

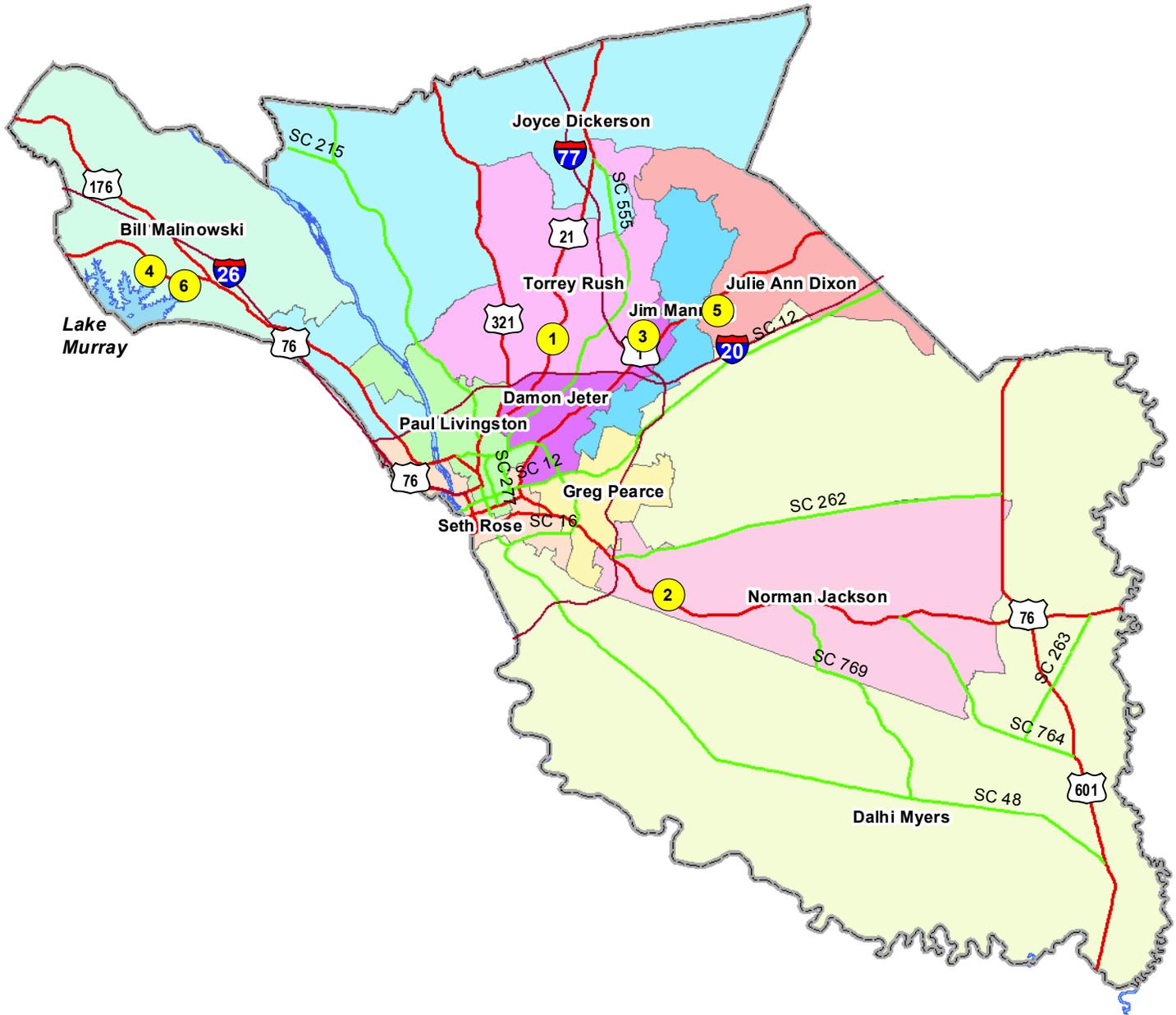
RICHLAND COUNTY COUNCIL  
ZONING PUBLIC HEARING



SEPTEMBER 27, 2016  
7:00 P.M.



# RICHLAND COUNTY COUNCIL ZONING PUBLIC HEARING SEPTEMBER 27, 2016



| CASE NO.     | APPLICANT     | TMS NO.                   | LOCATION             | DISTRICT   |
|--------------|---------------|---------------------------|----------------------|------------|
| 1. 16-022 MA | Robert Fuller | 14402-03-01 & 14400-01-03 | 8000 Wilson Blvd     | Rush       |
| 2. 16-023 MA | Debbie Nix    | 19106-06-01               | 806 Universal Drive  | Jackson    |
| 3. 16-024 MA | Mark Taylor   | 19903-06-01               | 219 Rabon Road       | Rush       |
| 4. 16-025 MA | Ashley Chason | 02412-01-04               | 1640 Dutch Fork Road | Malinowski |
| 5. 16-026 MA | David Tuttle  | 22807-01-04               | Roseberry Lane       | Dixon      |
| 6. 16-027 MA | Frank Derrick | 02414-02-07               | A.J. Amick Road      | Malinowski |





# RICHLAND COUNTY COUNCIL ZONING PUBLIC HEARING

Tuesday, September 27, 2016

Agenda

7:00 PM

2020 Hampton Street  
2<sup>nd</sup> Floor, Council Chambers

## STAFF:

Tracy Hegler, AICP.....Planning Director  
Geonard Price.....Deputy Planning Director/Zoning Administrator

CALL TO ORDER .....Honorable Torrey Rush  
Chairman of Richland County Council

## ADDITIONS / DELETIONS TO THE AGENDA

## ADOPTION OF THE AGENDA

## OPEN PUBLIC HEARING

## MAP AMENDMENTS [ACTION]

1. Case # 16-022 MA  
Robert Fuller  
PDD to LI (20 acres)  
8000 Wilson Blvd  
TMS# 14402-03-01 & 14400-01-03 [**FIRST READING**]  
Page 1  
PDSD Recommendation - Approval  
Planning Commission Recommendation - Approval 8-0
2. Case # 16-023 MA  
Debbie Nix  
RS-MD to OI (3.17 acres)  
806 Universal Drive  
TMS# 19106-06-01 [**FIRST READING**]  
Page 9  
PDSD Recommendation – Approval  
Planning Commission Recommendation - Approval 8-0
3. Case # 16-024 MA  
Mark Taylor  
RU to GC (14 acres)  
219 Rabon Road  
TMS# 19903-06-01 [**FIRST READING**]  
Page 17  
PDSD Recommendation – Approval  
Planning Commission Recommendation - Approval 8-0

4. Case # 16-025 MA  
Ashley Chason  
RU to GC (1.2 acres)  
1640 Dutch Fork Rd  
TMS# 02412-01-04 **[FIRST READING]**  
Page 25  
PDS Recommendation – Approval  
Planning Commission Recommendation - Approval 8-0
  
5. Case # 16-026 MA  
David Tuttle  
M-1/RS-LD to PDD (33.88 acres)  
Roseberry Lane  
TMS# 22807-01-04 **[FIRST READING]**  
Page 33  
PDS Recommendation – Approval  
Planning Commission Recommendation - Approval 7-0
  
6. Case # 16-027 MA  
Frank Derrick  
RU to RS-LD (18 acres)  
A.J. Amick Road  
TMS# 02414-02-07 **[FIRST READING]**  
Page 65  
PDS Recommendation – Approval  
Planning Commission Recommendation - Approval 8-0

d. TEXT AMENDMENT

AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES; CHAPTER 26, LAND DEVELOPMENT; SO AS TO REMAIN IN COMPLIANCE WITH THE NATIONAL FLOOD INSURANCE PROGRAM UPON THE ADOPTION OF THE NEW FLOOD INSURANCE RATE MAP.

**[FIRST READING]**

Page 73

Planning Commission Recommendation - Approval 6-0

AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES; CHAPTER 26, LAND DEVELOPMENT; SO AS TO PERMIT DUETS AS A LAND USE TYPE.

**[FIRST READING]**

Page 101

Planning Commission Recommendation - Approval 5-3

**ADJOURNMENT**



**Richland County  
Planning & Development Services Department**

Map Amendment Staff Report

**PC MEETING DATE:** July 11, 2016  
**RC PROJECT:** 16-022 MA  
**APPLICANT:** Robert Fuller

**LOCATION:** 8000 Wilson Boulevard

**TAX MAP NUMBER:** R14402-03-01 & R14400-01-03  
**ACREAGE:** 20 acres total (8 acres & 12 Acres)  
**EXISTING ZONING:** PDD  
**PROPOSED ZONING:** LI

**PC SIGN POSTING:** July 8, 2016

**Staff Recommendation**

Approval

**Background**

**Zoning History**

The original zoning as adopted September 7, 1977 was General Commercial (C-3) District. The subject properties were rezoned in 2002 to Planned Development District under Case 02-52MA (Ordinance No. 034-02).

**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                            |
|----------------------|------------------------|--------------------------------|
| <b><u>North:</u></b> | C-1(City of Columbia)  | School District Bus Depot      |
| <b><u>South:</u></b> | RU                     | Undeveloped                    |
| <b><u>East:</u></b>  | C-1 (City of Columbia) | SC Department of Mental Health |
| <b><u>West:</u></b>  | GC                     | Commercial Structure           |

## Discussion

### **Parcel/Area Characteristics**

One parcel has frontage along Wilson Boulevard and the other parcel has no frontage but is adjacent to the parcel with frontage along Wilson Boulevard. The subject property with frontage along Wilson Boulevard contains a manufacturing facility (formerly Bentley Pontoons). The other parcel is undeveloped and mostly wooded. There are no sidewalks or streetlights along this section of Wilson Boulevard. The surrounding area is characterized by institutional, commercial, and residential uses along with undeveloped parcels. The parcels south and east of the subject properties are part of the SC Department of Mental Health.

### **Public Services**

The subject parcel is within the boundaries of School District One. W.J. Keenan High School is located .56 miles north of the subject parcels on Wilson Boulevard. The Greenview fire station (number 12) is located 1.5 miles southwest of the subject parcel on North Main Street. There is a fire hydrant located along Wilson Boulevard. Water service is provided by the City of Columbia. The subject parcels are in the East Richland County Public Sewer Service District.

### **Plans & Policies**

The 2014 Richland County Comprehensive Plan, ***“PUTTING THE PIECES IN PLACE”***, designates this area as **Economic Development Center/Corridor**.

### **Comprehensive Plan**

#### **Land Use and Character**

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

#### **Desired Development Pattern**

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

### **Traffic Characteristics**

The 2014 SCDOT traffic count (Station #133) located south of the subject parcel on Wilson Boulevard identifies 17,300 Average Daily Trips (ADT’s). Wilson Boulevard is classified as a four lane undivided minor arterial, maintained by SCDOT with a design capacity of 21,600 ADT’s. This section of Wilson Boulevard is currently operating at Level of Service (LOS) “C”.

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

## Conclusion

Staff is of the opinion that the request is in compliance with the intentions of the Comprehensive Plan. The Richland County Comprehensive Plan recommends supporting industrial development along the Economic Development Corridor.

The request supports the desired development pattern. The LI district promotes wholesaling, distribution, storage, processing, light manufacturing and general commercial uses. In addition, the request is located along a major road and just north of an interstate interchange.

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

## Planning Commission Action

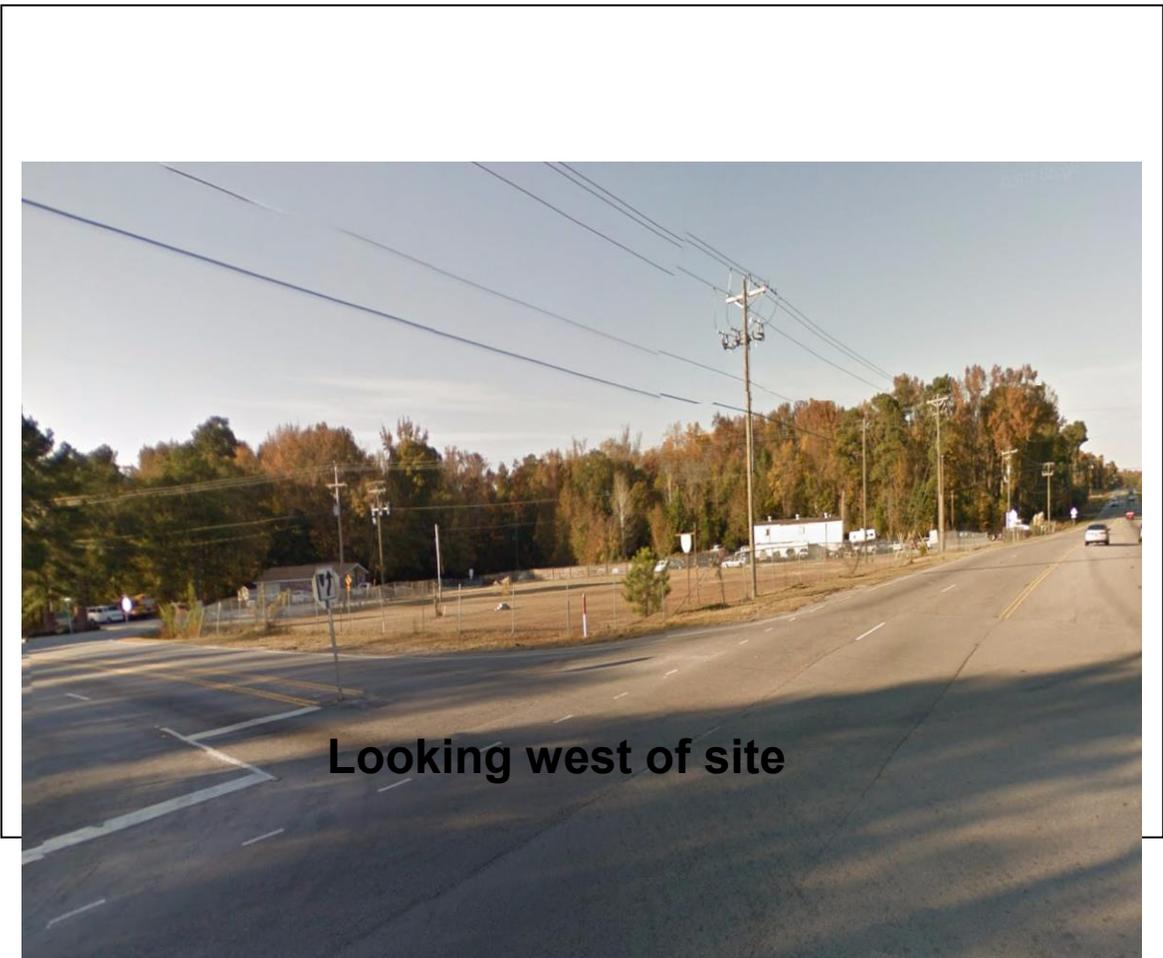
At their **July 11, 2016** meeting, the Richland County Planning Commission **agreed** with the PDSO recommendation and recommends the County Council **approve** the proposed Amendment for **RC Project # 16-022 MA**.

# CASE 16-022 MA

## From PDD to LI

TMS# R14402-03-01 & R14400-01-03

8000 Wilson Blvd



**Case 16-22 MA  
PDD to LI**

**TMS 14402-03-01 & 14400-01-03**



Law Ln

Wilson Blvd

Samol Cir

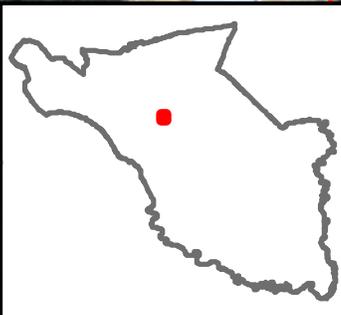
Columbia



S Highland Forest Dr

Sharpe Rd

-  FLOOD ZONE A
-  FLOOD ZONE AE
-  WETLANDS

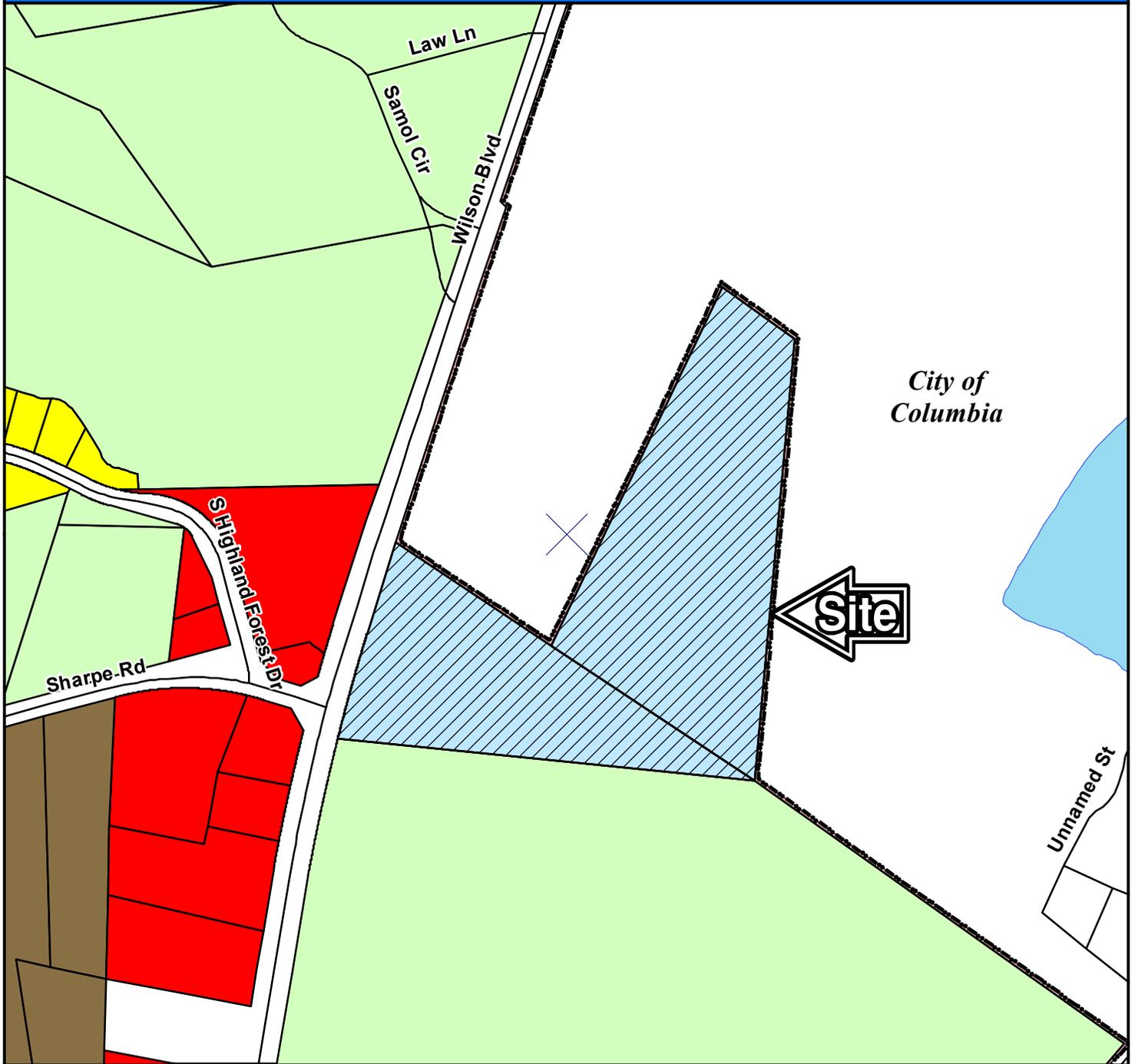


Unimad St

Google

# Case 16-22 MA

## PDD 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  |  |                  |

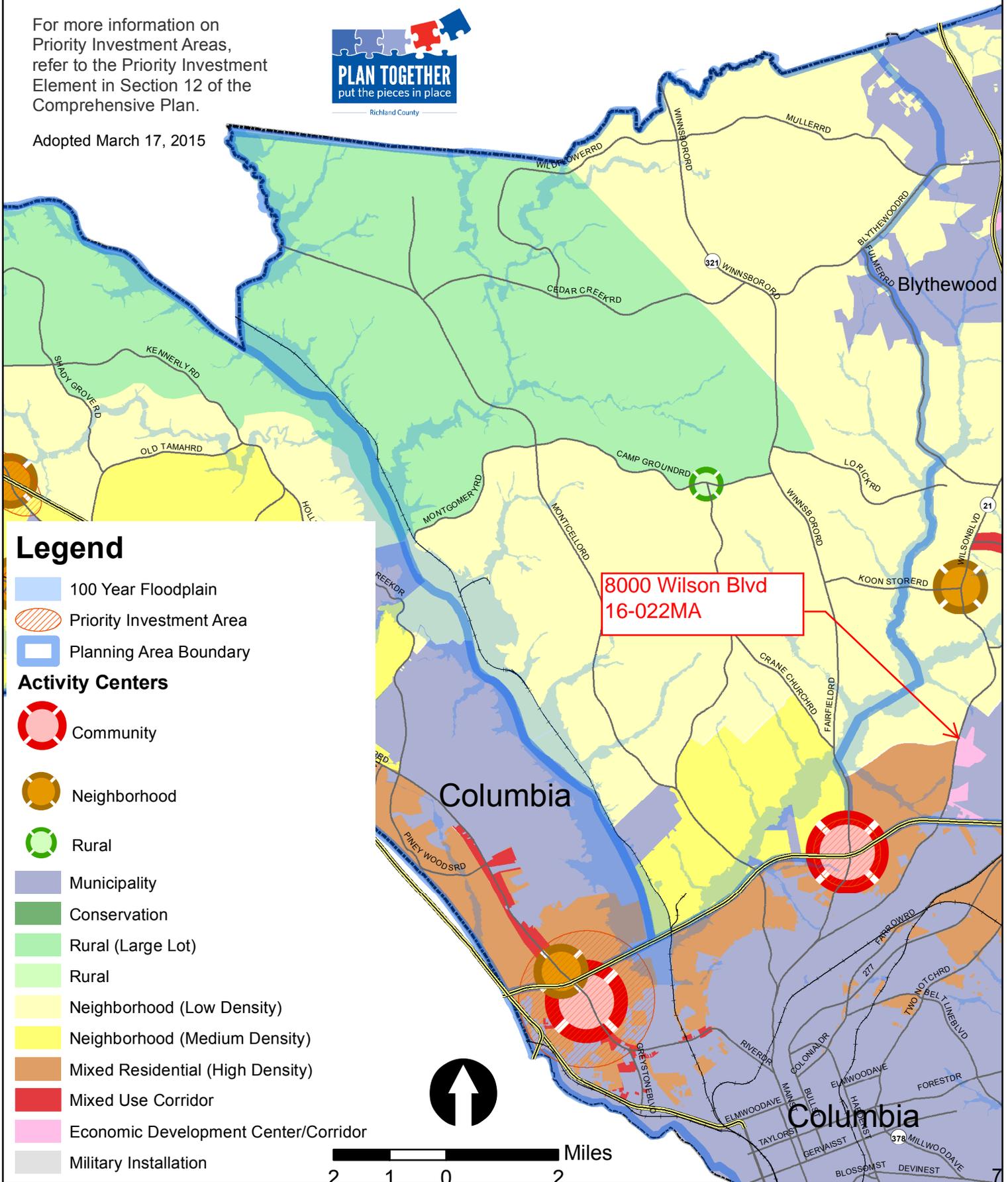


# NORTH CENTRAL PLANNING AREA FUTURE LAND USE & PRIORITY INVESTMENT AREAS

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



Adopted March 17, 2015



## Legend

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

## Activity Centers

- Community
- Neighborhood
- Rural

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







**Richland County  
Planning & Development Services Department**

Map Amendment Staff Report

**PC MEETING DATE:** September 1, 2016  
**RC PROJECT:** 16-23 MA  
**APPLICANT:** Debbie Nix

**LOCATION:** 806 Universal Drive

**TAX MAP NUMBER:** R19106-06-01  
**ACREAGE:** 3.17  
**EXISTING ZONING:** RS-MD  
**PROPOSED ZONING:** OI

**PC SIGN POSTING:** August 19, 2015

**Staff Recommendation**

Approval

**Background**

**Zoning History**

The original zoning as adopted September 7, 1977 was RS-2 District which became the Residential Single-Family Medium Density (RS-MD) District with the Land Development Code change in 2005.

**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.

| <b>Direction</b>     | <b>Existing Zoning</b> | <b>Use</b>                           |
|----------------------|------------------------|--------------------------------------|
| <b><u>North:</u></b> | RS-LD                  | Residence                            |
| <b><u>South:</u></b> | LI                     | Warehouse                            |
| <b><u>East:</u></b>  | RS-MD                  | Residence                            |
| <b><u>West:</u></b>  | RS-LD                  | Residences/ Florist (non-conforming) |

## Discussion

### **Parcel/Area Characteristics**

The parcel has six hundred and seventy-seven (677) feet of frontage along Universal Drive and two hundred and one (201) feet of frontage along Paramount Drive. The site contains a institutional structure (place of worship). The property has little slope, sidewalks and streetlights along Universal Drive. The immediate area is primarily characterized by residential uses to the north and east with commercial uses to the south.

### **Public Services**

The subject parcel is within the boundaries of School District One. Mil Creek Elementary School is located 500 feet northwest of the subject parcel. There is a fire hydrant along Universal Drive. The Capital View fire station (station number 30) is located on 8100 Burdell, approximately .39 miles north of the subject parcel. 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 Richland County Comprehensive Plan, ***“PUTTING THE PIECES IN PLACE”***, designates this area as ***Neighborhood Activity Center***.

### **Land Use and Character**

A Neighborhood Activity Center should provide the commercial and institutional uses necessary to support the common day-to-day demands of the surrounding neighborhood for goods and services. The Neighborhood Activity Center should also supply limited local office space demanded by neighborhood businesses, and may provide medium-density housing for the neighborhood, conveniently located near the center’s shopping and employment. A grocery store or drug store will normally be the principal establishment in neighborhood activity centers, but could also include restaurants, coffee shops, dry cleaners, small banking facilities, and other convenience retail.

