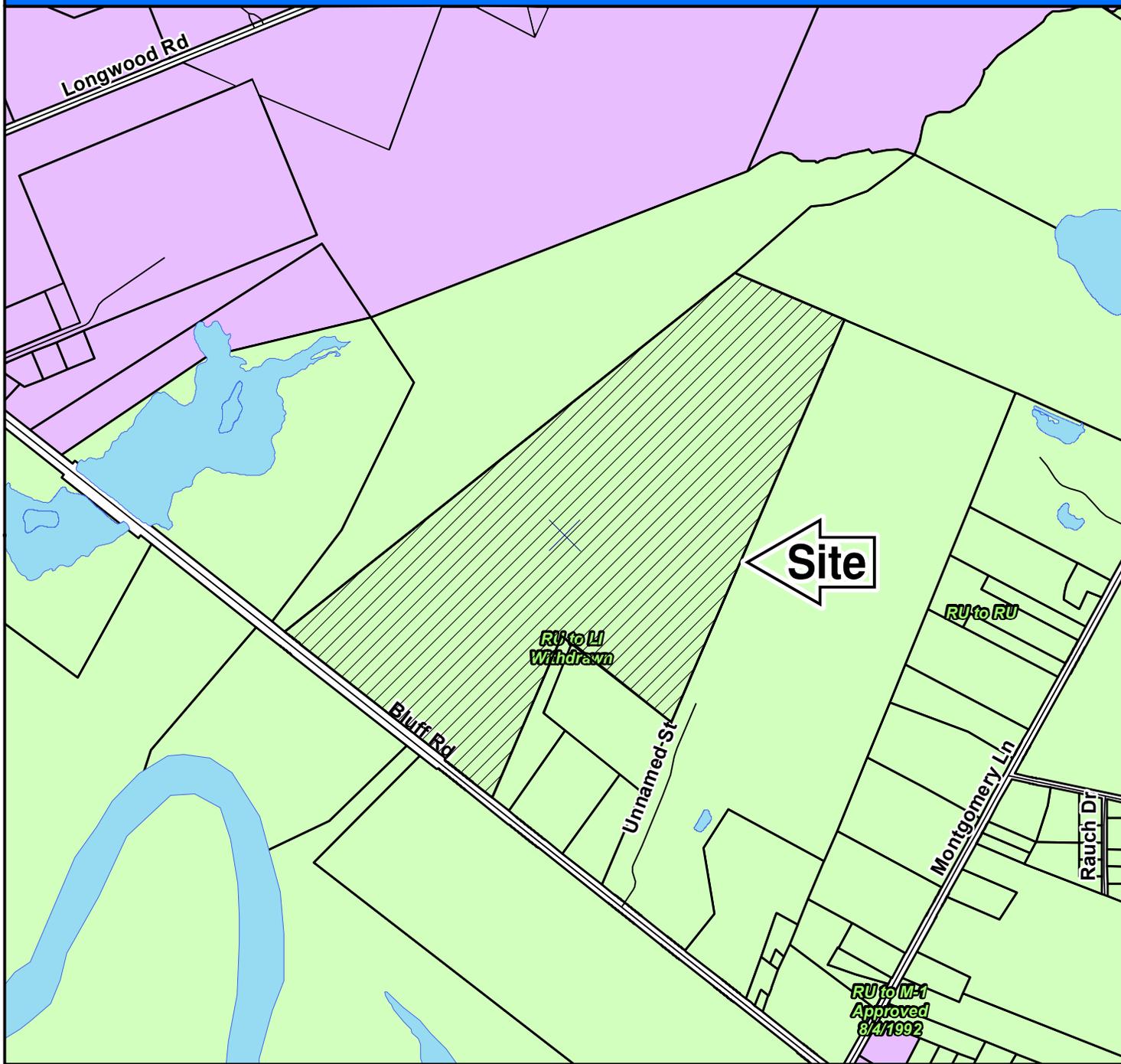
Zoning Public Hearing Date

September 24, 2013

Planning Commission Action

At their meeting of **June 3, 2013** the Richland County Planning Commission **agreed** with the PSDS recommendation and recommends the County Council initiate the ordinance consideration process to **approve the proposed Amendment** for **RC Project # 13-18 MA**.

Case 13-18 MA RU to LI

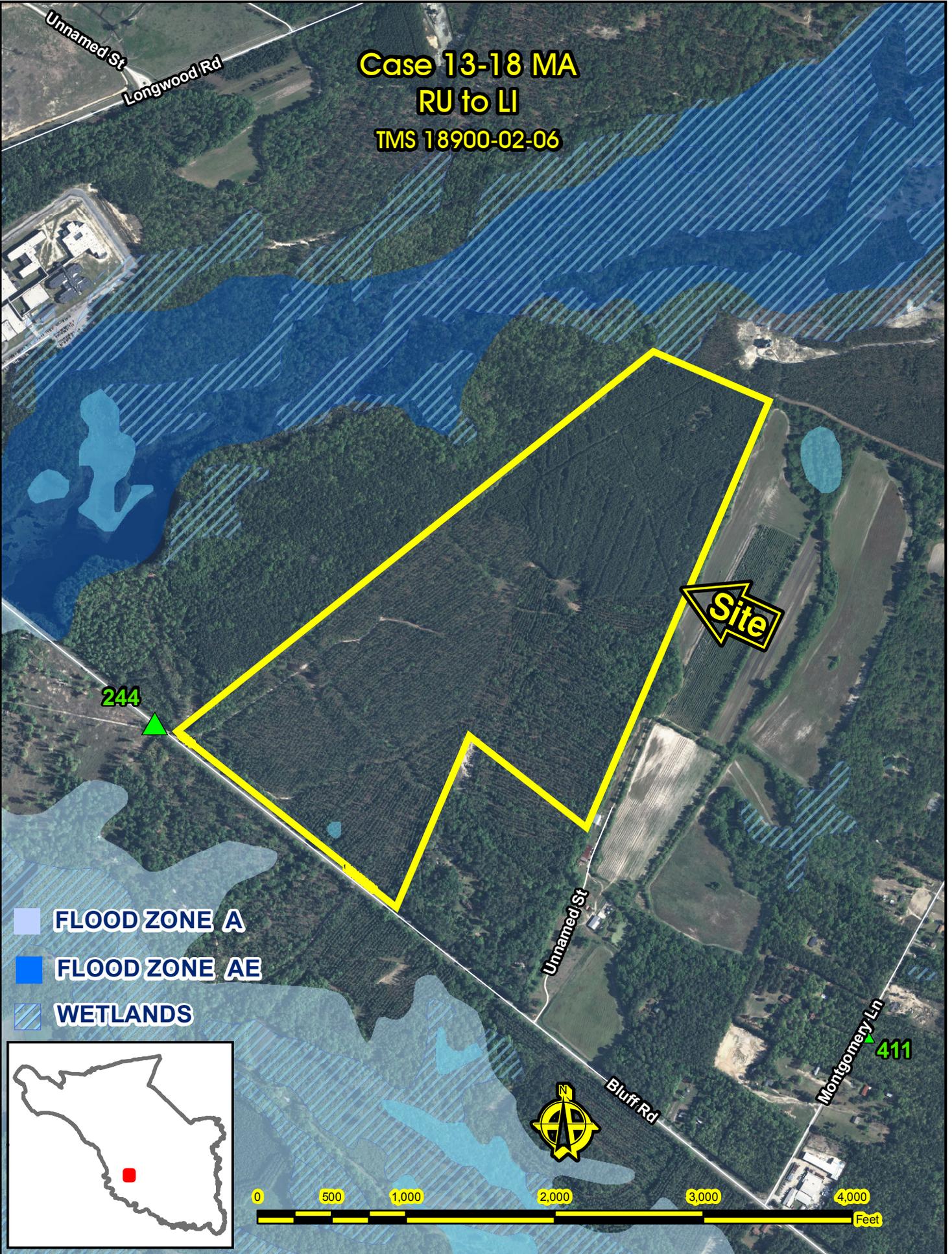


ZONING CLASSIFICATIONS

 CC-1	 C-1	 RS-E	 MH	 NC	 LI	 TROS
 CC-2	 C-3	 RS-LD	 RM-MD	 GC	 HI	 Subject Property
 CC-3	 RG-2	 RS-MD	 RM-HD	 RC	 PDD	
 CC-4	 RR	 RS-HD	 OI	 M-1	 RU	



Case 13-18 MA
RU to LI
TMS 18900-02-06



CASE 13-18 MA

From RU to LI

TMS# 18900-02-06

Bluff Road



The zoning change from RU (Rural) to LI (Light Industrial) would permit the introduction of the following uses which were not allowed previously in the original zoning

USE TYPES	LI		P
Recreational Uses			
Amusement or Water Parks, Fairgrounds	SR		
Batting Cages	SR		
Golf Courses	SR		
Golf Courses, Miniature	P		
Golf Driving Ranges (Freestanding)	SR		
Physical Fitness Centers	P		
Shooting Ranges, Indoor	P		
Institutional, Educational and Civic Uses			
Ambulance Services, Transport	P		
Animal Shelters	SR		
Auditoriums, Coliseums, Stadiums	P		
Community Food Services	P		
Government Offices	P		
Post Offices	P		
Postal Service Processing & Distribution	P		
Schools, Administrative Facilities	P		
Schools, Business, Computer and Management Training	P		
Schools, Fine Arts Instruction	P		
Schools, Junior Colleges	P		
Schools, Technical and Trade (Except Truck Driving)	P		
Schools, Truck Driving	P		
Business, Professional and Personal Services			
Accounting, Tax Preparation, Bookkeeping, and Payroll Services	P		
Automatic Teller Machines			P
Automobile Parking (Commercial)			P
Automobile Rental or Leasing			P
Automobile Towing, Not Including Storage			P
Automobile Towing, Including Storage Services			P
Banks, Finance, and Insurance Offices			P
Building Maintenance Services, Not Otherwise Listed			P
Car and Light Truck Washes (See also Truck Washes)			P
Carpet and Upholstery Cleaning Services			P
Computer Systems Design and Related Services			P
Construction, Building, General Contracting, with Outside Storage			SR
Construction, Building, General Contracting, without Outside Storage			P
Construction, Heavy, with Outside Storage			SR
Construction, Heavy, without Outside Storage			P
Construction, Special Trades, with Outside Storage			SR
Construction, Special Trades, without Outside Storage			P
Employment Services			P
Engineering, Architectural, and Related Services			P
Exterminating and Pest Control Services			P
Funeral Homes and Services			P

Furniture Repair Shops and Upholstery	P
Hotels and Motels	P
Janitorial Services	P
Laundromats, Coin Operated	P
Laundry and Dry Cleaning Services, Non-Coin Operated	P
Linen and Uniform Supply	P
Management, Scientific, and Technical Consulting Services	P
Medical, Dental, or Related Laboratories	P
Motion Picture Production/Sound Recording	P
Office Administrative and Support Services, Not Otherwise Listed	P
Packaging and Labeling Services	P
Pet Care Services (Excluding Veterinary Offices and Kennels)	P
Photocopying and Duplicating Services	P
Photofinishing Laboratories	P
Professional, Scientific, and Technical Services, Not Otherwise Listed	P
Publishing Industries	P
Rental Centers, with Outside Storage	P
Rental Centers, without Outside Storage	P
Repair and Maintenance Services, Appliance and Electronics	SR
Repair and Maintenance Services, Automobile, Major	P
Repair and Maintenance Services, Automobile, Minor	P
Repair and Maintenance Services, Boat and Commercial Trucks, Small	P
Repair and Maintenance Services, Commercial and Industrial Equipment	P

Repair and Maintenance Services, Home and Garden Equipment	P
Repair and Maintenance Services, Personal and Household Goods	P
Repair and Maintenance Services, Television, Radio, or Other Consumer Electronics	P
Research and Development Services	P
Security and Related Services	P
Taxidermists	P
Theaters, Motion Picture, Other Than Drive-Ins	P
Theaters, Motion Picture, Drive-Ins	SE
Truck (Medium and Heavy) Washes	P
Vending Machine Operators	P
Veterinary Services (Non-Livestock, May Include Totally Enclosed Kennels Operated in Connection with Veterinary Services)	P
Auction Houses	P
Automotive Parts and Accessories Stores	P
Bakeries, Retail	P
Bars and Other Drinking Places	SR
Bicycle Sales and Repair	P
Building Supply Sales with Outside Storage	P
Building Supply Sales without Outside Storage	P
Caterers, No On Site Consumption	P
Convenience Stores (with Gasoline Pumps)	P
Convenience Stores (without Gasoline Pumps)	P

Direct Selling Establishments, Not Otherwise Listed	P
Drugstores, Pharmacies, with Drive-Thru	P
Drugstores, Pharmacies, without Drive-Thru	P
Electronic Shopping and Mail Order Houses	P
Flea Markets, Indoor	P
Flea Markets, Outdoor	P
Fruit and Vegetable Markets	P
Restaurants, Cafeterias	P
Restaurants, Full Service (Dine-In Only)	P
Restaurants, Limited Service (Delivery, Carry Out)	P
Restaurants, Limited Service (Drive-Thru)	P
Restaurants, Snack and Nonalcoholic Beverage Stores	P
Service Stations, Gasoline	P
Truck Stops	P
Apparel, Piece Goods, and Notions	P
Beer/Wine/Distilled Alcoholic Beverages	P
Books, Periodicals, and Newspapers	P
Chemicals and Allied Products	P
Drugs and Druggists' Sundries	P
Durable Goods, Not Otherwise Listed	P
Electrical Goods	P
Farm Products, Raw Materials	P
Farm Supplies	P
Flowers, Nursery Stock, and Florist Supplies	P
Furniture and Home Furnishings	P

Groceries and Related Products	P
Hardware	P
Jewelry, Watches, Precious Stones	P
Machinery, Equipment and Supplies	P
Market Showrooms (Furniture, Apparel, Etc.)	P
Metal and Minerals	P
Motor Vehicles	P
Motor Vehicles, New Parts and Supplies	P
Motor Vehicles, Tires and Tubes	P
Motor Vehicles, Used Parts and Supplies	P
Nondurable Goods, Not Otherwise Listed	P
Paints and Varnishes	P
Paper and Paper Products	P
Plumbing & Heating Equipment and Supplies	P
Professional and Commercial Equipment and Supplies	P
Scrap and Recyclable Materials	SE
Sporting and Recreational Goods and Supplies (Except Sporting Firearms and Ammunition)	P
Sporting Firearms and Ammunition	P
Timber and Timber Products	P
Tobacco and Tobacco Products	P
Toys and Hobby Goods and Supplies	P
Transportation, Information, Warehousing, Waste Management, and Utilities	
Airports or Air Transportation Facilities and Support Facilities	P
Bus Facilities, Interurban	P
Bus Facilities, Urban	P
Charter Bus Industry	P

Courier Services, Central Facility	P
Courier Services, Substations	P
Limousine Services	P
Materials Recovery Facilities (Recycling)	P
Radio and Television Broadcasting Facilities (Except Towers)	P
Scenic and Sightseeing Transportation	P
Taxi Service Terminals	P
Truck Transportation Facilities	P
Utility Company Offices	P
Utility Service Facilities (No Outside Storage)	P
Warehouses (General Storage, Enclosed, Not Including Storage of Any Hazardous Materials or Waste as Determined by Any Agency of the Federal, State or Local Government)	P
Warehouses, Self-Storage	SR
Warehouses, Self-Storage	SR
Water Treatment Plants, Non-Governmental, Public	P
<u>Manufacturing, Mining, and Industrial Uses</u>	
Apparel	P
Bakeries, Manufacturing	P
Beverage, Soft Drink and Water	P
Computer, Appliance, and Electronic Products	P
Dairy Products	P
Dolls, Toys, and Games	P
Fabricated Metal Products	SE
Food Manufacturing, Not Otherwise Listed	P
Furniture and Related Products	P
Glass and Glass Products	SE
Jewelry and Silverware	P
Leather and Allied Products (No Tanning)	P

Machinery	SE
Manufacturing, Not Otherwise Listed	SE
Medical Equipment and Supplies	P
Office Supplies (Not Paper)	P
Paper Products (No Coating and Laminating)	P
Printing and Publishing	P
Signs	P
Soap, Cleaning Compounds, and Toilet Preparations	P
Sporting and Athletic Goods	P
Textile Product Mills	SE
Transportation Equipment	SE
Wood Products, Excluding Chip Mills	P

STATE OF SOUTH CAROLINA
COUNTY COUNCIL OF RICHLAND COUNTY
ORDINANCE NO. ____-13HR

AN ORDINANCE OF THE COUNTY COUNCIL OF RICHLAND COUNTY, SOUTH CAROLINA, AMENDING THE ZONING MAP OF UNINCORPORATED RICHLAND COUNTY, SOUTH CAROLINA, TO CHANGE THE ZONING DESIGNATION FOR THE REAL PROPERTY DESCRIBED AS TMS # 18900-02-06 FROM RU (RURAL DISTRICT) TO LI (LIGHT INDUSTRIAL DISTRICT); AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

Pursuant to the authority granted by the Constitution of the State of South Carolina and the General Assembly of the State of South Carolina, BE IT ENACTED BY RICHLAND COUNTY COUNCIL:

Section I. The Zoning Map of unincorporated Richland County is hereby amended to change the real property described as TMS # 18900-02-06 from RU (Rural District) zoning to LI (Light Industrial District) zoning.

Section II. Severability. If any section, subsection, or clause of this Ordinance shall be deemed to be unconstitutional, or otherwise invalid, the validity of the remaining sections, subsections, and clauses shall not be affected thereby.

Section III. Conflicting Ordinances Repealed. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section IV. Effective Date. This ordinance shall be effective from and after _____, 2013.

RICHLAND COUNTY COUNCIL

By: _____
Kelvin E. Washington, Sr., Chair

Attest this _____ day of
_____, 2013.

Michelle M. Onley
Clerk of Council

Public Hearing: July 23, 2013
Second Public Hearing: September 24, 2013
Third Public Hearing: October 22, 2013 (tentative)
First Reading: October 22, 2013 (tentative)
Second Reading:
Third Reading:



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: October 7, 2013
RC PROJECT: 13-07 MA
APPLICANT: Greg Ross

LOCATION: Elmgren Street, Atlantic Drive and Bentley Drive

TAX MAP NUMBER: 07312-04-03 & 05
ACREAGE: 21.46 & .46
EXISTING ZONING: RU/ RS-LD
PROPOSED ZONING: RM-HD

PC SIGN POSTING: September 11, 2013

Staff Recommendation

Approval

Background

Zoning History

The current zoning, Residential Single Family Low Density District (RS-LD) reflects the original zoning as adopted September 7, 1977. Prior to the code change in 2005 the Rural District (RU) parcel was zoned D-1. With the adoption of the new Land Development Code in 2005 the D-1 District was converted into the RU District.

Zoning History General Area

The subject parcels were part of a previous request for RM-HD, Residential Multifamily High Density District (case number 96-056MA). The requested zoning amendment was withdrawn. The subject parcels were part of another previous request for RM-HD, Residential Multifamily High Density District (case number 97-046MA); but the requested zoning amendment was withdrawn.

Zoning District Summary

The RM-HD District is established to provide for high-density residential development in Richland County, allowing compact development consisting of the full spectrum of residential unit types where adequate public facilities are available. This district is intended to allow a mix of residential unit types to provide a balance of housing opportunities while maintaining neighborhood compatibility. This district may serve as a transitional district between lower density residential and low intensity commercial uses.

Minimum lot area/maximum density. Minimum lot area: no minimum lot area requirement except as required by DHEC. Maximum density standard: no more than sixteen (16) units per acre.

