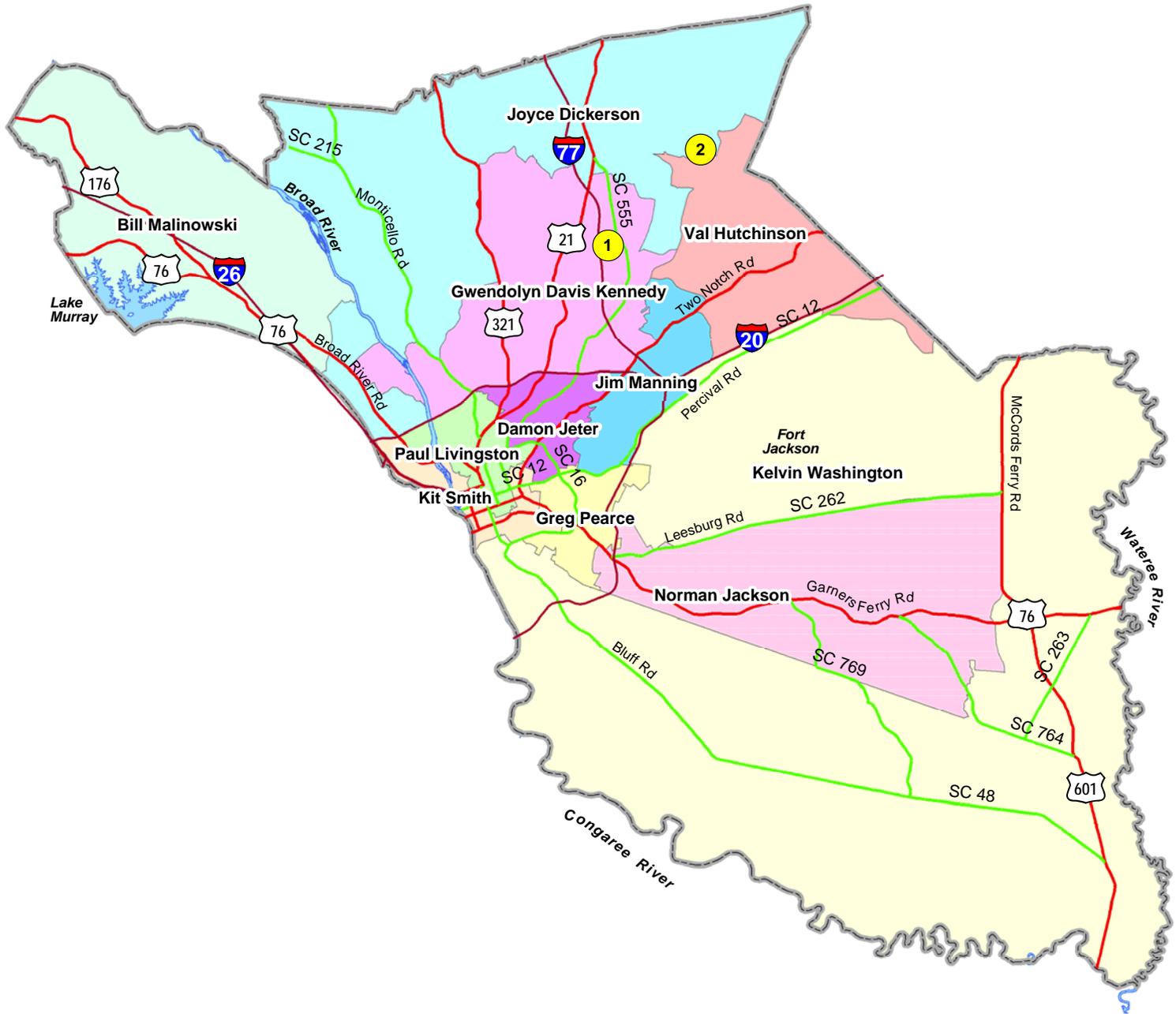


RICHLAND COUNTY COUNCIL
ZONING PUBLIC HEARING



APRIL 27, 2010

RICHLAND COUNTY COUNCIL ZONING PUBLIC HEARING APRIL 27, 2010



CASE NO.	APPLICANT	TMS NO.	LOCATION	DISTRICT
1. 10-03 MA	Killian Crossing, Matthew Congdon	17400-02-04, 12, 13 & 14	Killian Road	Kennedy
2. 10-06 MA	Lake Carolina, David Tuttle	23300-03-01 (p)	Ashland at Kelly Mill Road	Dickerson



RICHLAND COUNTY COUNCIL ZONING PUBLIC HEARING

**Tuesday, April 27, 2010
7:00 P.M.
2020 Hampton Street
2nd Floor, Council Chambers
Columbia, South Carolina**

STAFF: Sparty Hammett, Asst. County Administrator..... Interim Planning Director
Anna Almeida, AICPDeputy Planning Director
Amelia R. Linder, Esq. Attorney

CALL TO ORDER.....Honorable Paul Livingston
Chairman of Richland County Council

ADDITIONS / DELETIONS TO THE AGENDA

OPEN PUBLIC HEARING

1. Case #10-03 MA
Matthew Congdon
Killian Crossing
PDD to Amended PDD(398.66 acres) & GC (17.29 acres)
17400-02-04/12/13/14
Killian Rd. **[FIRST READING]**
Planning Commission **DENIED 6 - 1**
Page 1

2. Case #10-06 MA
Lake Carolina
David Tuttle
PUD-2 to RU (22 ± acres)
TMS # 23300-03-01(p)
Ashland at Kelly Mill Rd **[FIRST READING]**
Planning Commission **APPROVED 6- 0**
Page 15