### **Traffic Characteristics**

The 2014 SCDOT traffic count (Station #375) located southwest of the subject parcel on Universal Drive identifies 1,650 Average Daily Trips (ADT’s). This segment of Universal Drive is classified as a two lane undivided local road, maintained by SCDOT with a design capacity of 8,600 ADT’s. Universal Drive is currently operating at Level of Service (LOS) “A”.

There are no planned improvements for this section of Universal Drive, either through SCDOT or the County Penny Tax program.

## Conclusion

The Neighborhood Activity Center future land use designation recommends “...institutional uses necessary to support the common day-to-day demands of the surrounding neighborhood for goods and services...” be located within these areas. In addition, staff is of the opinion that approval of the proposed district would be in character with the existing, surrounding, commercial and residential development pattern for the area.

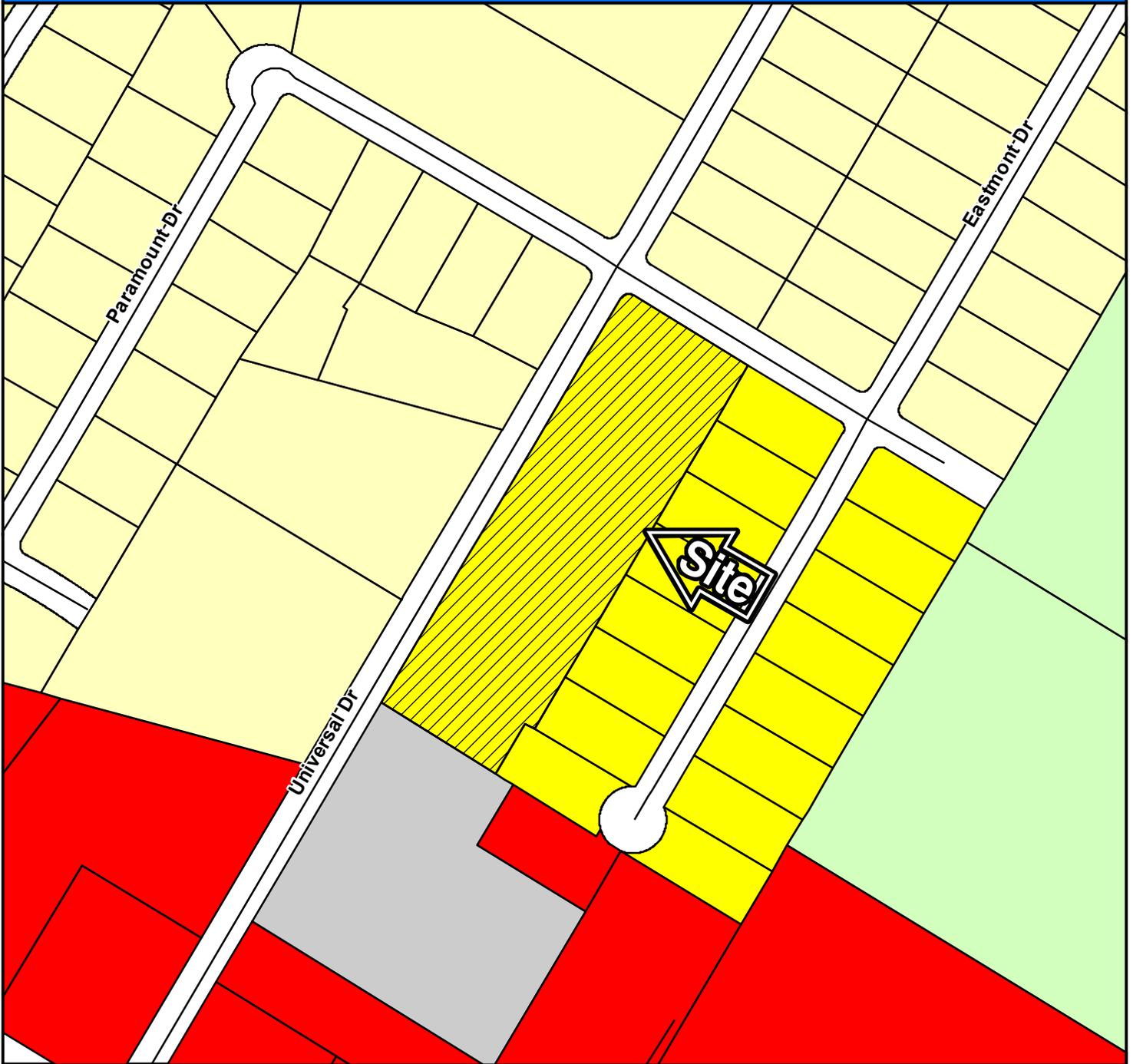
For these reasons, staff recommends **Approval** of this map amendment.

## **Planning Commission Action**

**At their September 1, 2016 meeting, the Richland County Planning Commission agreed with the PSDS recommendation and recommends the County Council approve the proposed Amendment for RC Project # 16-023 MA.**

# Case 16-023 MA

## RS-MD to OI

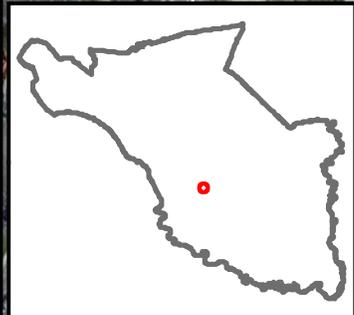
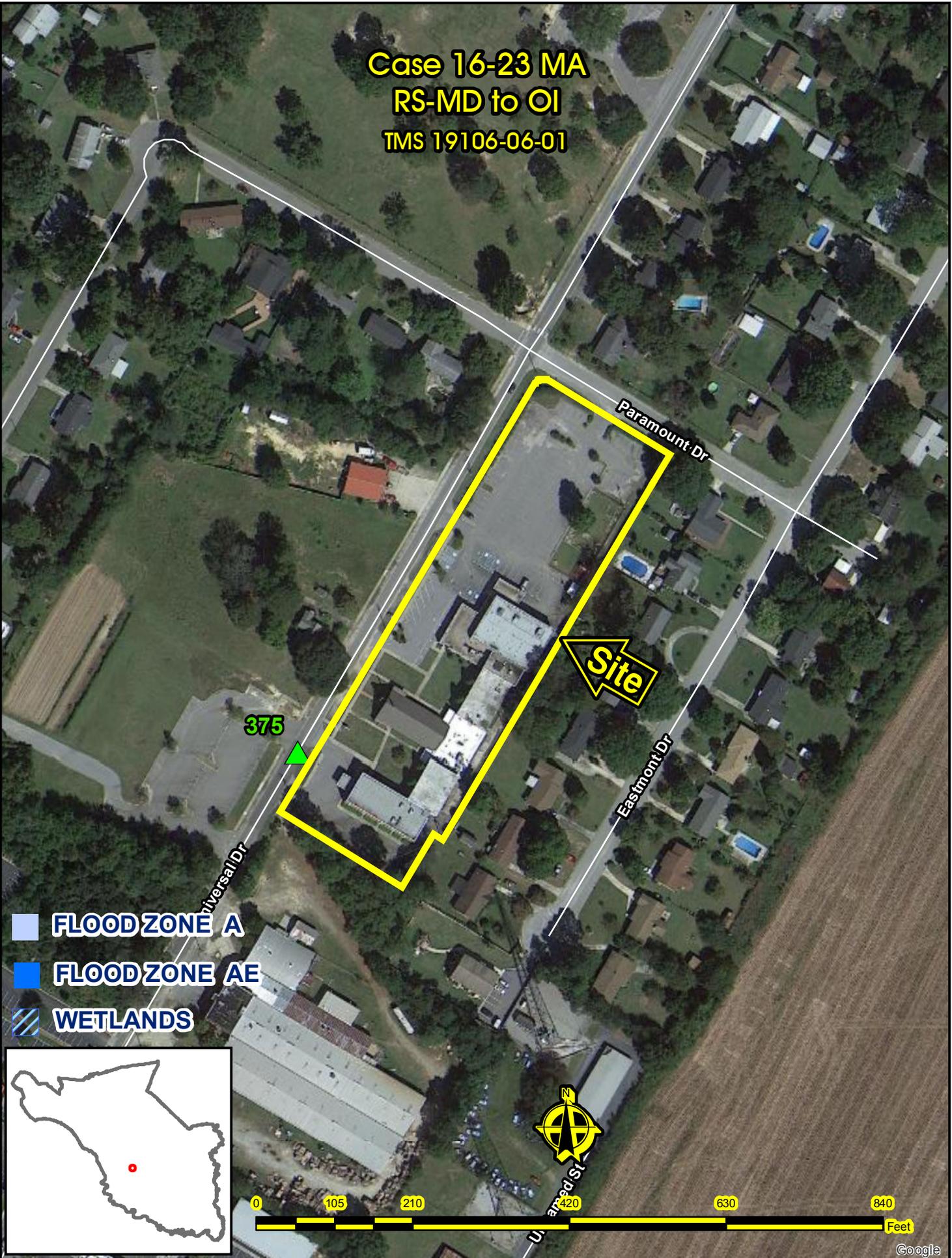


### ZONING CLASSIFICATIONS

|  |      |  |      |  |       |  |       |  |     |  |     |  |                  |
|--|------|--|------|--|-------|--|-------|--|-----|--|-----|--|------------------|
|  | 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 16-23 MA  
RS-MD to OI  
TMS 19106-06-01



# CASE 16-23 MA

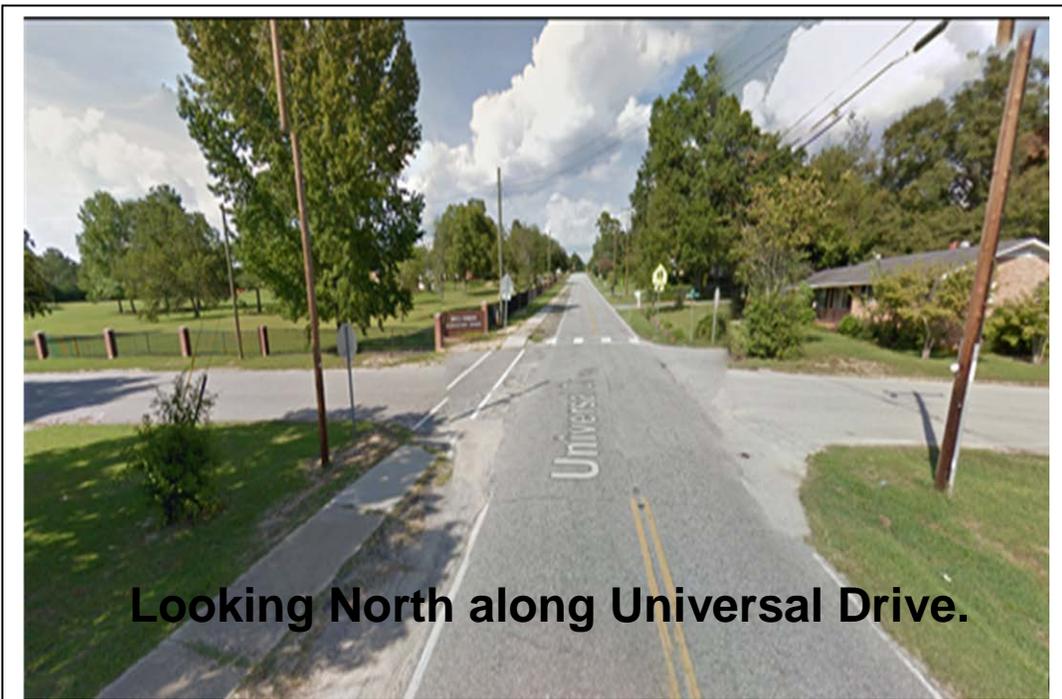
## From RS-MD to OI

TMS# R19106-02-01

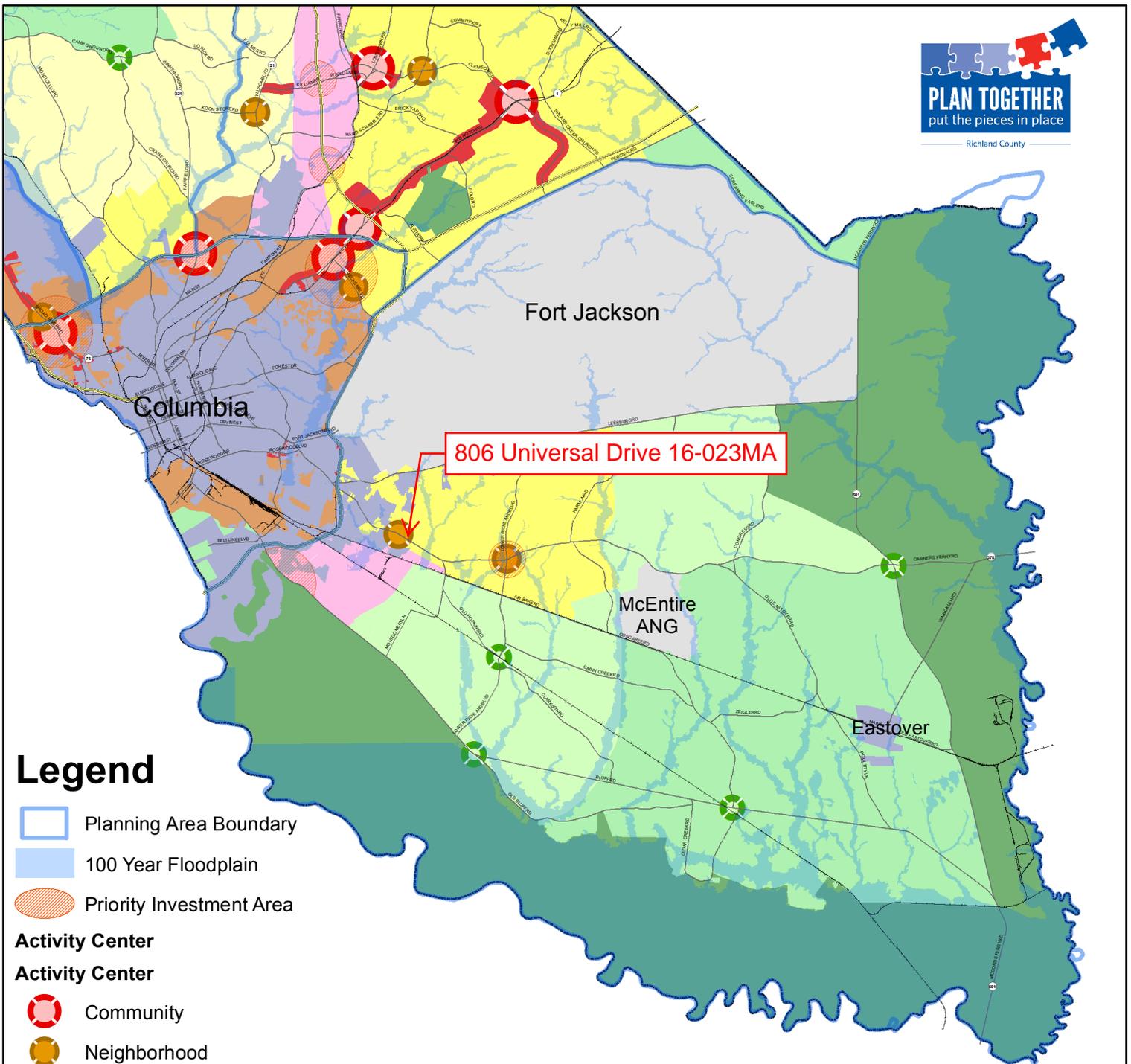
806 Universal Drive



**Looking at subject parcel.**



**Looking North along Universal Drive.**



## Legend

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

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

# FUTURE LAND USE & PRIORITY INVESTMENT AREAS

## SOUTHEAST PLANNING AREA



Adopted March 17, 2015







## Richland County Planning & Development Services Department

### Map Amendment Staff Report

**PC MEETING DATE:** September 1, 2016  
**RC PROJECT:** 16-24 MA  
**APPLICANT:** Mark Taylor

**LOCATION:** 219 Rabon Road

**TAX MAP NUMBER:** R19903-06-01  
**ACREAGE:** 14 acres  
**EXISTING ZONING:** RU  
**PROPOSED ZONING:** GC

**PC SIGN POSTING:** August 19, 2016

#### Staff Recommendation

Approval

#### Background

##### Zoning History

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

The General Commercial parcels north of the site were rezoned under case number 00-07MA.

The General Commercial parcels northwest of the site were rezoned under case number 03-015MA and case number 03-16MA.

An OI parcel west of the site was rezoned under case number 11-20MA.

##### 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: 224 dwelling units\*.

\*In calculating the maximum number of dwelling units, site characteristics, restrictions, land used for installation of infrastructure (which often amounts to 20-30% of the site), or application of open space provisions are not taken into consideration.

| Direction     | Existing Zoning | Use                                      |
|---------------|-----------------|--|
| <u>North:</u> | RS-MD/GC/GC     | Office/Residential Structure/Undeveloped |
| <u>South:</u> | RS-HD           | Residences                               |
| <u>East:</u>  | GC/GC           | Landscaping/Auto Repair                  |
| <u>West:</u>  | GC              | Self-Storage                             |

## Discussion

### ***Parcel/Area Characteristics***

The subject parcel has frontage along Rabon Road. There are no sidewalks or street lights along this section of Rabon Road. The parcel contains a residential structure. The immediate area is characterized by residential uses to the south, with commercial uses and parcels west, north, and east of the site.

### **Public Services**

The subject parcel is within the boundaries of School District 2. The Windsor Elementary School is located .63 miles east of the subject parcel on Dunbarton Road.

The Jackson Creek fire station (number 20) is located .45 miles east of the subject parcel on Two Notch Road. There is a fire hydrant located on the northwestern corner of the site on Rabon Road. The City of Columbia is the water service provider for the area and sewer service would be through East Richland County Public Service District.

### **Plans & Policies**

The 2014 Richland County Comprehensive Plan, ***“PUTTING THE PIECES IN PLACE”***, designates this area as ***Neighborhood (Medium Density)***.

### **Land Use and Character**

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

### **Desired Development Pattern**

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

### **Traffic Characteristics**

The 2014 SCDOT traffic count (Station #611) located northwest of the subject parcel on Rabon Road identifies 9,000 Average Daily Trips (ADT's). This segment of Rabon Road is classified as a two lane undivided Collector road, maintained by SCDOT with a design capacity of 8,600 ADT's. Rabon Road is currently operating at Level of Service (LOS) "D".

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

### **Conclusion**

Staff is of the opinion that the proposed rezoning is consistent with the objectives outlined in the Comprehensive Plan.

The Plan recommends commercial development along main road corridors and within a contextually-appropriate distance from the intersection of a primary arterial. The subject parcel is located at a traffic junction; however, Rabon Road is not a primary arterial. There are numerous commercial zoning districts and uses within the immediate area.

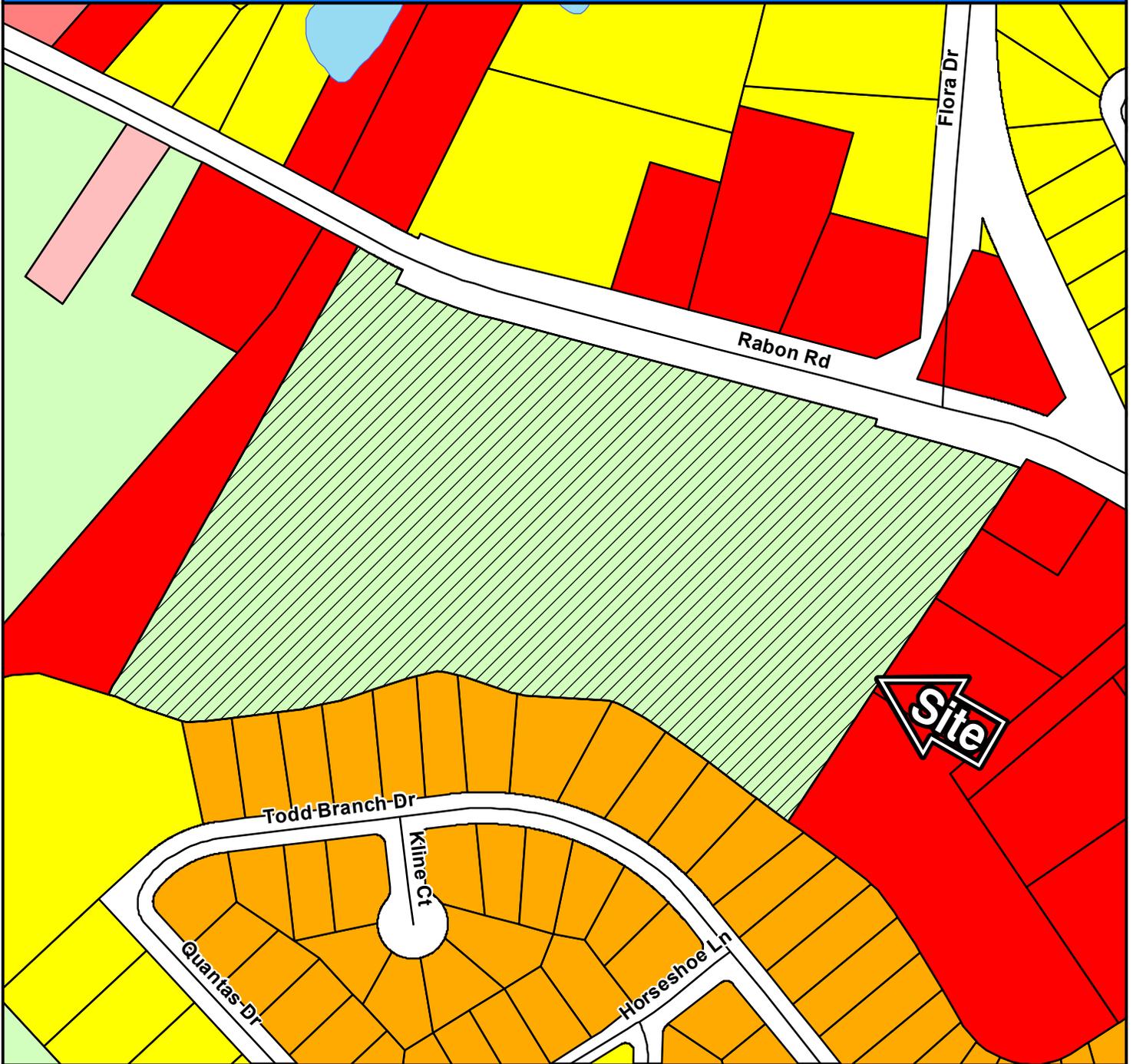
For these reasons, staff recommends **Approval** of this map amendment.