- The gross density for this site is approximately: 350 dwelling units
- The net density for this site is approximately: 245 dwelling units

Direction	Existing Zoning	Use
<u>North:</u>	RG-2	Multifamily (The Reserve at Riverwalk Apartment Homes)
<u>South:</u>	RG-2	Off-Campus Multifamily Housing for Benedict College (Bentley Court Apartment Homes)
<u>East:</u>	RG-2	Townhome Residences (Broad River Township)
<u>West:</u>	RS-LD	Single Family Residences/Vacant Parcels

Discussion

Parcel/Area Characteristics

The parcels have one thousand one hundred and forty nine (1149) feet of frontage along Elmgren Street, seven hundred and seventeen (717) feet of frontage along Atlantic Drive and one thousand one hundred and forty seven (1147) feet of frontage along Bentley Drive. Otherwise, the larger of the two properties is undeveloped, heavily wooded and contains moderate slopes. The smaller of the two properties is an individual lot containing a single family residence, very little slope and residential vegetation,

Elmgren Street, Atlantic Drive, and Bentley Drive are two-lane residential collector streets. There is a small strip of sidewalk along Atlantic Drive only and sporadically dispersed utility pole mounted streetlights. The parcel slopes downward from Elmgren Street and Atlantic Drive toward the Broad River and to the apartments north of the subject parcels. The immediate area is primarily characterized by residential uses; well established single family subdivisions to the west and multifamily residences to the north, south and east. Properties located to the north, south and east are located within the jurisdiction of the City of Columbia.

Public Services

The subject parcel is within the boundaries of School District One. H.B. Rhame Elementary School and Saint Andrews Middle School are located .56 miles to the west of the subject parcels.

The Saint Andrews fire station (number 6) is located 1.3 miles northwest of the subject parcels on Briargate Circle. There is a fire hydrant located along Elmgren Street. The proposed map amendment would not negatively impact public services or traffic. Water and sewer is provided by the City of Columbia.

Plans & Policies

The 2009 Richland County Comprehensive Plan “**Future Land Use Map**” designates this area as **PIA, Priority Investment Area**, in the **Beltway Planning Area**.

Objective: Residential housing should be varied at moderate to high densities (4-16 dwelling units per acre). Residential developments are encouraged to contain a deliberate mix of residential, commercial, and civic uses and should include affordable housing. Single family developments may be encroached by Multifamily or Planned Development Districts (PDD) to act as a buffer from higher intensity uses. Multifamily developments are appropriate when completing a block face or in conjunction with a PDD.

Compliance: The proposed zoning would meet the Comprehensive Plan’s recommendation of 4-16 dwelling units an acre.

Traffic Impact

The 2012 SCDOT traffic count (Station # 183) located west of the subject parcels on Broad River Road identifies 26,500 Average Daily Trips (ADT’s). Broad River Road is classified as a five lane undivided Principal Arterial, maintained by SCDOT with a design capacity of 33,600 ADT’s. Broad River Road is currently operating at Level of Service (LOS) “C”.

The 2012 SCDOT traffic count (Station # 184) located southeast of the subject parcels on River Drive identifies 22,500 Average Daily Trips (ADT’s). River Drive is classified as a five lane undivided Principal Arterial, maintained by SCDOT with a design capacity of 33,600 ADT’s. River Drive is currently operating at Level of Service (LOS) “B”.

Currently, construction is underway to rebuild the River Drive Bridge crossing across the Broad River, as well as the east and west approaches to the bridge and associated improvement to all intersections within that construction zone. Otherwise, there are no planned or programmed improvements for this area.

Conclusion

The parcels north, south and east of the subject properties are located in the City of Columbia and zoned RG-2, General Residential, which permits multifamily uses and development densities. As the Comprehensive Plan recommends for Priority Investment Area and the higher densities thereof, the proposed request for RM-HD is in keeping with those recommendations and consequently, is in compliance with the Comprehensive Plan. The requested zoning is compatible with the zoning of the adjacent parcels and developments in three directions and Broad River Road nearby is currently operating at the designed capacity (LOS C and LOS B respectively).

Based upon this rationale, staff recommends **Approval** of this map amendment.

Zoning Public Hearing Date

October 22, 2013

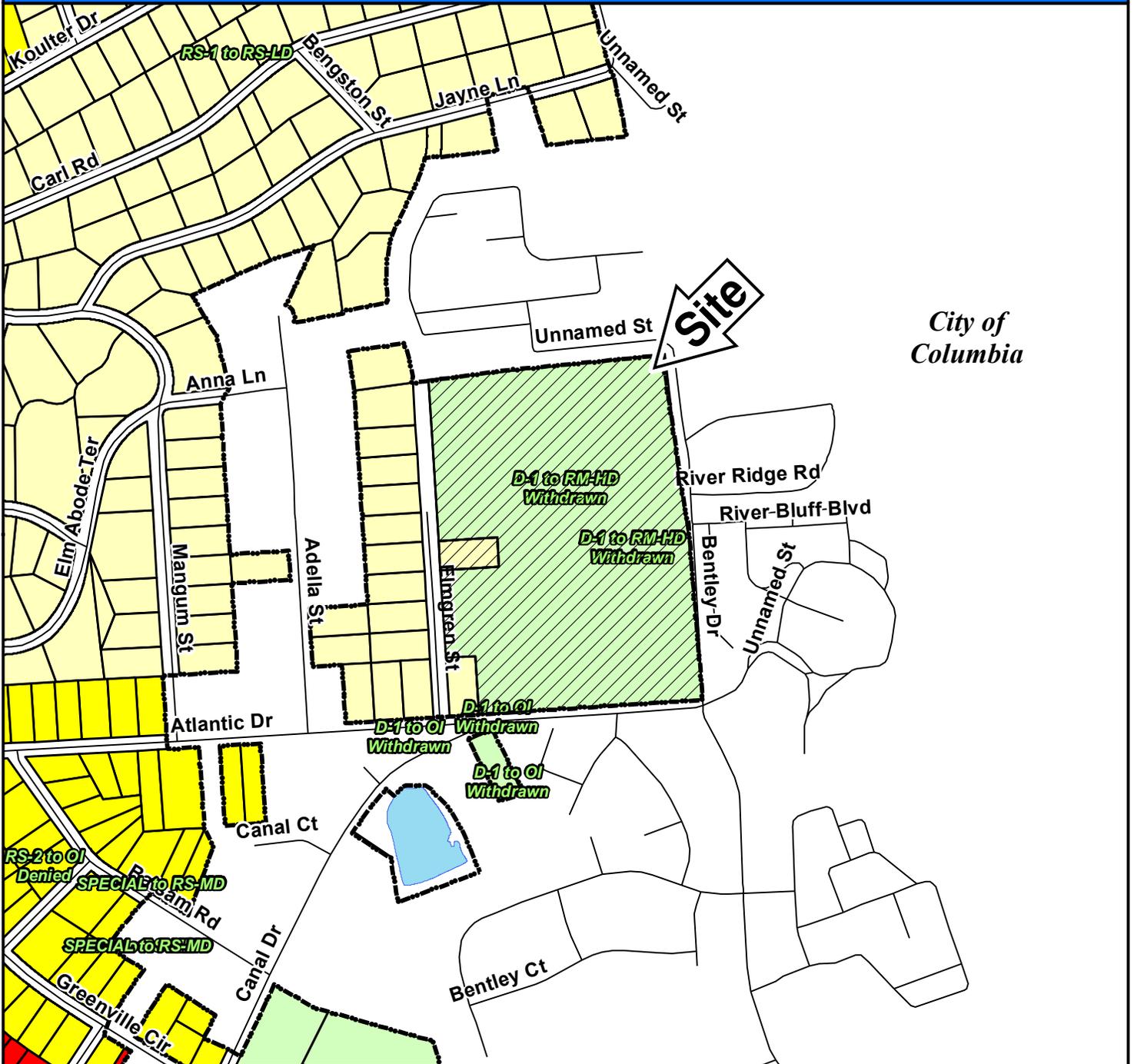
Planning Commission Action

At their meeting of **October 7, 2013** the Richland County Planning Commission **disagreed** with the PSDS recommendation for the following reasons:

- The traffic impact would negatively affect the neighborhood
- This area doesn't need any more high density development, it is more suited for medium to low density

The PC recommends the County Council **deny the proposed Amendment** for **RC Project # 13-07**.

Case 13-07 MA RU/RS-LD to RM-HD



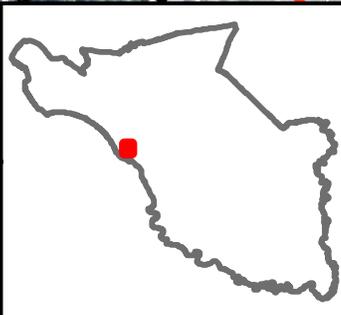
ZONING CLASSIFICATIONS

 CC-1	 C-1	 RS-E	 MH	 NC	 LI	 TROS	
 CC-2	 C-3	 RS-LD	 RM-MD	 GC	 HI	 Subject Property	
 CC-3	 RG-2	 RS-MD	 RM-HD	 RC	 PDD		
 CC-4	 RR	 RS-HD	 OI	 M-1	 RU		

Case D13-07 MA
RU/RS-LD to RM-HD
TMS: 07312-04-03 & 05



FLOOD ZONE A
FLOOD ZONE AE
WETLANDS

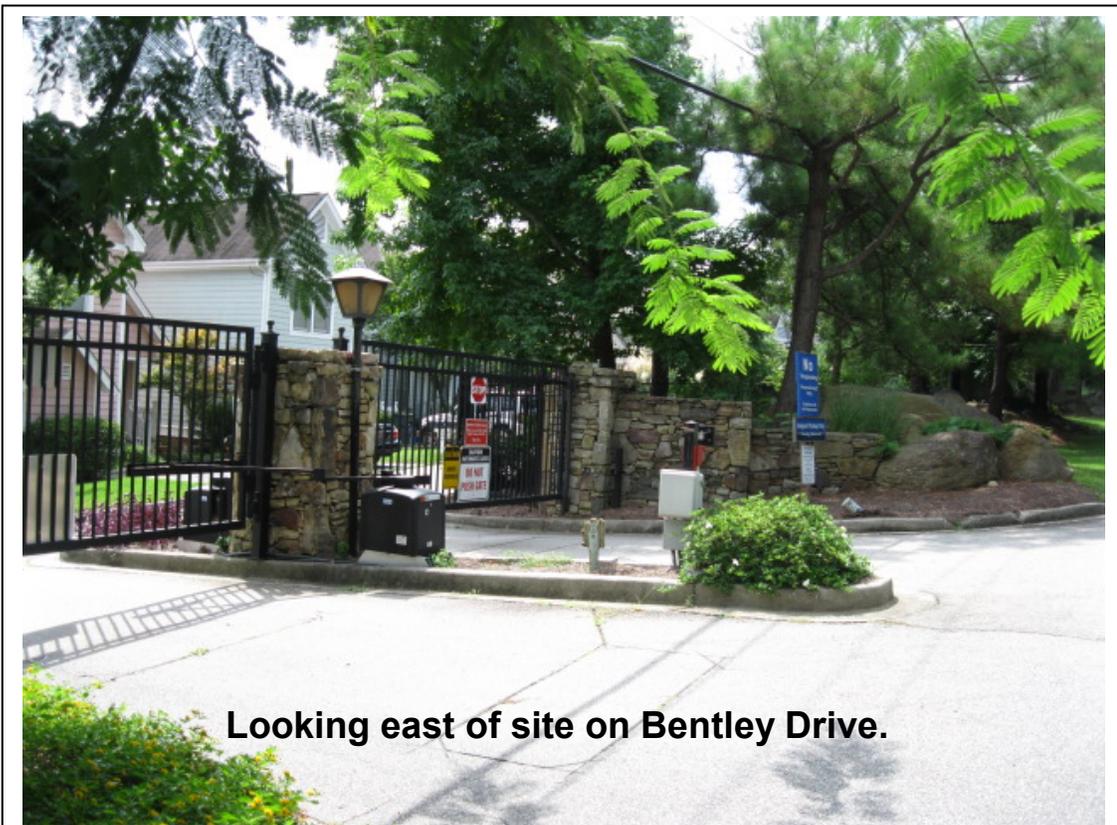


CASE 13-07 MA

From RU/RS-LD to RM-HD

TMS# 07312-04-03 & 05

Elmgren St., Atlantic Dr. & Bentley Dr.



The zoning change from RU/RS-LD (Rural/Residential Low Density) to RM-HD (Residential Multi Family High Density) would permit the introduction of the following uses which were not allowed previously in the original zoning

USE TYPES	RU	RS-LD	RM-HD
<u>Residential Uses</u>			
Accessory Dwellings	SR	SR	P
Continued Care Retirement Communities	SE		SR
Dormitories			P
Multi-Family, Not Otherwise Listed			P
Single-Family, Zero Lot Line, Common			SR
Single-Family, Zero Lot Line, Parallel		SR	SR
Two-Family			P
Fraternity and Sorority Houses			P
Group Homes (10 or More)			SE
Rooming and Boarding Houses			SE
<u>Institutional, Educational and Civic Uses</u>			
Nursing and Convalescent Homes	SE		P
Orphanages	SE		SE
Barber Shops, Beauty Salons, and Related Services	SR		SR
Bed and Breakfast Homes/Inns (Ord. 020-10HR; 5-4-10)	SR		SR
<u>Other Uses</u>			
Buildings, High Rise, 4 or 5 Stories			SR
Buildings, High Rise, 6 or More Stories			SE

STATE OF SOUTH CAROLINA
COUNTY COUNCIL OF RICHLAND COUNTY
ORDINANCE NO. ____-13HR

AN ORDINANCE OF THE COUNTY COUNCIL OF RICHLAND COUNTY, SOUTH CAROLINA, AMENDING THE ZONING MAP OF UNINCORPORATED RICHLAND COUNTY, SOUTH CAROLINA, TO CHANGE THE ZONING DESIGNATION FOR THE REAL PROPERTIES DESCRIBED AS TMS # 07312-04-03 AND 07312-04-05 FROM RU/RS-LD (RURAL/RESIDENTIAL, SINGLE-FAMILY – LOW DENSITY DISTRICTS) TO RM-HD (RESIDENTIAL, MULTI-FAMILY – HIGH DENSITY DISTRICTS); AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

Pursuant to the authority granted by the Constitution of the State of South Carolina and the General Assembly of the State of South Carolina, BE IT ENACTED BY RICHLAND COUNTY COUNCIL:

Section I. The Zoning Map of unincorporated Richland County is hereby amended to change the real property described as TMS # 07312-04-03 from RU (Rural District) zoning to RM-HD (Residential, Multi-Family – High Density District) zoning.

Section II. The Zoning Map of unincorporated Richland County is hereby amended to change the real property described as TMS # 07312-04-05 from RS-LD (Residential, Single-Family – Low Density District) zoning to RM-HD (Residential, Multi-Family – High Density District) zoning.

Section III. Severability. If any section, subsection, or clause of this Ordinance shall be deemed to be unconstitutional, or otherwise invalid, the validity of the remaining sections, subsections, and clauses shall not be affected thereby.

Section IV. Conflicting Ordinances Repealed. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section V. Effective Date. This ordinance shall be effective from and after _____, 2013.

RICHLAND COUNTY COUNCIL

By: _____
Kelvin E. Washington, Sr., Chair

Attest this _____ day of _____, 2013.

Michelle Onley
Clerk of Council

Public Hearing: October 22, 2013 (tentative)
First Reading: October 22, 2013 (tentative)
Second Reading:
Third Reading:



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: October 7, 2013
RC PROJECT: 13-26 MA
APPLICANT: Charles Medlin

LOCATION: Two Notch Rd

TAX MAP NUMBER: 29100-05-09
ACREAGE: 3.0
EXISTING ZONING: GC
PROPOSED ZONING: LI

PC SIGN POSTING: September 11, 2013

Staff Recommendation

Disapproval

Background

Zoning History

The current zoning, General Commercial District (GC) reflects the zoning as adopted under ordinance number 013-00HR (Case number 00-03MA). The original zoning was Rural District (RU) as adopted September 7, 1977.

Zoning History General Area

Southwest of the subject parcel along Two Notch Road are two parcels zoned Office and Institutional District (OI) under Ordinance Number 014-00HR (case number 00-004MA).

Zoning District Summary

The Light Industrial (LI) District is intended to accommodate wholesaling, distribution, storage, processing, light manufacturing, and general commercial uses. Such uses are usually controlled operations, relatively clean, quiet, and free of objectionable or hazardous elements, such as smoke, noise, odor or dust. In addition, such uses usually operate and/or have storage within open or enclosed structures; and generating no nuisances.

Direction	Existing Zoning	Use
<u>North:</u>	RU	Railroad Right-of-Way/Residence
<u>South:</u>	RU	Cemetery (Greenlawn Memorial Gardens)
<u>East:</u>	GC	Undeveloped
<u>West:</u>	RU	Residence

Discussion

Parcel/Area Characteristics

The parcel has one hundred and fifty (150) feet of frontage along Two Notch Road, which is a two-lane undivided minor arterial without sidewalks or streetlights. The subject parcel contains a commercially designed structure/workshop and has one unimproved, dirt access drive onto Two Notch Road, a moderate slope toward the railroad right-of-way and is partially wooded to the front and rear. The immediate area is primarily characterized by residential uses and undeveloped, wooded parcels. There is a non-conforming commercial use (County Line Pottery) located eight hundred and forty two (842) feet to the east. The parcel is zoned RU. There are two OI District parcels located eight hundred and sixty three (863) feet to the southwest. Both parcels contain residences. Otherwise, the only other non-residential uses in the vicinity are the cemetery and a private club (Gossip of NE). Both parcels are zoned RU District.

Public Services

The subject parcel is within the boundaries of School District Two. Bookman Road Elementary School is located 1.3 miles west of the subject parcel on Bookman Road. The Northeast fire station (number 4) is located 2.7 miles south of the subject parcel on Spears Creek Church Road. There is a fire hydrant located in the intersection of Two Notch Road and Blaney Road, just into Kershaw County. The proposed map amendment would not negatively impact public services or traffic. Water would be provided by well and sewer would be provided by septic.

Plans & Policies

The 2009 Richland County Comprehensive Plan “Future Land Use Map” designates this area as **Suburban** in the **North East Planning Area**.

Objective: Industrial activities should be compatible with the surrounding land uses and should not locate near residential or commercial uses without adequate space for buffering/setbacks. Proposed industrial uses should consider sites with adequate room for expansion, existing infrastructure and access to major arterials and/or highways. Sites will be considered during the rezoning process and periodically updated.

Non-Compliance: The area is comprised of residential developed parcels and large undeveloped parcels. There is a lack of infrastructure in place to serve industrial development. The site has frontage on a rural, two-lane, undivided, minor arterial.

Traffic Impact

The 2012 SCDOT traffic count (Station # 119) located west of the subject parcel on Two Notch Road identifies 10,900 Average Daily Trips (ADT's). Two Notch Road is classified as a two lane undivided minor arterial, maintained by SCDOT with a design capacity of 10,800 ADT's. Two Notch Road is currently operating at Level of Service (LOS) “C”.

Two Notch Road is identified as number one on the 2035 Cost Constrained Plan for the Columbia Area Transportation Study (COATS) 2035 Prioritized List of Widening Projects. Two Notch Road is identified for widening from 2 to 5 lanes from Steven Campbell Road to Spears Creek Church Road.

Conclusion

The in the general area of the site are zoned RU. Staff believes that the proposed request is not in compliance with the Comprehensive Plan, as the site does not have access to infrastructure, there are residential uses in the vicinity of the site and the site is not located on a major arterial.