### **Planning Commission Action**

**At their September 1, 2016 meeting, the Richland County Planning Commission agreed with the PDSO recommendation and recommends the County Council approve the proposed Amendment for RC Project # 16-024 MA.**

# Case 16-024 MA

## RU to GC

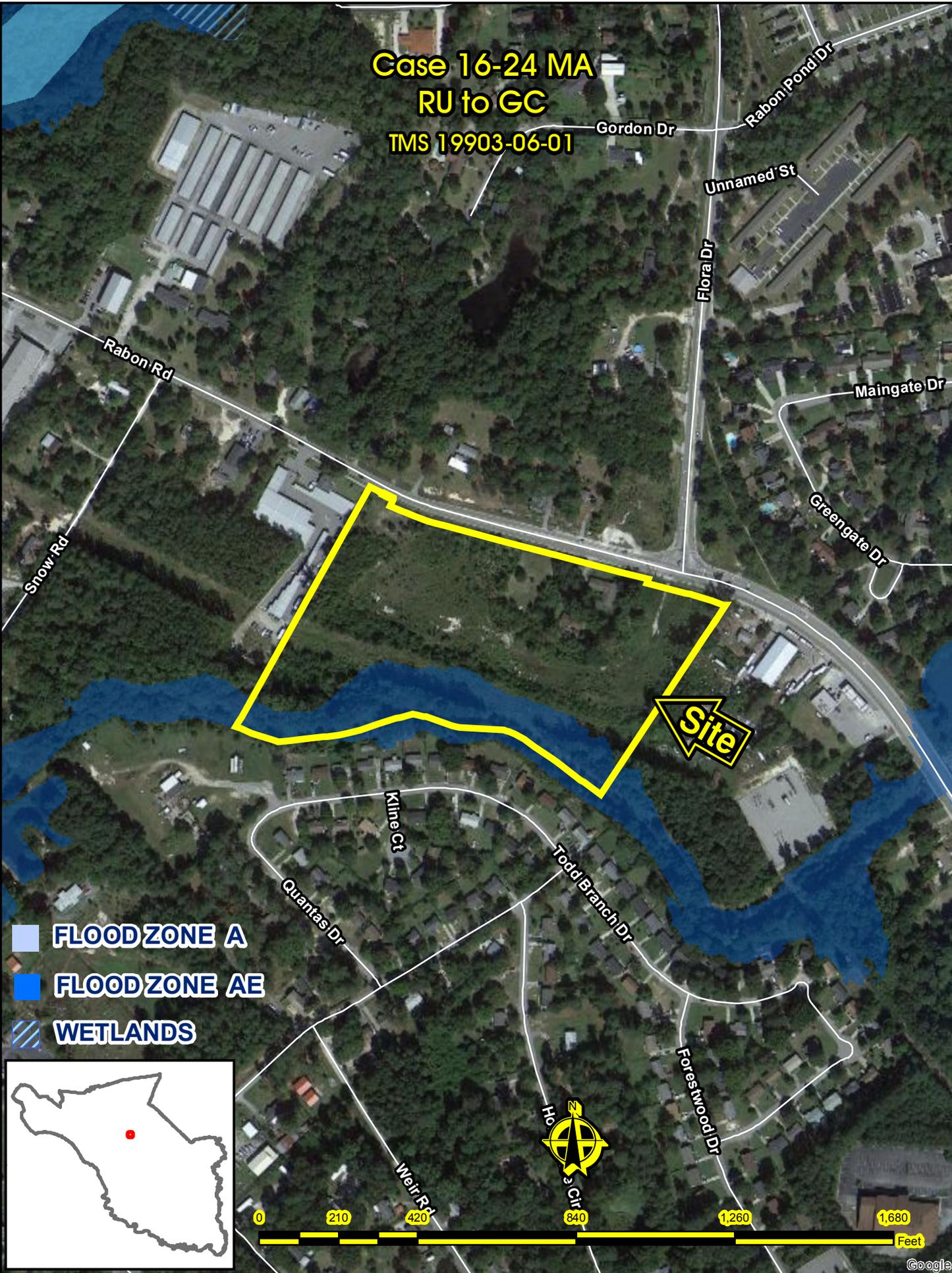


### ZONING CLASSIFICATIONS

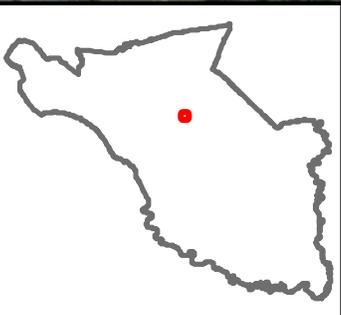
|  |      |  |      |  |       |  |       |  |     |  |     |  |                  |
|--|------|--|------|--|-------|--|-------|--|-----|--|-----|--|------------------|
|  | CC-1 |  | C-1  |  | RS-E  |  | MH    |  | NC  |  | LI  |  | TROS             |
|  | CC-2 |  | C-3  |  | RS-LD |  | RM-MD |  | GC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



**Case 16-24 MA**  
**RU to GC**  
**TMS 19903-06-01**



- FLOOD ZONE A
- FLOOD ZONE AE
- WETLANDS



# CASE 16-24 MA

## From RU to GC

TMS# R19903-06-01

219 Rabon Rd



# NORTHEAST PLANNING AREA

## FUTURE LAND USE & PRIORITY INVESTMENT AREAS

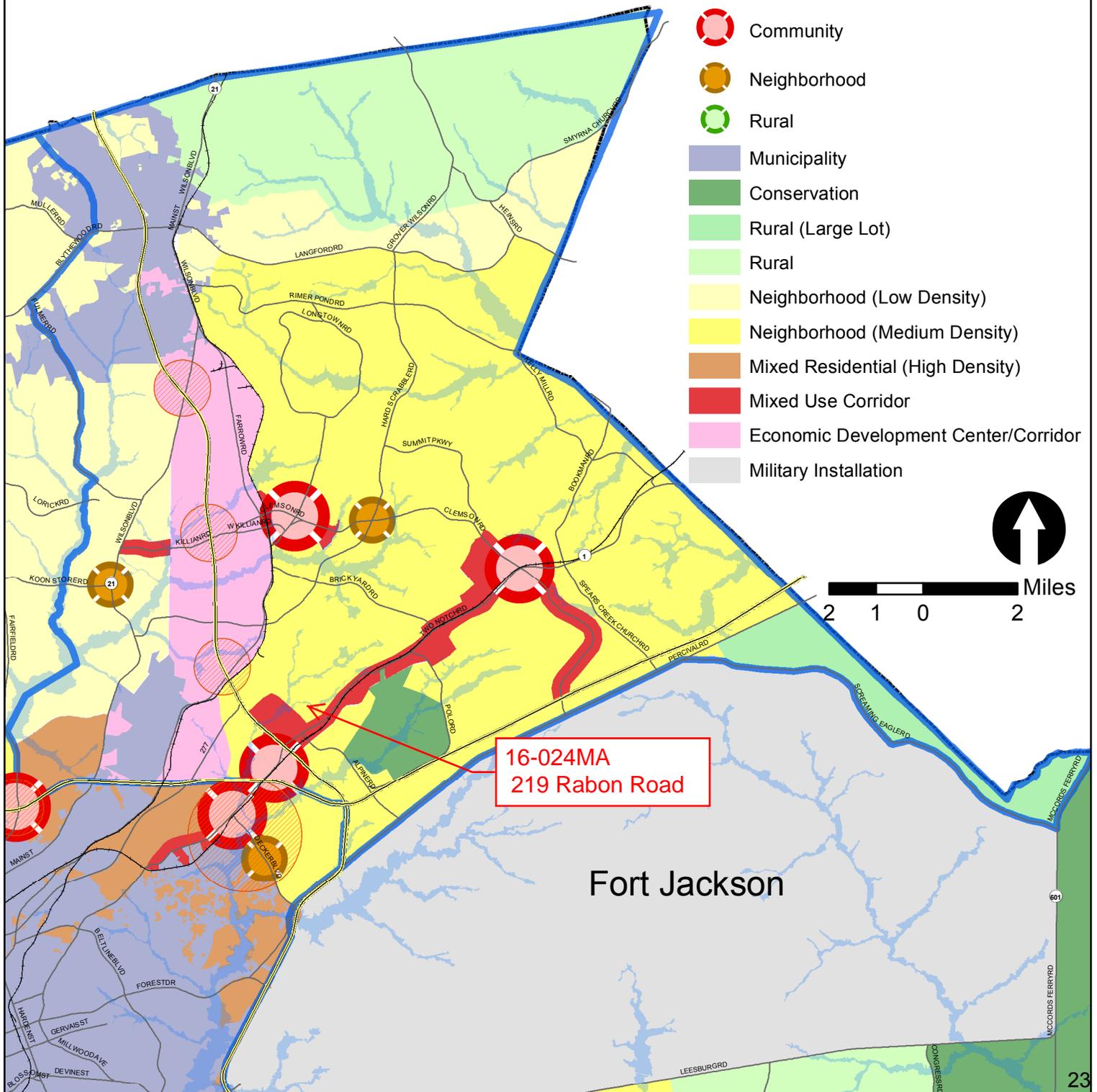


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

Adopted March 17, 2015

### Legend

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



16-024MA  
219 Rabon Road

Fort Jackson





**Richland County  
Planning & Development Services Department**

Map Amendment Staff Report

**PC MEETING DATE:** September 1, 2016  
**RC PROJECT:** 16-25 MA  
**APPLICANT:** Ashley Chason

**LOCATION:** 1640 Dutch Fork Road

**TAX MAP NUMBER:** R02412-01-04  
**ACREAGE:** 1.2 acres  
**EXISTING ZONING:** RU  
**PROPOSED ZONING:** GC

**PC SIGN POSTING:** August 19, 2016

**Staff Recommendation**

Approval

**Eligibility for Map Amendment Request**

Minimum area for zoning map amendment application. No request for a change in zoning classification shall be considered that involves an area of less than two (2) acres, except changes that involve one of the following: (Ord. 038-09HR; 7-21-09).

In accordance with **Section 26-52. Amendments (b) (2) b. 5.** An addition of GC zoning contiguous to an existing industrial zoning district.

**Background**

**Zoning History**

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

**Zoning History for the General Area**

A parcel north of the site was rezoned from RU to Light Industrial District (M-1) under case number 02-18MA.

A parcel northwest of the site was rezoned from RU to General Commercial District (GC) under case number 05-23MA.

A parcel east of the site was rezoned from RU to General Commercial District (GC) under ordinance number 021-99HR (case number 99-14MA).

A parcel further east of the site was rezoned from RU to General Commercial District (GC) under ordinance number 040-14HR (case number 14-10MA).

A parcel further east of the site was rezoned from RU to General Commercial District (GC) under ordinance number 021-15HR (case number 15-20MA).

**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: 19 dwelling units\*.

\*In calculating the maximum number of dwelling units, site characteristics, restrictions, land used for installation of infrastructure (which often amounts to 20-30% of the site), or application of open space provisions are not taken into consideration.

| <b>Direction</b>     | <b>Existing Zoning</b> | <b>Use</b>                   |
|----------------------|------------------------|------------------------------|
| <b><u>North:</u></b> | M-1                    | Recreation Fields            |
| <b><u>South:</u></b> | RS-LD/RU               | Place of Worship/Undeveloped |
| <b><u>East:</u></b>  | RU                     | Outdoor storage              |
| <b><u>West:</u></b>  | RU                     | Residence                    |

**Discussion**

***Parcel/Area Characteristics***

The parcel contains one hundred (100) feet of frontage along Dutch Fork Road. The site contains a residential structure and multiple accessory structures. Dutch Fork Road is a five-lane undivided minor arterial with sidewalks and few, if any streetlights. The immediate area is primarily characterized by residential uses, commercial uses, and undeveloped land. West of the site is a residential use. Immediately north of the site is a railroad right-of-way. Further north is the Ballentine Park. East of the site are commercial uses and south of the site is a place of worship.

**Public Services**

The subject parcel is within the boundaries of Lexington/Richland School District Five. Ballentine Elementary School is located 0.47 miles northeast of the subject parcel on Bickley Road.

Water service would be provided by the City of Columbia and sewer service would be provided by Richland County. There is a fire hydrant located east of the site. The Dutch Fork/Ballentine fire station (station number 20) is located on Broad River Road, approximately 1.6 miles east of the subject parcel.

## **Plans & Policies**

The 2014 Richland County Comprehensive Plan, **“PUTTING THE PIECES IN PLACE”**, designates this area as **Neighborhood (Medium Density)**.

### **Land Use and Character**

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

### **Desired Development Pattern**

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

### **Traffic Characteristics**

The 2014 SCDOT traffic count (Station #145) located east of the subject parcel on Dutch Fork Road identifies 21,800 Average Daily Trips (ADT's). Dutch Fork Road is classified as a five lane undivided minor arterial, maintained by SCDOT with a design capacity of 24,800 ADT's. Dutch Fork Road is currently operating at Level of Service (LOS) “C”.

A 3.12 mile section of Dutch Fork Road from Twin Gates Road to Three Dog Road, just west of the subject parcel, has been identified for road widening in the COATS 2035 Long Range Transportation Plan (LRTP). There are no planned or programmed improvements for this section of Dutch Fork Road through the County Penny Sales Tax program.

## **Conclusion**

Staff is of the opinion that the proposed rezoning would be consistent with the objectives outlined in the Comprehensive Plan.

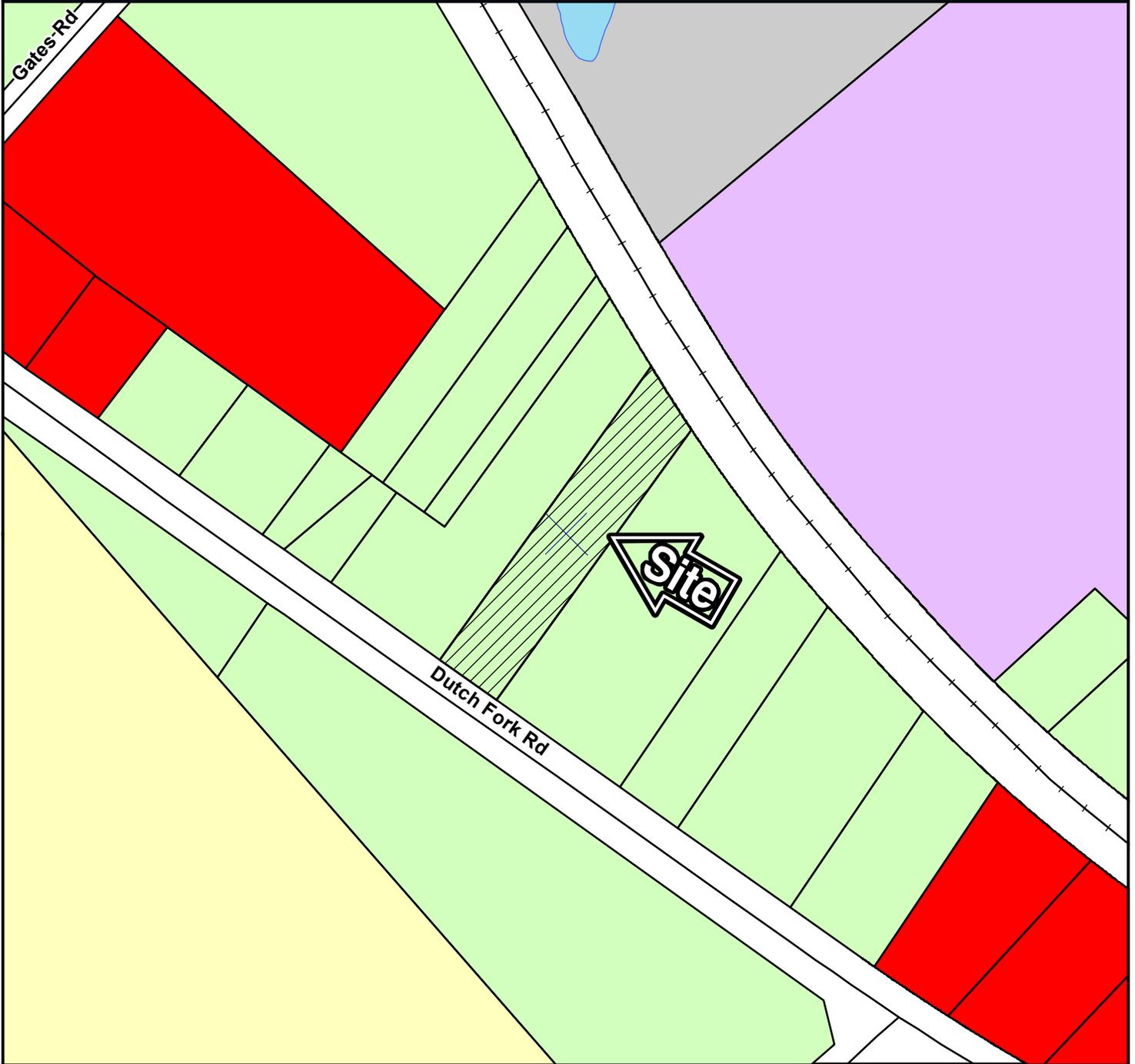
The Plan recommends commercial development within Non-residential development may be considered for location along main road corridors and within a contextually-appropriate distance from the intersection of a primary arterial. The subject parcel is located just west of a neighborhood activity center and is located along a main road corridor.

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

## **Planning Commission Action**

**At their September 1, 2016 meeting, the Richland County Planning Commission agreed with the PDSD recommendation and recommends the County Council approve the proposed Amendment for RC Project # 16-025 MA.**

# Case 16-025 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 16-25 MA  
RU to GC  
TMS 02412-01-04

Gates Rd

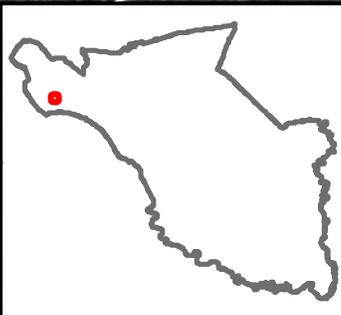
Dutch Fork Rd

Bird Rd

Site

Twin Gates Rd

-  FLOOD ZONE A
-  FLOOD ZONE AE
-  WETLANDS



Google

# CASE 16-25 MA

## From RU to GC

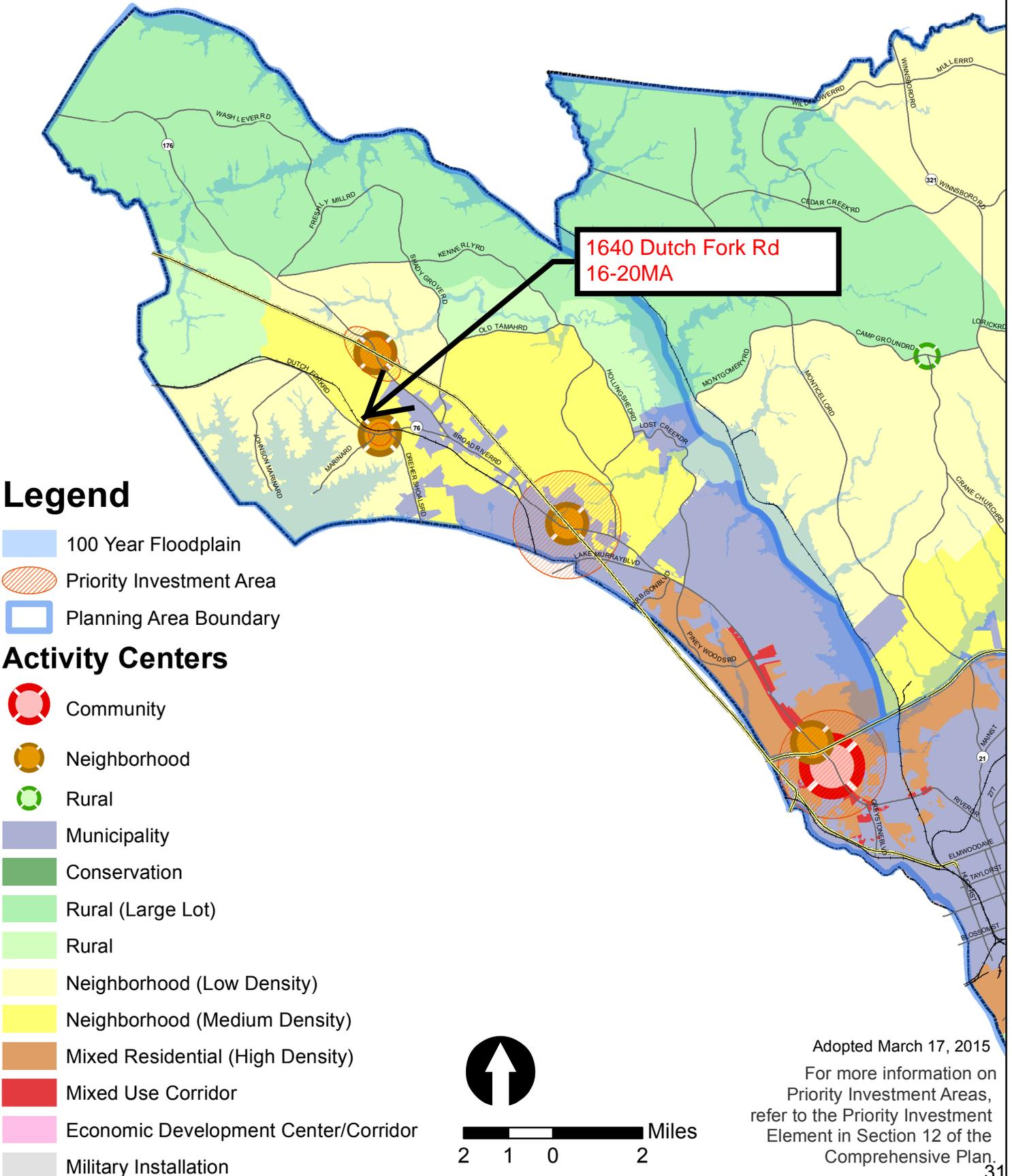
TMS# R02412-01-04

1640 Dutch Fork Rd



# NORTHWEST PLANNING AREA

## FUTURE LAND USE & PRIORITY INVESTMENT AREAS



Adopted March 17, 2015  
 For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.





**Richland County  
Planning & Development Services Department**

**Map Amendment Staff Report**

**PC MEETING DATE:** September 1, 2016  
**RC PROJECT:** 16-26 MA  
**APPLICANT:** David Tuttle

**LOCATION:** Roseberry Lane

**TAX MAP NUMBER:** R22807-01-04  
**ACREAGE:** 33.88 acres  
**EXISTING ZONING:** M-1/RS-LD  
**PROPOSED ZONING:** PDD

**PC SIGN POSTING:** August 19, 2016

**Staff Recommendation**

**Approval**

**Background**

**Zoning History**

The subject parcel was part of a previous Planned Development District (PDD) zoning. The parcel was rezoned under case number 03-049MA (Ordinance number 056-03HR). The rezoning reverted back to the original zoning when the project expired.

The original zoning as adopted September 7, 1977 was RS-1 District which became the Residential Single-Family Low Density (RS-LD) District with the Land Development Code change in 2005.

The original zoning as adopted September 7, 1977 is also M-1 Light Industrial District

**Zoning District Summary**

The Planned Development (PDD) District is intended to allow flexibility in development that will result in improved design, character, and quality of new mixed-use developments, and that will preserve natural and scenic features of open spaces. Planned Development Districts must involve innovation in site planning for residential, commercial, institutional, and/or industrial developments within the district. Such developments must be in accordance with the comprehensive plan for the county, and in doing so, may provide for variations from the regulations of the county's zoning districts concerning use, setbacks, lot size, density, bulk, and other such requirements.

| Direction            | Existing Zoning | Use                   |
|----------------------|-----------------|-----------------------|
| <b><u>North:</u></b> | M-1/M-1         | Self-Storage/ Offices |
| <b><u>South:</u></b> | RS-LD/RS-LD     | Residence/Undeveloped |
| <b><u>East:</u></b>  | M-1             | Retail (Wal-Mart)     |
| <b><u>West:</u></b>  | GC/RM-MD        | Residence             |

**Discussion**

**Parcel/Area Characteristics**

The subject parcel has frontage along Wildewood Park Drive, Old Still Road and Leaning Tree Road. The parcel is undeveloped and wooded. There are no sidewalks or streetlights along this section of Old Still Road and Leaning Tree Road. There are sidewalks and streetlights along Wildewood Park Drive.

The surrounding area is characterized by residential uses west and south. To the east and north are commercial and office uses.

**Master Plan**

The PDD designation for the subject parcel is to contain a mix of Office and Institutional (OI) District and General Commercial (GC) District uses. The following uses are permitted.

| Residential Uses  | Dwellings  |
|---|--|
| <ol style="list-style-type: none"> <li>1. Accessory Dwellings</li> <li>2. Common Area Recreation and Service Facilities</li> <li>3. Athletic Fields</li> <li>4. Clubs and Lodges</li> </ol> | <ol style="list-style-type: none"> <li>1. Single Family Detached</li> <li>2. Single Family Attached</li> <li>3. Multi-Family</li> <li>4. Quadraplex</li> <li>5. Condominium</li> </ol> |

| Accessory Uses & Structures   | Recreational Uses   | Institutional, Educational, and Civic Uses  |
|---|---|---|
| <ol style="list-style-type: none"> <li>1. Swimming Pools</li> </ol> | <ol style="list-style-type: none"> <li>1. Athletic Fields</li> <li>2. Dance Studios and Schools</li> <li>3. Physical Fitness Centers</li> <li>4. Public and Private Parks</li> <li>5. Public Recreation Facilities</li> <li>6. Swim and Tennis Clubs</li> </ol> | <ol style="list-style-type: none"> <li>1. Auditoriums</li> <li>2. Government Offices</li> </ol> |

| Wholesale Trade   |
|---|
| <ol style="list-style-type: none"> <li>1. Apparel, Piece Good, and Notions</li> <li>2. Books, Periodicals, and Newspapers</li> <li>3. Drugs and Druggist Sundries</li> <li>4. Durable Goods, not otherwise listed</li> <li>5. Flowers, Nursery Stock, and Florist Supplies</li> <li>6. Furniture and Home Furnishings</li> <li>7. Groceries and Related Products</li> <li>8. Hardware</li> <li>9. Jewelry, Watches, and Precious Stones</li> <li>10. Market Showrooms (Furniture, Apparel, etc.)</li> <li>11. Warehouses, Self-Storage</li> </ol> |

| <b>Business, Professional, and Personal Services</b>  | <b>Retail, Trade, and Food Services</b>  |
|---|--|
| <ol style="list-style-type: none"> <li>1. Accounting, Tax Preparation, Bookkeeping, and Payroll Services</li> <li>2. Advertising, Public Relations, and Related Agencies</li> <li>3. Automatic Teller Machines</li> <li>4. Banks, Finance, and Insurance Offices</li> <li>5. Barber Shops, Beauty Salons, and Related Services</li> <li>6. Building Maintenance Services not Otherwise Listed</li> <li>7. Carpet and Upholstered Cleaning Services</li> <li>8. Clothing Alterations/Repairs; Footwear Repairs</li> <li>9. Computer Systems, Design, and Related Services</li> <li>10. Construction, Building, General Contracting with Outside Storage</li> <li>11. Employment Services</li> <li>12. Engineering, Architectural, and Related Services</li> <li>13. Exterminating and Pest Control Services</li> <li>14. Furniture Repair Shops and Upholstery</li> <li>15. Laundry and Dry Cleaning Services, non coin operated</li> <li>16. Legal Services</li> <li>17. Locksmith Shops</li> <li>18. Management, Scientific, and Technical Consulting</li> <li>19. Services</li> <li>20. Massage Therapist</li> <li>21. Medical/Health Care Offices</li> <li>22. Medical, Dental, or Related Laboratories</li> <li>23. Motion Picture Production/Sound Recording</li> <li>24. Office Administrative and Support Services, not otherwise listed</li> <li>25. Packaging and Labeling Services</li> <li>26. Photocopying and Duplicating Services</li> <li>27. Photography Studios</li> <li>28. Picture Framing Shops</li> <li>29. Professional, Scientific, and Technical Services, not otherwise listed</li> <li>30. Publishing Industries</li> <li>31. Real Estate and Leasing Offices</li> <li>32. Repair and Maintenance Services, Appliance and Electronics</li> <li>33. Repair and maintenance Services, Personal and Household Goods</li> <li>34. Repair and Maintenance Services, Television, Radio, or Other Consumer Electronics</li> <li>35. Research and Development Services</li> <li>36. Security and Related Services</li> <li>37. Tanning Salons</li> <li>38. Theaters, Live Performances</li> <li>39. Theaters, Motion Picture, other than drive-in</li> <li>40. Travel Agency (without tour buses or other vehicles)</li> <li>41. Watch and Jewelry Repair Shops</li> <li>42. Weight Reducing Centers</li> </ol> | <ol style="list-style-type: none"> <li>1. Antique Stores</li> <li>2. Appliance Stores</li> <li>3. Art Dealers</li> <li>4. Bakeries, Retail</li> <li>5. Bars and Other Drinking Places</li> <li>6. Bicycle Sales and Repair</li> <li>7. Boo, Periodicals, and Music Stores</li> <li>8. Camera and Photographic Sales and Service</li> <li>9. Candle Shops</li> <li>10. Candy Stores</li> <li>11. Caterers, no on-site consumption</li> <li>12. Clothing, Shoe, and Accessory Stores</li> <li>13. Coin, Stamp, or Similar Collectible Shop</li> <li>14. Computer and Software Stores</li> <li>15. Convenience Stores (without gasoline pumps)</li> <li>16. Cosmetics, Beauty Supplies, and Perfume Stores</li> <li>17. Department, Variety, or General Merchandise Stores</li> <li>18. Direct Selling Establishment, not otherwise listed</li> <li>19. Drugstores, pharmacies, with drive through</li> <li>20. Drugstores, pharmacies, without drive through</li> <li>21. Electronic Shopping or Mail Order Houses</li> <li>22. Fabric and Piece Goods Stores</li> <li>23. Floor Covering Stores</li> <li>24. Florists</li> <li>25. Formal Wear and Costume Rental</li> <li>26. Fruit and Vegetable Markets</li> <li>27. Furniture and Home Furnishings</li> <li>28. Gift, Novelty, Souvenir, or Card Shop</li> <li>29. Grocery/Food Stores</li> <li>30. Hardware Stores</li> <li>31. Health and Personal Care Stores, not otherwise listed</li> <li>32. Hobby, Toy, and Game Stores</li> <li>33. Home Furnishings Stores, not otherwise listed</li> <li>34. Jewelry, Luggage, and Leather Goods (may include repair)</li> <li>35. Liquor Stores</li> <li>36. Miscellaneous Retail Sales</li> <li>37. Musical Instrument and Supply Stores</li> <li>38. News Dealers and Newsstands</li> <li>39. Office Supplies and Stationary Stores</li> <li>40. Optical Goods Stores</li> <li>41. Paint, Wallpaper, and Window Treatment Sales</li> <li>42. Pet and Pet Supplies Stores</li> <li>43. Record, Videotape, and Disc Stores</li> <li>44. Restaurants, full service, dine-in only</li> <li>45. Restaurants, limited service, delivery/carry-out</li> <li>46. Restaurants, snack and nonalcoholic beverage stores</li> <li>47. Sporting Goods Stores</li> <li>48. Television, Radio, or Electronic Sales</li> <li>49. Tobacco Sales</li> <li>50. Video Tape and Disc Rental</li> </ol> |

### **Commercial District**

Front Setback: 0' minimum  
Side Setbacks: 20' minimum  
Rear Setback: 30' minimum  
Parking Requirement: per existing Richland County Code

### **Single-Family District**

#### **Detached**

Front Setback: 15' minimum  
Side Setbacks: 5' minimum  
Rear Setback: 15' minimum  
Minimum Lot Size: 3200 SF

#### **Attached**

Front Setback: 15' minimum  
Side Setbacks: 0' minimum  
Rear Setback: 15' minimum  
Minimum Lot Size: 3200 SF  
Parking Requirement: two (2) off-street spaces per unit

### **Multi-Family District**

Front Setback: 40' minimum  
Side Setbacks: 25' minimum  
Rear Setback: 40' minimum  
Parking Requirement: two (2) spaces per unit

### ***Public Services***

The subject parcel is within the boundaries of School District Two. Spring Valley High School is 1,200 feet east of the subject parcel on Sparkleberry Lane. The Sandhills fire station (station number 24) is located on Sparkleberry Lane, approximately 0.42 miles east of the subject parcel. Records indicate that the parcel is in the City of Columbia's water service area and within East Richland County Public Service District's sewer service area.

### **Plans & Policies**

The 2014 Richland County Comprehensive Plan, "***PUTTING THE PIECES IN PLACE***", designates this area as ***Neighborhood Medium Density***.

### **Land Use and Design**

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

### **Desired Development Pattern**

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

### **Traffic Characteristics**

The 2014 SCDOT traffic count (Station #117) located northeast of the subject parcel on Two Notch Road identifies 30,800 Average Daily Trips (ADT's). This section of Two Notch Road is classified as a four lane undivided Principal Arterial, maintained by SCDOT with a design capacity of 29,200 ADT's. This segment of Two Notch Road is currently operating at Level of Service (LOS) "D".

This section of Two Notch Road is scheduled for bike and pedestrian improvements through the County Penny Sales Tax program. There are no planned or programmed improvements for this section of Two Notch Road through SCDOT.

### **Conclusion**

Staff is of the opinion that the request is in compliance with the purpose statement of the proposed district to provide mixed uses.

While the request is not located directly on an arterial road it does contain access to a principal arterial road through Wildewood Park Drive. Staff is of the opinion that the request meets the recommendations of the Comprehensive Plan. The applicant proposes to permit a mix of uses ranging from commercial and office to a mix of residential uses (multi-family and single-family).

Approval of the rezoning request would be in character with the existing surrounding uses and zoning districts in the area.

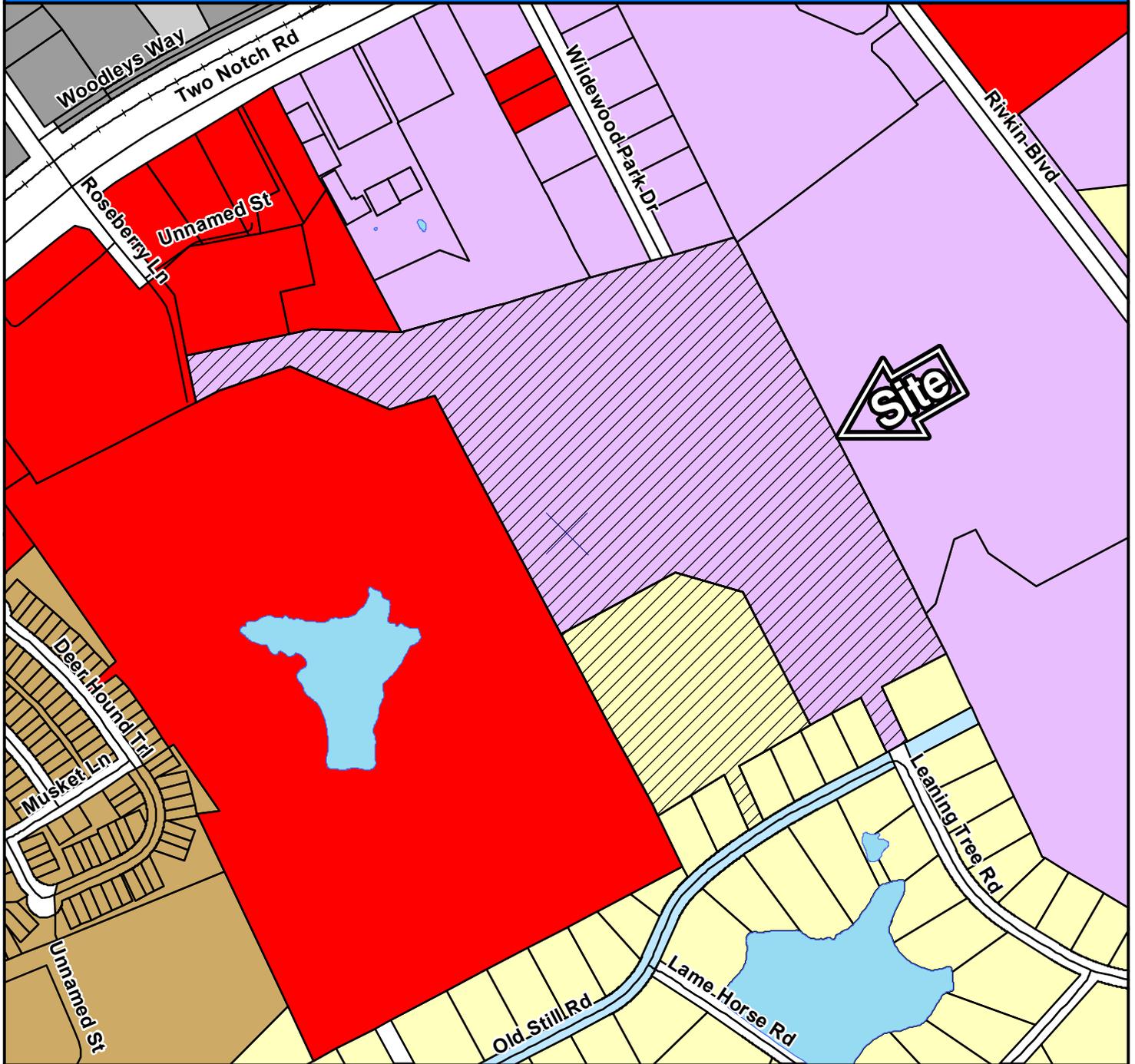
For these reasons, staff recommends **Approval** of this map amendment.

### **Planning Commission Action**

**At their September 1, 2016 meeting, the Richland County Planning Commission agreed with the PDSR recommendation and recommends the County Council approve the proposed Amendment for RC Project # 16-026 MA.**

# Case 16-026 MA

## M-1/RS-LD to PDD



### 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  |  |                  |

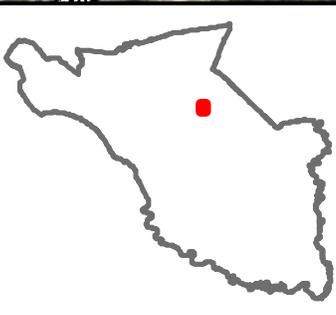


**Case 16-26 MA**  
**M-1/RS-LD to PDD**  
**TMS 22807-01-04**

▲ 117



-  FLOOD ZONE A
-  FLOOD ZONE AE
-  WETLANDS



Google

# CASE 16-26 MA

## From M-1/RS-LD to PDD

TMS# 22807-01-04

Roseberry Lane



# NORTHEAST PLANNING AREA

## FUTURE LAND USE & PRIORITY INVESTMENT AREAS

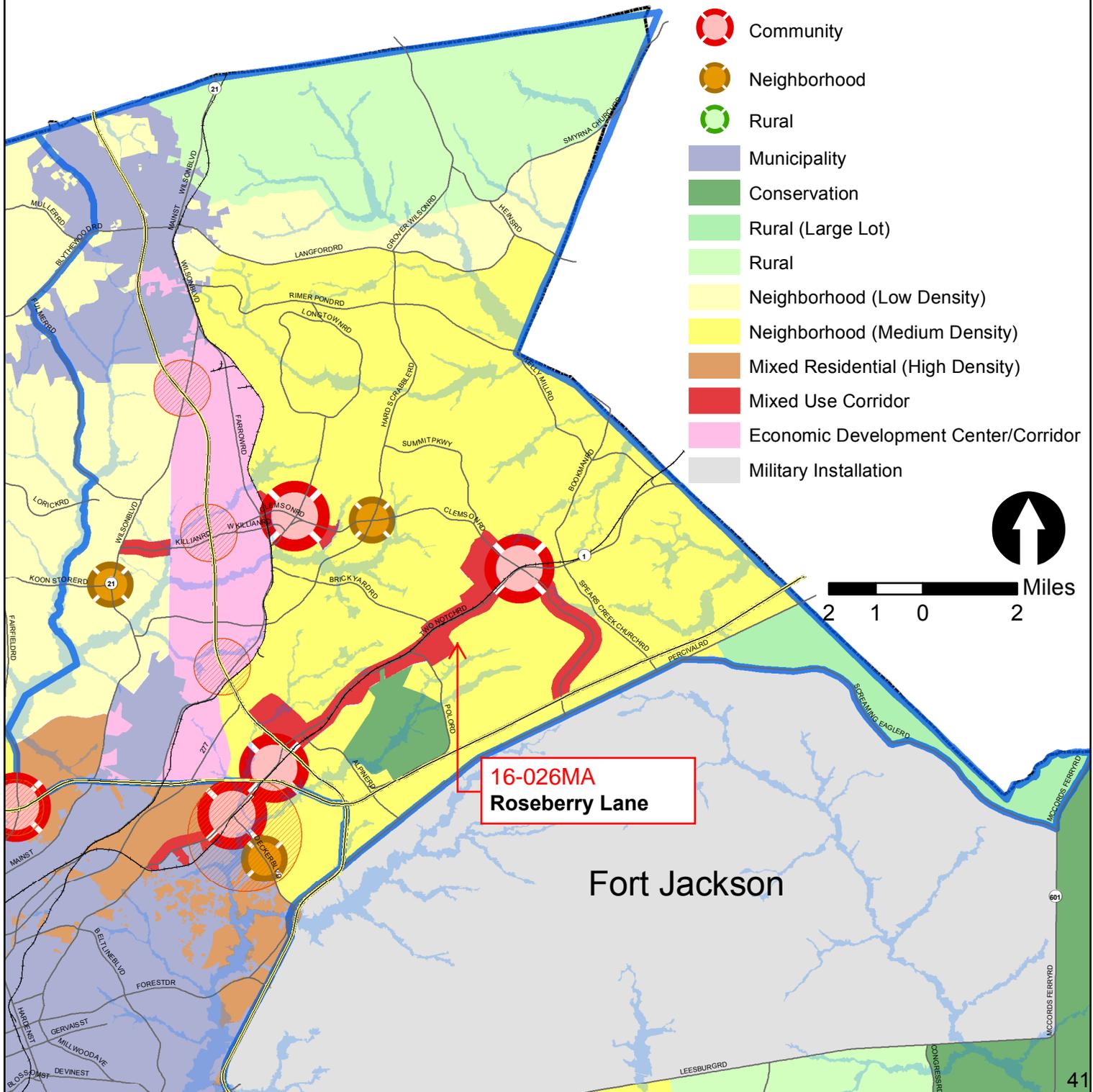


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

Adopted March 17, 2015

### Legend

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



Miles  
2 1 0 2

**16-026MA**  
**Roseberry Lane**

Fort Jackson



# WILDEWOOD

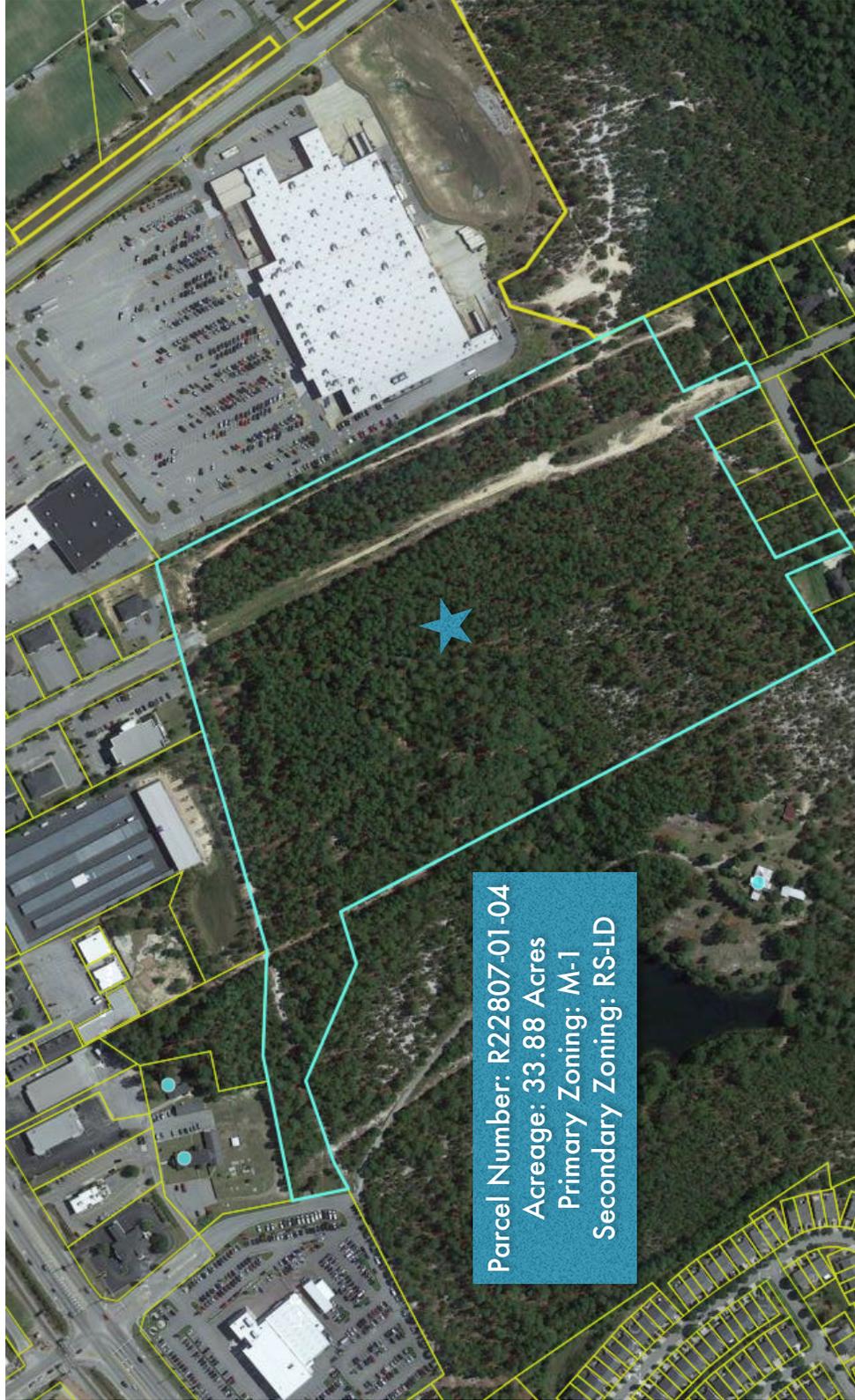
PDD Submittal  
Richland County  
July 29, 2016

## TABLE OF CONTENTS

---

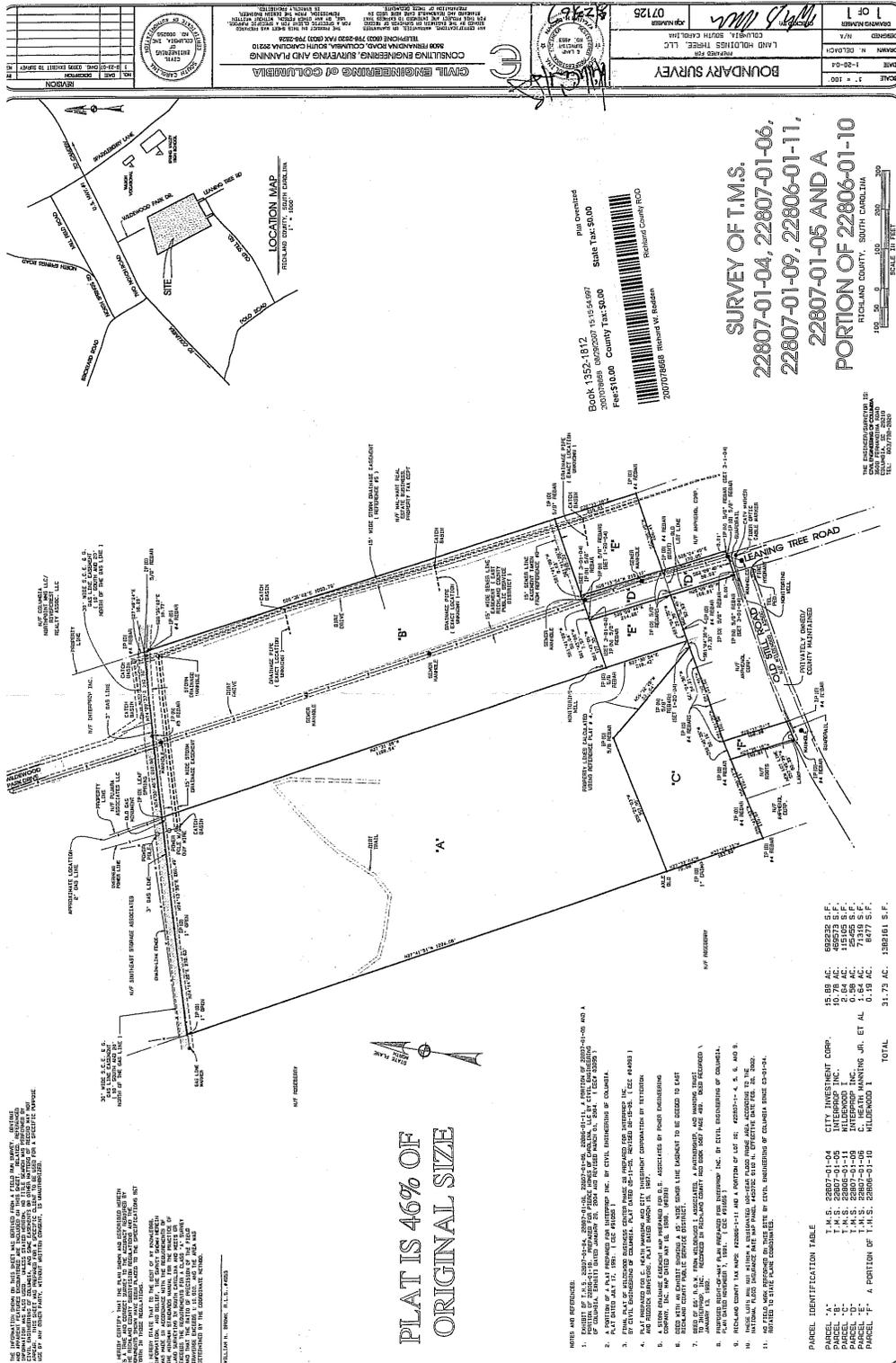
|   |       |
|---|-------|
| • PROPERTY DETAILS.....                     | 3     |
| • CURRENT ZONING OF ADJACENT PARCELS.....   | 4     |
| • ORIGINAL PARCEL SURVEY.....               | 5     |
| • ROSEBERRY ACCESS PARCEL SURVEY.....       | 6     |
| • PLANNING OBJECTIVES.....                  | 7     |
| • A SUSTAINABLE SOLUTION.....               | 8     |
| • ADDING CHARACTER AND VALUE.....           | 9     |
| • THE MASTER PLAN.....                      | 10-16 |
| • ARCHITECTURAL & LANDSCAPE GUIDELINES..... | 17    |
| • STATEMENT OF GUARANTEES & ASSURANCES..... | 18    |
| • ANALYSIS OF POTENTIAL IMPACTS.....        | 19    |
| • SIGNAGE.....                              | 20    |
| • ACCEPTABLE USES.....                      | 21-23 |

PROPERTY DETAILS





# ORIGINAL PARCEL SURVEY



PLAT IS 46% OF ORIGINAL SIZE

- NOTES AND REFERENCES:
1. THIS SURVEY WAS MADE FROM THE DATA AND RECORDS OF THE CIVIL ENGINEERING AND PLANNING CONSULTING ENGINEERS, SURVEYING AND PLANNING, 2808 FISHAWAY ROAD, COLUMBIA, SOUTH CAROLINA 29910.
  2. A PORTION OF A PLAT RECORDED IN RICHMOND COUNTY, SOUTH CAROLINA, BOOK 1352, PAGE 1812, DATED 08/01/11, IS REFERRED TO AS "PLAT 1352-1812".
  3. THE PLAT OF RICHMOND COUNTY, SOUTH CAROLINA, BOOK 1352, PAGE 1812, DATED 08/01/11, IS REFERRED TO AS "PLAT 1352-1812".
  4. THE PLAT OF RICHMOND COUNTY, SOUTH CAROLINA, BOOK 1352, PAGE 1812, DATED 08/01/11, IS REFERRED TO AS "PLAT 1352-1812".
  5. THE PLAT OF RICHMOND COUNTY, SOUTH CAROLINA, BOOK 1352, PAGE 1812, DATED 08/01/11, IS REFERRED TO AS "PLAT 1352-1812".
  6. THE PLAT OF RICHMOND COUNTY, SOUTH CAROLINA, BOOK 1352, PAGE 1812, DATED 08/01/11, IS REFERRED TO AS "PLAT 1352-1812".
  7. THE PLAT OF RICHMOND COUNTY, SOUTH CAROLINA, BOOK 1352, PAGE 1812, DATED 08/01/11, IS REFERRED TO AS "PLAT 1352-1812".
  8. THE PLAT OF RICHMOND COUNTY, SOUTH CAROLINA, BOOK 1352, PAGE 1812, DATED 08/01/11, IS REFERRED TO AS "PLAT 1352-1812".
  9. THE PLAT OF RICHMOND COUNTY, SOUTH CAROLINA, BOOK 1352, PAGE 1812, DATED 08/01/11, IS REFERRED TO AS "PLAT 1352-1812".
  10. THE PLAT OF RICHMOND COUNTY, SOUTH CAROLINA, BOOK 1352, PAGE 1812, DATED 08/01/11, IS REFERRED TO AS "PLAT 1352-1812".
  11. THE PLAT OF RICHMOND COUNTY, SOUTH CAROLINA, BOOK 1352, PAGE 1812, DATED 08/01/11, IS REFERRED TO AS "PLAT 1352-1812".

PANEL IDENTIFICATION TABLE

| PANEL     | DESCRIPTION               | ACRES        |
|-----------|---------------------------|--------------|
| PANEL "A" | CITY INVESTMENT CORP.     | 15.89 AC.    |
| PANEL "B" | INTERGROUP INC.           | 10.78 AC.    |
| PANEL "C" | INTERGROUP INC.           | 0.59 AC.     |
| PANEL "D" | INTERGROUP INC.           | 0.54 AC.     |
| PANEL "E" | HEATH MANNING JR., ET AL. | 0.54 AC.     |
| PANEL "F" | A PORTION OF 1352-1812    | 31.73 AC.    |
| TOTAL     |                           | 138.161 S.F. |

**CIVIL ENGINEERING AND PLANNING**  
CONSULTING ENGINEERING, SURVEYING AND PLANNING  
2808 FISHAWAY ROAD, COLUMBIA, SOUTH CAROLINA 29910  
PH: 803-733-1111 FAX: 803-733-1112  
WWW.CEPA-SC.COM

**BOUNDARY SURVEY**  
L&H HOLDINGS THREE, LLC  
CIVIL ENGINEERING AND PLANNING  
07125

Book 1352, Page 1812  
Plat Overlaid  
2009/08/01 15:55:49  
State Tax: \$0.00  
Fees: \$10.00 County Tax: \$0.00  
Richard County RCO  
280778688 Richard At Risk.com

**SURVEY OF T.M.S.**  
22807-01-04, 22807-01-06,  
22807-01-09, 22806-01-11,  
22807-01-05 AND A  
PORTION OF 22806-01-10  
RICHMOND COUNTY, SOUTH CAROLINA



## PLANNING OBJECTIVES

Our organization has owned this property for 9 years. Initially we conducted a charrette with Richland County Planning Department, Wildewood HOA, former councilwoman Val Hutchinson, and other stakeholders. The market has evolved slightly from the original charrette, however the basic concepts hold true. Within this span of time, we have developed and refined a mixed-use concept that will serve as the highest and best use of the property. This concept adds character and vibrancy to the area while bridging the uses of the adjacent properties with appropriate uses, quality design, and intrinsic improvements.