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

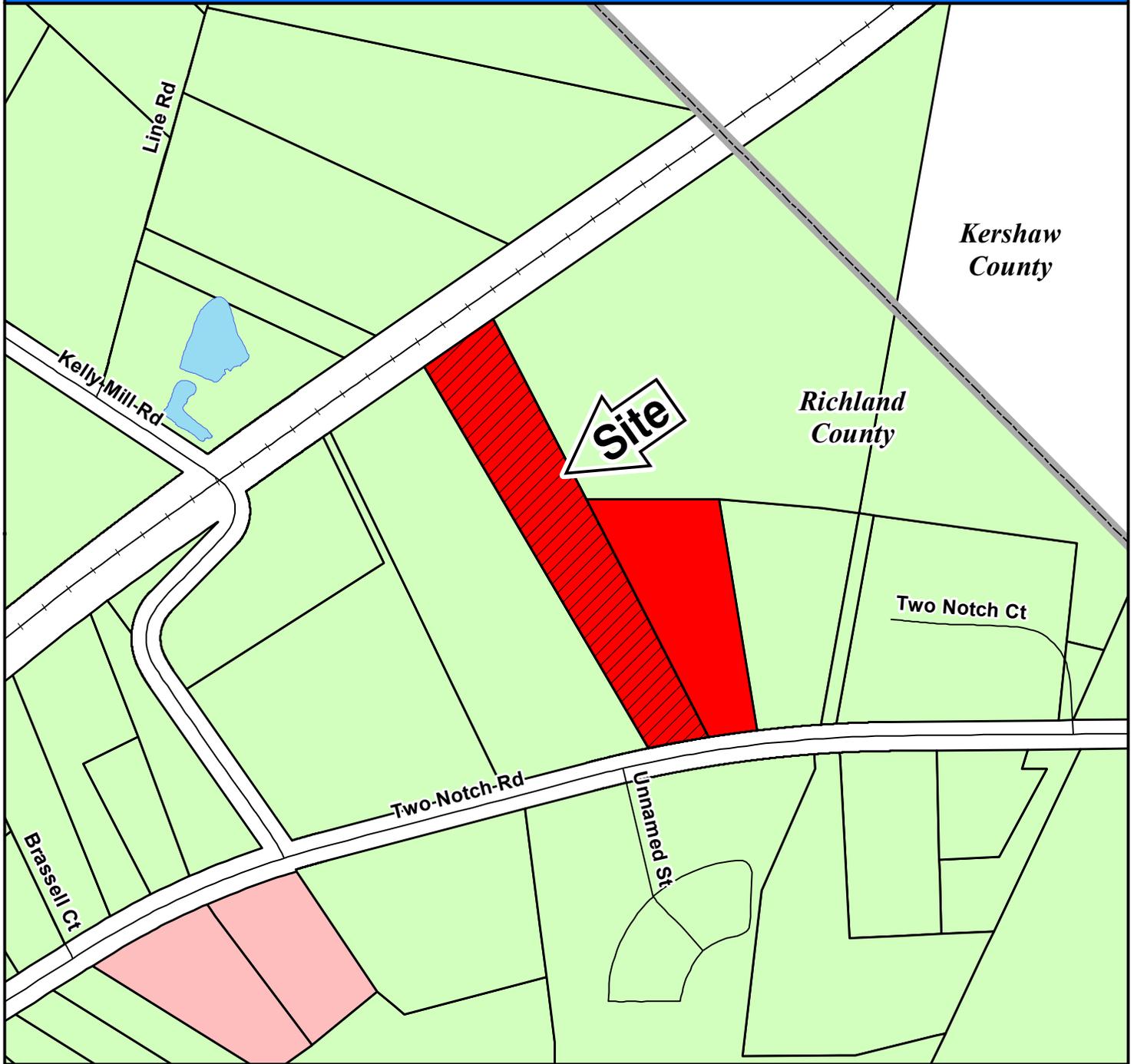
Zoning Public Hearing Date

October 22, 2013

Planning Commission Action

At their meeting of **October 7, 2013** as a result of a tie vote the Richland County Planning Commission **had no recommendation** for **RC Project # 13-26 MA**.

Case 13-26 MA GC to LI

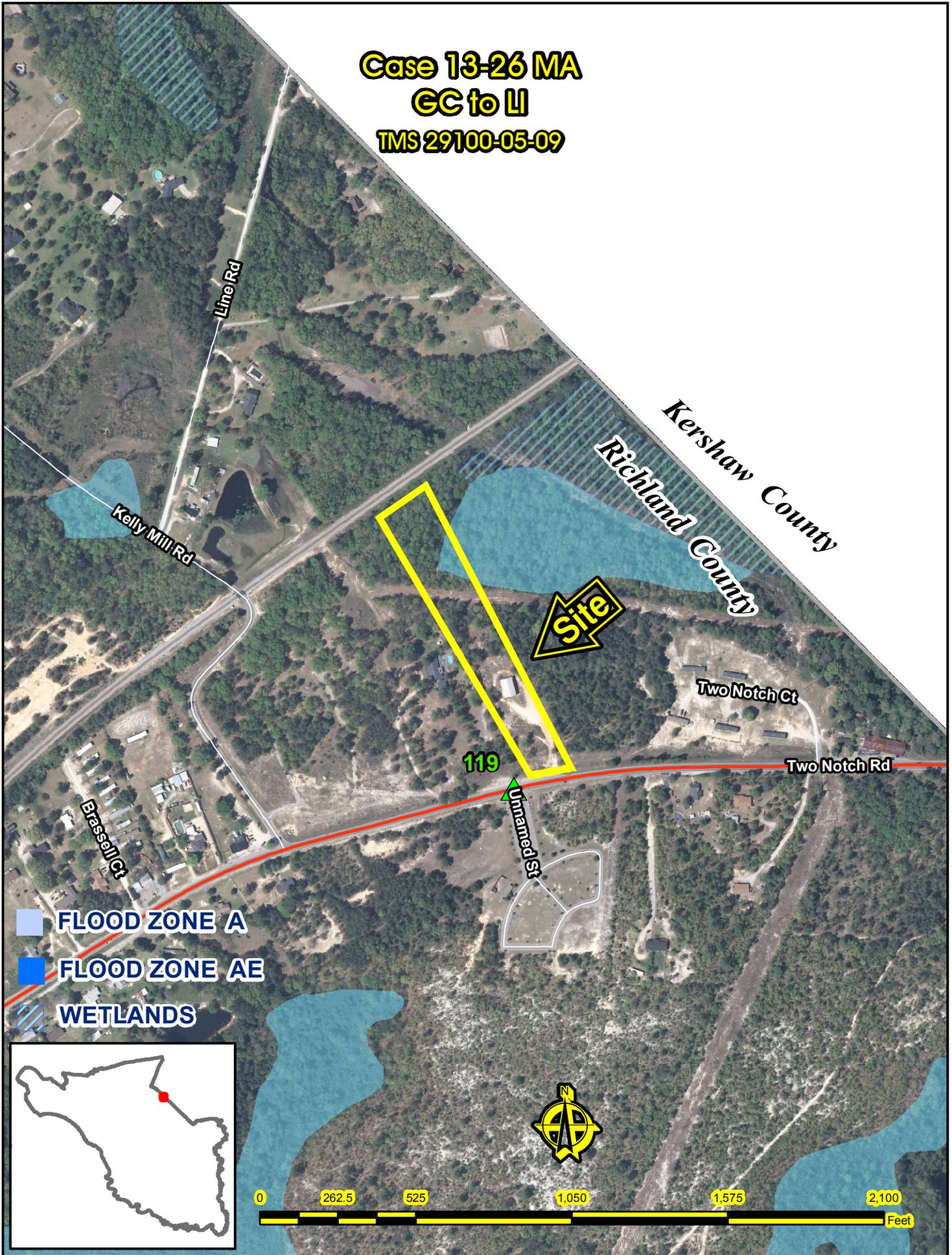


ZONING CLASSIFICATIONS

CC-1	C-1	RS-E	MH	NC	LI	TROS
CC-2	C-3	RS-LD	RM-MD	GC	HI	Subject Property
CC-3	RG-2	RS-MD	RM-HD	RC	PDD	
CC-4	RR	RS-HD	OI	M-1	RU	



Case 13-26 MA
GC to LI
TMS 29100-05-09



CASE 13-26 MA

From GC to LI

TMS# 29100-05-09

Two Notch Rd



The zoning change from GC (General Commercial) to LI (Light Industrial) would permit the introduction of the following uses which were not allowed previously in the original zoning

USE TYPES	LI
Crop Production Support Services	P
Forestry Support Services	P
Correctional Institutions	SE
Automobile Towing, Including Storage Services	P
Construction, Building, General Contracting, with Outside Storage	SR
Construction, Heavy, with Outside Storage	SR
Construction, Heavy, without Outside Storage	P
Construction, Special Trades, with Outside Storage	SR
Repair and Maintenance Services, Automobile, Major	P
Repair and Maintenance Services, Boat and Commercial Trucks, Small	P
Repair and Maintenance Services, Commercial and Industrial Equipment	P
Vending Machine Operators	P
Chemicals and Allied Products	P
Farm Products, Raw Materials	P
Farm Supplies	P
Metal and Minerals	P
Motor Vehicles	P
Motor Vehicles, Used Parts and Supplies	P
Scrap and Recyclable Materials	SE
Timber and Timber Products	P

Airports or Air Transportation Facilities and Support Facilities	P
Courier Services, Central Facility	P
Materials Recovery Facilities (Recycling)	P
Water Treatment Plants, Non-Governmental, Public	P
Apparel	P
Beverage, Soft Drink and Water	P
Borrow Pits	SE
Dairy Products	P
Dolls, Toys, and Games	P
Fabricated Metal Products	SE
Food Manufacturing, Not Otherwise Listed	P
Furniture and Related Products	P
Glass and Glass Products	SE
Jewelry and Silverware	P
Leather and Allied Products (No Tanning)	P
Machinery	SE
Manufacturing, Not Otherwise Listed	SE
Office Supplies (Not Paper)	P
Paper Products (No Coating and Laminating)	P
Soap, Cleaning Compounds, and Toilet Preparations	P
Sporting and Athletic Goods	P
Textile Product Mills	SE
Transportation Equipment	SE
Wood Products, Excluding Chip Mills	P

STATE OF SOUTH CAROLINA
COUNTY COUNCIL OF RICHLAND COUNTY
ORDINANCE NO. ____-13HR

AN ORDINANCE OF THE COUNTY COUNCIL OF RICHLAND COUNTY, SOUTH CAROLINA, AMENDING THE ZONING MAP OF UNINCORPORATED RICHLAND COUNTY, SOUTH CAROLINA, TO CHANGE THE ZONING DESIGNATION FOR THE REAL PROPERTY DESCRIBED AS TMS # 29100-05-09 FROM GC (GENERAL COMMERCIAL DISTRICT) TO LI (LIGHT INDUSTRIAL DISTRICT); AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

Pursuant to the authority granted by the Constitution of the State of South Carolina and the General Assembly of the State of South Carolina, BE IT ENACTED BY RICHLAND COUNTY COUNCIL:

Section I. The Zoning Map of unincorporated Richland County is hereby amended to change the real property described as TMS # 29100-05-09 from GC (General Commercial District) zoning to LI (Light Industrial District) zoning.

Section II. Severability. If any section, subsection, or clause of this Ordinance shall be deemed to be unconstitutional, or otherwise invalid, the validity of the remaining sections, subsections, and clauses shall not be affected thereby.

Section III. Conflicting Ordinances Repealed. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section IV. Effective Date. This ordinance shall be effective from and after _____, 2013.

RICHLAND COUNTY COUNCIL

By: _____
Kelvin E. Washington, Sr., Chair

Attest this _____ day of
_____, 2013.

Michelle Onley
Clerk of Council

Public Hearing: October 22, 2013 (tentative)
First Reading: October 22, 2013 (tentative)
Second Reading:
Third Reading:



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: October 7, 2013
RC PROJECT: 13-27 MA
APPLICANT: Bill Bouknight

LOCATION: 2101 Kennerly Road

TAX MAP NUMBER: R04200-06-91
ACREAGE: 3.37
EXISTING ZONING: RU
PROPOSED ZONING: OI

PC SIGN POSTING: September 11, 2013

Staff Recommendation

Disapproval

Background

Zoning History

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

Zoning History General Area

South of the subject parcel along Kennerly Road is a proposed zoning change from RU, Rural District to RS-LD, Residential Single-Family Low Density District (case number 13-17MA). The case received 1st reading approval at the July 23 Zoning Public Hearing.

Zoning District Summary

The Office and Institutional District (OI) is intended to accommodate office, institutional, and certain types of residential uses in an area whose characteristics are neither general commercial nor exclusively residential in nature. Certain related structures and uses required to serve the needs of the area are permitted outright or are permitted as special exceptions subject to restrictions and requirements.

No minimum lot area, except as determined by DHEC. The maximum allowed density for residential uses is sixteen (16) dwelling units per acre.

— The gross density for this site is approximately: 53 dwelling units

Direction	Existing Zoning	Use
<u>North:</u>	RU	Undeveloped/Residences
<u>South:</u>	RU	Residence
<u>East:</u>	RU/RU	Oak Pointe Elementary School/Residence/Cellular Tower
<u>West:</u>	RU	Undeveloped

Discussion

Parcel/Area Characteristics

The parcel has a frontage of one hundred and seventy eight (178) feet and a single access to Kennerly Road. The parcel contains a 5,000 square foot, metal, non-residential structure and a single-wide, manufactured home utilized for storage. Kennerly Road is a two lane collector road without sidewalks or streetlamps. The immediate area is primarily characterized by residential uses with the institutional uses (Oak Pointe Elementary) east of the site. North, west and south of the subject parcel are heavily wooded, single family residential properties.

Public Services

The subject parcel is within the boundaries of Lexington/Richland School District Five. Oak Pointe Elementary School is east of the site and River Springs Elementary School is .54 miles southwest of the subject parcel on Kennerly Road. Water is provided by the City of Columbia and sewer is provided by Richland County. There is a fire hydrant located directly across Kennerly Road, specifically, in the southern quadrant of the intersection of Hollingshed Road and Kennerly Road. The Dutch Fork Ballentine fire station (station number 20) is located on Broad River Road, approximately 2.9 miles southwest of the subject parcel.

Plans & Policies

The 2009 Richland County Comprehensive Plan “Future Land Use Map” designates this area as **Suburban** in the **North West Planning Area**.

Objective: Commercial/Office activities should be located at traffic junctions or areas where existing commercial and office uses are located. These uses should not encroach on established residential areas.

Non-Compliance: Although the subject property is located at the intersection of Hollingshed Road and Kennerly Road, the site is surrounded by residential uses and zoning districts. The proposed zoning is not in compliance with the recommended objective for suburban commercial/office activities in the Comprehensive Plan, as the site is not located in an area where existing commercial and office uses are located. Additionally, rezoning the site to a non-residential district will permit and encourage encroachment of such uses into residential areas.

Traffic Impact

The 2012 SCDOT traffic count (Station # 639) located south of the subject parcel on Hollingshed Road identifies 3,200 Average Daily Trips (ADT’s). Hollingshed Road is classified as a two lane undivided Collector, maintained by SCDOT with a design capacity of 8,600 ADT’s. Hollingshed Road is currently operating at Level of Service (LOS) “A”.

The 2012 SCDOT traffic count (Station # 457) located south of the subject parcel on Kennerly Road between Broad River Road and its intersection with Hollingshed Road identifies 16,100 Average Daily Trips (ADT's). In this vicinity Kennerly Road is classified as a two lane undivided Collector, maintained by SCDOT with a design capacity of 8,600 ADT's. Kennerly Road is currently operating at Level of Service (LOS) "F". However, it should be noted that the traffic count station is located 1.9 3.2 miles south of the subject parcels and may reflect the traffic impacts associated with vehicle trips closer to Broad River Road where all of the traffic must converge.

Kennerly Road is identified as 9th on the 2035 Cost Constrained Plan for the Columbia Area Transportation Study (COATS) 2035 Prioritized List of Widening Projects. Kennerly Road is identified for widening from 2 to 5 lanes from Hollingshed Road to Broad River Road.

Conclusion

The proposed request is not in compliance with the recommendations of the Comprehensive Plan as it is situated in the vicinity of other residential uses and zoning districts. The requested zoning is not in character or compatible with the zoning or existing uses of the adjacent parcels and developments. Approval of a rezoning for this site could set a precedent for the approval of similar rezoning requests. This could lead to potential adverse effects on traffic and create land use conflicts with the school and the rural residential character of the area.

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

Zoning Public Hearing Date

October 22, 2013

Planning Commission Action

At their meeting of **October 7, 2013** the Richland County Planning Commission **agreed** with the PSDS recommendation and recommends the County Council **disapprove** the proposed **Amendment for RC Project # 13-27 MA.**

Case 13-27 MA RU to OI



ZONING CLASSIFICATIONS

	CC-1		C-1		RS-E		MH		NC		LI		TROS	
	CC-2		C-3		RS-LD		RM-MD		GC		HI		Subject Property	
	CC-3		RG-2		RS-MD		RM-HD		RC		PDD			
	CC-4		RR		RS-HD		OI		M-1		RU			

Case 13-27 MA
RU to OI
TMS 04200-06-91



CASE 13-27 MA

From RU to OI

TMS# 04200-06-91

2101 Kennerly Rd



Looking at subject parcel



Looking east at Oak Pointe Elementary.

The zoning change from RU (Rural) to OI (Office/Institutional) would permit the introduction of the following uses which were not allowed previously in the original zoning

USE TYPES	OI		P
Dormitories	SE	Orphanages	P
Multi-Family, Not Otherwise Listed	P	Places of Worship	P
Single-Family, Zero Lot Line, Common	SR	Post Offices	P
Single-Family, Zero Lot Line, Parallel	SR	Schools, Administrative Facilities	P
Fraternity and Sorority Houses	P	Schools, Business, Computer and Management Training	P
Group Homes (10 or More)	SE	Schools, Fine Arts Instruction	P
Rooming and Boarding Houses	SE	Schools, Junior Colleges	P
Special Congregate Facilities	SE	Schools, Including Public and Private, Having a Curriculum Similar to those Given in Public Schools)	P
Athletic Fields	P	Schools, Technical and Trade (Except Truck Driving)	P
Clubs or Lodges (Ord No.054-08HR; 9-16-08)	P	Accounting, Tax Preparation, Bookkeeping, and Payroll Services	P
Dance Studios and Schools	P	Advertising, Public Relations, and Related Agencies	P
Martial Arts Instructional Schools	P	Automatic Teller Machines	P
Physical Fitness Centers	P	Automobile Parking (Commercial)	P
Ambulance Services, Transport	P	Banks, Finance, and Insurance Offices	P
Auditoriums, Coliseums, Stadiums	P	Barber Shops, Beauty Salons, and Related Services	P
Colleges and Universities	P	Computer Systems Design and Related Services	P
Community Food Services	P	Clothing Alterations/Repairs; Footwear Repairs	P
Courts	P	Construction, Building, General Contracting, without Outside Storage	P
Government Offices	P	Construction, Special Trades, without	P
Hospitals	P		
Individual and Family Services, Not Otherwise Listed	P		
Libraries	P		
Museums and Galleries	P		
Nursing and Convalescent Homes	P		

The zoning change from RU (Rural) to OI (Office/Institutional) would permit the introduction of the following uses which were not allowed previously in the original zoning

Outside Storage		
Employment Services		P
Funeral Homes and Services		P
Laundry and Dry Cleaning Services, Non-Coin Operated		P
Legal Services (Law Offices, Etc.)		P
Management, Scientific, and Technical Consulting Services		P
Massage Therapists		P
Medical/Health Care Offices		P
Medical, Dental, or Related Laboratories		P
Office Administrative and Support Services, Not Otherwise Listed		P
Packaging and Labeling Services		P
Pet Care Services (Excluding Veterinary Offices and Kennels)		P
Photocopying and Duplicating Services		P
Photofinishing Laboratories		P
Photography Studios		P
Picture Framing Shops		P
Professional, Scientific, and Technical Services, Not Otherwise Listed		P
Real Estate and Leasing Offices		P
Research and Development Services		SR
Travel Agencies (without Tour Buses or Other Vehicles)		P
Veterinary Services (Non-Livestock, May Include Totally Enclosed Kennels)		SR
Operated in Connection with Veterinary Services)		
Watch and Jewelry Repair Shops		P
Weight Reducing Centers		P
Antique Stores (See Also Used Merchandise Shops and Pawn Shops)		P
Art Dealers		P
Bars and Other Drinking Places		SE
Book, Periodical, and Music Stores		P
Caterers, No On Site Consumption		P
Convenience Stores (with Gasoline Pumps)		P
Convenience Stores (without Gasoline Pumps)		P
Drugstores, Pharmacies, with Drive-Thru		P
Drugstores, Pharmacies, without Drive-Thru		P
Office Supplies and Stationery Stores		P
Optical Goods Stores		P
Record, Video Tape, and Disc Stores		
Restaurants, Cafeterias		P
Restaurants, Full Service (Dine-In Only)		P
Restaurants, Limited Service (Delivery, Carry Out)		P
Restaurants, Snack and Nonalcoholic Beverage Stores		P
Courier Services, Substations		P
Radio and Television Broadcasting Facilities (Except Towers)		P

The zoning change from RU (Rural) to OI (Office/Institutional) would permit the introduction of the following uses which were not allowed previously in the original zoning

Utility Company Offices	P
Warehouses (General Storage, Enclosed, Not Including Storage of Any Hazardous Materials or Waste as Determined by Any Agency of the Federal, State or Local Government)	SR
Buildings, High Rise, 4 or 5 Stories	SR
Buildings, High Rise, 6 or More Stories	SE

STATE OF SOUTH CAROLINA
COUNTY COUNCIL OF RICHLAND COUNTY
ORDINANCE NO. ____-13HR

AN ORDINANCE OF THE COUNTY COUNCIL OF RICHLAND COUNTY, SOUTH CAROLINA, AMENDING THE ZONING MAP OF UNINCORPORATED RICHLAND COUNTY, SOUTH CAROLINA, TO CHANGE THE ZONING DESIGNATION FOR THE REAL PROPERTY DESCRIBED AS TMS # 04200-06-91 FROM RU (RURAL DISTRICT) TO OI (OFFICE AND INSTITUTIONAL DISTRICT); AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

Pursuant to the authority granted by the Constitution of the State of South Carolina and the General Assembly of the State of South Carolina, BE IT ENACTED BY RICHLAND COUNTY COUNCIL:

Section I. The Zoning Map of unincorporated Richland County is hereby amended to change the real property described as TMS # 04200-06-91 from RU (Rural District) zoning to OI (Office and Institutional District) zoning.