This mixed-use concept combines commercial, single family and multifamily districts and acts as an appropriate buffer between the existing dynamic commercial district and the time-honored neighborhood of Wildewood. This mixed use concept respects the adjacent properties accordingly and potentially improves the relationship between the two, offering a much less impactful design and development concept than what could be advanced under this property's existing zoning.



## A SUSTAINABLE SOLUTION

---

Additionally, this mixed-use concept arguably augments the sustainability of each of the adjacent properties, through walkability and variety of home styles and price points.

A mix of activities in close proximity to this property means that residents will be able to simply walk in order to take advantage of recreational, office, and retail within the area, rather than resorting to their automobiles. The overall compactness of design and the proximity of buildings to the street and to each other produces an interesting, human-scaled environment that promotes neighborliness, without sacrificing parks or private space.

The focus on providing a variety of housing options, from detached single family homes to multifamily residences, allows for a diversity of architectural styles while attracting residents from a range of economic backgrounds. By offering this variety of lifestyle options, this concept brings more people into the residential homebuyer's market, facilitating the flow of traffic of young apartment dwellers moving to first-time home buyers, transitioning to second-time buyers in well-established neighborhoods, and allowing those homebuyers to sell and move into maintenance free, multifamily living. This reaches beyond upward mobility, and directly relates to having quality lifestyle options within the same area, all without switching grocery stores. It is this concept, akin to the principals of Traditional Neighborhood Development, of creating spaces and neighborhoods that attract a variety of families and households, bringing energy, vitality, and diversity that provides the ultimate standard in sustainable development.

## ADDING CHARACTER AND VALUE

---

Since owning the property, our organization has done several things to improve its character and its value for the benefit of the property itself and its adjacent neighbors.

- At the time of our purchase of the property it was an existing brownfield site, due to impact of the Allied Amphenol Products-Bendix deep groundwater contamination. We chose to revive and restore the property through the SCDHEC Brownfield Program (see attached documentation) in order to make it a viable and clean option for development.
- We've worked hand and hand with the adjacent property owner, Dr. Roseberry, in terms of concept and best practices for development. Dr. Roseberry embraced our plans from the charrette. With his vision and leadership, Dr. Roseberry has chosen to preserve his family land, of which he holds near and dear, into a conservation easement in perpetuity, managed by Richland County. We are honored to have Dr. Roseberry as an adjacent neighbor to our property, and look forward to developing our property in a symbiotic way.
- Previously, this property only had one established vehicular access point requiring future residents to reach the property via Two Notch Road, thus causing a requirement to enter into the well-established Wildewood neighborhood. We purchased a component of Dr. Roseberry's adjacent property to be utilized as a vehicular access point and main entry into the project, enabling our future residents to access the property from a signalized intersection, and eliminating the need for a vehicular access through Wildewood. Understanding that this was a potential concern for existing Wildewood residents, we are proud of the improvement made to the property eliminating their concerns. Additionally, by acquiring this access, any concerns to major traffic impact on Two Notch Road have been mitigated, as evidenced in the most recent traffic study by SRS Engineering (Traffic Impact and Access Study – 5.27.16 - attached). In preliminary discussions with the County, they may require a locked gate at Old Still Road that is only accessible to emergency vehicles. However, we feel these other improvements have made a positive impact on all stakeholders.

# THE MASTER PLAN

This mixed-use concept is designed with three distinct districts in mind; the commercial district, the single-family district, and the multifamily district. There will be common themes throughout the development, which tie the districts together, but each has a specific set of setbacks and guidelines in which to abide.

**Commercial District**

Front Setback: 0' minimum  
Side Setbacks: 20' minimum  
Rear Setback: 30' minimum

Parking Requirement:  
per existing  
Richland County Code

**Single-Family District**

**Detached**

Front Setback: 15' minimum  
Side Setbacks: 5' minimum  
Rear Setback: 15' minimum  
Minimum Lot Size: 3200 SF

**Attached**

Front Setback: 15' minimum  
Side Setbacks: 0' minimum  
Rear Setback: 15' minimum

Minimum Lot Size: 3200 SF

Parking Requirement:  
2 off-street spaces per unit

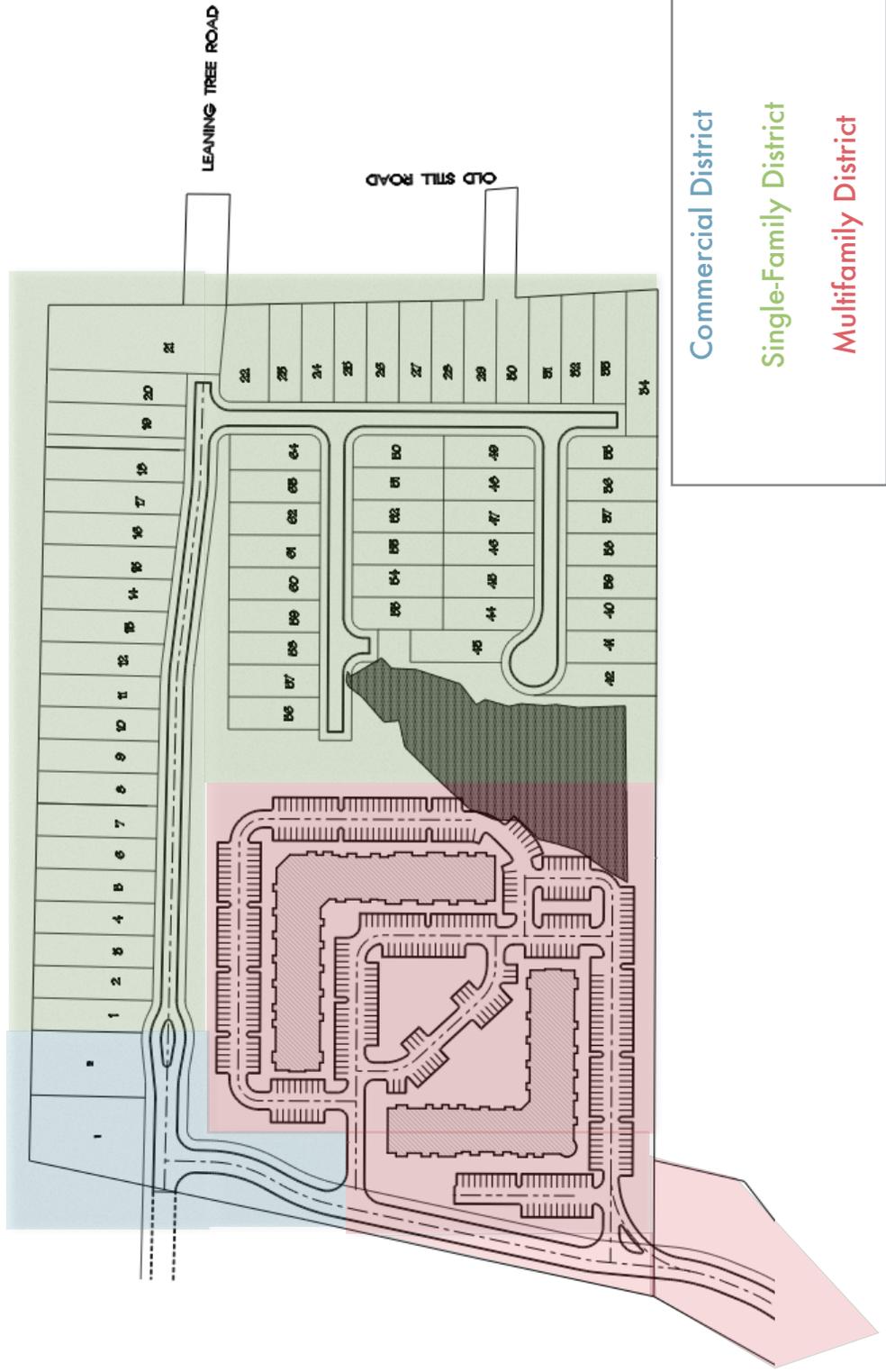
**Multi-Family District**

Front Setback: 40' minimum  
Side Setbacks: 25' minimum  
Rear Setback: 40' minimum

Parking Requirement:  
2 spaces per unit

The HOA shall have the ability to grant variances of up to 20% of setback requirement, on a case by case basis. Minor amendments to the PDD shall be made at the Richland County Staff level. Major amendments to the PDD shall go to the Richland County Planning Commission.

# OVERALL SITE PLAN (CONCEPT ONLY)



# THE COMMERCIAL DISTRICT - CONCEPTS

---



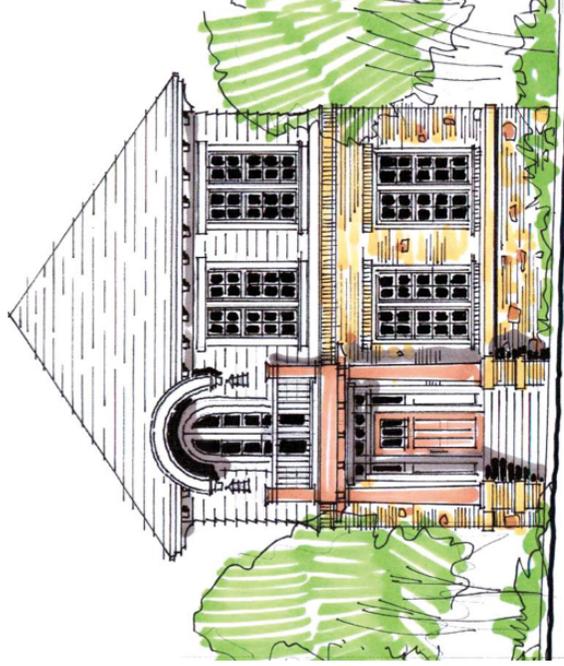
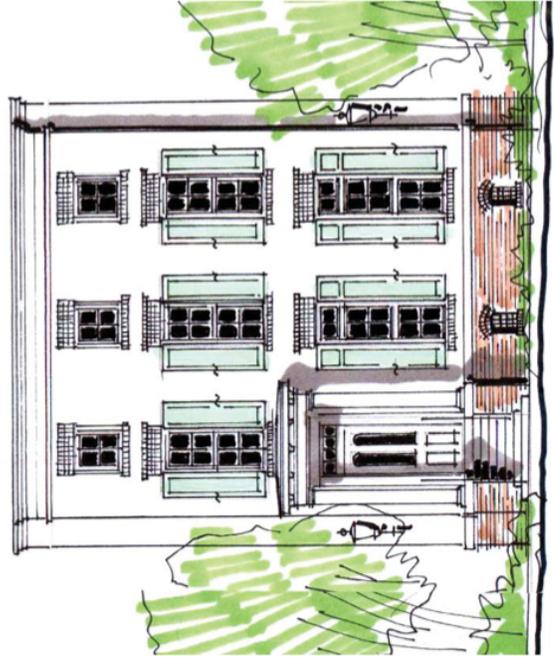
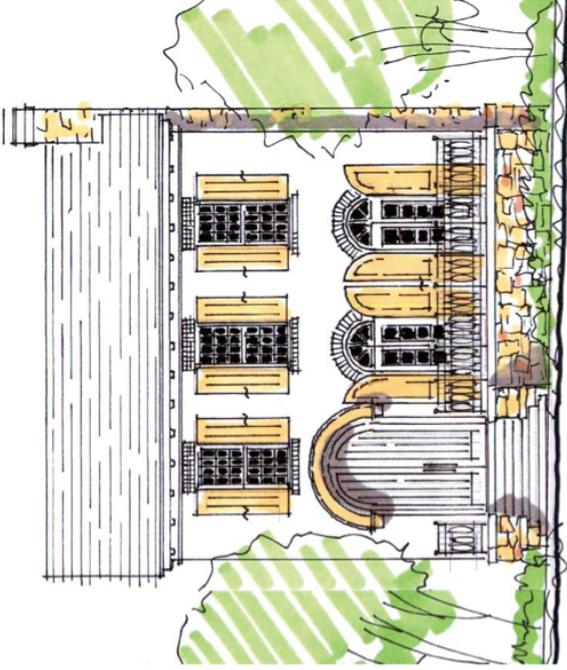
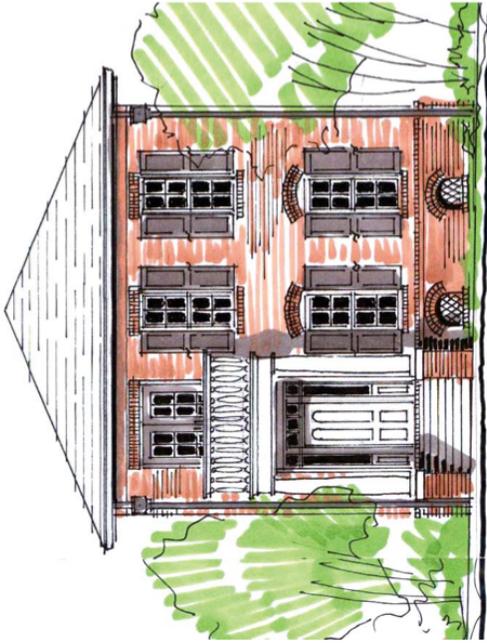
# THE COMMERCIAL DISTRICT - CONCEPTS

---



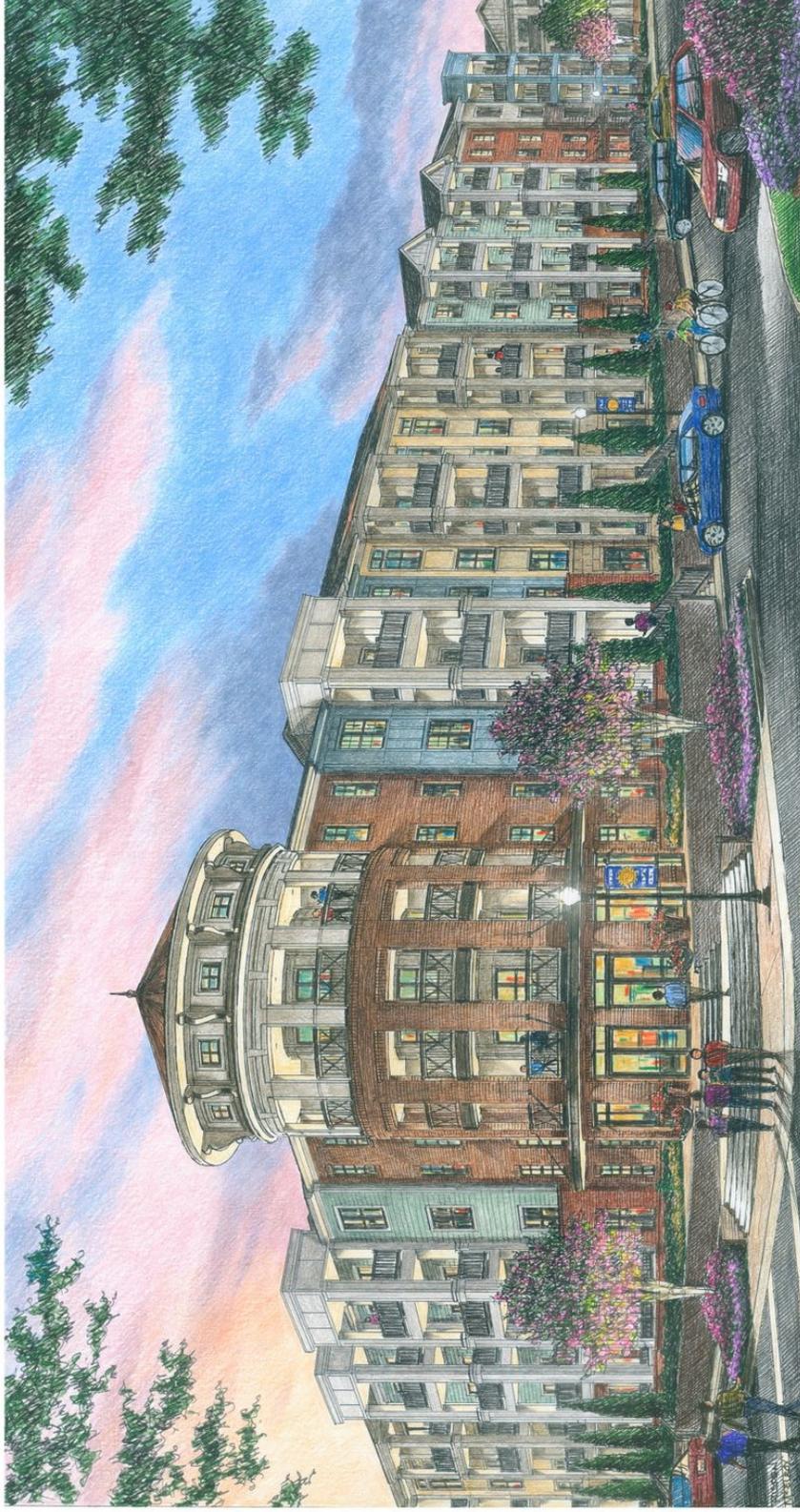
\*for conceptual use only - actual may vary

# THE SINGLE FAMILY DISTRICT - CONCEPTS



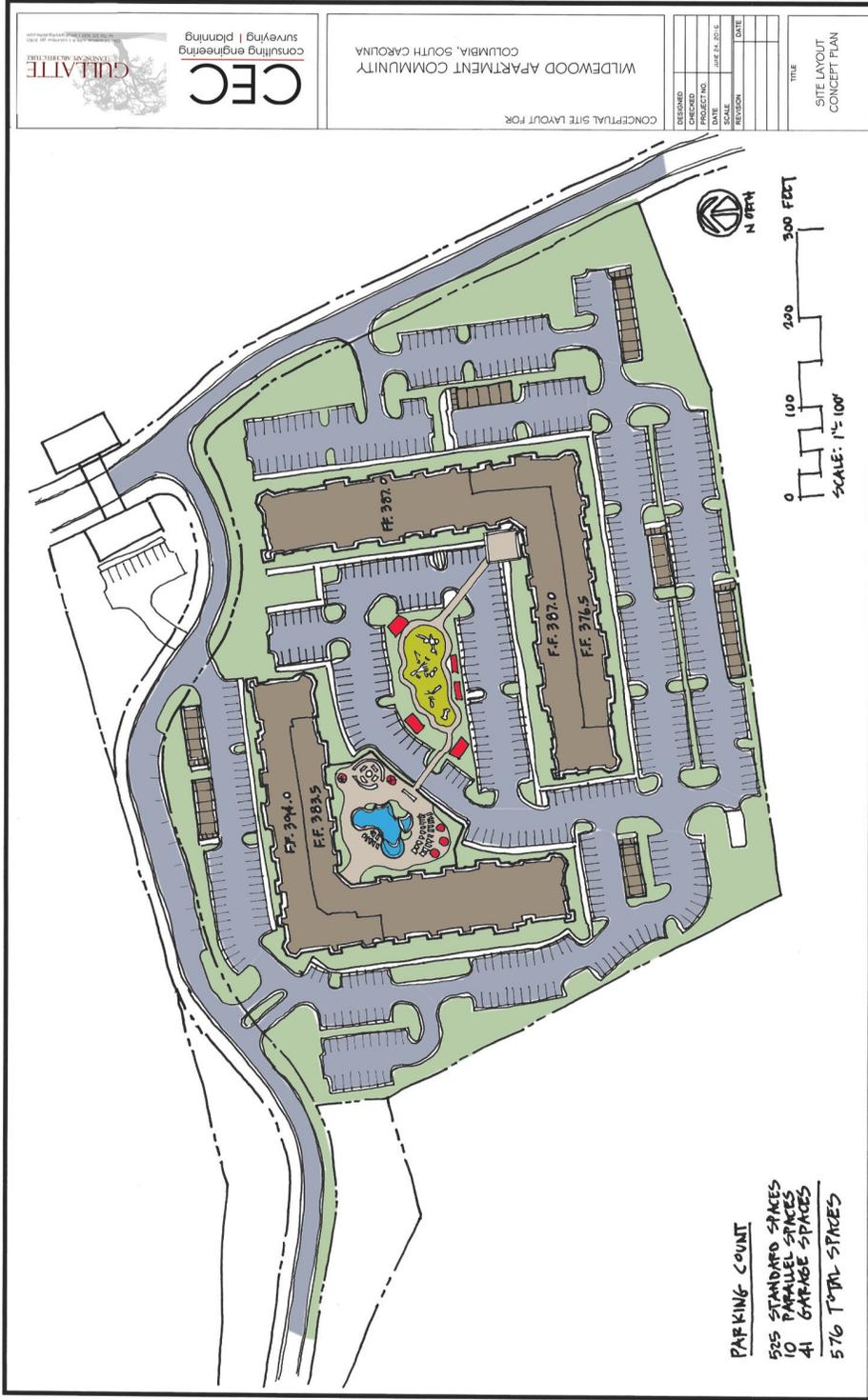
# THE MULTIFAMILY DISTRICT - CONCEPTS

---



\*for conceptual use only - actual may vary

# THE MULTIFAMILY DISTRICT - CONCEPTS

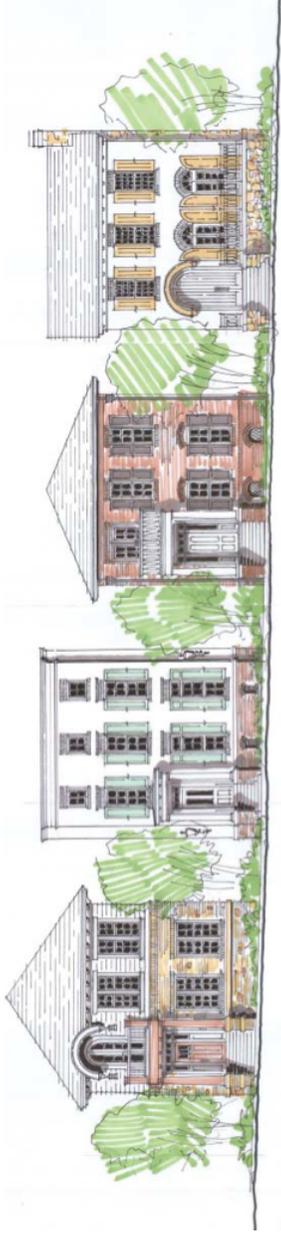


\*for conceptual use only - actual may vary

## ARCHITECTURAL GUIDELINES & CONSTRUCTION MATERIALS

All structures must have a veneer of or combination of brick, natural or manufactured stone, or cementitious siding. Specific selections including style, color, patterns, and combinations of these materials must be submitted for approval by the HOA before construction begins. The purpose of the HOA architectural board would be to approve architectural submittals that maintain the character and standard of the overall concept of the development, with an effort in encouraging unique materials and placement.

The HOA is solely responsible for the approval and enforcement of all architectural standards and construction materials.



\* conceptual architectural renderings only, actual styles and structure materials may change

## LANDSCAPE DESIGN & STORMWATER INITIATIVES

Each district within the development must meet or exceed the current Richland County code, with additional requirements set forth and governed by the HOA. The goal of the development is to provide landscaping and incorporate stormwater best practices.

## STATEMENT OF GUARANTEES & ASSURANCES TO BE PROVIDED FOR MAINTENANCE

---

One of the most important aspects of development deals with the issue of sustainability. We feel that it is vital to include provisions that guarantee the sustainability of a project. We commit to building a strong property owner's association that will maintain the value of the neighborhood and will have the ability to strongly enforce the covenants by which it abides. This property owner's association will maintain the landscaping within the common areas of the neighborhood.

## ANALYSIS OF POTENTIAL IMPACTS

---

### Water Availability

The City of Columbia has the capacity and ability to serve the property as proposed.

### Sewer Availability

East Richland County has capacity and the ability to serve the property as proposed.

### Schools

Polo Road Elementary – has capacity and will serve

E.L. Wright Middle – has capacity and will serve  
Spring Valley High – has capacity and will serve

### Police

There is minimal impact as it refers to police protection, since this is an infill site, and all of the patrol routes generally encompass this area already.

### Fire

The Sandhills Fire Station is less than two miles away from our site. Since this is an infill site, it is well within the current coverage area for this fire station. No new fire station would be needed.

### Flood Protection

There is no impact to the surrounding areas based upon our plan for development, since all of our stormwater, etc. flows to the same points at which it is currently being handled. None of this property is located in a flood zone. Therefore, no homes will be built in a flood zone.

### Noise

Since this development is primarily surrounded by active commercial entities, including a Wal-Mart directly adjacent, our development will not have any significant impact as it relates to noise.

### Light and Glare

The property is currently bordered on two sides with active commercial. Therefore, there is no concern of light and glare to these commercial tracts. As our development borders the Wildewood development, it is totally residential in nature, and will have neighborhood lighting similar to the lighting that exists in Wildewood. Our residential border with the Roseberry property would have the least impact possible.

# SIGNAGE

Signs are very common in our society and necessary in many circumstances to convey messages, business advertisements, etc. However, it is important to recognize that they are not stand-alone objects in the landscape. They coexist with other signs, buildings, streetscapes, people, vehicles, and innumerable other elements. Even though signage needs to convey its message, it also must respect the environment in which it is located. This page focuses on how signage can be effective without visually overwhelming the community.