Section II. Severability. If any section, subsection, or clause of this Ordinance shall be deemed to be unconstitutional, or otherwise invalid, the validity of the remaining sections, subsections, and clauses shall not be affected thereby.

Section III. Conflicting Ordinances Repealed. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section IV. Effective Date. This ordinance shall be effective from and after _____, 2013.

RICHLAND COUNTY COUNCIL

By: _____
Kelvin E. Washington, Sr., Chair

Attest this _____ day of
_____, 2013.

Michelle Onley
Clerk of Council

Public Hearing: October 22, 2013 (tentative)
First Reading: October 22, 2013 (tentative)
Second Reading:
Third Reading:



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: October 7, 2013
RC PROJECT: 13-28 MA
APPLICANT: John Kilmartin

LOCATION: Broad River Road

TAX MAP NUMBER: 02600-09-05 (Portion of)
ACREAGE: 14.01 of 41.43 acres total
EXISTING ZONING: M-1
PROPOSED ZONING: RU

PC SIGN POSTING: September 11, 2013

Staff Recommendation

Approval

Background

Zoning History

The current zoning, Light Industrial (M-1), reflects the original zoning as adopted September 7, 1977.

Zoning History General Area

The Westcott Ridge Subdivision west of the site was rezoned under Ordinance number 058-06HR (case number 06-06MA) to Single-Family Medium Density District (RS-MD).

The Preserve at Rolling Creek Subdivision northeast of the site was rezoned under Ordinance number 083-94HR (case number 94-041MA) to Residential Single-Family Low Density District (RS-LD).

The Courtyards at Rolling Creek Subdivision northeast of the site was rezoned under Ordinance number 053-97HR (case number 97-026 MA) to Residential Single-Family Low Density District (RS-LD).

The Waterfall Subdivision northwest of the site was rezoned under Ordinance number 065-01HR (case number 02-013 MA) to Planned Development District (PDD) for Single-Family residences.

The PDD northwest of the site was rezoned under Ordinance number 022-04HR (case number 04-041 MA MA) for Single-Family residences.

Zoning District Summary

The Rural District (RU) is intended to provide areas for low intensity agricultural uses and very-low density single-family, detached residential home construction. RU zoning is intended to provide for the preservation of open space, farmland and rural areas, and to protect and encourage the integrity of existing rural communities.

Minimum lot area: 33,000 square feet (one acre), or as determined by the DHEC, but in no case shall it be less than 33,000 square feet. Maximum density standard: no more than one (1) principal dwelling unit may be placed on a lot except for permitted accessory dwellings.

- The gross density for this site is approximately: 18 dwelling units
- The net density for this site is approximately: 12 dwelling units

Direction	Existing Zoning	Use
<u>North:</u>	RU/RU	Residence/Campground
<u>South:</u>	N/A	Interstate I-26
<u>East:</u>	M-1	Undeveloped
<u>West:</u>	RM-MD	Westcott Ridge Subdivision

Discussion

Parcel/Area Characteristics

The parcel contains ninety nine (99) feet of frontage along Broad River Road is currently undeveloped, heavily wooded, contains moderate slopes and floodplain areas. The surrounding parcels are zoned Rural (RU), Light Industrial (M-1), and Residential Multi-Family Medium Density District (RM-MD). Westcott Ridge Subdivision (west of the site) is zoned RM-MD with several RU parcels to the north. The parcels east of the site are zoned M-1 and are undeveloped and wooded. While many of the parcels east along Broad River Road are zoned industrial they are currently mostly undeveloped.

Public Services

The subject parcel is within the boundaries of Lexington/Richland School District 5. Spring Hill High School is located 1.1 miles west of the subject parcel on Broad River Road. The Dutch Fork/Ballentine fire station (number 20) is located 2.9 miles southeast of the subject parcel on Broad River Road. There is a fire hydrant located at the entrance to the Courtyards at Rolling Creek Subdivision. The proposed map amendment would not negatively impact public services or traffic. The City of Columbia is the water service provider and sewer would be provided by Richland County

Plans & Policies

The 2009 Richland County Comprehensive Plan “**Future Land Use Map**” designates this area as **Suburban** in the **North West Planning Area**.

Objective: “Residential areas are encouraged to contain a mix of residential and civic land uses. Existing single family developments may be adjacent to multifamily or a Planned Developments (PDD) requiring buffers from higher intensity uses. Residential developments should occur at medium densities of 4-8 dwelling units per acre.”

Non-Compliance: The proposed zoning does not meet the Comprehensive Plan’s recommendation of 4-8 dwelling units an acre. However, given the proximity to other residential developments, particularly Westcott Ridge, and the development constraints resulting from the extensive floodplain area on the site, staff is of the opinion that residential use in this area would be more in character with the surrounding area rather than industrial uses.

Traffic Impact

The 2012 SCDOT traffic count (Station # 178) located northwest of the subject parcels on Broad River Road (US 176) identifies 7,900 Average Daily Trips (ADT’s). Broad River (US 176) is classified as two lane undivided collector road, maintained by SCDOT with a design capacity of 8,600 ADT’s. Broad River Road (US 171) is currently operating at Level of Service (LOS) “C”.

There are no planned or programmed improvements for this section of Broad River Rd.

Conclusion

The surrounding parcels are zoned Light Industrial District (M-1), Rural District (RU) and Residential Multifamily Medium Density (RM-MD). Although the proposed request is not in compliance with the density recommendation of the Comprehensive Plan, staff believes that as a result of site and development constraints on the property, the proposed zoning district would be more appropriate at this time.

Staff recommends **Approval** of this map amendment.

Zoning Public Hearing Date

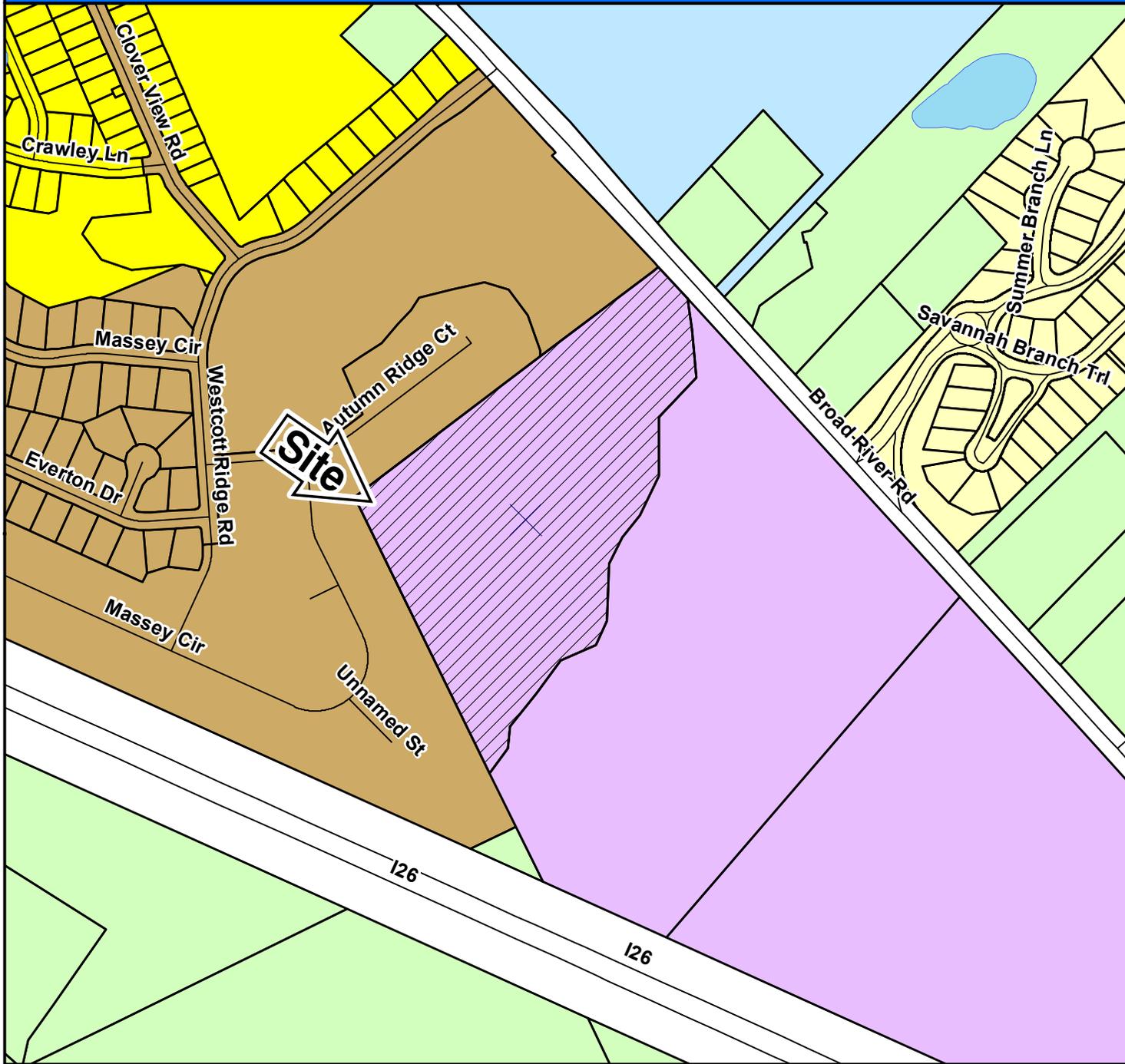
October 22, 2013

Planning Commission Action

At their meeting of **October 7, 2013** the Richland County Planning Commission **agreed** with the PDSR recommendation and recommends the County Council initiate the ordinance consideration process to **approve the proposed Amendment** for **RC Project # 13-28 MA**.

Case 13-28 MA

M-1 to RU



ZONING CLASSIFICATIONS

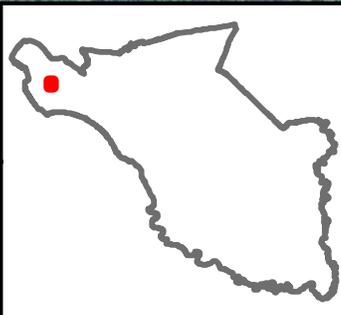
 CC-1	 C-1	 RS-E	 MH	 NC	 LI	 TROS
 CC-2	 C-3	 RS-LD	 RM-MD	 GC	 HI	 Subject Property
 CC-3	 RG-2	 RS-MD	 RM-HD	 RC	 PDD	
 CC-4	 RR	 RS-HD	 OI	 M-1	 RU	



Case 13-28 MA
M-1 to RU
TMS 02600-09-05

Site

- FLOOD ZONE A
- FLOOD ZONE AE
- WETLANDS



2127

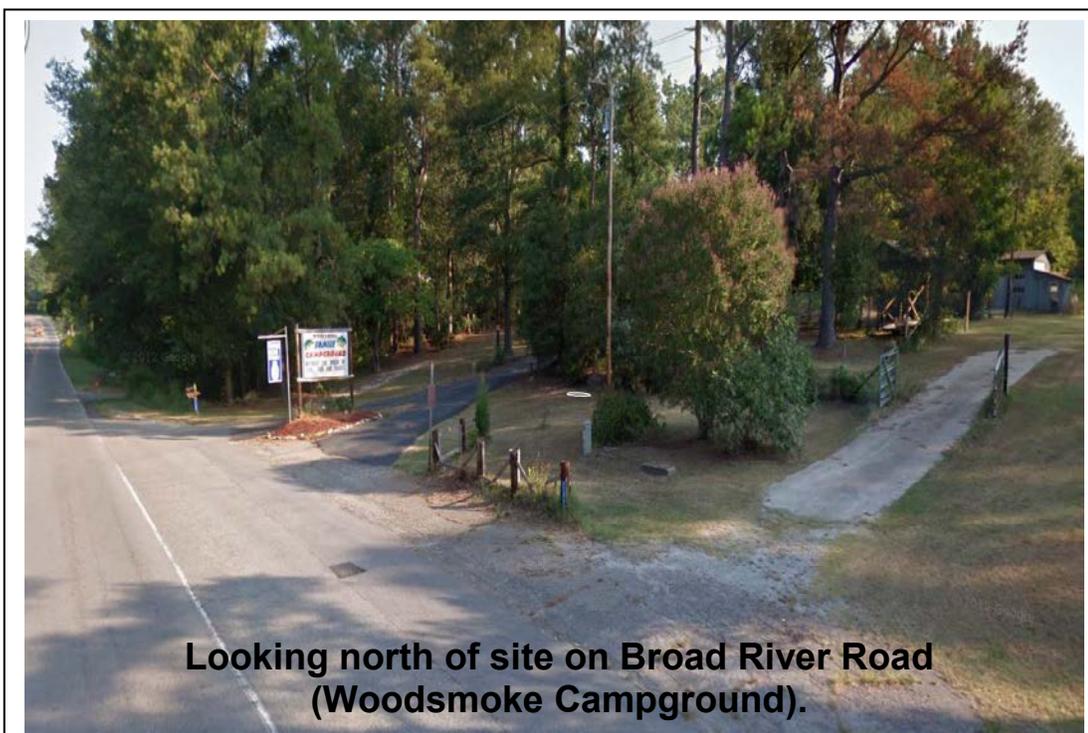


CASE 13-28 MA

From M-1 to RU

TMS# 02600-09-05 (Portion of)

Broad River Rd



The zoning change from M-1 (Light Industrial) to RU (Rural) would permit the introduction of the following uses which were not allowed previously in the original zoning

USE TYPES	RU
<u>Residential Uses</u>	
Common Area Recreation and Service Facilities	P
Continued Care Retirement Communities	SE
Single-Family, Detached	P
Group Homes (9 or Less)	SR
<u>Accessory Uses and Structures</u>	
Home Occupations	SR
Swimming Pools	SR
Yard Sales	SR
<u>Recreational Uses</u>	
Hunt Clubs	P
Shooting Ranges, Outdoor	SE
Swimming Pools	SR
<u>Institutional, Educational and Civic Uses</u>	
Day Care, Adult, Home Occupation (5 or Fewer) (Ord. 008-09HR; 2-17-09)	SR
Day Care, Child, Family Day Care, Home Occupation (5 or Fewer) (Ord No. 054-08HR; 9-16-08; (Ord. 008-09HR; 2-17-09)	SR
Nursing and Convalescent Homes	SE
Orphanages	SE
Schools, Including Public and Private, Having a Curriculum Similar to Those Given in Public Schools)	SR
<u>Business, Professional and Personal Services</u>	
Bed and Breakfast Homes/Inns (Ord. 020-10HR; 5-4-10)	SR
Recreational Vehicle Parks and Recreation Camps	SR
<u>Transportation, Information, Warehousing, Waste Management, and Utilities</u>	
Landfills, Sanitary and Inert Dump Sites	SE

STATE OF SOUTH CAROLINA
COUNTY COUNCIL OF RICHLAND COUNTY
ORDINANCE NO. ____-13HR

AN ORDINANCE OF THE COUNTY COUNCIL OF RICHLAND COUNTY, SOUTH CAROLINA, AMENDING THE ZONING MAP OF UNINCORPORATED RICHLAND COUNTY, SOUTH CAROLINA, TO CHANGE THE ZONING DESIGNATION FOR THE REAL PROPERTY DESCRIBED AS A PORTION OF TMS # 02600-09-05 FROM M-1 (LIGHT INDUSTRIAL DISTRICT) ZONING TO RU (RURAL DISTRICT) ZONING; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

Pursuant to the authority granted by the Constitution of the State of South Carolina and the General Assembly of the State of South Carolina, BE IT ENACTED BY RICHLAND COUNTY COUNCIL:

Section I. The Zoning Map of unincorporated Richland County is hereby amended to change the real property described as a portion of TMS # 02600-09-05 from M-1 (Light Industrial District) zoning to RU (Rural District) zoning; as further shown on Exhibit A, which is attached hereto and incorporated herein.

Section II. Severability. If any section, subsection, or clause of this Ordinance shall be deemed to be unconstitutional, or otherwise invalid, the validity of the remaining sections, subsections, and clauses shall not be affected thereby.

Section III. Conflicting Ordinances Repealed. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section IV. Effective Date. This ordinance shall be effective from and after _____, 2013.

RICHLAND COUNTY COUNCIL

By: _____
Kelvin E. Washington, Sr., Chair

Attest this _____ day of
_____, 2013.

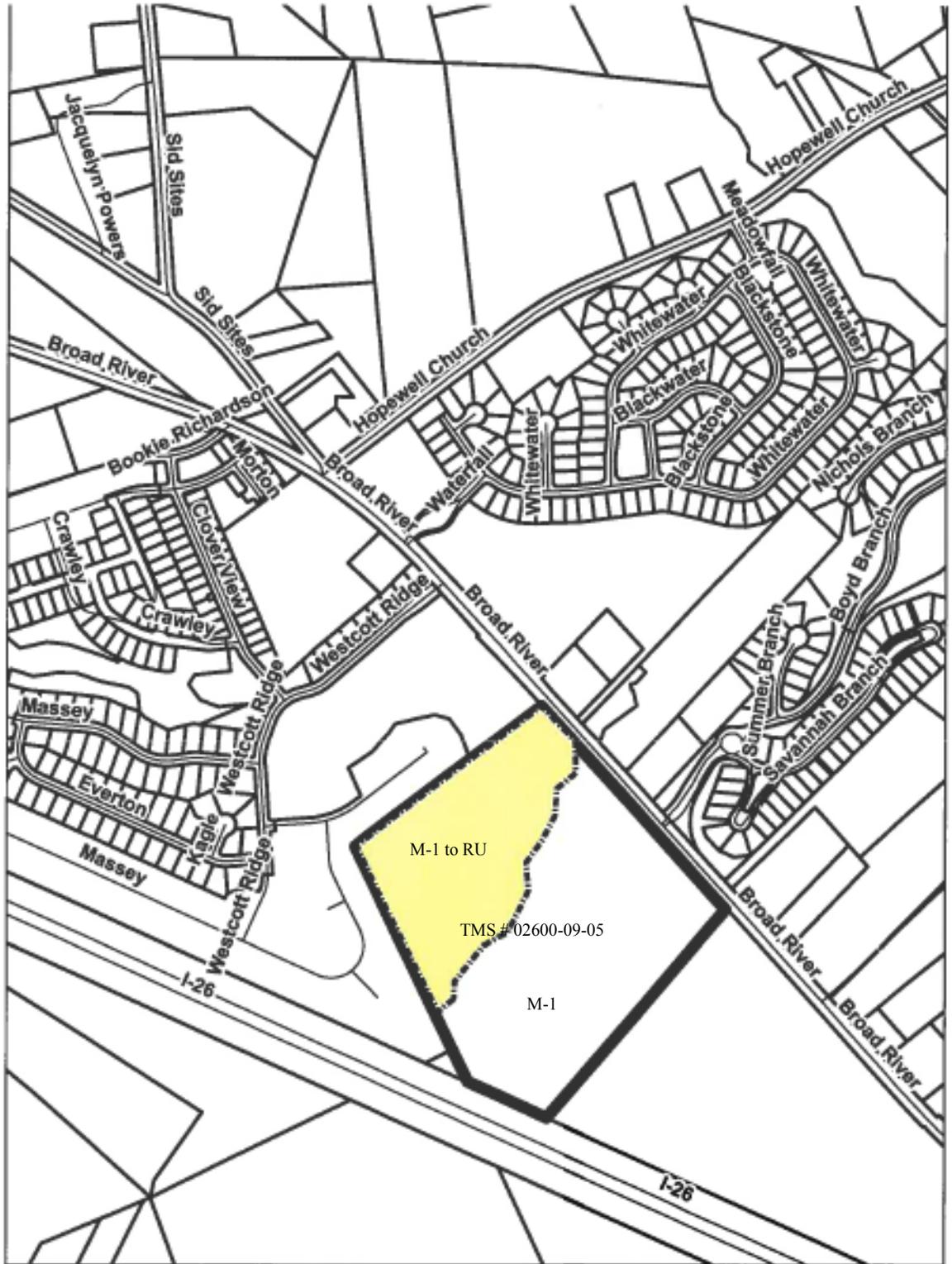
Michelle M. Onley
Clerk of Council

RICHLAND COUNTY ATTORNEY'S OFFICE

Approved As To LEGAL Form Only.
No Opinion Rendered As To Content.

Public Hearing: October 22, 2013 (tentative)
First Reading: October 22, 2013 (tentative)
Second Reading:
Third Reading:

Exhibit A





**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: October 7, 2013
RC PROJECT: 13-30 MA
APPLICANT: Denise F. Bryant

LOCATION: Wessinger Road

TAX MAP NUMBER: 12000-03-02
ACREAGE: 17.24
EXISTING ZONING: M-1
PROPOSED ZONING: RM-HD

PC SIGN POSTING: September 11, 2013

Staff Recommendation

Disapproval

Background

Zoning History

The current zoning, Light Industrial (M-1), reflects the original zoning as adopted September 7, 1977.

In 2002, a Special Exception was granted on this parcel (02-69SE) allowing a manufactured home in an M-1 zoning district.

The subject parcel was part of two previous map amendments. Case 09-05MA proposed a change to RM-HD and was withdrawn. Case 09-18MA proposed RS-HD and was also withdrawn.

Zoning District Summary

The RM-HD District is established to provide for high-density residential development in Richland County, allowing compact development consisting of the full spectrum of residential unit types where adequate public facilities are available. This district is intended to allow a mix of residential unit types to provide a balance of housing opportunities while maintaining neighborhood compatibility. This district may serve as a transitional district between lower density residential and low intensity commercial uses.

Minimum lot area/maximum density. Minimum lot area: no minimum lot area requirement except as required by DHEC. Maximum density standard: no more than sixteen (16) units per acre.

- The gross density for this site is approximately: 275 dwelling units
- The net density for this site is approximately: 193 dwelling units

Direction	Existing Zoning	Use
<u>North:</u>	M-1/RU	Undeveloped
<u>South:</u>	HI	Whitaker Containers (Fenced storage)
<u>East:</u>	M-1/RU	Undeveloped/Vacant Structures/Manufactured Homes
<u>West:</u>	M-1	Clyde Nettles Roofing and Painting

Discussion

Parcel/Area Characteristics

The parcel, with six hundred and ninety six (696) feet of frontage along Wessinger Road, is currently undeveloped, mostly cleared with moderate slopes and contains what appears to be two construction access points. The surrounding parcels are zoned Rural (RU), Heavy Industrial (HI), and Light Industrial (M-1). Clyde Nettles Roofing and Painting zoned M-1, is located west of the site. There are several undeveloped M-1 and RU zoned parcels located to the north. South of the site (directly across Wessinger Road) is Whitaker Containers, a Heavy Industrial use on 99 ac res housing an incinerator used for burning land clearing debris. The existing vacant and occupied parcels along Wessinger Road are zoned RU, M-1, and HI. The Crane Creek subdivision located west of the site (across Fairfield Road) is a single-family neighborhood located adjacent to the County’s Neighborhood Master Planned Area for Crane Creek. The subject parcel is located approximately 700 feet away from the Crane Creek Master Plan Area.

Public Services

The subject parcel is within the boundaries of School District 1. H.B. Forest Heights Elementary School is located 1.6 miles southwest of the subject parcel on Blue Ridge Terrace.

The Crane Creek fire station (number 18) is located 1.1 miles southwest of the subject parcel at the Crane Church Road and Fairfield Road. There are no fire hydrants located along Wessinger Road. The proposed map amendment would not negatively impact public services or traffic.

The City of Columbia is the water and sewer service provider for the area; a 12 inch water line exists on the western side of the intersection of Fairfield Road and Wessinger Road and a 12 inch gravity sewer line is located on the southwest side of the intersection of Fairfield Road and Wessinger Road.

Plans & Policies

The 2009 Richland County Comprehensive Plan “Future Land Use Map” designates this area as **Suburban** in the **North Central Planning Area**.

Objective: “Residential areas are encouraged to contain a mix of residential and civic land uses. Existing single family developments may be adjacent to multifamily or a Planned Developments (PDD) requiring buffers from higher intensity uses. Residential developments should occur at medium densities of 4-8 dwelling units per acre.”

Non-Compliance: The proposed zoning would exceed the Comprehensive Plan’s recommendation of 4-8 dwelling units an acre. The RM-HD District permits 16 dwelling units per acre.

Traffic Impact

The 2012 SCDOT traffic count (Station # 188) located south of the subject parcels on Fairfield Road (US 321) identifies 12,700 Average Daily Trips (ADT's). Fairfield Road (US 321) is classified as five lane undivided minor arterial road, maintained by SCDOT with a design capacity of 24,800 ADT's. Fairfield Road (US 321) is currently operating at Level of Service (LOS) "B".

There are no planned or programmed improvements for this section of Fairfield Rd (US 321).

Conclusion

The surrounding parcels are zoned Light Industrial District (M-1), Heavy Industrial District (HI) and Rural District (RU). Staff is of the opinion that the proposed request is not in compliance with the Comprehensive Plan; nor is compatible with the zoning of the adjacent parcels.

Staff recommends **Disapproval** of this map amendment.

Zoning Public Hearing Date

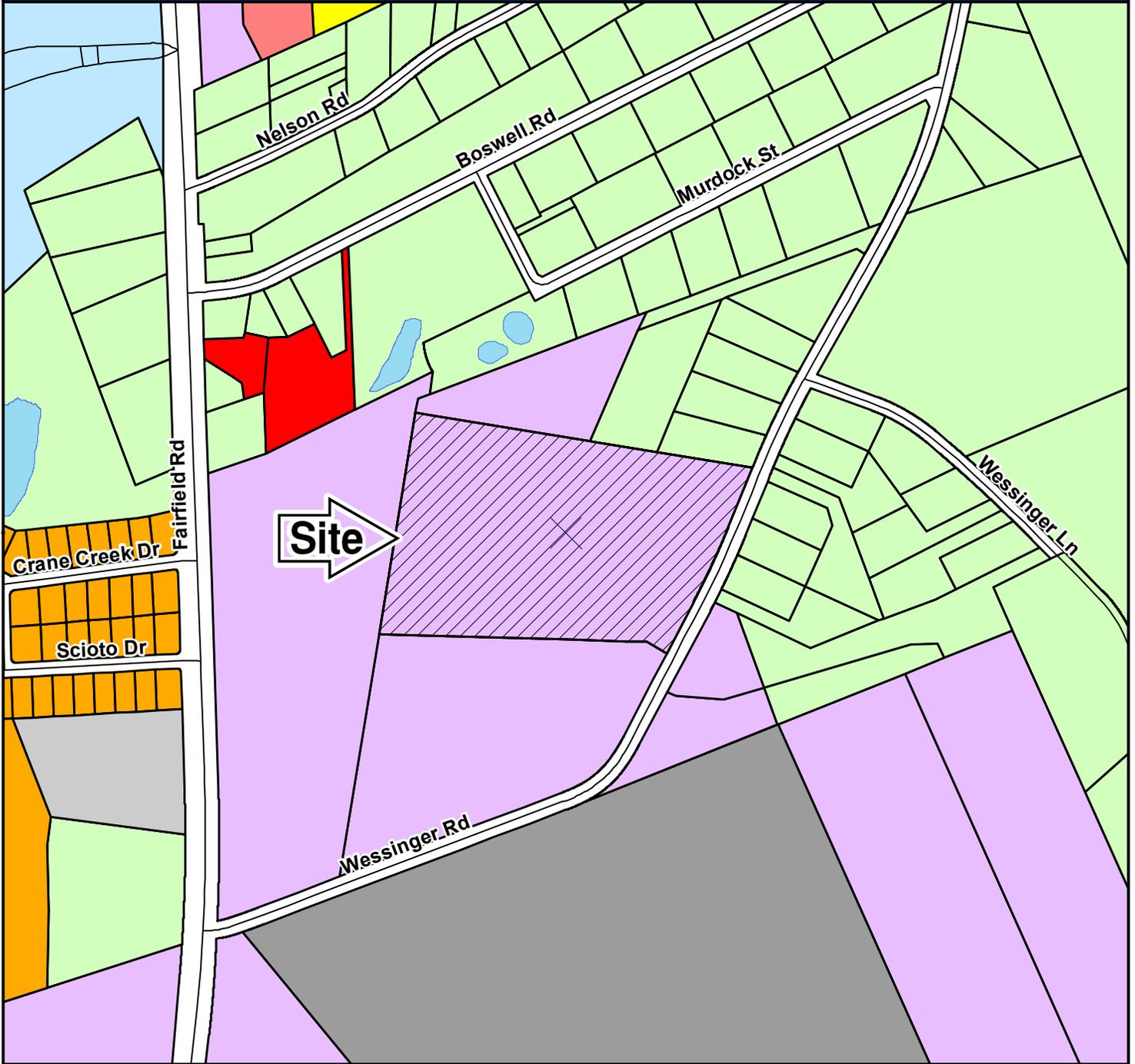
October 22, 2013

Planning Commission Action

At their meeting of **October 7, 2013** as a result of a tie vote the Richland County Planning Commission **had no recommendation** for **RC Project # 13-30 MA**.

Case 13-30 MA

M-1 to RM-HD



ZONING CLASSIFICATIONS

CC-1	C-1	RS-E	MH	NC	LI	TROS	N Subject Property
CC-2	C-3	RS-LD	RM-MD	GC	HI		
CC-3	RG-2	RS-MD	RM-HD	RC	PDD		
CC-4	RR	RS-HD	OI	M-1	RU		

Case 13-30 MA
M-1 to RM-HD
TMS12000-03-02



CASE 13-30 MA

From M-1 to RM-HD

TMS# 12000-03-02

Wessinger Rd



Looking at subject parcel



Looking east at residence.

The zoning change from M-1 (Light Industrial) to RM-HD (Residential Multi Family High Density) would permit the introduction of the following uses which were not allowed previously in the original zoning

USE TYPES	RM-HD
<u>Residential Uses</u>	
Common Area Recreation and Service Facilities	P
Continued Care Retirement Communities	SR
Dormitories	P
Multi-Family, Not Otherwise Listed	P
Single-Family, Detached	P
Single-Family, Zero Lot Line, Common	SR
Single-Family, Zero Lot Line, Parallel	SR
Two-Family	P
Fraternity and Sorority Houses	P
Group Homes (9 or Less)	SR
Group Homes (10 or More)	SE
Rooming and Boarding Houses	SE
<u>Accessory Uses and Structures</u>	
Home Occupations	SR
Swimming Pools	SR
Yard Sales	SR
<u>Recreational Uses</u>	
Swimming Pools	SR
<u>Institutional, Educational and Civic Uses</u>	
Day Care, Adult, Home Occupation (5 or Fewer) (Ord. 008-09HR; 2-17-09)	SR
Day Care, Child, Family Day Care, Home Occupation (5 or Fewer) (Ord No. 054-08HR; 9-16-08; Ord. 008-09HR; 2-17-09)	SR

Nursing and Convalescent Homes	P
Orphanages	SE
Schools, Including Public and Private, Having a Curriculum Similar to Those Given in Public Schools)	SR
<u>Business, Professional and Personal Services</u>	
Bed and Breakfast Homes/Inns (Ord. 020-10HR; 5-4-10)	SR
Buildings, High Rise, 4 or 5 Stories	SR
Buildings, High Rise, 6 or More Stories	SE

STATE OF SOUTH CAROLINA
COUNTY COUNCIL OF RICHLAND COUNTY
ORDINANCE NO. ____-13HR

AN ORDINANCE OF THE COUNTY COUNCIL OF RICHLAND COUNTY, SOUTH CAROLINA, AMENDING THE ZONING MAP OF UNINCORPORATED RICHLAND COUNTY, SOUTH CAROLINA, TO CHANGE THE ZONING DESIGNATION FOR THE REAL PROPERTY DESCRIBED AS TMS # 12000-03-02 FROM M-1 (LIGHT INDUSTRIAL DISTRICT) TO RM-HD (RESIDENTIAL, MULTI-FAMILY – HIGH DENSITY DISTRICT); AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

Pursuant to the authority granted by the Constitution of the State of South Carolina and the General Assembly of the State of South Carolina, BE IT ENACTED BY RICHLAND COUNTY COUNCIL:

Section I. The Zoning Map of unincorporated Richland County is hereby amended to change the real property described as TMS # 12000-03-02 from M-1 (Light Industrial District) zoning to RM-HD (Residential, Multi-Family – High Density District) zoning.

Section II. Severability. If any section, subsection, or clause of this Ordinance shall be deemed to be unconstitutional, or otherwise invalid, the validity of the remaining sections, subsections, and clauses shall not be affected thereby.

Section III. Conflicting Ordinances Repealed. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section IV. Effective Date. This ordinance shall be effective from and after _____, 2013.

RICHLAND COUNTY COUNCIL

By: _____
Kelvin E. Washington, Sr., Chair

Attest this _____ day of
_____, 2013.

Michelle Onley
Clerk of Council

Public Hearing: October 22, 2013 (tentative)
First Reading: October 22, 2013 (tentative)
Second Reading:
Third Reading:



Richland County Planning & Development Services Department

Map Amendment Staff Report

PC MEETING DATE: October 7, 2013
RC PROJECT: 13-31 MA
APPLICANT: Ron Johnson

LOCATION: Longtown Road West and Plantation Parkway

TAX MAP NUMBER: 17613-02-08 (Portion of)
ACREAGE: 25.54 of 33.29 total
EXISTING ZONING: RU
PROPOSED ZONING: RS-LD

PC SIGN POSTING: September 11, 2013

Staff Recommendation

Approval

Background

Zoning History

Prior to the code change in 2005 the Rural District (RU) parcel was zoned D-1. With the adoption of the new Land Development Code in 2005 the D-1 District was converted into the RU District. The parcel was part of two previous rezoning requests (Case numbers 04-58MA and 05-19MA). Both cases were withdrawn.

Zoning History General Area

The Residential Single Family Medium Density District (RS-MD) zoned parcel east of the site on Longtown Road East was rezoned under Ordinance Number 077-12HR (case 12-33MA). The Residential Single-Family Low Density District (RS-LD) subdivision (Club Colony) east of the subject parcel was approved under Ordinance Number 037-94HR (case 94-008MA). The RS-LD parcel east of the site on Longtown Road East was rezoned under Ordinance Number 017-13HR (case number 13-05MA). The Planned Development District south of the subject parcel was approved under Ordinance Number 064-02HR (case 02-060MA)

Zoning District Summary

The Residential Single Family Low Density District (RS-LD) “is intended as a single family, detached residential district, and the requirements for this district are designed to maintain a suitable environment for single family living. Non-single family development normally required to provide the basic elements of a balanced and attractive residential area is also permitted.”

Minimum lot area is 12,000 square feet, or as determined by DHEC, but in no case shall it be less than 12,000 square feet. The maximum density standard: no more than one principal dwelling unit may be placed on a lot except for permitted accessory dwellings.

- The gross density for this site is approximately: 92 dwelling units
- The net density for this site is approximately: 64 dwelling units

Direction	Existing Zoning	Use
<u>North:</u>	RS-MD	Residential subdivision (Plantation Park)
<u>South:</u>	PDD	Residential subdivision (Brookhaven)
<u>East:</u>	RU	Single-Family residences
<u>West:</u>	PDD	Residential subdivision (Brookhaven)

Discussion

Parcel/Area Characteristics

The subject property is part of a larger tract (33.29 acres total) which originally contained a tennis club, pool and an amenity area. The parcel has fifty nine (59) feet of frontage along Longtown Road West, which is a two-lane residential collector street without sidewalks or streetlights. The parcel also has thirty seven (37) feet of frontage along Plantation Parkway. Otherwise, the site contains no slope, is mostly wooded and contains some recreation (playground) equipment.

The immediate area is primarily characterized by low to moderate density residential uses. South and west of the subject parcel is a mixed use PDD. The portion adjacent to the subject parcel is currently wooded but will continue to be developed as additional phases are completed.

Public Services

The subject parcel is within the boundaries of School District Two. Sandlapper Elementary School is located 490 feet southeast of the subject parcel on Longtown Road. The Elders Pond fire station (number 34) is located 1.4 miles southeast of the subject parcels on Elders Pond Drive. There are no fire hydrants located along Longtown Road West however, there is a fire hydrant located on Plantation Parkway. The proposed map amendment would not negatively impact public services or traffic. Water is provided by the City of Columbia and sewer service is provided by Palmetto Utilities.

Plans & Policies

The 2009 Richland County Comprehensive Plan "**Future Land Use Map**" designates this area as **Suburban** in the **North East Planning Area**.

Objective: Residential areas are encouraged to contain a mix of residential and civic land uses. Existing single family developments may be adjacent to multifamily or a PDD including a buffer from higher intensity uses. Residential developments should occur at medium densities of 4-8 dwelling units per acre.

Compliance: The RS-LD zoning district permits a minimum 12,000 square foot lots or 3.6 dwelling units per acre, which is closer to the recommended density of the Comprehensive Plan than allowed under the current RU District. Consequently, staff is of the opinion that the rezoning complies with the Comprehensive Plan's recommended density.

Traffic Impact

The 2012 SCDOT traffic count (Station # 713) located north of the subject parcel on Longtown Road identifies 2,600 Average Daily Trips (ADT's). Longtown Road is classified as a two lane undivided Collector, maintained by SCDOT with a design capacity of 8,600 ADT's. Longtown Road is currently operating at Level of Service (LOS) "A".

The 2012 SCDOT traffic count (Station # 711) located south of the subject parcel on Longtown Road identifies 8,100 Average Daily Trips (ADT's). Longtown Road is classified as a two lane undivided Collector, maintained by SCDOT with a design capacity of 8,600 ADT's. Longtown Road is currently operating at Level of Service (LOS) "C".

There are no planned or programmed improvements for this section of Longtown Road

Conclusion

The adjacent subdivision north of the site is zoned RS-MD and contains single-family residences. The PDD located to the west is designated for low to medium densities. Due to the well-established residential developments nearby and the characteristic medium densities of most of the subdivisions in the vicinity, staff believes that the proposed request is in compliance with the Comprehensive Plan recommendations for Suburban residential use.