## General Standards:

- All signs, except window signs, shall be a minimum of eight feet above the sidewalk.
- Signs shall be made of wood, metal, fabric, or matte plastic. Extruded plastic signs are prohibited.
- The following signs are permitted in all cases: canopy signs, wall signs, projecting signs, directional signs, entrance signs, and window signs. The following signs are prohibited in all cases: roof signs, internally lit signs, message signs, and other moving signs.
- Projecting signs shall have a maximum area of eight square feet per side and a maximum width of three feet. No projecting sign shall extend more than four feet from the building façade.
- Side walls of buildings may be painted with murals advertising a business contained within said building.
- Neon window signs may be only on first stories. Window signs on all stories may be painted or etched glass. Visibility into commercial establishments shall not be obscured by opaque signage or window advertisements.
- Parking and directional signage shall be unobtrusively located.
- One address number no more than six inches, measured vertically, shall be attached to the building in proximity to the principal entrance or at a mailbox.
- Signage shall be designed to complement the architectural features of buildings and shall be consistent with respect to size, scale, material, and design of such buildings.



## ACCEPTABLE USES

---

### Acceptable Residential Uses

Accessory Dwellings  
 Common Area Recreation and Service Facilities  
 Athletic Fields  
 Clubs and Lodges

### Dwellings

Single Family Detached  
 Single Family Attached  
 Multi-Family  
 Quadraplex  
 Condominium

### Accessory Uses and Structures

Swimming Pools

### Recreational Uses

Athletic Fields  
 Dance Studios and Schools  
 Physical Fitness Centers  
 Public and Private Parks  
 Public Recreation Facilities  
 Swim and Tennis Clubs

### Institutional, Educational, and Civic Uses

Auditoriums  
 Government Offices

Museums and Galleries  
 Police Stations, Neighborhood Post Offices  
 Schools, Public and Private  
 Schools, Technical and Trade (except truck driving)

### Business, Professional, and Personal Services

Accounting, Tax Preparation, Bookkeeping, and Payroll Services  
 Advertising, Public Relations, and Related Agencies  
 Automatic Teller Machines  
 Banks, Finance, and Insurance Offices  
 Barber Shops, Beauty Salons, and Related Services  
 Building Maintenance Services not Otherwise Listed  
 Carpet and Upholstered Cleaning Services  
 Clothing Alterations/Repairs; Footwear Repairs  
 Computer Systems, Design, and Related Services  
 Construction, Building, General Contracting with Outside Storage  
 Employment Services  
 Engineering, Architectural, and Related Services  
 Exterminating and Pest Control Services  
 Furniture Repair Shops and Upholstery

Laundry and Dry Cleaning Services, non coin operated  
 Legal Services  
 Locksmith Shops  
 Management, Scientific, and Technical Consulting Services  
 Massage Therapist  
 Medical/Health Care Offices  
 Medical, Dental, or Related Laboratories  
 Motion Picture Production/Sound Recording  
 Office Administrative and Support Services, not otherwise listed  
 Packaging and Labeling Services  
 Photocopying and Duplicating Services  
 Photography Studios  
 Picture Framing Shops  
 Professional, Scientific, and Technical Services, not otherwise listed  
 Publishing Industries  
 Real Estate and Leasing Offices  
 Repair and Maintenance Services, Appliance and Electronics  
 Repair and maintenance Services, Personal and Household Goods  
 Repair and Maintenance Services, Television, Radio, or Other Consumer Electronics  
 Research and Development Services  
 Security and Related Services  
 Tanning Salons  
 Theaters, Live Performances  
 Theaters, Motion Picture, other than drive-in

Travel Agency (without tour buses or other vehicles)  
 Watch and Jewelry Repair Shops  
 Weight Reducing Centers  
Retail, Trade, and Food Services  
 Antique Stores  
 Appliance Stores  
 Art Dealers  
 Bakeries, Retail  
 Bars and Other Drinking Places  
 Bicycle Sales and Repair  
 Boo, Periodicals, and Music Stores  
 Camera and Photographic Sales and Service  
 Candle Shops  
 Candy Stores  
 Caterers, no on-site consumption  
 Clothing, Shoe, and Accessory Stores  
 Coin, Stamp, or Similar Collectible Shop  
 Computer and Software Stores  
 Convenience Stores (without gasoline pumps)  
 Cosmetics, Beauty Supplies, and Perfume Stores  
 Department, Variety, or General Merchandise Stores  
 Direct Selling Establishment, not otherwise listed  
 Drugstores, pharmacies, with drive through  
 Drugstores, pharmacies, without drive through  
 Electronic Shopping or Mail Order Houses  
 Fabric and Piece Goods Stores  
 Floor Covering Stores  
 Florists

Formal Wear and Costume Rental  
 Fruit and Vegetable Markets  
 Furniture and Home Furnishings  
 Gift, Novelty, Souvenir, or Card Shop  
 Grocery/Food Stores  
 Hardware Stores  
 Health and Personal Care Stores, not otherwise listed  
 Hobby, Toy, and Game Stores  
 Home Furnishings Stores, not otherwise listed  
 Jewelry, Luggage, and Leather Goods (may include repair)  
 Liquor Stores  
 Miscellaneous Retail Sales  
 Musical Instrument and Supply Stores  
 News Dealers and Newsstands  
 Office Supplies and Stationary Stores  
 Optical Goods Stores  
 Paint, Wallpaper, and Window Treatment Sales  
 Pet and Pet Supplies Stores  
 Record, Videotape, and Disc Stores  
 Restaurants, full service, dine-in only  
 Restaurants, limited service, delivery/carry-out  
 Restaurants, snack and nonalcoholic beverage stores  
 Sporting Goods Stores  
 Television, Radio, or Electronic Sales  
 Tobacco Sales  
 Video Tape and Disc Rental

Wholesale Trade  
 Apparel, Piece Good, and Notions  
 Books, Periodicals, and Newspapers  
 Drugs and Druggist Sundries  
 Durable Goods, not otherwise listed  
 Flowers, Nursery Stock, and Florist Supplies  
 Furniture and Home Furnishings  
 Groceries and Related Products  
 Hardware  
 Jewelry, Watches, and Precious Stones  
 Market Showrooms (Furniture, Apparel, etc.)  
 Warehouses, Self-Storage

\* Business classifications obtained from Table 26-V-2 of the Land Development Code of Richland County

\*\* Any uses not specifically mentioned above, to specifically include sexually-oriented business, are prohibited.

\*\*\* The only allowable home-based businesses are those with 2 or fewer employees, and no direct contact on-site with the public.



**Richland County  
Planning & Development Services Department**

Map Amendment Staff Report

**PC MEETING DATE:** September 1, 2016  
**RC PROJECT:** 16-027 MA  
**APPLICANT:** Frank Derrick

**LOCATION:** 1113 A.J. Amick Road

**TAX MAP NUMBER:** R02414-02-07  
**ACREAGE:** 18 acres  
**EXISTING ZONING:** RU  
**PROPOSED ZONING:** RS-LD

**PC SIGN POSTING:** August 19, 2016

**Staff Recommendation**

Approval

**Background**

**Zoning History**

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

**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.

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

\*In calculating the maximum number of dwelling units, site characteristics, restrictions, land used for installation of infrastructure (which often amounts to 20-30% of the site), or application of open space provisions are not taken into consideration.

| <b>Direction</b>     | <b>Existing Zoning</b> | <b>Use</b>             |
|----------------------|------------------------|------------------------|
| <b><u>North:</u></b> | RU/GC                  | Residences/Undeveloped |
| <b><u>South:</u></b> | RS-MD/RS-LD            | Residence/Residence    |
| <b><u>East:</u></b>  | RU/GC                  | Residence/Office       |
| <b><u>West:</u></b>  | RU/RU                  | Residence/Residence    |

## Discussion

### **Parcel/Area Characteristics**

The site has frontage along A.J. Amick Road. The site contains a residence, but is mostly undeveloped and wooded. There are no sidewalks or streetlights along this section of A.J. Amick Road. The surrounding area is primarily characterized by residential uses and undeveloped parcels. North of the site is a residence and an undeveloped commercial parcel. West of the site are residentially developed parcels. A residence and an office are located on the eastern parcels. The parcels south contain residences.

### **Public Services**

The subject parcel is within the boundaries of Lexington/Richland School District Five. Ballentine Elementary School is located 0.43 miles north of the subject parcel on Bickley Road.

Water service would be provided by the City of Columbia and sewer service would be provided by Richland County. There is a fire hydrant located west of the site. The Dutch Fork/Ballentine fire station (station number 20) is located on Broad River Road, approximately .97 miles east of the subject parcel.

### **Plans & Policies**

The 2014 Richland County Comprehensive Plan, ***"PUTTING THE PIECES IN PLACE"***, designates this area as **Neighborhood Activity Center**.

### **Land Use and Character**

A Neighborhood Activity Center should provide the commercial and institutional uses necessary to support the common day-to-day demands of the surrounding neighborhood for goods and services. The Neighborhood Activity Center should also supply limited local office space demanded by neighborhood businesses, and may provide medium-density housing for the neighborhood, conveniently located near the center's shopping and employment. A grocery store or drug store will normally be the principal establishment in neighborhood activity centers, but could also include restaurants, coffee shops, dry cleaners, small banking facilities, and other convenience retail.

### **Traffic Characteristics**

The 2014 SCDOT traffic count (Station #145) located northeast of the subject parcel on Dutch Fork Road identifies 21,800 Average Daily Trips (ADT's). Dutch Fork Road is classified as a five lane undivided minor arterial, maintained by SCDOT with a design capacity of 24,800 ADT's. Dutch Fork Road is currently operating at Level of Service (LOS) "C".

A 3.12 mile section of Dutch Fork Road from Twin Gates Road to Three Dog Road, just west of the subject parcel, has been identified for road widening in the COATS 2035 Long Range Transportation Plan (LRTP). There are no planned or programmed improvements for this section of Dutch Fork Road through the County Penny Sales Tax program.

## Conclusion

The proposed rezoning would be consistent with the objectives outlined in the Comprehensive Plan. The proposed residential district is in character with the land use and desired development pattern recommended in the 2014 Comprehensive Plan.

Further, approval of the rezoning request would be in character with the existing residential development patterns and zoning districts along this section of A.J. Amick Road.

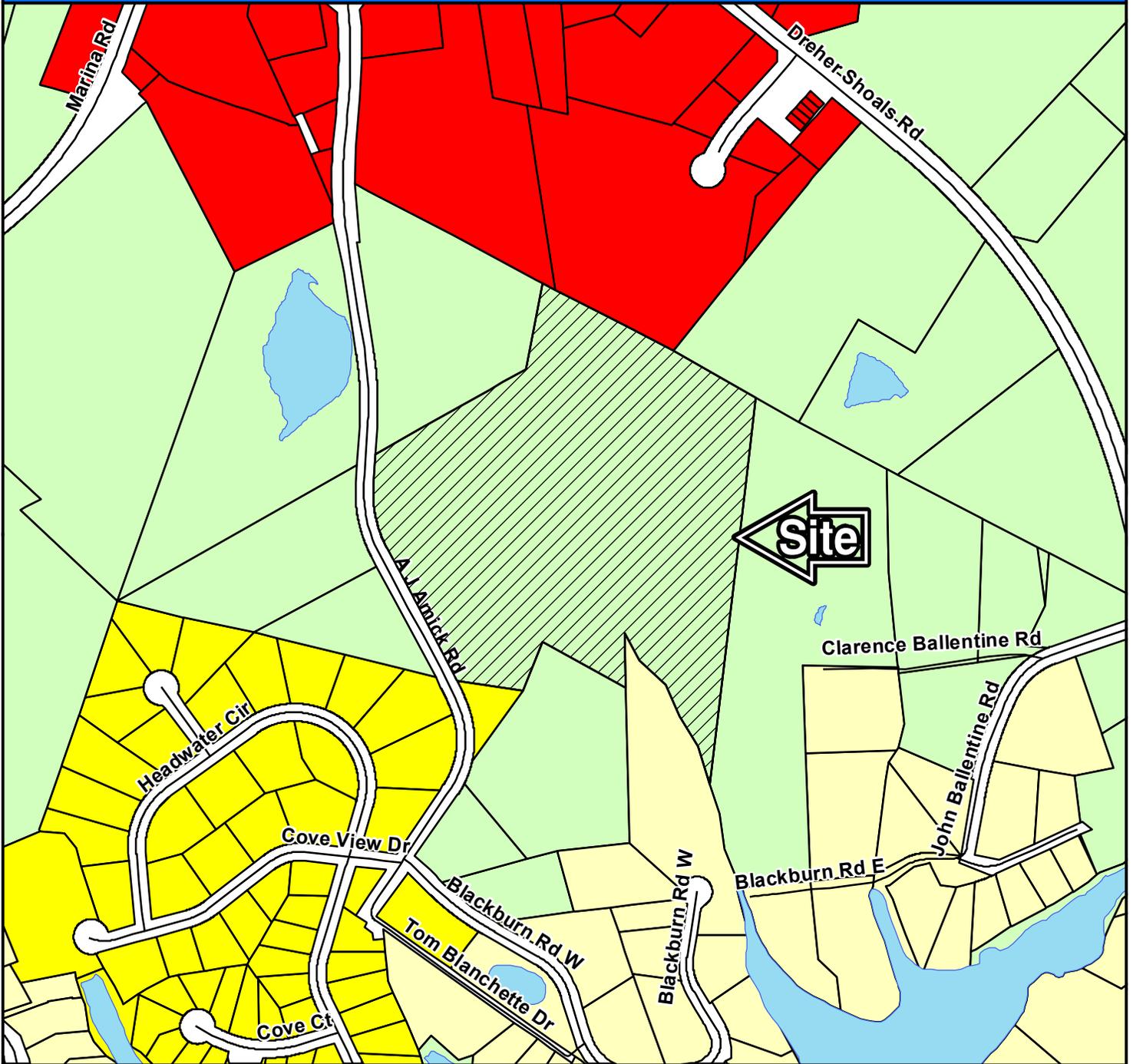
For these reasons, staff recommends **Approval** of this map amendment.

## Planning Commission Action

**At their September 1, 2016 meeting, the Richland County Planning Commission agreed with the PSDS recommendation and recommends the County Council approve the proposed Amendment for RC Project # 16-027 MA.**

# Case 16-027 MA

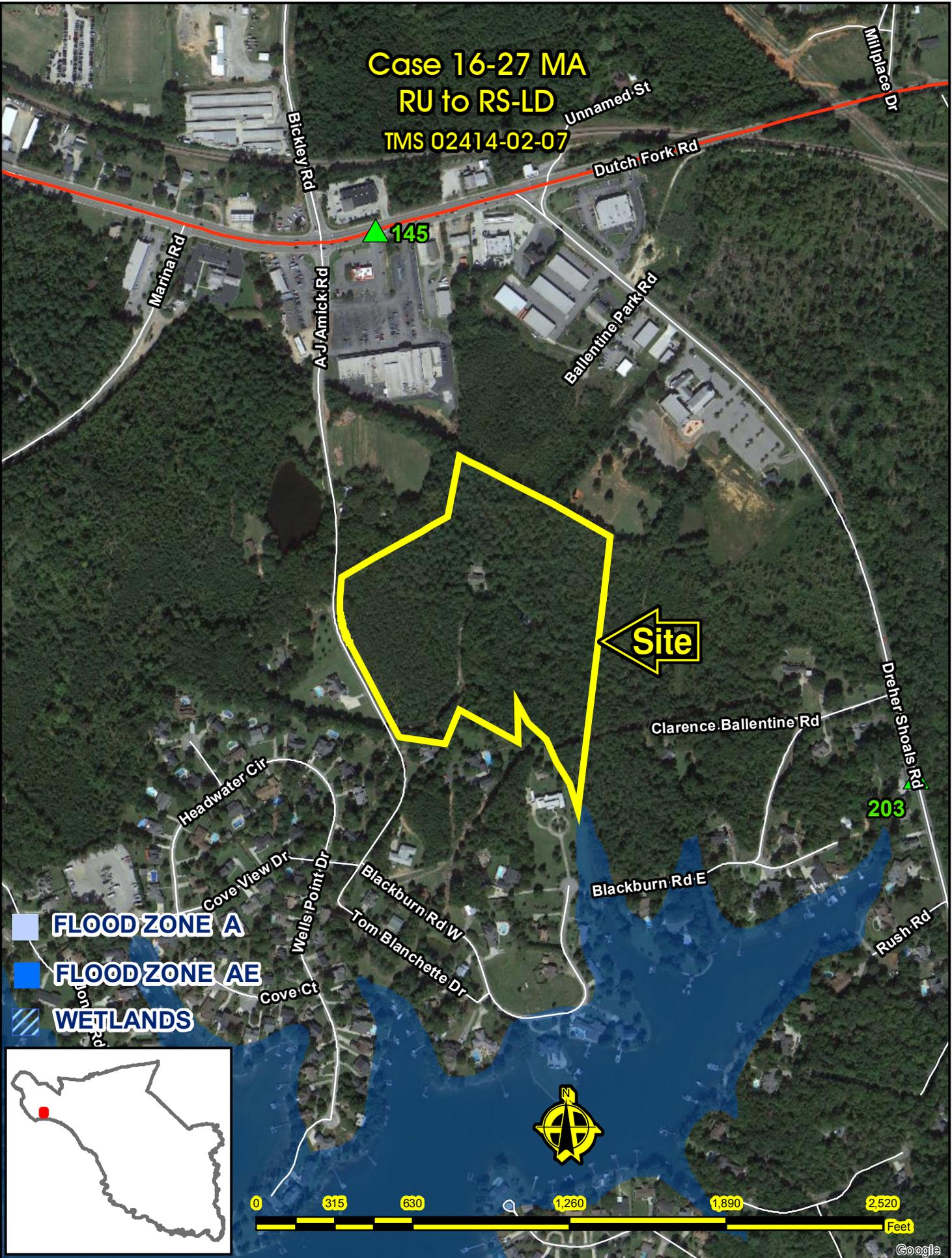
## RU to RS-LD



### 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 16-27 MA  
RU to RS-LD  
TMS 02414-02-07



# CASE 16-27 MA

## From RU to RS-LD

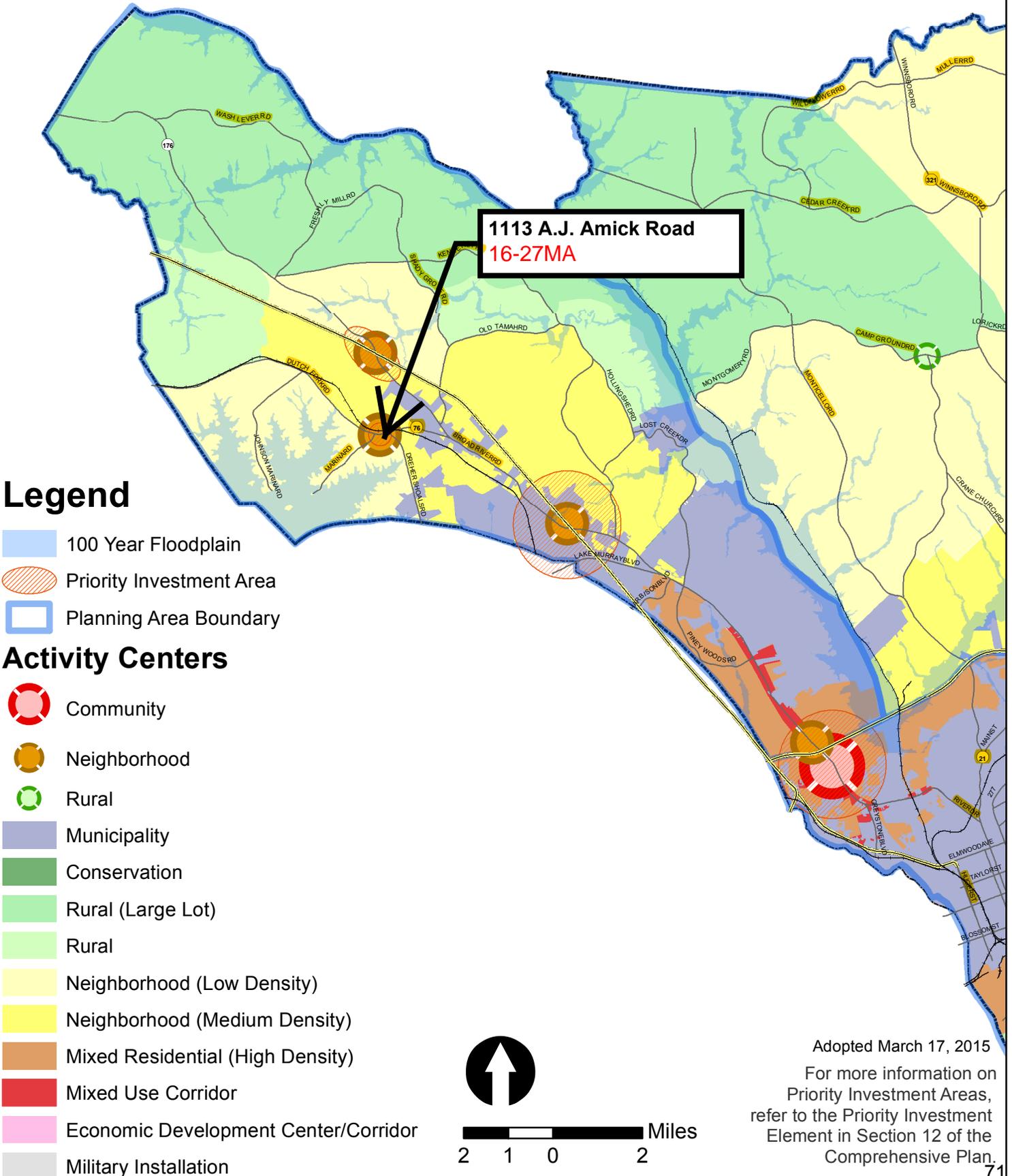
TMS# R02414-02-07

A.J. Amick Rd



# NORTHWEST PLANNING AREA

## FUTURE LAND USE & PRIORITY INVESTMENT AREAS



Adopted March 17, 2015  
 For more information on  
 Priority Investment Areas,  
 refer to the Priority Investment  
 Element in Section 12 of the  
 Comprehensive Plan.



STATE OF SOUTH CAROLINA  
COUNTY COUNCIL FOR RICHLAND COUNTY  
ORDINANCE NO. \_\_\_-15HR

AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES; CHAPTER 26, LAND DEVELOPMENT; SO AS TO REMAIN IN COMPLIANCE WITH THE NATIONAL FLOOD INSURANCE PROGRAM UPON THE ADOPTION OF THE NEW FLOOD INSURANCE RATE MAP.

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

SECTION I. The Richland County Code of Ordinances, Chapter 26, Land Development; Article II, Rules of Construction/Definitions; Section 26-22, Definitions; “Existing manufactured home part or manufactured home subdivision” is hereby amended to read as follows:

*Existing manufactured home park or manufactured home subdivision (floodplain overlay district standards).* A manufactured home park or manufactured home subdivision for which the construction of facilities for servicing the lots on such manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of roads, and either final site grading or the pouring of concrete pads) is completed before ~~February 3, 1982~~ November 4, 1981, ~~which is the initial effective date of floodplain management regulations adopted by Richland County.~~

SECTION II. The Richland County Code of Ordinances, Chapter 26, Land Development; Article II, Rules of Construction/Definitions; Section 26-22, Definitions; “New manufactured home park or manufactured home subdivision” is hereby amended to read as follows:

*New manufactured home park or new manufactured home subdivision.* As referenced in the flood regulations, this term shall mean a manufactured home park or manufactured home subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of roads, and either final site grading or the pouring of concrete slabs) is completed on or after ~~February 3, 1982~~ November 4, 1981.

SECTION III. The Richland County Code of Ordinances, Chapter 26, Land Development; Article II, Rules of Construction/Definitions; Section 26-22, Definitions; “Recreational Vehicle” is hereby amended to read as follows:

*Recreational vehicle.* A vehicular-type unit primarily designed as temporary living quarters for recreational, camping, or travel use, which either has its own motive power or is mounted on or drawn by another vehicle. For the application of floodplain management ordinances only, recreational vehicle is defined as: a vehicle which is: (a) built on a single chassis; (b) 400 square feet or less when measured at the largest horizontal projection; (c) designed to be self-propelled or

permanently towable by a light duty truck; and, (d) designed primarily not for use as a permanent dwelling, but as temporary living quarters for recreational, camping, travel, or seasonal use.

**SECTION IV.** The Richland County Code of Ordinances, Chapter 26, Land Development; Article II, Rules of Construction/Definitions; Section 26-22, Definitions; “Structure” is hereby amended to read as follows:

*Structure.* Anything constructed or erected which requires location on or in the ground or is attached to something having a location on the ground or anything as defined by the building code as a structure. Structures do not include ditches and their appurtenances, poles, lines, cables or transmission or distribution facilities of public utilities, freestanding mailboxes, on-grade slabs, walks, driveways, landscaping materials, fences, or golf course tee boxes, fairways, sand traps or greens. This term includes both permanent and temporary structures. (043–07HR; 5-1-07) For the application of floodplain management ordinances only, structure is defined as a walled and roofed building, a manufactured home, including a gas or liquid storage tank that is principally above ground.