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

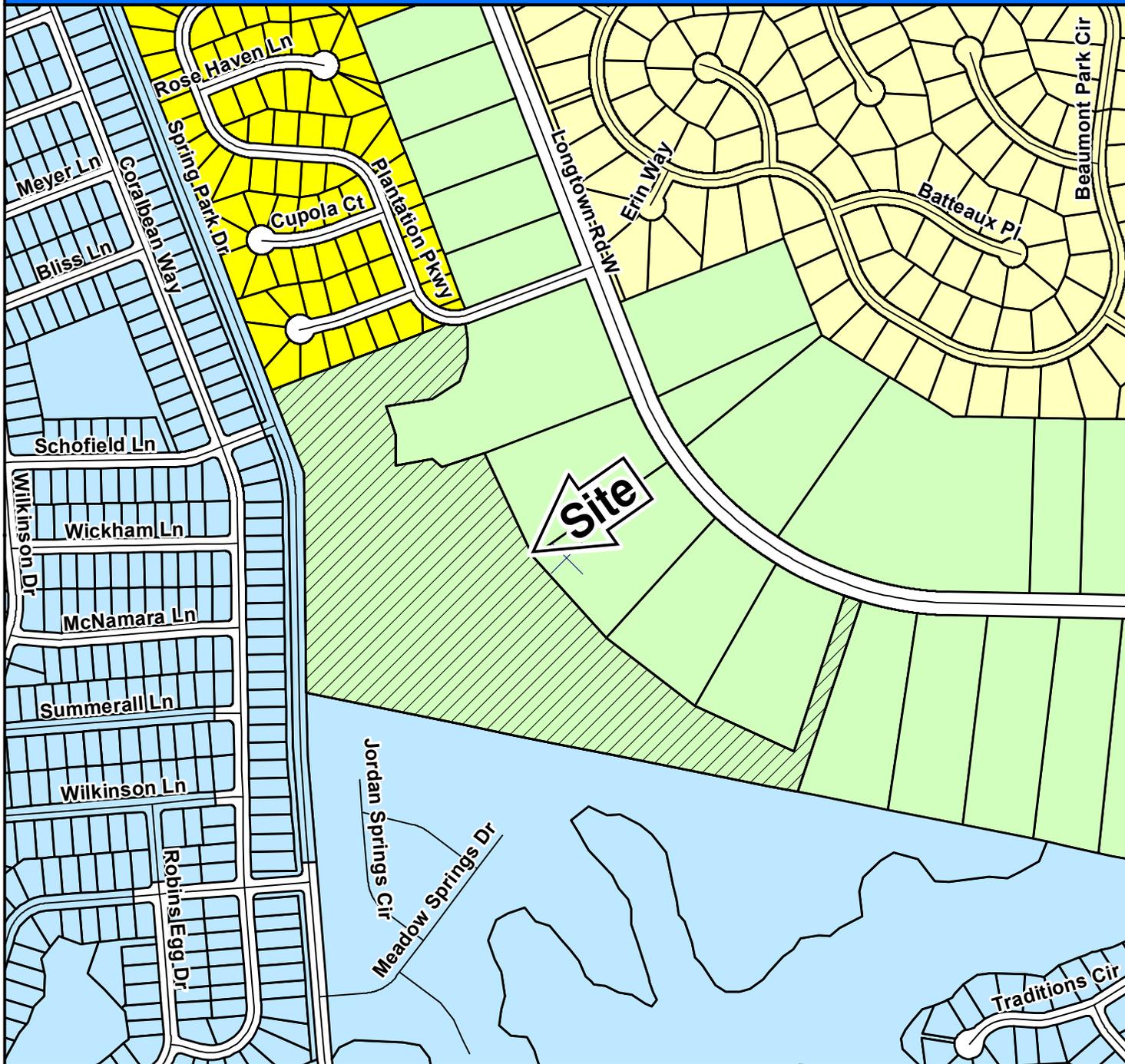
Zoning Public Hearing Date

October 22, 2013

Planning Commission Action

At their meeting of **October 7, 2013** the Richland County Planning Commission **agreed** with the PDSO recommendation and recommends the County Council initiate the ordinance consideration process to **approve the proposed Amendment for RC Project # 13-31 MA.**

Case 13-31 MA RU to RS-LD



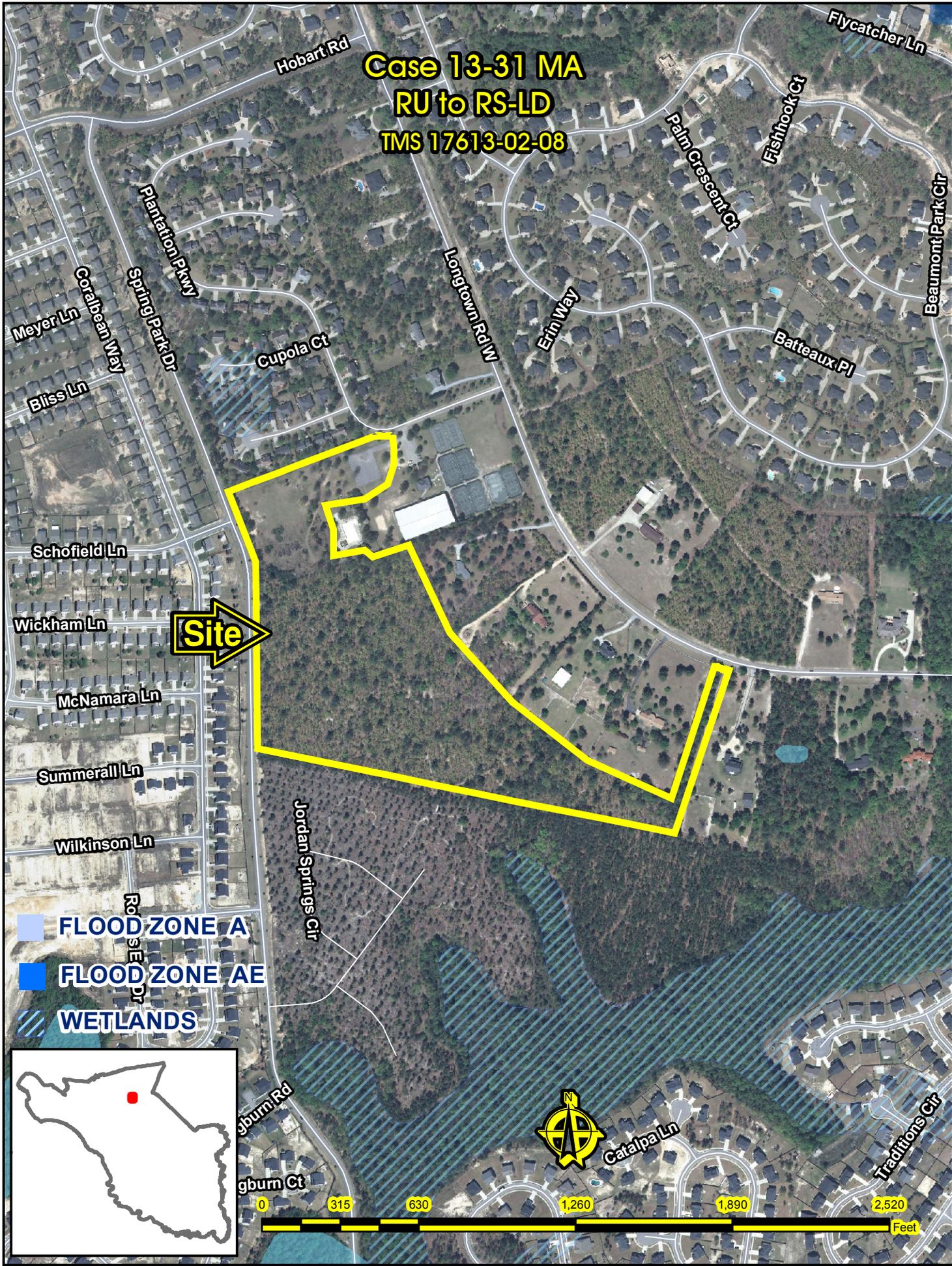
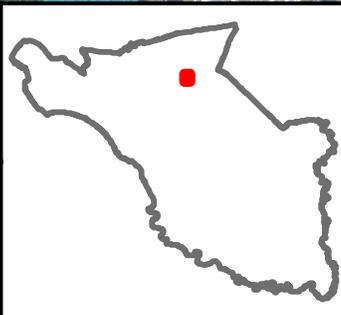
ZONING CLASSIFICATIONS

 CC-1	 C-1	 RS-E	 MH	 NC	 LI	 TROS	 Subject Property  N
 CC-2	 C-3	 RS-LD	 RM-MD	 GC	 HI		
 CC-3	 RG-2	 RS-MD	 RM-HD	 RC	 PDD		
 CC-4	 RR	 RS-HD	 OI	 M-1	 RU		

Case 13-31 MA
RU to RS-LD
TMS 17613-02-08

Site

-  FLOOD ZONE A
-  FLOOD ZONE AE
-  WETLANDS

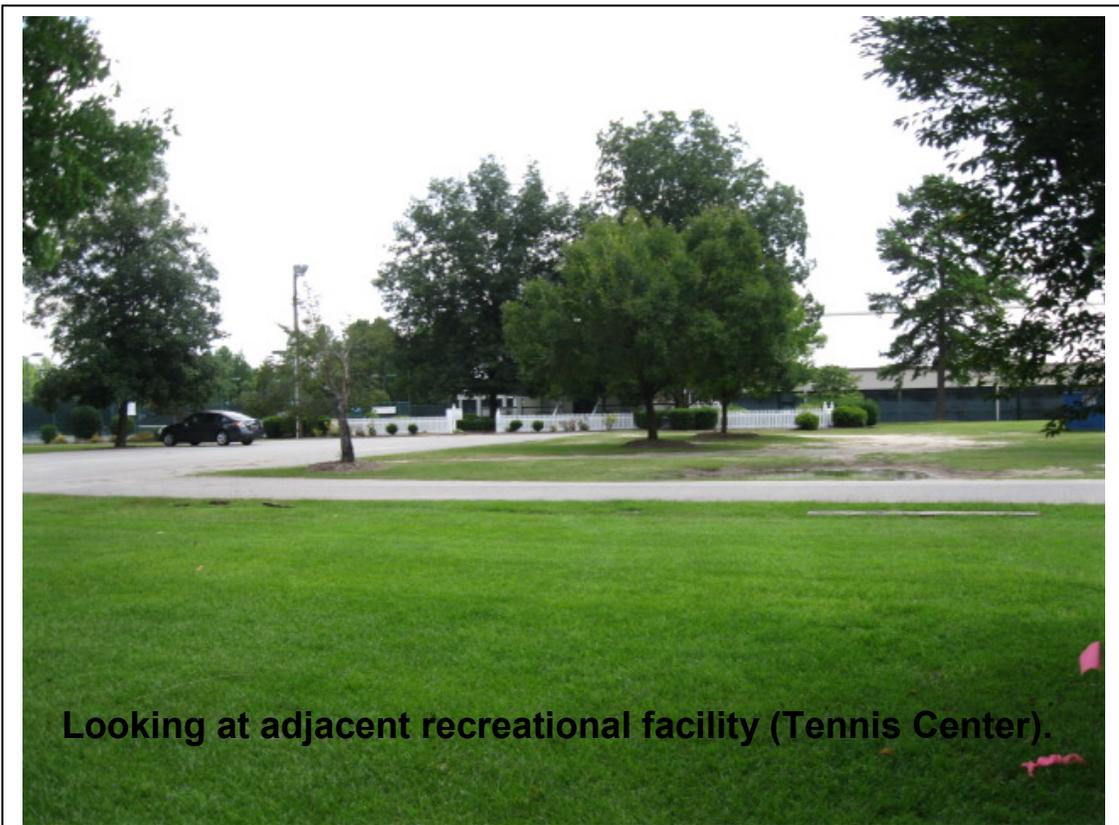


CASE 13-31 MA

From RU to RS-LD

TMS# 17613-02-08

Longtown Rd West



The zoning change from RU (Rural) to RS-MD (Residential Medium Density) would permit the introduction of the following uses which were not allowed previously in the original zoning

USE TYPES	RS-LD
Single-Family, Zero Lot Line, Parallel	SR

STATE OF SOUTH CAROLINA
COUNTY COUNCIL OF RICHLAND COUNTY
ORDINANCE NO. ____-13HR

AN ORDINANCE OF THE COUNTY COUNCIL OF RICHLAND COUNTY, SOUTH CAROLINA, AMENDING THE ZONING MAP OF UNINCORPORATED RICHLAND COUNTY, SOUTH CAROLINA, TO CHANGE THE ZONING DESIGNATION FOR THE REAL PROPERTY DESCRIBED AS A PORTION OF TMS # 17613-02-08 FROM RU (RURAL DISTRICT) TO RS-LD (RESIDENTIAL, SINGLE-FAMILY – LOW DENSITY DISTRICT); AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

Pursuant to the authority granted by the Constitution of the State of South Carolina and the General Assembly of the State of South Carolina, BE IT ENACTED BY RICHLAND COUNTY COUNCIL:

Section I. The Zoning Map of unincorporated Richland County is hereby amended to change the real property described as a portion of TMS # 17613-02-08 from RU (Rural District) zoning to RS-LD (Residential, Single-Family – Low Density District) zoning; as further shown on Exhibit A, which is attached hereto and incorporated herein.

Section II. Severability. If any section, subsection, or clause of this Ordinance shall be deemed to be unconstitutional, or otherwise invalid, the validity of the remaining sections, subsections, and clauses shall not be affected thereby.

Section III. Conflicting Ordinances Repealed. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section IV. Effective Date. This ordinance shall be effective from and after _____, 2013.

RICHLAND COUNTY COUNCIL

By: _____
Kelvin E. Washington, Sr., Chair

Attest this _____ day of
_____, 2013.

Michelle Onley
Clerk of Council

Public Hearing: October 22, 2013 (tentative)
First Reading: October 22, 2013 (tentative)
Second Reading:
Third Reading:



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: October 7, 2013
RC PROJECT: 13-32 MA
APPLICANT: Mark Mack

LOCATION: Kennerly Rd

TAX MAP NUMBER: 02700-08-04 (Portion of)
ACREAGE: 2.0
EXISTING ZONING: RU
PROPOSED ZONING: LI

PC SIGN POSTING: September 11, 2013

Staff Recommendation

Disapproval

Background

Zoning History

The current zoning, Rural District (RU) reflects the zoning as adopted September 7, 1977.

Zoning District Summary

The Light Industrial (LI) District is intended to accommodate wholesaling, distribution, storage, processing, light manufacturing, and general commercial uses. Such uses are usually controlled operations, relatively clean, quiet, and free of objectionable or hazardous elements, such as smoke, noise, odor or dust. In addition, such uses usually operate and/or have storage within open or enclosed structures; and generating no nuisances.

Direction	Existing Zoning	Use
<u>North:</u>	RU	Undeveloped/Agricultural land
<u>South:</u>	RU	Residence
<u>East:</u>	RU	Undeveloped
<u>West:</u>	RU	Residence

Discussion

Parcel/Area Characteristics

The parcel has three hundred and sixty one (361) feet of frontage along Kennerly Road, which is a two-lane undivided collector without sidewalks or streetlights. The parcel also has three hundred and sixty one (361) feet of frontage along Sid Sites Road, which is a two-lane undivided collector without sidewalks or streetlights. The subject parcel is currently utilized for agricultural uses (cornfield), has a gentle slope and is partially vegetated. The immediate area is primarily characterized by residential uses, agricultural uses and undeveloped, wooded parcels.

Public Services

The subject parcel is within the boundaries of Lexington/Richland 5 School District. Spring Hill High School is located .76 miles west of the subject parcel on Broad River Road. The Dutch Fork/Spring Hill fire station (number 21) is located 1.6 miles west of the subject parcel on Broad River Road. There are no fire hydrants located along this section of Kennerly Road. The proposed map amendment would not negatively impact public services or traffic. Water would be provided by well and sewer would be provided by septic.

Plans & Policies

The 2009 Richland County Comprehensive Plan “Future Land Use Map” designates this area as **Suburban** in the **North East Planning Area**.

Objective: Industrial activities should be compatible with the surrounding land uses and should not locate near residential or commercial uses without adequate space for buffering/setbacks. Proposed industrial uses should consider sites with adequate room for expansion, existing infrastructure and access to major arterials and/or highways. Sites will be considered during the rezoning process and periodically updated.

Non-Compliance: The area is comprised of scattered agriculturally-based, residentially developed parcels and large undeveloped parcels. Currently, there is a lack of infrastructure in place to serve industrial development. The site does not have easy access to major arterials and/or highways and there are no other properties in the vicinity either zoned for or used as light industrial.

Traffic Impact

The 2012 SCDOT traffic count (Station # 178) located south of the subject parcel on Broad River Road identifies 7,900 Average Daily Trips (ADT's). Broad River Road is classified as a two lane undivided collector, maintained by SCDOT with a design capacity of 8,600 ADT's. Broad River Road is currently operating at Level of Service (LOS) “C”.

The 2012 SCDOT traffic count (Station # 561) located east of the subject parcel on Kennerly Road identifies 800 Average Daily Trips (ADT's). Kennerly Road is classified as a two lane undivided collector, maintained by SCDOT with a design capacity of 8,600 ADT's. Kennerly Road is currently operating at Level of Service (LOS) “A”.

The 2012 SCDOT traffic count (Station # 456) located north of the subject property on Freshly Mill Road identifies 900 Average Daily Trips (ADT's). Freshly Mill Road is classified as a two lane undivided collector, maintained by SCDOT with a design capacity of 8,600 ADT's. Freshly Mill Road is currently operating at Level of Service (LOS) “A”.

Conclusion

The parcels in the general area surrounding the site are zoned RU. Staff believes that the proposed request is not in compliance with the Comprehensive Plan, as the site does not have access to infrastructure, there are no Industrial uses in the vicinity of the site and the site is not located on a major arterial. Additionally, rezoning the parcel to an LI zoning district would set a precedent for other potential similar requests and alter the established character of the Spring Hill area.

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

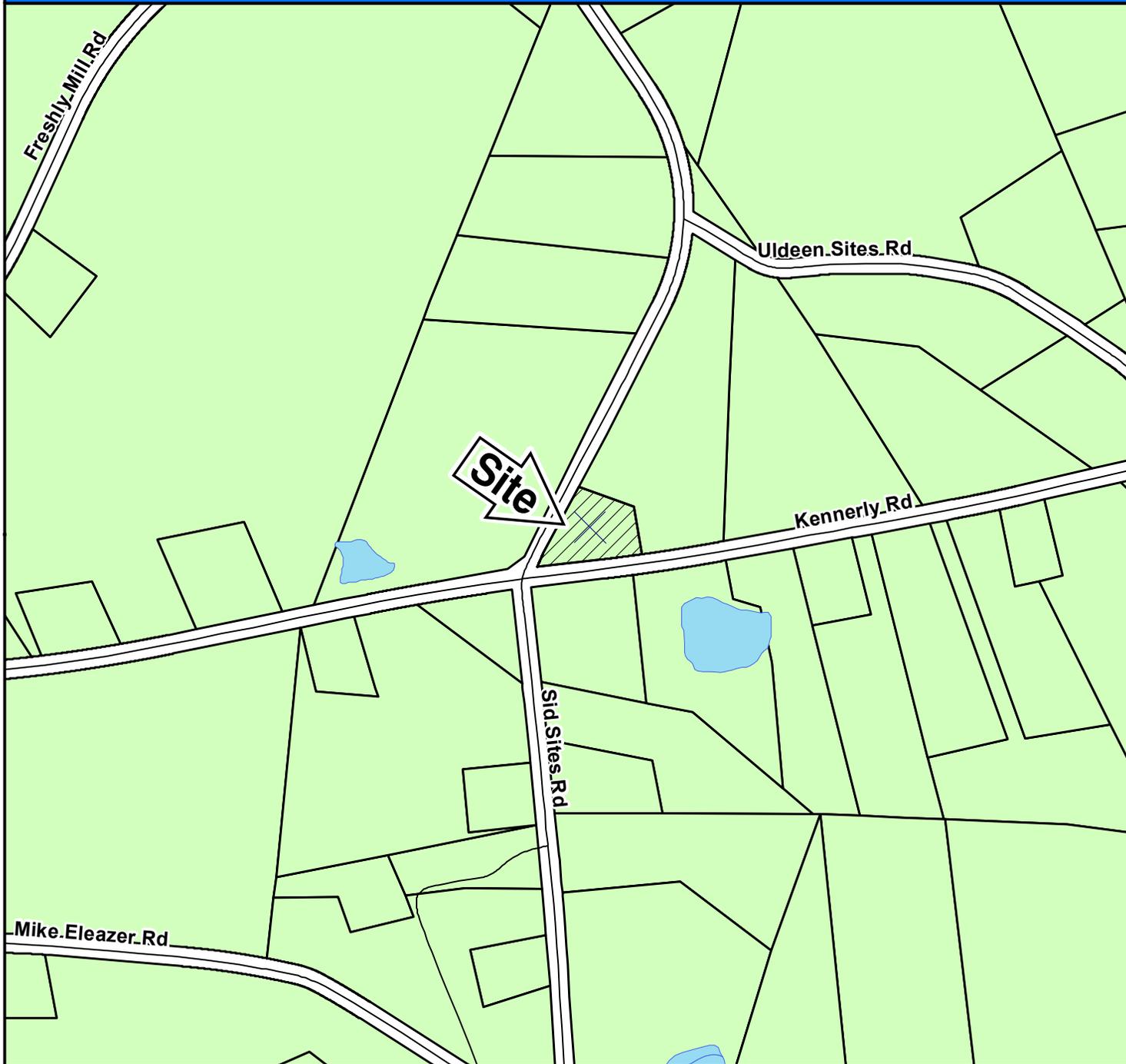
Zoning Public Hearing Date

October 22, 2013

Planning Commission Action

At their meeting of **October 7, 2013** the Richland County Planning Commission **agreed** with the PSDS recommendation and recommends the County Council **disapprove** the proposed **Amendment** for **RC Project # 13-32 MA**.

Case 13-32 MA RU to LI



ZONING CLASSIFICATIONS

 CC-1	 C-1	 RS-E	 MH	 NC	 LI	 TROS	 N  Subject Property
 CC-2	 C-3	 RS-LD	 RM-MD	 GC	 HI	 PDD	
 CC-3	 RG-2	 RS-MD	 RM-HD	 RC	 PDD		
 CC-4	 RR	 RS-HD	 OI	 M-1	 RU		

Case 13-32 MA
RU to LI
TMS 02700-08-04 (p)

Freshly Mill Rd

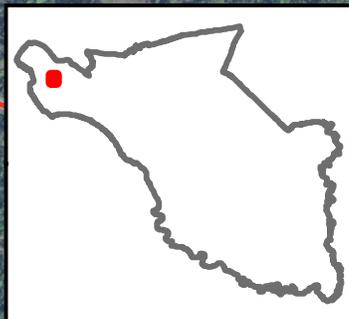
Sr. St. Rd

Uddeen Sites Rd

Site

Kennerly Rd

-  FLOOD ZONE A
-  FLOOD ZONE AE
-  WETLANDS



Mike Eleazer Rd



CASE 13-32 MA

From RU to LI

TMS# 02700-08-04 Portion of

Sid Sites Rd & Kennerly Rd



The zoning change from RU (Rural) to LI (Light Industrial) would permit the introduction of the following uses which were not allowed previously in the original zoning

USE TYPES	LI		P
Recreational Uses			
Amusement or Water Parks, Fairgrounds	SR		P
Batting Cages	SR		P
Golf Courses	SR		P
Golf Courses, Miniature	P		P
Golf Driving Ranges (Freestanding)	SR		P
Physical Fitness Centers	P		P
Shooting Ranges, Indoor	P		P
Institutional, Educational and Civic Uses			
Ambulance Services, Transport	P		P
Animal Shelters	SR		P
Auditoriums, Coliseums, Stadiums	P		P
Community Food Services	P		P
Government Offices	P		SR
Post Offices	P		P
Postal Service Processing & Distribution	P		P
Schools, Administrative Facilities	P		SR
Schools, Business, Computer and Management Training	P		P
Schools, Fine Arts Instruction	P		SR
Schools, Junior Colleges	P		P
Schools, Technical and Trade (Except Truck Driving)	P		P
Schools, Truck Driving	P		P
Business, Professional and Personal Services			
Accounting, Tax Preparation, Bookkeeping, and Payroll Services	P		P
Automatic Teller Machines			P
Automobile Parking (Commercial)			P
Automobile Rental or Leasing			P
Automobile Towing, Not Including Storage			P
Automobile Towing, Including Storage Services			P
Banks, Finance, and Insurance Offices			P
Building Maintenance Services, Not Otherwise Listed			P
Car and Light Truck Washes (See also Truck Washes)			P
Carpet and Upholstery Cleaning Services			P
Computer Systems Design and Related Services			P
Construction, Building, General Contracting, with Outside Storage			SR
Construction, Building, General Contracting, without Outside Storage			P
Construction, Heavy, with Outside Storage			SR
Construction, Heavy, without Outside Storage			P
Construction, Special Trades, with Outside Storage			SR
Construction, Special Trades, without Outside Storage			P
Employment Services			P
Engineering, Architectural, and Related Services			P
Exterminating and Pest Control Services			P
Funeral Homes and Services			P

Furniture Repair Shops and Upholstery	P
Hotels and Motels	P
Janitorial Services	P
Laundromats, Coin Operated	P
Laundry and Dry Cleaning Services, Non-Coin Operated	P
Linen and Uniform Supply	P
Management, Scientific, and Technical Consulting Services	P
Medical, Dental, or Related Laboratories	P
Motion Picture Production/Sound Recording	P
Office Administrative and Support Services, Not Otherwise Listed	P
Packaging and Labeling Services	P
Pet Care Services (Excluding Veterinary Offices and Kennels)	P
Photocopying and Duplicating Services	P
Photofinishing Laboratories	P
Professional, Scientific, and Technical Services, Not Otherwise Listed	P
Publishing Industries	P
Rental Centers, with Outside Storage	P
Rental Centers, without Outside Storage	P
Repair and Maintenance Services, Appliance and Electronics	SR
Repair and Maintenance Services, Automobile, Major	P
Repair and Maintenance Services, Automobile, Minor	P
Repair and Maintenance Services, Boat and Commercial Trucks, Small	P
Repair and Maintenance Services, Commercial and Industrial Equipment	P

Repair and Maintenance Services, Home and Garden Equipment	P
Repair and Maintenance Services, Personal and Household Goods	P
Repair and Maintenance Services, Television, Radio, or Other Consumer Electronics	P
Research and Development Services	P
Security and Related Services	P
Taxidermists	P
Theaters, Motion Picture, Other Than Drive-Ins	P
Theaters, Motion Picture, Drive-Ins	SE
Truck (Medium and Heavy) Washes	P
Vending Machine Operators	P
Veterinary Services (Non-Livestock, May Include Totally Enclosed Kennels Operated in Connection with Veterinary Services)	P
Auction Houses	P
Automotive Parts and Accessories Stores	P
Bakeries, Retail	P
Bars and Other Drinking Places	SR
Bicycle Sales and Repair	P
Building Supply Sales with Outside Storage	P
Building Supply Sales without Outside Storage	P
Caterers, No On Site Consumption	P
Convenience Stores (with Gasoline Pumps)	P
Convenience Stores (without Gasoline Pumps)	P

Direct Selling Establishments, Not Otherwise Listed	P
Drugstores, Pharmacies, with Drive-Thru	P
Drugstores, Pharmacies, without Drive- Thru	P
Electronic Shopping and Mail Order Houses	P
Flea Markets, Indoor	P
Flea Markets, Outdoor	P
Fruit and Vegetable Markets	P
Restaurants, Cafeterias	P
Restaurants, Full Service (Dine-In Only)	P
Restaurants, Limited Service (Delivery, Carry Out)	P
Restaurants, Limited Service (Drive- Thru)	P
Restaurants, Snack and Nonalcoholic Beverage Stores	P
Service Stations, Gasoline	P
Truck Stops	P
Apparel, Piece Goods, and Notions	P
Beer/Wine/Distilled Alcoholic Beverages	P
Books, Periodicals, and Newspapers	P
Chemicals and Allied Products	P
Drugs and Druggists' Sundries	P
Durable Goods, Not Otherwise Listed	P
Electrical Goods	P
Farm Products, Raw Materials	P
Farm Supplies	P
Flowers, Nursery Stock, and Florist Supplies	P
Furniture and Home Furnishings	P

Groceries and Related Products	P
Hardware	P
Jewelry, Watches, Precious Stones	P
Machinery, Equipment and Supplies	P
Market Showrooms (Furniture, Apparel, Etc.)	P
Metal and Minerals	P
Motor Vehicles	P
Motor Vehicles, New Parts and Supplies	P
Motor Vehicles, Tires and Tubes	P
Motor Vehicles, Used Parts and Supplies	P
Nondurable Goods, Not Otherwise Listed	P
Paints and Varnishes	P
Paper and Paper Products	P
Plumbing & Heating Equipment and Supplies	P
Professional and Commercial Equipment and Supplies	P
Scrap and Recyclable Materials	SE
Sporting and Recreational Goods and Supplies (Except Sporting Firearms and Ammunition)	P
Sporting Firearms and Ammunition	P
Timber and Timber Products	P
Tobacco and Tobacco Products	P
Toys and Hobby Goods and Supplies	P
Transportation, Information, Warehousing, Waste Management, and Utilities	
Airports or Air Transportation Facilities and Support Facilities	P
Bus Facilities, Interurban	P
Bus Facilities, Urban	P
Charter Bus Industry	P

Courier Services, Central Facility	P
Courier Services, Substations	P
Limousine Services	P
Materials Recovery Facilities (Recycling)	P
Radio and Television Broadcasting Facilities (Except Towers)	P
Scenic and Sightseeing Transportation	P
Taxi Service Terminals	P
Truck Transportation Facilities	P
Utility Company Offices	P
Utility Service Facilities (No Outside Storage)	P
Warehouses (General Storage, Enclosed, Not Including Storage of Any Hazardous Materials or Waste as Determined by Any Agency of the Federal, State or Local Government)	P
Warehouses, Self-Storage	SR
Warehouses, Self-Storage	SR
Water Treatment Plants, Non-Governmental, Public	P
Manufacturing, Mining, and Industrial Uses	
Apparel	P
Bakeries, Manufacturing	P
Beverage, Soft Drink and Water	P
Computer, Appliance, and Electronic Products	P
Dairy Products	P
Dolls, Toys, and Games	P
Fabricated Metal Products	SE
Food Manufacturing, Not Otherwise Listed	P
Furniture and Related Products	P
Glass and Glass Products	SE
Jewelry and Silverware	P
Leather and Allied Products (No Tanning)	P

Machinery	SE
Manufacturing, Not Otherwise Listed	SE
Medical Equipment and Supplies	P
Office Supplies (Not Paper)	P
Paper Products (No Coating and Laminating)	P
Printing and Publishing	P
Signs	P
Soap, Cleaning Compounds, and Toilet Preparations	P
Sporting and Athletic Goods	P
Textile Product Mills	SE
Transportation Equipment	SE
Wood Products, Excluding Chip Mills	P

STATE OF SOUTH CAROLINA
COUNTY COUNCIL OF RICHLAND COUNTY
ORDINANCE NO. ____-13HR

AN ORDINANCE OF THE COUNTY COUNCIL OF RICHLAND COUNTY, SOUTH CAROLINA, AMENDING THE ZONING MAP OF UNINCORPORATED RICHLAND COUNTY, SOUTH CAROLINA, TO CHANGE THE ZONING DESIGNATION FOR THE REAL PROPERTY DESCRIBED AS A PORTION OF TMS # 02700-08-04 FROM RU (RURAL DISTRICT) TO LI (LIGHT INDUSTRIAL DISTRICT); AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

Pursuant to the authority granted by the Constitution of the State of South Carolina and the General Assembly of the State of South Carolina, BE IT ENACTED BY RICHLAND COUNTY COUNCIL:

Section I. The Zoning Map of unincorporated Richland County is hereby amended to change the real property described as a portion of TMS # 02700-08-04 from RU (Rural District) zoning to LI (Light Industrial District) zoning; as further shown on Exhibit A, which is attached hereto and incorporated herein.

Section II. Severability. If any section, subsection, or clause of this Ordinance shall be deemed to be unconstitutional, or otherwise invalid, the validity of the remaining sections, subsections, and clauses shall not be affected thereby.

Section III. Conflicting Ordinances Repealed. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section IV. Effective Date. This ordinance shall be effective from and after _____, 2013.

RICHLAND COUNTY COUNCIL

By: _____
Kelvin E. Washington, Sr., Chair

Attest this _____ day of
_____, 2013.

Michelle Onley
Clerk of Council

Public Hearing: October 22, 2013 (tentative)
First Reading: October 22, 2013 (tentative)
Second Reading:
Third Reading:

Exhibit A





**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: October 7, 2013
RC PROJECT: 13-33 MA
APPLICANT: Carolyn Peake

LOCATION: Two Notch Rd & Old Two Notch Rd

TAX MAP NUMBER: 29004-01-02, 29000-01-01 & 05
ACREAGE: 4.09
EXISTING ZONING: RU
PROPOSED ZONING: GC

PC SIGN POSTING: September 11, 2013

Staff Recommendation

Disapproval

Background

Zoning History

The current zoning, Rural District (RU) reflects the zoning as adopted September 7, 1977.

Zoning History General Area

Southwest of the subject parcel along Lockman Road is a parcel zoned Office and Institutional District (OI) under Ordinance Number 078-04HR (case number 05-012MA). Southwest of the subject parcel along Two Notch Road is seven parcels zoned General Commercial District (GC) under Ordinance Number 003-94HR (case number 93-043MA).

Zoning District Summary

The General Commercial (GC) District is intended to accommodate a variety of commercial and non-residential uses characterized primarily by retail, office, and service establishments oriented primarily to major traffic arteries or extensive areas of predominantly commercial usage.

No minimum lot area, except as required by DHEC. The maximum allowed density for residential uses is sixteen (16) dwelling units per acre.

- Based upon a gross density calculation, the maximum number of units for this site is approximately: 65 dwelling units

Direction	Existing Zoning	Use
<u>North:</u>	RU/RU	Railroad Right-of-Way/Residences
<u>South:</u>	GC/GC	Undeveloped/Gas station
<u>East:</u>	RU/RU	Undeveloped/Modular Homes
<u>West:</u>	RU/RU	Undeveloped/Residence

Discussion

Parcel/Area Characteristics

The parcels have one thousand one hundred and sixty five (1165) feet of frontage along Two Notch Road, which is a two-lane undivided minor arterial without sidewalks or streetlights. Additionally, one subject parcel has one hundred and five (105) feet of frontage along Old Two Notch Road. The two eastern parcels contain commercially designed structures with access onto Two Notch Road, a moderate slope toward the railroad right-of-way and are partially wooded to the rear. The immediate area is primarily characterized by residential uses, manufactured housing and undeveloped, wooded parcels. There is a commercial use (Discount Tobacco gas station) located to the south. The parcel is zoned RU. There are numerous GC parcels located to the southwest. Most of these parcels are undeveloped and wooded.

Public Services

The subject parcels are within the boundaries of School District Two. Bookman Road Elementary School is located 1.02 miles northwest of the subject parcels on Bookman Road. Catawba Trail Elementary School is located .09 miles south of the subject parcels on Old National Highway. The Northeast fire station (number 4) is located 2.2 miles south of the subject parcels on Spears Creek Church Road. There are no fire hydrants located along this section of Two Notch Road. The proposed map amendment would not negatively impact public services or traffic. Water would be provided by well and sewer would be provided by Palmetto Utilities.

Plans & Policies

The 2009 Richland County Comprehensive Plan “Future Land Use Map” designates this area as **Suburban** in the **North East Planning Area**.

Objective: Commercial/Office activities should be located at traffic junctions or areas where existing commercial and office uses are located. These uses should not encroach on established residential areas.

Non-Compliance: The area is mainly comprised of residentially developed parcels. Rezoning to a commercial usage would serve to encroach upon the established residential uses nearby. The site does not have frontage along a major traffic arterial as described in the purpose and intent of the GC district.

Traffic Impact

The 2012 SCDOT traffic count (Station # 119) located east of the subject parcel on Two Notch Road identifies 10,900 Average Daily Trips (ADT's). Two Notch Road is classified as a two lane undivided minor arterial, maintained by SCDOT with a design capacity of 10,800 ADT's. Two Notch Road is currently operating at Level of Service (LOS) "C".

Two Notch Road is identified as number one on the 2035 Cost Constrained Plan for the Columbia Area Transportation Study (COATS) 2035 Prioritized List of Widening Projects. Two Notch Road is identified for widening from 2 to 5 lanes from Steven Campbell Road to Spears Creek Church Road.

Conclusion

Although the parcels located south of the site are zoned GC, the majority of the area is not developed commercially. The remaining parcels in the general area are zoned RU and contain residential uses. Staff believes that the proposed request is not in compliance with the purpose and intent of the GC District or the Comprehensive Plan, as the site is located on a minor arterial and is within close proximity to residential uses.

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

Zoning Public Hearing Date

October 22, 2013

Planning Commission Action

At their meeting of **October 7, 2013** the Richland County Planning Commission **disagreed** with the PDSD recommendation for the following reasons:

- The parcel is in between a major US highway and railroad tracks
- The shape and size of the lot are not conducive for residential use

The PC recommends the County Council **approve the proposed Amendment** for **RC Project # 13-33**.