**SECTION V.** The Richland County Code of Ordinances, Chapter 26, Land Development; Article II, Rules of Construction/Definitions; Section 26-22, Definitions; “Substantial damage” is hereby amended to read as follows:

*Substantial damage.* Damage of any origin sustained by a structure whereby the cost of restoring the structure to its pre-damage condition would equal or exceed **fifty percent (50%)** ~~forty percent (40%)~~ of the market value of the structure before the damage occurred **which could occur successively and their costs counted cumulatively.** ~~Substantial damage also means flood related damage sustained by a structure on two (2) separate occasions during a ten (10) year period for which the cost of repairs at the time of each such flood event, on the average, exceeds twenty-five percent (25%) of the market value of the structure before the damage occurred.~~

**SECTION VI.** The Richland County Code of Ordinances, Chapter 26, Land Development; Article II, Rules of Construction/Definitions; Section 26-22, Definitions; “Substantial improvement” is hereby amended to read as follows:

*Substantial improvement.* Any reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds **fifty percent (50%)** ~~forty percent (40%)~~ of the market value of the structure before the “start of construction” of the improvement. This term includes structures that have incurred “repetitive loss” or “substantial damage,” regardless of the actual repair work performed. Substantial improvement also means improvement on a structure on separate occasions during any ten (10) year period for which the cost of total repairs over that time exceeds fifty percent (50%) of the market value of the structure.

**SECTION VII.** The Richland County Code of Ordinances, Chapter 26, Land Development; Article III, Administration; Section 26-36, Richland County Public Works; Subsection (a), Powers and Duties Pursuant to this Chapter; is hereby amended to read as follows:

(a) *Powers and duties pursuant to this chapter.*

(1) *Engineering Division/Stormwater Management Division.* The Richland County Engineering Division and the Stormwater Management Division, under the direction of the Richland County Engineer, shall have the following powers and duties in administering and implementing Article VIII. of this chapter and other relevant laws and regulations pertaining to stormwater management and erosion and sediment control in Richland County:

- a. To review and approve/deny all plans for stormwater management to assure that all applicable requirements of this chapter have been satisfied.
- b. To enforce all provisions of the stormwater management and erosion and sediment control provisions of this chapter and other relevant laws and regulations relating to stormwater management. (See Sections 26-64, 26-202 and 26-203 of this chapter).
- c. To review and approve/deny all applications for land disturbance permits to assure that all applicable requirements of this chapter have been satisfied.
- d. To interpret the terms and provisions of Section 26-64 and Article VIII. of this chapter.

(2) *Flood coordinator.* The Richland County Flood Coordinator, under the direction of the Richland County Engineer, shall have the following powers and duties in administering and implementing Section 26-106 of this chapter and other relevant laws and regulations pertaining to floodplain management in Richland County:

- a. To review all applications for zoning and land disturbance permits within the FP Floodplain Overlay District to assure that all applicable requirements of this chapter have been satisfied.
- b. To advise any applicant for a zoning and/or land disturbance permit within the FP Floodplain Overlay District that additional federal or state permits may be required and require that copies of any permits or permit applications for activities on the proposed site be provided and maintained on file with the flood coordinator.
- c. To notify adjacent communities and the State Coordinator for the National Flood Insurance Program of the South Carolina Department of Natural Resources, Land, Water and Conservation Division, prior to

any alteration or relocation of a watercourse, and to submit evidence of such notification to FEMA.

- d. To prevent encroachments within floodways unless the certification and flood hazard reduction provisions of Section 26-106 of this chapter are met.
- e. Where interpretation is needed as to the exact location of the boundaries of special flood hazard areas (for example, where there appears to be a conflict between a mapped boundary and actual field conditions), to make the necessary interpretation.
- f. When base flood elevation data of floodway data have not been provided in accordance with Section 26-106 of this chapter, to obtain, review, and reasonably utilize the best available base flood elevation data and floodway data available from a federal, state or other source at his/her discretion, in order to administer the provisions of Section 26-106 of this chapter and other relevant laws and regulations pertaining to floodplain management in Richland County.
- g. When a regulatory floodway has not been designated, the flood coordinator must require that no encroachments, including fill, new construction, substantial improvements, or other development shall be permitted within Zones AE and A1-30 on the community's FIRM, unless it is demonstrated by an engineer registered with the state, that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood at any point within the community more than one (1) foot.
- h. Mail annually a notice, ~~including a copy of the application of a development permit,~~ to owners or occupants of structures within or touched by the regulatory floodplain areas, to provide information as to the status of the flood hazard for each property. ~~This notice shall require that owners provide this notice and a copy of the development permit to subsequent purchasers of the property.~~
- i. To serve notices of violation, issue stop work orders, revoke or suspend permits and take corrective actions for violations of Section 26-106 of this chapter and other relevant laws and regulations pertaining to floodplain management in Richland County.
- j. To maintain all records pertaining to the administration of this Section 26-36, Section 26-61, 26-106, and Section 26-202, ordinance and to make these records available for public inspection.

- k. Review proposed development to assure that all necessary permits have been received from those governmental agencies from which approval is required by Federal or State law, including section 404 of the Federal Water Pollution Control Act Amendments of 1972, 33 U.S.C 1334.

SECTION VII. The Richland County Code of Ordinances, Chapter 26, Land Development; Article IV, Amendments and Procedures; Section 26-61, Review in FP Floodplain Overlay District; is hereby amended to read as follows:

**Sec. 26-61. Review in FP Floodplain Overlay District.**

- (a) *Purpose.* A floodplain development permit is required in conformance with the provisions of this chapter (particularly Section ~~26-103~~ 26-106) prior to the commencement of any development activities in the FP Overlay District. The purpose of this permit is to ensure that compliance with all regulations concerning floodplain development is achieved.
- (b) *Pre-application procedure.* No pre-application conference is required prior to applying for a floodplain development permit. Applicants are encouraged to call or visit the county's flood coordinator prior to requesting a floodplain development permit to determine what information is required for the application.
- (c) *Plan submittal.* Application for a floodplain development permit shall be made to the flood coordinator on forms furnished by the county or through the county's electronic permitting system. ~~and shall~~ The scaled plans may include, but are not limited to: the nature, location, dimensions, and elevations of the project area; existing and proposed structures; and the location of fill and compensation areas. ~~all items required on that application. An application may be submitted by a property owner or authorized agent. The information submitted for the permit shall be certified by a land surveyor, engineer, or architect authorized by law to certify the required information and plans. Specifically the following information is required:~~
- (1) A plot plan that shows the 100-year floodplain contour or a statement that the entire lot is within the floodplain must be provided by the applicant when the lot is within or appears to be within the floodplain as mapped by the Federal Emergency Management Agency. The plot plan must be prepared by or under the direct supervision of a registered land surveyor or professional engineer and certified by such professional. The plot plan must show the floodway, if any, as identified by the Federal Emergency Management Agency.
- (2) Where base flood elevation data is provided available, plan submittal for a development permit within the flood hazard area shall show:

a. The elevation (in relation to mean sea level) of the lowest floor of all new and substantially improved structures, and

b. If the structure will be flood-proofed in accordance with the Non-Residential Construction requirements, the elevation to which the structure will be flood-proofed.

(3) ~~Where~~ When base flood elevation data is not ~~provided~~ available, the provisions in the standards for streams without estimated base flood elevations and floodways must be met.

The information submitted for the permit shall be certified by a land surveyor, engineer, or architect authorized by law to certify the required information and plans.

(d) *Staff review.* The county flood coordinator shall review all applications for a flood development permit and approve or deny such applications. Approval or denial of a flood development permit shall be based on all applicable provisions of this chapter and the following relevant factors:

(1) The danger to life and property due to flooding or erosion damage;

(2) The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner;

(3) The danger that material may be swept onto other lands to the injury of others;

(4) The compatibility of the proposed use with existing and anticipated development;

(5) The safety of access to the property in times of flood for ordinary and emergency vehicles;

(6) The costs of providing governmental services during and after flood conditions, including maintenance and repair of roads and bridges and public utilities and facilities such as sewer, gas, electrical and water systems; and

(7) The relationship of the proposed use to any comprehensive planning document for that area.

(e) *Public notification.* No public notification is required for floodplain development permit issuance.

(f) *Formal review.* No formal review is required for floodplain development permit review.

(g) ~~*Variance and Special Exceptions Requirements.* No variances are permitted from~~

the regulations on floodplain development (Section 26-103 of this chapter) pertinent to the issuance of a floodplain development permit. The variance and special exception procedure for floodplain management shall be reviewed as set forth under Sections 26-56 and 26-57 of the County Land Development Code.

(1) The following allowable special shall be allowed:

- a) Historic Structures – A special-exception floodplain development permit may be issued for the repair or rehabilitation of historic structures upon the determination that the proposed repair or rehabilitation will not preclude the structure's continued designation as a historic structure and the variance is the minimum necessary to preserve the historic character and design of the structure. A historic structure is defined as buildings listed in or that are eligible for listing the National Register of Historical Places, or designated as historic under an appropriate state or local law.
- b) Agricultural Structures – A special-exception floodplain development permit may be issued to wet floodproof an agricultural structure provided it is used solely for agricultural purposes.

In order to minimize flood damages during the base flood and the threat to public health and safety, and the following standards requirements must be met:

- i. Use of the structure must be limited to agricultural purposes as listed below:
  - a. Pole frame buildings with open or closed sides used exclusively for the storage of farm machinery and equipment.
  - b. Steel grain bins and steel frame corncribs.
  - c. General-purpose barns for the temporary feeding of livestock that are open on at least one side;
- ii. The agricultural structure must be built or rebuilt, in the case of an existing building that is substantially damaged, with flood-resistant materials for the exterior and interior building components and elements below the base flood elevation.
- iii. The agricultural structure must be adequately anchored to prevent flotation, collapse, or lateral movement. All of the structure's components must be capable of resisting specific flood-related forces including hydrostatic, buoyancy, hydrodynamic, and debris impact forces. Where flood velocities exceed 5 feet per second, fast-flowing floodwaters can exert considerable pressure on the building's enclosure walls or foundation walls.

- iv. The agricultural structure must meet the venting requirement as outlined Section 26-106(d)(2)(b) of this ordinance.
- v. Any mechanical, electrical, or other utility equipment must be located a minimum of 2 feet above the base flood elevation (BFE) or be contained within a watertight, floodproofed enclosure that is capable of resisting damage during flood conditions.
- vi. The agricultural structure may not be constructed in the floodway.
- vii. Major equipment, machinery, or other contents must be protected. Such protection may include protective watertight floodproofed areas within the building, the use of equipment hoists for readily elevating contents, permanently elevating contents on pedestals or shelves above the base flood elevation, or determining that property owners can safely remove contents without risk to lives and that the contents will be located to a specified site out of the floodplain.

~~(2) — Criteria — In passing upon such applications, the board of zoning appeals shall consider all technical evaluations, all relevant factors, all standards specified in other sections of this ordinance, and:~~

- ~~(a) — The danger that materials may be swept onto other lands to the injury of others;~~
- ~~(b) — The danger to life and property due to flooding or erosion damage, and the safety of access to the property in times of flood for ordinary and emergency vehicles;~~
- ~~(c) — The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner;~~
- ~~(d) — The importance of the services provided by the proposed facility to the community;~~
- ~~(e) — The necessity to the facility of a waterfront location, where applicable;~~
- ~~(f) — The availability of alternative locations, not subject to flooding or erosion damage, for the proposed use;~~
- ~~(b) — The compatibility of the proposed use with existing and anticipated development, and the relationship of the proposed use to the comprehensive plan and floodplain management program for that area;~~
- ~~(c) — The expected heights, velocity, duration, rate of rise, and sediment transport of the floodwaters and the effects of wave action, if applicable, expected at the site;~~

- (d) ~~The costs of providing governmental services during and after flood conditions including maintenance and repair of public utilities and facilities such as sewer, gas, electrical and water systems, and streets and bridges; and~~
  - (e) ~~Agricultural structures must be located in wide, expansive floodplain areas, where no other alternative location for the agricultural structure exists. The applicant must demonstrate that the entire farm acreage, consisting of a contiguous parcel of land on which the structure is to be located, must be in the Special Flood Hazard Area and no other alternative locations for the structure are available.~~
- (3) ~~Findings - Findings listed above shall be submitted to the appeal board, in writing, and included in the application for a variance.~~
- (4) ~~Conditions - Upon consideration of the criteria listed above and the purposes of this ordinance, the board of zoning appeals may attach such conditions to the granting of s as it deems necessary to further the purposes of this ordinance. The following conditions shall apply to all variances:~~
- (a) ~~Special exceptions may not be issued when the special exception will make the structure in violation of other federal, state, or local laws, regulations, or ordinances.~~
  - (b) ~~Special exceptions shall only be issued upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.~~
  - (c) ~~Special exceptions shall only be issued upon a showing of good and sufficient cause, a determination that failure to grant the special exception would result in exceptional hardship, and a determination that the granting of a special exception will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisance, cause fraud on or victimization of the public, or conflict with existing local laws or ordinances.~~
  - (d) ~~The local floodplain manager shall maintain the records of all appeal actions and report any special exceptions to the Federal Emergency Management Agency (FEMA) upon request.~~
  - (e) ~~Special exceptions shall not be issued for unpermitted development or other development that is not in compliance with the provisions of this ordinance.~~
- (h) *Variances.* The variance procedure for floodplain management shall be reviewed as set forth under Section 26-57 of the County Land Development Code.
- 1) The following board of zoning appeals shall not grant a variance unless and until all the criteria found in Subsection 26-61(g)(2) and the following criteria are met:

- (a) That there are extraordinary and exceptional conditions pertaining to the particular piece of property; and
  - (b) That these conditions do not generally apply to other property in the vicinity; and
  - (c) That because of these conditions, the application of this chapter to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; and
  - (d) That the authorization of a variance will not be of substantial detriment to adjacent property or to the public good, and the granting of the variance will not harm the character of the district.
- 2) Findings - Findings listed above shall be submitted to the appeal board, in writing, and included in the application for a variance.
- 3) Conditions - Upon consideration of the factors listed above and the purposes of this ordinance, the board of zoning appeals may attach such conditions to the granting of s as it deems necessary to further the purposes of this ordinance. The following conditions shall apply to all variances:
- (a) Variances may not be issued when the variance will make the structure in violation of other federal, state, or local laws, regulations, or ordinances.
  - (b) Variances shall only be issued upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.
  - (c) Variances shall only be issued upon a showing of good and sufficient cause, a determination that failure to grant the variance would result in exceptional hardship, and a determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisance, cause fraud on or victimization of the public, or conflict with existing local laws or ordinances.
  - (d) The local floodplain manager shall maintain the records of all appeal actions and report any special exceptions to the Federal Emergency Management Agency (FEMA) upon request.
  - (e) Variances shall not be issued for unpermitted development or other development that is not in compliance with the provisions of this ordinance.
- (i) *Appeals.* The Richland County Administrator shall hear and decide appeals from determinations made by the flood coordinator. Any owner who has received a decision from the coordinator may appeal this decision to the Richland County Administrator by giving notice of appeal in writing to the flood coordinator within twenty (20) days following issuance of the decision. In the absence of an appeal, the order of the flood

coordinator shall be final. The Richland County Administrator shall hear an appeal within a reasonable time and may affirm, modify and affirm, or reverse the decision of the coordinator. Written record of the appeal decision shall be provided by the Richland County Administrator to the flood coordinator.

- (j) *Permit validity.* The effective date of a floodplain development permit shall be the date as stamped on the permit. Permits shall be valid only when signed by the flood coordinator. Any floodplain development permit issued shall become invalid if the authorized work is not commence within ~~six (6)~~ twelve (12) months after the issuance of the permit, or if the authorized work is suspended or abandoned for a period of ~~six (6)~~ twelve (12) months after the time of commencing the work, unless an extension has been granted in writing by the flood coordinator.
  
- (l) *Interpretation.* In the interpretation and application of Section 26-106, all provisions shall be considered as minimum requirements, liberally construed in favor of Richland County, and deemed neither to limit nor repeal any other powers granted under State law. Section 26-106 is not intended to repeal, abrogate, or impair any existing easements, covenants, or deed restrictions. However, where the provisions of Section 26-106 and another provision conflict or overlap, whichever imposes the more stringent restrictions shall prevail.

SECTION V. The Richland County Code of Ordinances, Chapter 26, Land Development; Article V, Zoning Districts and District Standards; Section 26-106, FP Floodplain Overlay District; Subsection (c), Permitted Uses, Permitted Uses with Special Requirements; is hereby amended to read as follows:

- (c) *Permitted uses, permitted uses with special requirements, and special exceptions.*
  - (1) *General:* Any use permitted outright, with special requirements, or permitted as an accessory use in the general use district(s) to which the FP Overlay District is affixed to, is permitted; provided that such use complies with all applicable regulations set forth below and in the other sections of this chapter. (See however, restrictions for development in the designated floodway as set forth in subsection (d) (2) ~~ih.~~ below). All applications for land development permits for uses permitted in the FP Overlay District shall be reviewed by the flood coordinator in accordance with the requirements of subsection (d) below. Before the planning department may issue a land development permit, a floodplain development permit must be issued. The findings and recommendations of the flood coordinator shall be binding upon the planning department unless otherwise appealed.
  
  - (2) *Permitted special exceptions.* Any use listed as a special exception in the general use district(s) to which the FP Overlay District is affixed to may be permitted by the Richland County Board of Zoning Appeals as set forth in Section 26-56 of this chapter; provided that such uses comply with all applicable regulations set forth below and in the other sections of this chapter. (See, however, restrictions for

development in the designated floodway as set forth in subsection (d) (2) ~~ih~~. below). All applications for special exceptions in the FP Overlay District shall be reviewed by the flood coordinator prior to review by the board of zoning appeals in accordance with the requirements of subsection (d) below. Before the board of zoning appeals may approve a special exception, a floodplain development permit must be issued. The findings and recommendations of the flood coordinator shall be binding upon the board of zoning appeals.

SECTION VI. The Richland County Code of Ordinances, Chapter 26, Land Development; Article V, Zoning Districts and District Standards; Section 26-106, FP Floodplain Overlay District; Subsection (d), Standards in the Floodplain; Paragraph (1), General Standards; is hereby amended to read as follows:

(1) *General standards.*

- a. Before a permit is issued, the applicant shall demonstrate that encroachments onto the floodplain are minimized. New development, if permitted in the area of special flood hazard, shall minimize disruption to shorelines, stream channels, stream banks, and the regulatory floodway. As used in this paragraph, the term “minimize” shall mean the lowest degree of interruption (i.e. the uniformity or continuity) to the natural course of action or activity.

~~b. — General reasons for disapproval of flood development permit application. New construction, substantial improvements, or other development (including fill) shall not be approved in a special flood hazard area if it does any of the following:~~

- ~~1. — Adversely affects the capacity of channels or floodways of any watercourse in the floodplain area to convey the regulatory flood or any flood of more frequent occurrence.~~
- ~~2. — Would measurably increase, based on FEMA approved hydrologic models, flood flows or flood heights, or increase flood damage upon off site properties during the occurrence of the regulatory flood or any flood of more frequent occurrence.~~
- ~~3. — Would individually or cumulatively, when combined with all other existing and anticipated development (assuming an equal degree of encroachment for a significant reach on both sides of the watercourse), increase flood levels or expose additional upstream, downstream, or adjacent properties to adverse flood effects due to flooding during the regulatory flood or any flood of more frequent occurrence.~~

~~4. Increases velocities or volumes of floodwaters to the extent that significant erosion of floodplain soils would occur either on the subject property or on some other property upstream or downstream.~~

~~5. Does not provide compensatory storage for any measurable loss of flood storage capacity.~~

~~c. *Encroachments that result in increase in flood levels.* Any encroachment in special flood hazard areas, including fill, new construction, substantial improvements, and other development that would result in any increase in flood levels during the occurrence of the regulatory flood or any flood of more frequent occurrence shall be prohibited.~~

db. *Anchoring.* All new construction and/or substantial improvements shall be designed and anchored to prevent flotation, collapse, or lateral movement of the structures.

ec. *Materials/methods to be used.* All new construction and/or substantial improvements shall be constructed with flood resistant materials and utility equipment resistant to flood damage. All new construction and/or substantial improvements shall be constructed by methods and practices that minimize flood damages.

fd. *Electric, ventilation, plumbing, heating, and air conditioning equipment.* Electric, ventilation, plumbing, heating, and air conditioning equipment (including ductwork), and other service facilities, shall be designed and elevated two (2) feet above the base flood elevation so as to prevent water from entering or accumulating within the components during conditions of flooding as specifically provided for below:

1. *When not substantial improvement.* The replacement of existing electrical, ventilation, plumbing, heating, and air conditioning equipment (including ductwork) and other service facilities, that do not constitute a substantial improvement, are encouraged to be elevated at least two (2) feet above the base flood elevation, but they may be located at the original location and elevation.

2. *New construction and substantial improvement.* All electrical, ventilation, plumbing, heating, and air conditioning equipment (including ductwork), and other service facilities, for new construction ~~or~~ and substantial

improvement must be elevated at least two (2) feet above the base flood elevation.

3. *Outdoor faucets.* The requirements listed above do not preclude the installation of outdoor faucets for shower heads, sinks, hoses, etc. as long as cut off devices and back flow devices are installed to prevent contamination to the service components and thereby minimize any flood damages to the building.

ge. *Water and sanitary sewage systems.* All new and replacement water supply and sanitary sewage systems shall be designed to minimize or eliminate infiltration of flood waters into the systems and discharges from the sanitary sewage systems into flood waters.

hf. *On-site waste disposal systems.* On-site waste disposal systems shall be located and constructed to avoid impairment to them or contamination from them during flooding.

ig. *Foundation systems.* Hydrodynamic pressure must be considered in the design of any foundation system when velocity waters or the potential for debris flow exists. If flood velocities are excessive (greater than five (5) feet per second), foundation systems other than solid foundation walls should be considered so that obstructions to damaging flood flows are minimized.

jh. *Non-conforming buildings or uses (see also Article X. of this chapter on nonconforming uses generally).* Non-conforming buildings or uses may not be enlarged, replaced, or rebuilt unless such enlargement or reconstruction is accomplished in conformance with the provisions of this section. Provided, however, nothing in this section shall prevent the repair, reconstruction, or replacement of an existing building or structure located totally or partially within the floodway, if the bulk of the building or structure below base flood elevation in the floodway is not increased, and provided that such repair, reconstruction, or replacement meets all of the other requirements of this section. Reconstructions or replacements of existing buildings or structures shall be placed with their longitudinal axis parallel to the predicted direction of the flow of flood waters or be placed so that their longitudinal axis are on lines parallel to those of adjoining structures so as to offer the minimum resistance to the flow of floodwaters.

ki. *American with Disabilities Act (ADA).* A building must meet the specific standards for floodplain construction as outlined in

subsection (d) (2) below, as well as any applicable ADA requirements. The cost of improvements required to meet the ADA provisions shall be included in the costs of the improvements for calculating substantial improvement.

- h. *Watercourse alterations and maintenance.* In addition to the notifications required for watercourse alterations per Section 26-36 (a) (2) c., a maintenance requirement will be included in Floodplain Development Permits whenever a watercourse is altered or relocated within a Special Flood Hazard Area. Such maintenance activities shall ensure that the flood-carrying capacity of the watercourse is not diminished, and shall consist of periodic inspections, and routine channel clearing and dredging, or other related functions. In addition, the permittee shall keep a written record describing all maintenance activities performed, the frequency of performance, and the name of the person(s) responsible for such maintenance and provide copies to the Flood Coordinator. The Flood Coordinator shall keep permitting records on file for FEMA inspection.

SECTION VII. The Richland County Code of Ordinances, Chapter 26, Land Development; Article V, Zoning Districts and District Standards; Section 26-106, FP Floodplain Overlay District; Subsection (d), Standards in the Floodplain; Paragraph (2), Specific Standards; Subparagraph a.; is hereby amended to read as follows:

- a. *Residential construction.* New construction ~~or~~ and substantial improvement of any residential structure (including manufactured homes) shall have the lowest floor elevated no lower than two (2) feet above the base flood elevation. No basements are permitted. Should solid foundation perimeter walls be used to elevate a structure, openings sufficient to facilitate the unimpeded movements of floodwaters shall be provided in accordance with subsection f. below.

SECTION VIII. The Richland County Code of Ordinances, Chapter 26, Land Development; Article V, Zoning Districts and District Standards; Section 26-106, FP Floodplain Overlay District; Subsection (d), Standards in the Floodplain; Paragraph (2), Specific Standards; Subparagraph b.; is hereby amended to read as follows:

- b. *Nonresidential construction.* New construction ~~or~~ and substantial improvement of any commercial industrial, or nonresidential structure shall have the lowest floor (including basement), or mechanical and utility equipment, elevated no lower than two (2) feet above the level of the base flood elevation or be flood-proofed to a level no lower than two (2) feet above the level of the base flood elevation, provided that all areas of the building (including mechanical and utility equipment) below the required elevation are watertight with walls substantially

impermeable to the passage of water, and use structural components having the capability of resisting hydrostatic and hydrodynamic loads and the effects of buoyancy. Should solid foundation perimeter walls be used to elevate a structure, openings sufficient to facilitate the unimpeded movements of floodwaters shall be provided in accordance with subsection f. below. A land surveyor, engineer, or architect authorized by law to certify such information shall certify that the standards of this subsection are satisfied. Flood-proofed structures shall have an approved maintenance plan with an annual exercise as required by FEMA. The maintenance plan must be approved by the flood coordinator and notification of the annual exercise shall be provided to same.

SECTION IX. The Richland County Code of Ordinances, Chapter 26, Land Development; Article V, Zoning Districts and District Standards; Section 26-106, FP Floodplain Overlay District; Subsection (d), Standards in the Floodplain; Paragraph (2), Specific Standards; Subparagraph f., Elevated Buildings; is hereby amended to read as follows:

- f. *Elevated buildings.* New construction ~~or~~ and substantial improvements of elevated buildings that include fully enclosed areas formed by foundation and other exterior walls and are used solely for the parking of vehicles, building access, or limited storage in an area other than a basement, and are subject to flooding, shall be designed to preclude finished space and shall be designed to automatically equalize flood forces on exterior walls by allowing for the entry and exit of floodwaters.
  - 1. *Designs for elevated buildings.* Designs for complying with this requirement must either be certified by a land surveyor, engineer, or architect authorized by law to certify such information, or meet the following minimum criteria:
    - [a] Provide a minimum of two (2) openings on different walls having a total net area of not less than one (1) square inch for every square foot of enclosed area subject to flooding;
    - [b] The bottom of all openings shall be no higher than one (1) foot above grade;
    - [c] Only the portions of openings that are below the base flood elevation can be counted towards the required net opening amount;
    - [ed] Openings may be equipped with screens, louvers, valves, or other coverings or devices, provided they

permit the automatic flow of floodwaters in both directions, including engineered vents; and

[~~e~~] Fill placed around foundation walls shall be graded so that the grade inside the enclosed area is equal to or higher than the adjacent grade outside the building on at least one side of the building.