Case 13-33 MA RU to GC



ZONING CLASSIFICATIONS

 CC-1	 C-1	 RS-E	 MH	 NC	 LI	 TROS	
 CC-2	 C-3	 RS-LD	 RM-MD	 GC	 HI	 Subject Property	
 CC-3	 RG-2	 RS-MD	 RM-HD	 RC	 PDD		
 CC-4	 RR	 RS-HD	 OI	 M-1	 RU		

**Case 13-33 MA
RU to GC
TMS 29000-01-01/05 & 29004-01-02**



CASE 13-33 MA

From RU to GC

TMS# 29004-01-01, 29000-01-01 & 05

Two Notch Rd



The zoning change from RU (Rural) to GC (General Commercial) would permit the introduction of the following uses which were not allowed previously in the original zoning

Colleges and Universities	P
Community Food Services	P
Courts	P
Day Care Centers, Adult (Ord. 008-09HR; 2-17-09)	SR
Day Care, Child, Licensed Center (Ord. 008-09HR; 2-17-09)	SR
Government Offices	P
Hospitals	P
Individual and Family Services, Not Otherwise Listed	P
Museums and Galleries	P
Nursing and Convalescent Homes	P
Post Offices	P
Postal Service Processing & Distribution	P
Schools, Administrative Facilities	P
Schools, Business, Computer and Management Training	P
Schools, Fine Arts Instruction	P
Schools, Junior Colleges	P
Schools, Technical and Trade (Except Truck Driving)	P
Schools, Truck Driving	P
Zoos and Botanical Gardens	SR
Accounting, Tax Preparation, Bookkeeping, and Payroll Services	P
Advertising, Public Relations, and Related Agencies	P
Automatic Teller Machines	P
Automobile Parking (Commercial)	P
Automobile Rental or Leasing	P
Automobile Towing, Not Including	P

USE TYPES	GC
Continued Care Retirement Communities	SR
Dormitories	SE
Multi-Family, Not Otherwise Listed	P
Single-Family, Zero Lot Line, Common	SR
Fraternity and Sorority Houses	P
Group Homes (10 or More)	SE
Rooming and Boarding Houses	P
Special Congregate Facilities	SE
Amusement or Water Parks, Fairgrounds	SR
Amusement Arcades	P
Batting Cages	SR
Billiard Parlors	P
Bowling Centers	P
Clubs or Lodges (Ord No.054-08HR; 9-16-08)	P
Dance Studios and Schools	P
Go-Cart, Motorcycle and Similar Small Vehicle Tracks	SR
Golf Courses	SR
Golf Courses, Miniature	P
Golf Driving Ranges (Freestanding)	SR
Marinas and Boat Ramps	P
Martial Arts Instructional Schools	P
Physical Fitness Centers	P
Shooting Ranges, Indoor	P
Skating Rinks	P
Ambulance Services, Transport	P
Animal Shelters	SR
Auditoriums, Coliseums, Stadiums	P
Cemeteries, Mausoleums (Ord. 069-10HR)	SR

Storage		
Banks, Finance, and Insurance Offices		P
Barber Shops, Beauty Salons, and Related Services		P
Bed and Breakfast Homes/Inns (Ord. 020-10HR; 5-4-10)		SR
Body Piercing Facilities		SR
Building Maintenance Services, Not Otherwise Listed		P
Car and Light Truck Washes (See also Truck Washes)		P
Carpet and Upholstery Cleaning Services		P
Computer Systems Design and Related Services		P
Clothing Alterations/Repairs; Footwear Repairs		P
Construction, Building, General Contracting, without Outside Storage		P
Construction, Special Trades, without Outside Storage		P
Employment Services		P
Engineering, Architectural, and Related Services		P
Exterminating and Pest Control Services		P
Funeral Homes and Services		P
Furniture Repair Shops and Upholstery		P
Hotels and Motels		P
Janitorial Services		P
Kennels		SR
Landscape and Horticultural Services		P
Laundromats, Coin Operated		P
Laundry and Dry Cleaning Services, Non-Coin Operated		P
Legal Services (Law Offices, Etc.)		P

Linen and Uniform Supply		P
Locksmith Shops		P
Management, Scientific, and Technical Consulting Services		P
Massage Therapists		P
Medical/Health Care Offices		P
Medical, Dental, or Related Laboratories		P
Motion Picture Production/Sound Recording		P
Office Administrative and Support Services, Not Otherwise Listed		P
Packaging and Labeling Services		P
Pet Care Services (Excluding Veterinary Offices and Kennels)		P
Photocopying and Duplicating Services		P
Photofinishing Laboratories		P
Photography Studios		P
Picture Framing Shops		P
Professional, Scientific, and Technical Services, Not Otherwise Listed		P
Publishing Industries		P
Real Estate and Leasing Offices		P
Rental Centers, with Outside Storage		SR
Rental Centers, without Outside Storage		P
Repair and Maintenance Services, Appliance and Electronics		SR
Repair and Maintenance Services, Automobile, Minor		P
Repair and Maintenance Services, Home and Garden Equipment		P
Repair and Maintenance Services, Personal and Household Goods		P

[Type text]

Repair and Maintenance Services, Television, Radio, or Other Consumer Electronics	P
Research and Development Services	P
Security and Related Services	P
Tanning Salons	P
Tattoo Facilities (Ord 010-07HR; 2-20-07) and (Ord No. 054-08HR; 9-16-08)	P
Taxidermists	P
Theaters, Live Performances	P
Theaters, Motion Picture, Other Than Drive-Ins	P
Theaters, Motion Picture, Drive-Ins	SE
Travel Agencies (without Tour Buses or Other Vehicles)	P
Traveler Accommodations, Not Otherwise Listed	P
Truck (Medium and Heavy) Washes	P
Vending Machine Operators	
Veterinary Services (Non-Livestock, May Include Totally Enclosed Kennels Operated in Connection with Veterinary Services)	P
Watch and Jewelry Repair Shops	P
Weight Reducing Centers	P
Antique Stores (See Also Used Merchandise Shops and Pawn Shops)	P
Appliance Stores	P
Art Dealers	P
Arts and Crafts Supply Stores	P
Auction Houses	P
Automotive Parts and Accessories Stores	P
Bakeries, Retail	P

Bars and Other Drinking Places	SR
Bicycle Sales and Repair	P
Boat and RV Dealers, New and Used	P
Book, Periodical, and Music Stores	P
Building Supply Sales with Outside Storage	P
Building Supply Sales without Outside Storage	P
Camera and Photographic Sales and Service	P
Candle Shops	P
Candy Stores (Confectionery, Nuts, Etc.)	P
Caterers, No On Site Consumption	P
Clothing, Shoe, and Accessories Stores	P
Coin, Stamp, or Similar Collectibles Shops	P
Computer and Software Stores	P
Convenience Stores (with Gasoline Pumps)	P
Convenience Stores (without Gasoline Pumps)	P
Cosmetics, Beauty Supplies, and Perfume Stores	P
Department, Variety or General Merchandise Stores	P
Direct Selling Establishments, Not Otherwise Listed	P
Drugstores, Pharmacies, with Drive-Thru	P
Drugstores, Pharmacies, without Drive-Thru	P
Electronic Shopping and Mail Order Houses	P
Fabric and Piece Goods Stores	P

Flea Markets, Indoor	P
Flea Markets, Outdoor	P
Floor Covering Stores	P
Florists	P
Food Service Contractors	P
Food Stores, Specialty, Not Otherwise Listed	P
Formal Wear and Costume Rental	P
Fruit and Vegetable Markets	P
Furniture and Home Furnishings	P
Garden Centers, Farm Supplies, or Retail Nurseries	P
Gift, Novelty, Souvenir, or Card Shops	P
Grocery/Food Stores (Not Including Convenience Stores)	P
Hardware Stores	P
Health and Personal Care Stores, Not Otherwise Listed	P
Hobby, Toy, and Game Stores	P
Home Centers	P
Home Furnishing Stores, Not Otherwise Listed	P
Jewelry, Luggage, and Leather Goods (May Include Repair)	P
Liquor Stores	P
Manufactured Home Sales	SR
Meat Markets	P
Miscellaneous Retail Sales – Where Not Listed Elsewhere, and Where All Sales and Services are Conducted within an Enclosed Building	P

Motor Vehicle Sales – Car and Truck – New and Used	P
Motorcycle Dealers, New and Used	P
Musical Instrument and Supplies Stores (May Include Instrument Repair)	P
News Dealers and Newsstands	P
Office Supplies and Stationery Stores	P
Optical Goods Stores	P
Outdoor Power Equipment Stores	P
Paint, Wallpaper, and Window Treatment Sales	P
Pawnshops	P
Pet and Pet Supplies Stores	P
Record, Video Tape, and Disc Stores	P
Restaurants, Cafeterias	P
Restaurants, Full Service (Dine-In Only)	P
Restaurants, Limited Service (Delivery, Carry Out)	P
Restaurants, Limited Service (Drive-Thru)	P
Restaurants, Snack and Nonalcoholic Beverage Stores	P
Service Stations, Gasoline	P
Sporting Goods Stores	P
Television, Radio or Electronic Sales	P
Tire Sales	P
Tobacco Stores	P
Truck Stops	P
Used Merchandise Stores	P
Video Tape and Disc Rental	P
Warehouse Clubs and Superstores	P
Apparel, Piece Goods, and Notions	P
Beer/Wine/Distilled Alcoholic Beverages	SR

[Type text]

Books, Periodicals, and Newspapers	P
Drugs and Druggists' Sundries	SR
Durable Goods, Not Otherwise Listed	SR
Electrical Goods	SR
Flowers, Nursery Stock, and Florist Supplies	P
Furniture and Home Furnishings	SR
Groceries and Related Products	P
Hardware	P
Jewelry, Watches, Precious Stones	P
Lumber and Other Construction Materials	SR
Machinery, Equipment and Supplies	SR
Market Showrooms (Furniture, Apparel, Etc.)	SR
Motor Vehicles, New Parts and Supplies	SR
Motor Vehicles, Tires and Tubes	SR
Nondurable Goods, Not Otherwise Listed	SR
Paints and Varnishes	SR
Paper and Paper Products	P
Plumbing & Heating Equipment and Supplies	SR
Professional and Commercial Equipment and Supplies	P
Sporting and Recreational Goods and Supplies (Except Sporting Firearms and Ammunition)	P
Sporting Firearms and Ammunition	SR
Tobacco and Tobacco Products	SR
Toys and Hobby Goods and Supplies	P
Bus Facilities, Interurban	P
Bus Facilities, Urban	P
Charter Bus Industry	P

Courier Services, Substations	P
Limousine Services	P
Radio and Television Broadcasting Facilities (Except Towers)	P
Radio, Television, and Other Similar Transmitting Towers	SE
Scenic and Sightseeing Transportation	P
Taxi Service Terminals	P
Truck Transportation Facilities	
Utility Company Offices	P
Utility Service Facilities (No Outside Storage)	P
Warehouses (General Storage, Enclosed, Not Including Storage of Any Hazardous Materials or Waste as Determined by Any Agency of the Federal, State or Local Government)	SR
Warehouses, Self-Storage	SR
Warehouses, Self-Storage	SR
Bakeries, Manufacturing	P
Computer, Appliance, and Electronic Products	P
Medical Equipment and Supplies	P
Printing and Publishing	P
Signs	P
Sexually Oriented Businesses	SR
Buildings, High Rise, 4 or 5 Stories	SR
Buildings, High Rise, 6 or More Stories	SE

STATE OF SOUTH CAROLINA
COUNTY COUNCIL OF RICHLAND COUNTY
ORDINANCE NO. ____-13HR

AN ORDINANCE OF THE COUNTY COUNCIL OF RICHLAND COUNTY, SOUTH CAROLINA, AMENDING THE ZONING MAP OF UNINCORPORATED RICHLAND COUNTY, SOUTH CAROLINA, TO CHANGE THE ZONING DESIGNATION FOR THE REAL PROPERTIES DESCRIBED AS TMS # 29000-01-01/05 AND TMS # 29004 -01-02 FROM RU (RURAL DISTRICT) TO GC (GENERAL COMMERCIAL DISTRICT); AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

Pursuant to the authority granted by the Constitution of the State of South Carolina and the General Assembly of the State of South Carolina, BE IT ENACTED BY RICHLAND COUNTY COUNCIL:

Section I. The Zoning Map of unincorporated Richland County is hereby amended to change the real properties described as TMS # 29000-01-01/05 and TMS # 29004-01-02 from RU (Rural District) zoning to GC (General Commercial District) zoning.

Section II. Severability. If any section, subsection, or clause of this Ordinance shall be deemed to be unconstitutional, or otherwise invalid, the validity of the remaining sections, subsections, and clauses shall not be affected thereby.

Section III. Conflicting Ordinances Repealed. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section IV. Effective Date. This ordinance shall be effective from and after _____, 2013.

RICHLAND COUNTY COUNCIL

By: _____
Kelvin E. Washington, Sr., Chair

Attest this _____ day of _____, 2013.

Michelle Onley
Clerk of Council

Public Hearing: October 22, 2013 (tentative)
First Reading: October 22, 2013 (tentative)
Second Reading:
Third Reading:

STATE OF SOUTH CAROLINA
COUNTY COUNCIL FOR RICHLAND COUNTY
ORDINANCE NO. ___-13HR

AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES, CHAPTER 26, LAND DEVELOPMENT; ARTICLE II, RULES OF CONSTRUCTION/DEFINITIONS; SECTION 26-21, RULES OF CONSTRUCTION INFORMATION; SUBSECTION (B), GENERAL RULES OF CONSTRUCTION; PARAGRAPH (9), CONTIGUOUS.

Pursuant to the authority granted by the Constitution and the General Assembly of the State of South Carolina, BE IT ENACTED BY THE RICHLAND COUNTY COUNCIL:

SECTION I. The Richland County Code of Ordinances, Chapter 26, Land Development; Article II, Rules of Construction/Definitions; Section 26-21, Rules of Construction; Subsection (b), General Rules of Construction; Paragraph (9); is hereby amended to read as follows:

(9) *Contiguous.* The word “contiguous”, as applied to lots or districts, shall be interpreted as meaning ~~“having a common boundary of ten (10) or more feet in length”~~.

a. Touching along a common boundary for at least 15 feet.

b. The contiguity of land areas shall not be affected by existence between them of a road or alley; a public or private right-of-way; a public or private transportation or utility right-of-way; a river, creek, stream, or other natural or artificial waterway; provided, however, the contiguity of land areas shall be assumed to be disrupted by the existence of a thoroughfare road or a principal arterial road, as they are defined under Section 26-22.

SECTION II. Severability. If any section, subsection, or clause of this ordinance shall be deemed to be unconstitutional or otherwise invalid, the validity of the remaining sections, subsections, and clauses shall not be affected thereby.

SECTION III. Conflicting Ordinances Repealed. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION IV. Effective Date. This ordinance shall be enforced from and after _____, 2013.

RICHLAND COUNTY COUNCIL

BY: _____
Kelvin E. Washington, Sr., Chair

ATTEST THIS THE ____ DAY

OF _____, 2012

Michelle Onley
Clerk of Council

RICHLAND COUNTY ATTORNEY'S OFFICE

Approved As To LEGAL Form Only.
No Opinion Rendered As To Content.

Public Hearing: October 22, 2013 (tentative)
First Reading: October 22, 2013 (tentative)
Second Reading:
Third Reading:

PLANNING COMMISSION RECOMMENDATION:

The Planning Commission recommends only allowing contiguous areas to be disrupted by a thoroughfare road, but not by a principal arterial road.

STATE OF SOUTH CAROLINA
COUNTY COUNCIL FOR RICHLAND COUNTY
ORDINANCE NO. ___-13HR

AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES, CHAPTER 26, LAND DEVELOPMENT; ARTICLE V, ZONING DISTRICTS AND DISTRICT STANDARDS; SECTION 26-151, PERMITTED USES WITH SPECIAL REQUIREMENTS; SO AS TO DELETE MANUFACTURED HOME PARKS FROM THE M-1 ZONING DISTRICT.

Pursuant to the authority granted by the Constitution and the General Assembly of the State of South Carolina, BE IT ENACTED BY THE RICHLAND COUNTY COUNCIL:

SECTION I. The Richland County Code of Ordinances; Chapter 26, Land Development; Article VI, Supplemental Use Standards; Section 26-151, Permitted Uses with Special Requirements; Subsection (b) Permitted uses with special requirements listed by zoning district; Paragraph (45) Manufactured Home Parks.; is hereby amended to read as follows:

(45) Manufactured Home Parks - (MH, ~~M-1~~)

SECTION II. The Richland County Code of Ordinances; Chapter 26, Land Development; Article VI, Supplemental Use Standards; Section 26-151, Permitted Uses with Special Requirements; Subsection (c) Standards; Subparagraph (45) Manufactured Home Parks; Clause a; is hereby amended to read as follows:

a. Use districts: Manufactured Home; ~~M-1 Light Industrial~~.

SECTION III. Severability. If any section, subsection, or clause of this ordinance shall be deemed to be unconstitutional or otherwise invalid, the validity of the remaining sections, subsections, and clauses shall not be affected thereby.

SECTION IV. Conflicting Ordinances Repealed. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION V. Effective Date. This ordinance shall be enforced from and after _____, 2013.

RICHLAND COUNTY COUNCIL

BY: _____
Kelvin E. Washington, Sr., Chair

ATTEST THIS THE ____ DAY
OF _____, 2012.

Michelle Onley
Clerk of Council

RICHLAND COUNTY ATTORNEY'S OFFICE

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No Opinion Rendered As To Content.

Public Hearing: October 22, 2013 (tentative)
First Reading: October 22, 2013 (tentative)
Second Reading:
Third Reading:

STATE OF SOUTH CAROLINA
COUNTY COUNCIL FOR RICHLAND COUNTY
ORDINANCE NO. ___-13HR

AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES, CHAPTER 26, LAND DEVELOPMENT; ARTICLE VI, SUPPLEMENTAL USE STANDARDS; SECTION 26-152, SPECIAL EXCEPTIONS; SUBSECTION (D), STANDARDS; PARAGRAPH (26) SPECIAL CONGREGATE FACILITIES; SO AS TO PROVIDE ADDITIONAL REQUIREMENTS FOR SAME.

Pursuant to the authority granted by the Constitution and the General Assembly of the State of South Carolina, BE IT ENACTED BY THE RICHLAND COUNTY COUNCIL:

SECTION I. The Richland County Code of Ordinances; Chapter 26, Land Development; Article VI, Supplemental Use Standards; Section 26-152, Special Exceptions; Subsection (d), Standards; Paragraph (26), Special Congregate Facilities; is hereby amended to read as follows:

(26) *Special Congregate Facilities.*

- a. Use districts: Office and Institutional; General Commercial.
- b. The facility shall be operated and contained within the building of and operated by a governmental agency or a nonprofit organization.
- c. The facility operator(s) shall provide continuous on-site supervision by an employee(s) and/or a volunteer(s) during the hours of operation.
- d. No such facility shall be located within one quarter (1/4) mile of an existing congregare facility. The Board of Zoning Appeals may, however, in reviewing a special exception application, permit the clustering of special congregare facilities if it is determined that the location of such uses will not be injurious to the neighborhood or otherwise detrimental to the public welfare.
- e. For the purpose of noise abatement, organized outdoor activities may only be conducted between the hours of 8:00 a.m. and 9:00 p.m.
- f. The provider shall have written management plan including, as applicable, provisions for staff training, neighborhood outreach, security, screening of residents to insure compatibility with services provided at the facility, and for training, counseling, and treatment programs for residents.
- g. The facility shall be located within one-half (1/2) mile of an existing bus route or a public transit transfer station.

- h. Facilities shall establish and maintain set hours for client intake/discharge. These hours shall be posted at the site. There shall be no loitering at the facility or in the surrounding area when the facility is closed. It is the responsibility of the facility to enforce this requirement.
- i. Unless provided at the facility, the facility shall be located within one-half (1/2) mile of the following:
 - 1. Professional services, such as doctor's offices and legal services;
 - 2. Grocery stores;
 - 3. Job development centers; and
 - 4. Providers of services often utilized by the cliental, (i.e., medical clinics, food banks, public transportation).
- j. No facility shall be located within:
 - 1. Three hundred (300) feet of any residential district;
 - 2. One thousand (1,000) feet of a public or private daycare, elementary or secondary school; and/or
 - 3. One thousand (1,000) feet of a public park or public library.

SECTION II. Severability. If any section, subsection, or clause of this ordinance shall be deemed to be unconstitutional or otherwise invalid, the validity of the remaining sections, subsections, and clauses shall not be affected thereby.

SECTION III. Conflicting Ordinances Repealed. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION IV. Effective Date. This ordinance shall be enforced from and after _____, 2013.

RICHLAND COUNTY COUNCIL

BY: _____
Kelvin E. Washington, Sr., Chair

ATTEST THIS THE _____ DAY
OF _____, 2013

Michelle Onley
Clerk of Council

RICHLAND COUNTY ATTORNEY'S OFFICE

Approved As To LEGAL Form Only
No Opinion Rendered As To Content

Public Hearing:
First Reading:
Second Reading:
Third Reading:

Planning Commission recommendation - October 7, 2013

The Planning Commission recommends that the following items be removed from the proposed ordinance: f, h, i, and j.

PROCEDURES FOR SENDING REZONING MATTERS ‘BACK’ TO THE PLANNING COMMISSION

PLANNING COMMISSION	PLANNING COMMISSION RECOMMENDATION	COUNTY COUNCIL ACTION AT THE ZONING PUBLIC HEARING	Goes back to PC and is reviewed	Goes back to PC and starts over	Does not go back to PC
Zoning District X to Zoning District Y	APPROVE	APPROVE			X
Zoning District X to Zoning District Y	DENY	APPROVE			X
Zoning District X to Zoning District Y	APPROVE	DENY			X
Zoning District X to Zoning District Y	DENY	DENY			X
Zoning District X to Zoning District Y	APPROVE	Zoning District X to Zoning District Z		X	
Zoning District X to Zoning District Y	DENY	Zoning District X to Zoning District Z		X	
Zoning District X to PDD	APPROVE	Zoning District X to PDD with less restrictions	X		
Zoning District X to PDD	APPROVE	Zoning District X to PDD with more restrictions			X
Zoning District X to PDD	DENY	Zoning District X to PDD with less restrictions	X		
Zoning District X to PDD	DENY	Zoning District X to PDD with more restrictions			X



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