2. *Access to enclosed area.* Access to the enclosed area shall be the minimum necessary to allow for parking of vehicles (garage door) or limited storage of maintenance equipment used in connection with the premises (standards exterior door) or entry to the living area (stairway or elevator).
3. *Interior portion of enclosed area.* The interior portion of such enclosed area shall not be partitioned or finished into separate rooms, except to enclose a limited storage area. In addition, the interior portion must be void of utilities, except for essential lighting as required, and cannot be temperature controlled. One wet location switch and/or outlet connected to a ground fault interrupt breaker may be installed below the required lowest floor elevation as specified in subsections (d) (2) a., b., and d., above.
4. *Construction materials.* All construction materials below the required lowest floor elevation, as specified in subsections (d) (2) a., b., and d. above, shall be of flood resistant materials.

SECTION X. The Richland County Code of Ordinances, Chapter 26, Land Development; Article V, Zoning Districts and District Standards; Section 26-106, FP Floodplain Overlay District; Subsection (d), Standards in the Floodplain; Paragraph (2), Specific Standards; Subparagraph g., Temporary Structures; is hereby deleted in its entirety; and all subsequent subparagraphs shall be re-alphabetized in correct alphabetical order.

~~g. — *Temporary structures.* Certain types of temporary structures (e.g. fruit stands, construction site offices, portable toilets, etc.) may be situated temporarily on flood-prone property without having to comply with the elevation or flood-proofing criteria of subsections (d)(2)a. and b. above, respectively, provided that the following criteria are met:~~

- ~~1. — *Temporary development permit procedure.* All applicants must submit to the flood coordinator, prior to the issuance of a temporary development permit, a written plan for the removal of any temporary structures or development in the event of a hurricane or flash flood warning notification. The plan shall be~~

~~reviewed and approved in writing, and must include the following information:~~

~~[a] A specified time period that the temporary use will be permitted;~~

~~[b] The name, address, and phone number of the individual responsible for the removal of temporary structures or development;~~

~~[c] The time frame for removal of any structures in the event of a flooding event, with a minimum of seventy-two (72) hours before landfall of a hurricane or immediately upon flood warning notification;~~

~~[d] Unless movable by the owner, a copy of the contract or other suitable instrument with a trucking company to ensure the availability of removal equipment when needed;~~

~~[e] Designation, accompanied by documentation, of a location outside the floodplain where any temporary structure will be moved; and~~

~~[f] A plan to restore the area to its natural condition once the temporary permit expires or the temporary use is terminated, whichever is first.~~

~~2. *Structure mobility.* The structure is mobile, or can be made so, and is capable of being removed from the site with a maximum of four (4) hours warning.~~

~~3. *Time on property.* The structure will not remain on the property for more than one hundred and eighty (180) days.~~

**SECTION XI.** The Richland County Code of Ordinances, Chapter 26, Land Development; Article V, Zoning Districts and District Standards; Section 26-106, FP Floodplain Overlay District; Subsection (d), Standards in the Floodplain; Paragraph (2), Specific Standards; new Subparagraph g., Accessory Structures; is hereby amended to read as follows:

- ~~g. *Accessory structures.* An accessory structure or garage, the cost of which is greater than \$1,000.00 must comply with the elevated structure requirements of subsection (d) (2) a. and b. above. When accessory structures of \$1,000.00 or less are to be placed in the floodplain, the following criteria shall be met: An accessory structure greater in value than ten thousand dollars (\$10,000) or a detached garage larger than a two car garage (greater larger than 600 sq. feet).~~

must comply with the construction requirements of subsections (d) (2) a. and b., above. When an accessory structure used for limited storage or parking, (valued at less than \$10,000) and is smaller than or equal to 600 square feet, is placed in the floodplain, the following criteria shall be met:

1. *One-story.* Accessory structures shall be no higher than a single-story building.
12. *Not for habitation.* Accessory structures shall not be used for human habitation (including work, sleeping, living, cooking, or restroom areas);
23. *Flood damage potential.* Accessory structures shall be designed to have low flood damage potential;
34. *Placement.* Accessory structures shall be constructed and placed on the building site so as to offer the minimum resistance to the flow of floodwaters;
45. *Anchoring.* Accessory structures shall be firmly anchored to prevent flotation, collapse, or lateral movement of the structure;
56. *Service facilities.* Service facilities, such as electrical and heating equipment, shall be installed in accordance with subsection (d) (1) f. above; and
67. *Openings.* Openings to relieve hydrostatic pressure during a flood shall be provided below base flood elevation in conformance with subsection (d) (2) f. above.

SECTION XII. The Richland County Code of Ordinances, Chapter 26, Land Development; Article V, Zoning Districts and District Standards; Section 26-106, FP Floodplain Overlay District; Subsection (d), Standards in the Floodplain; Paragraph (2), Specific Standards; new Subparagraph i., Fill; is hereby amended to read as follows:

- i. *Fill.* Fill is ~~discouraged because storage capacity is removed from floodplains, natural drainage patterns are adversely altered and erosion problems can develop and wildlife habitat can be diminished~~ the placement of natural sands, dirt, soil, or rock above the natural grade in order to raise the elevation of the ground. Dredged material may only be used as fill upon certification of suitability by a registered professional geotechnical engineer. The use of fill shall be limited to the elevation of individual structures (including garages and garage aprons), utilities,

infrastructure, and public road crossings. Other methods of elevating structures should be considered first.

1. To allow the elevation of individual structures, the amount of fill used shall be the minimum necessary. Floodplain authorization for fill shall be based on findings by the county engineer that the minimum fill being used for raising the structure is the most feasible alternative.
2. Fill, if approved, shall meet the following conditions:
  - [a] The flood storage capacity of the floodplain shall not be affected and flood heights shall not be increased ~~by more than 0.049 feet unless compensatory storage is provided on the same parcel or within the same watershed.~~ The space occupied by the authorized fill below Base Flood Elevation for all encroachment within the special flood hazard areas within unincorporated Richland County, with the exception of the special flood hazard area adjacent to Lake Murray, shall be compensated for and balanced by a hydraulically equivalent volume of excavation taken from below the Base Flood Elevation. All such excavations shall be constructed to drain freely to the watercourse.
  - [b] Flooding from any source shall not be increased for neighboring properties. Neighboring and adjacent properties shall not be adversely affected in any way nor shall drainage problems be caused or aggravated as a result of fill.
  - [c] Fill shall not be placed in the floodway except for essential utilities and necessary infrastructure, and must meet the approval of the county engineer.
  - [d] Fill shall not be placed in nontidal wetlands without the required state and federal permits.
3. In the event buildings on adjacent properties are known or determined to be subject to flooding under current conditions, the county engineer may require submission of hydrologic and hydraulic analyses to adequately demonstrate that the effects of the proposed fill will not increase flooding on neighboring properties. Additional fill for landscaping purposes is not permitted. Landscaping mulch (tree bark or pine needles) is not considered fill and is allowed.

4. Where allowed, fill material shall meet the following additional requirements:

~~[a] Fill shall only consist of soil, rock materials, or other material approved by the county engineer. Landfills, dumps, and sanitary soil fills shall not be permitted. Dredged material may be used as fill only upon certification of suitability by a registered professional engineer.~~

[ba] Fill material shall be compacted to 95% of the maximum density, obtainable with the standard proctor test method issued by The American Society For Testing And Materials (ASTM standard D-698) to provide the necessary stability and resistance to erosion, scouring or settling.

~~[c] Fill slopes shall be no steeper than one vertical to two horizontal, unless substantiating data justifying steeper slopes are submitted to and approved by the county engineer.~~

[db] Fill shall be performed in such manner as to maintain or increase flood storage and conveyance capacity, and to not increase FEMA base flood elevations, nor to have an adverse impact on neighboring properties.

~~[e] Fill shall not cause an increase in the base flood elevation by more than 0.049 feet. Applicants shall further demonstrate that the cumulative effect of the proposed development, when combined with all other existing development, will not increase the base flood elevation at any point within the county by more than 0.049 feet.~~

[fc] All fill placed at or below the flood elevation in the floodplain shall be balanced with at least an equal amount of soil material removal from the same parcel(s) or from sub-watershed for all special flood hazard areas within unincorporated Richland County, with the exception of the special flood hazard area adjacent to Lake Murray. Compensatory storage required to offset floodplain fill must be created before the project begins and should be available throughout the construction period. The required volume of compensatory storage must be provided within the project boundary. ~~The applicant shall demonstrate, using a South Carolina registered professional engineer, no net loss of floodplain storage for 10, 50, and 100 year storm events.~~

[~~gd~~] Excavation shall not be counted as compensating for fill if such areas will be filled with water in non-storm conditions.

[~~he~~] Fill shall be performed in a manner to maintain or increase slope stability and maintain or decrease erosive velocities. Fill slopes shall be no greater than two (2) horizontal to one (1) vertical. Flatter slopes may be required where velocities may result in erosion.

[~~if~~] Applicants must submit an as-built survey certification by a South Carolina registered professional engineer that demonstrates that the required volume of storage has been created on site in order to ensure no net loss as outlined and demonstrated per the approved plans.

~~[j]. The use of fill shall not have an adverse impact on neighboring properties.~~

5. ~~The county engineer shall inspect the fill activity. A certification sealed by a professional engineer registered in South Carolina shall be submitted prior to approval of a building permit for compliance with this section. The engineer must provide calculations and complete the county's engineering "No Impact Certification" form. Any change in the flood flow within a regulatory floodplain through fill must be submitted and approved through the FEMA "Letter of Map Revision" process in addition to review by the flood coordinator and county engineer. The county engineer shall provide a copy of the letter of approval, approved site plans, and signed "No Impact Certification" issued by FEMA to the floodplain coordinator.~~
6. A South Carolina registered professional engineer shall certify that all of the above standards and requirements within this subsection ~~26-104 (j)~~ 26-106 (i) have been met.

SECTION XIII. The Richland County Code of Ordinances, Chapter 26, Land Development; Article V, Zoning Districts and District Standards; Section 26-106, FP Floodplain Overlay District; Subsection (e), Standards for Streams Not Having Established Base Flood Elevations and/or Floodways; is hereby amended to read as follows:

- (e) *Standards for streams not having established base flood elevations and/or floodways.* Located within the areas of special flood hazard are small streams where no base flood elevation data have been provided ~~or~~ and where no

floodways have been identified. The following provisions shall apply to these areas:

No encroachments, including fill, new construction, substantial improvement, or other development shall be permitted within one hundred (100) feet of the stream bank unless certification (with supporting technical data by a South Carolina licensed and/or registered land surveyor, engineer, or architect authorized by law to certify such information) is provided demonstrating that such encroachments shall not result in any increase in flood levels during the occurrence of the base flood discharge. Such data shall be submitted to the flood coordinator.

~~(1) — *Activity within one hundred (100) feet of the stream bank.* — No encroachments, including fill, new construction, substantial improvement, or other development shall be permitted within one hundred (100) feet of the stream bank unless certification (with supporting technical data by a land surveyor, engineer, or architect authorized by law to certify such information) is provided demonstrating that such encroachments shall not result in any increase in flood levels during the occurrence of the base flood discharge. Such data shall be submitted to the flood coordinator.~~

~~(2) — *Elevation.* — In special flood hazard areas without base flood elevation data, new construction or substantial improvements of structures shall be elevated so that the lowest floor is no less than three (3) feet above the highest adjacent grade at the building site.~~

- (f) *Standards for streams with established base flood elevations without floodways.* Along rivers and streams where Base Flood Elevation (BFE) data is provided but no floodway is identified for a Special Flood Hazard Area on the FIRM or in the FIS.

No encroachments including fill, new construction, substantial improvements, or other development shall be permitted unless certification with supporting technical data by a registered professional engineer is provided demonstrating that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood more than one foot at any point within the community.

:

**SECTION XIV.** The Richland County Code of Ordinances, Chapter 26, Land Development; Article V, Zoning Districts and District Standards; Section 26-106, FP Floodplain Overlay District; Subsection (f), Standards for Subdivision/Planned Development Community/Large-Scale Development Proposals; Paragraph (1), General; is hereby amended to read as follows:

- (1) *General.* All subdivisions, planned development communities, and large-scale development proposals shall be consistent with the need to minimize or

~~eliminate flood damage. Base flood elevation data provided through hydrologic and hydraulic modeling performed in accordance with FEMA standards showing that there is no rise in the base flood elevation for the community and no risk to human health and welfare shall be provided. All such developments shall be designed so as not to create or increase the level of flooding existing at the time of development. In all areas where base flood elevation data are not available, applications for subdivision proposals and other proposed developments containing at least 50 lots or 5 acres, whichever is less, shall include a hydrologic and hydraulic analysis that generates base flood elevations. In lieu of the aforementioned, the entire Zone A special flood hazard area shall be placed in a perpetual deeded open space with no future construction authorized.~~

SECTION XV. The Richland County Code of Ordinances, Chapter 26, Land Development; Article V, Zoning Districts and District Standards; Section 26-106, FP Floodplain Overlay District; Subsection (g), Standards for Areas of Shallow Flooding (AO and AH Zones); is hereby amended to read as follows:

- (g) *Standards for areas of shallow flooding (AO and AH Zones).* Located within the areas of special flood hazard are areas designated as shallow flooding. The following provisions shall apply within such areas:
- (1) *Residential structures.* All new construction and substantial improvements of residential structures shall have the lowest floor (including basement) elevated above the highest adjacent grade at least as high as the depth number specified in feet on the FIRM. ~~If no depth number is specified, the lowest floor (including basement) shall be elevated at least three (3) feet above the highest adjacent grade.~~
  - (2) *Nonresidential structures.* The lowest floor (including the basement) for all new construction and substantial improvements of nonresidential structures shall meet one of the following standards:
    - a. *Elevation.* The nonresidential structures(s) shall be elevated above the highest adjacent grade at least as high as the depth number specified in feet on the FIRM. ~~If no depth number is specified, the lowest floor (including basement) shall be elevated at least three (3) feet above the highest adjacent grade;~~ or;
    - b. *Construction.* The nonresidential structure(s), together with attendant utility and sanitary facilities, must be designed so that below the base flood elevation the structure is watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy. A land surveyor, engineer or architect authorized by law to certify such information

shall submit a certification to the flood coordinator that the standards of this section are satisfied. There shall be adequate drainage paths around structures on slopes to guide floodwaters around and away from the proposed structures.

(3) *Slopes.* All structures on slopes must have drainage paths around them in order to guide water away from such structure; provided, however, such drainage paths must not adversely affect adjacent properties.

SECTION XVI. The Richland County Code of Ordinances, Chapter 26, Land Development; Article V, Zoning Districts and District Standards; Section 26-106, FP Floodplain Overlay District; Subsection (h), Standards for Levees; Paragraph (1), General Standards; is hereby amended to read as follows:

- (1) *General standards.* All levees protecting residential structures or nonresidential structures that are not flood-proofed shall be designed, constructed, and maintained to provide protection against the 500-year flood, plus three (3) feet of freeboard. Flood elevations shall be as shown on the latest Flood Insurance Rate Maps as determined by appropriate hydrologic methods. Any levee constructed or improved under this subsection shall also comply with the other applicable provisions of Section ~~26-203~~ 26-202 of this chapter.

SECTION XVII. The Richland County Code of Ordinances, Chapter 26, Land Development; Article V, Zoning Districts and District Standards; Section 26-106, FP Floodplain Overlay District; Subsection (h), Standards for Levees; Paragraph (2), Specific Standards; Subparagraph a., Design and Construction; is hereby amended to read as follows:

- a. *Design and construction.* Design and construction shall be in accordance with the latest edition of the U.S. Army Corps of Engineers' Manual EM 1110-2-1913 ~~(31 March 1978)~~ Design and Construction of Levees. The design and construction of drainage systems within levees shall be in accordance with the latest edition of the U.S. Army Corps of Engineers' Manual EM 1110-2-1413 ~~(15 Jan 1987)~~ Hydrologic Analysis of Interior Areas. A South Carolina Registered Professional Engineer shall certify that he has been involved in the design, construction, and inspection phases and shall certify that the construction meets requirements of the Corps of Engineers.

SECTION XVIII. The Richland County Code of Ordinances, Chapter 26, Land Development; Article VIII, Resource Protection Standards; Section 26-202, Stormwater Management and SWPPs; Subsection (c), Requirements and Standards; Paragraph (2), Primary Drainage Channel Requirements; Subparagraph d., Areas of Special Flood Hazard; is hereby amended to read as follows:

- d. *Areas of special flood hazard.* In areas of special flood hazard, final grading of all lots and building sites for new construction or substantial improvement shall provide for elevation on fill, pilings, or earth filled curtain walls of the lowest habitable floor to at least two (2) feet above the 100-year flood elevation. Where fill is used to meet this requirement, the area two (2) feet above the 100-year flood elevation shall extend at least ten (10) feet from each side of the building pad. Certain types of non-residential structures are permitted within the floodplain if properly "flood-proofed" in compliance with Section ~~26-104(d)~~ 26-106(d) of this chapter and all applicable building code requirements.

SECTION XIX. The Richland County Code of Ordinances, Chapter 26, Land Development; Article VIII, Resource Protection Standards; Section 26-202, Stormwater Management and SWPPs; Subsection (c), Requirements and Standards; Paragraph (2), Primary Drainage Channel Requirements; Subparagraph g., Structures or Obstructions in Regulatory Floodway; Clause 1.; is hereby amended to read as follows:

1. Such proposed impediment is a permitted use pursuant to Section ~~26-104(d)(2)~~; 26-106(d) of this chapter; or

SECTION XX. The Richland County Code of Ordinances, Chapter 26, Land Development; Article VIII, Resource Protection Standards; Section 26-202, Stormwater Management and SWPPs; Subsection (c), Requirements and Standards; Paragraph (3), Secondary Drainage Channel and Surface Requirements; Subparagraph d., Areas of Special Flood Hazard; is hereby amended to read as follows:

- d. *Areas of special flood hazard.* In areas of special flood hazard, final grading of all lots and building sites for new construction, or substantial improvement of residential structures, shall provide for elevation on fill, pilings, or earth filled curtain walls of the lowest habitable floor to at least two (2) feet above the 100-year flood elevation. Where fill is added to meet this requirement, the area two (2) feet above the 100-year flood elevation shall extend at least ten (10) feet from each side of the building pad. Certain types of structures are permitted within the floodplain if properly "flood-proofed" in compliance with Section ~~26-104(d)~~ 26-106(d) of this chapter and all applicable building code requirements.

SECTION XXI. The Richland County Code of Ordinances, Chapter 26, Land Development; Article VIII, Resource Protection Standards; Section 26-202, Stormwater Management and SWPPs; Subsection (c), Requirements and Standards; Paragraph (5), Design Criteria for Improvements; Subparagraph d., Levees; Clause 1., USACE Manuals; is hereby amended to read as follows:

1. *USACE Manuals.* Design and construction shall be in accordance with the latest edition of the USACE's Manual EM

1110-2-1913 (~~31-March-1978~~) Design and Construction of Levees. The design and construction of drainage systems within levees shall be in accordance with the latest edition of the USACE's Manual EM 1110-2-1413 (~~15-Jan-1987~~) Hydrologic Analysis of Interior Areas. A South Carolina Registered Professional Engineer shall certify that he/she has been involved in the design, construction, and inspection phases and shall certify that the construction meets requirements of the corps of engineers

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

SECTION XXIV. Effective Date. This ordinance shall be enforced from and after \_\_\_\_\_, 2016.

RICHLAND COUNTY COUNCIL

BY: \_\_\_\_\_  
Torrey Rush, Chair

ATTEST THIS THE \_\_\_\_\_ DAY

OF \_\_\_\_\_, 2016

\_\_\_\_\_  
Michelle  
Deputy Clerk of Council

RICHLAND COUNTY ATTORNEY'S OFFICE

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

First Public Hearing: July 1, 2014  
Second Public Hearing: April 28, 2015

|                 |                           |
|-----------------|---------------------------|
| First Reading:  | April 28, 2015            |
| Second Reading: | May 5, 2015               |
| Third Reading:  | July 21, 2015 (tentative) |

STATE OF SOUTH CAROLINA  
COUNTY COUNCIL FOR RICHLAND COUNTY  
ORDINANCE NO. \_\_\_-16HR

AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES; CHAPTER 26, LAND DEVELOPMENT; SO AS TO ADD DUETS AS A PERMITTED USE IN THE RM-MD AND RM-HD ZONING DISTRICTS.

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 V, Zoning Districts And District Standards; Section 26-141, Table of Permitted Uses, Permitted Uses with Special Requirements, and Special Exceptions; Subsection (f), Table of Permitted Uses, Permitted Uses with Special Requirements, and Special Exceptions; “Residential Uses” of Table 26-V-2.; is hereby amended as follows:

(ORDINANCE CONTINUES ON NEXT PAGE)

| USE TYPES  | TROS | RU | RR | RS-E | RS-LD | RS-MD | RS-HD | MH | RM-MD           | RM-HD           | OI | NC | RC | GC | M-1 | LJ | HI |
|--|------|----|----|------|-------|-------|-------|----|-----------------|-----------------|----|----|----|----|-----|----|----|
| <b><u>Agricultural Uses</u></b>                  |      |    |    |      |       |       |       |    |                 |                 |    |    |    |    |     |    |    |
| Animal Production                                |      | P  |    |      |       |       |       |    |                 |                 |    |    |    |    | P   |    |    |
| Animal Production Support Services               |      | P  |    |      |       |       |       |    |                 |                 |    |    |    |    | P   |    |    |
| Crop Production                                  |      | P  |    |      |       |       |       |    |                 |                 |    |    |    |    | P   |    |    |
| Crop Production Support Services                 |      | P  |    |      |       |       |       |    |                 |                 |    |    |    |    | P   | P  | P  |
| Fish Hatcheries                                  |      | P  |    |      |       |       |       |    |                 |                 |    |    |    |    | P   |    |    |
| Forestry   |      | P  |    |      |       |       |       |    |                 |                 |    |    |    |    | P   |    |    |
| Forestry Support Services                        |      | P  |    |      |       |       |       |    |                 |                 |    |    |    |    | P   | P  | P  |
| Poultry Farms                                    |      | SR |    |      |       |       |       |    |                 |                 |    |    |    |    | P   |    |    |
| Produce Stands                                   |      | SR |    |      |       |       |       |    |                 |                 |    |    |    |    | P   |    |    |
| Swine Farms                                      |      |    |    |      |       |       |       |    |                 |                 |    |    |    |    | P   |    |    |
| Veterinary Services (Livestock)                  |      | P  |    |      |       |       |       |    |                 |                 |    |    |    |    | P   |    |    |
|  |      |    |    |      |       |       |       |    |                 |                 |    |    |    |    |     |    |    |
|  |      |    |    |      |       |       |       |    |                 |                 |    |    |    |    |     |    |    |
| <b><u>Residential Uses</u></b>                   |      |    |    |      |       |       |       |    |                 |                 |    |    |    |    |     |    |    |
| Accessory Dwellings                              |      | SR | SR | SR   | SR    | SR    | SR    |    | P               | P               |    |    |    |    | SR  |    |    |
| Common Area Recreation and Service Facilities    |      | P  | P  | P    | P     | P     | P     | P  | P               | P               | P  | P  | P  | P  |     |    |    |
| Continued Care Retirement Communities            |      | SE | SE |      |       |       |       |    | SR              | SR              | SR |    | SR | SR |     |    |    |
| Dormitories                                      |      |    |    |      |       |       |       |    |                 | P               | SE |    |    | SE |     |    |    |
| Dwellings, Conventional or Modular               |      |    |    |      |       |       |       |    |                 |                 |    |    |    |    |     |    |    |
| <b><u>Duets</u></b>                              |      |    |    |      |       |       |       |    | <b><u>P</u></b> | <b><u>P</u></b> |    |    |    |    |     |    |    |
| Multi-Family, Not Otherwise Listed               |      |    |    |      |       |       |       |    | P               | P               | P  |    |    | P  |     |    |    |
| Single-Family, Detached                          |      | P  | P  | P    | P     | P     | P     | P  | P               | P               |    |    |    |    |     |    |    |
| Single-Family, Zero Lot Line, Common             |      |    |    |      |       | SE    | SE    |    | SR              | SR              | SR |    |    | SR |     |    |    |
| Single-Family, Zero Lot Line, Parallel           |      |    |    | SR   | SR    | SR    | SR    |    | SR              | SR              | SR |    |    |    |     |    |    |
| Two-Family                                       |      |    |    |      |       |       |       |    | P               | P               |    |    |    |    |     |    |    |
| Dwellings, Manufactured Homes on Individual Lots |      | SR | SR | SR   |       |       |       | SR |                 |                 |    |    |    |    |     | SE |    |

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 VI. Effective Date. This ordinance shall be enforced from and after \_\_\_\_\_, 2016.

RICHLAND COUNTY COUNCIL

BY: \_\_\_\_\_  
Torrey Rush, Chair

ATTEST THIS THE \_\_\_\_\_ DAY

OF \_\_\_\_\_, 2016

\_\_\_\_\_  
Michelle M Onley  
Deputy Clerk of Council

RICHLAND COUNTY ATTORNEY'S OFFICE

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

Public Hearing: September 27, 2016 (tentative)  
First Reading: September 27, 2016 (tentative)  
Second Reading:  
Third Reading:



| 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                      |







Richland County Government  
2020 Hampton Street  
Columbia, SC 29204

Phone (803) 576-2180  
Fax (803) 576-2182

---