3. Case # 10-07 MA
Map amendment for properties in the Crane Creek Master Plan Neighborhood
District **[FIRST READING]**
Planning Commission **APPROVED 7- 0**
Page 25

TEXT AMENDMENTS

1. AN ORDINANCE SO AS TO REFLECT THAT SCHOOLS, INCLUDING PUBLIC AND PRIVATE, ARE NOT PERMITTED IN THE M-1 ZONING DISTRICT.**[FIRST READING]**
Planning Commission **APPROVED 6 -1**
Page 57

2. AN ORDINANCE SO AS TO ALLOW “BED AND BREAKFAST HOMES/INNS” AS A PERMITTED USE WITH SPECIAL REQUIREMENTS IN THE RU RURAL, OI OFFICE AND INSTITUTIONAL, NC NEIGHBORHOOD COMMERCIAL, AND GC GENERAL COMMERCIAL ZONING DISTRICTS; AND TO REMOVE “BED AND BREAKFAST HOMES/INNS” FROM THE M-1 ZONING DISTRICT.**[SECOND READING]**
Planning Commission **APPROVED 7 – 0**
Page 61

3. AN ORDINANCE SO AS TO CORRECTLY IDENTIFY THE DEVELOPMENT REVIEW TEAM AS THE ENTITY THAT REVIEWS LAND DEVELOPMENT AND SUBDIVISIONS, AND HAS THE AUTHORITY TO REDUCE ROAD STANDARDS. **[FIRST READING]**
Planning Commission **APPROVED 7 - 0**
Page 69

OTHER BUSINESS

Voluntary Incentive Based Zoning (presentation)

ADJOURNMENT



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: April 5, 2010
RC PROJECT: 10-03 MA
APPLICANT: Matthew Congdon
PROPERTY OWNER: Crossing Development, LLC

LOCATION: NE Quadrant of I-77 and Killian Road

TAX MAP NUMBER: 17400-02-04, 17400-02-12,
17400-02-14, and 17400-02-13

ACREAGE: 415.95
EXISTING ZONING: PDD

PROPOSED ZONING: PDD and GC
PROPOSED ACREAGE: 398.66 (PDD) 17.29 (GC)

PC SIGN POSTING: March 12, 2010

Staff Recommendation

Approval

Background /Zoning History

The current zoning, Planned Development District (PDD) reflects the zoning as approved under 06-28MA (Ordinance 085-06HR) on October 19, 2006. The site has frontage along Farrow Road, North Pines Road, Clemson Road and Killian Road.

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.

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

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

Existing Zoning		
<u>North:</u>	RU	Residences
<u>South:</u>	HI, RU	Automotive Dealership, Vacant and undeveloped Heavy Industrial land.
<u>East:</u>	HI	Numerous Businesses and undeveloped land
<u>West:</u>	NA	I-77

Plans & Policies

The 2009 Richland County Comprehensive Plan “**Future Land Use Map**” designates this area as a **Priority Investment Area and Urban Village** in the **Northeast Planning Area**.

Priority Investment Area

Objective: “Residential housing should be varied at moderate to high densities (4-16 dwelling units per acre). Residential developments are encouraged to contain a deliberate mix of residential, commercial, and civic uses and should include affordable housing.”

Compliance: The proposed development will contain mixed uses with a range of housing opportunities.

Urban Village

Objective: “Housing types should be varied, at densities greater than eight dwelling units per acre. Residential areas are encouraged containing a mix of residential, commercial, and civic land uses. Multifamily may be used as a compatible high density development.”

Compliance: The proposed development will contain mixed uses with a range of housing opportunities. These include 800 apartment units, 54 single family homes, 882 townhomes, 364 independent living units in addition to possible live work units.

The proposed Amendment is **in compliance** with the 2009 Richland County Comprehensive Plan.

Traffic Impact

The 2008 SCDOT traffic count Station # 285, is east of the site on Farrow Road. The Average Daily Traffic (ADT’s) is 7,400. Farrow Road is classified as a two lane Undivided Collector, maintained by SCDOT with a design capacity of 8,600 ADT’s. Farrow Road is currently functioning at the designed roadway capacity and operating at a Level of Service (LOS) “C”.

Conclusion

The proposed zoning **would** compliment the surrounding land uses and would ultimately have a substantial impact on public services and traffic.

The proposed General Commercial parcel has frontage along (744.73) feet of frontage along Killian Road, and nine hundred and seventy seven (977.15) feet of frontage along Clemson Road making this site appropriate for general commercial uses.

The PDD proposes eight hundred (800) apartment units, fifty four (54) single family homes, eight hundred and eighty two (882) townhomes, and three hundred and sixty four (364) independent living units. The total number of residential units proposed is 2100 units. The commercial component of the proposed PDD will allow for four hundred (400) hotel rooms, five hundred thousand (500,000) square feet of office space, a fifty thousand (50,000) square feet theater, and one million three hundred thousand (1,300,000) square feet of retail. The total square footage of retail for the proposed development is one million eight hundred and fifty thousand (1,850,000) square feet.

The residential component of the project includes seventy two (72) acres of residential development that accounts for eighteen (18%) percent of the total acreage. The commercial component includes two hundred and twenty two point ten (220.10) acres and fifty five point two (55.2 %) percent of the total acreage. The green space component encompasses ninety six point seventy two (96.72) acres or twenty four point three (24.3 %) percent of the total acreage. The common space component of the project includes nine point ninety seven (9.97) acres or two point five (2.5 %) percent of the total acreage.

The proposed amendment will reduce the acreage of the PDD from 415.95 acres to 398.66 acres. The reduction in acreage would not reduce the number of dwelling units or the commercial square footage.

The identified Killian's Crossing green space acreage includes 96.27 acres of lakes, buffers, wetlands, and open space. The proposed development is centered around eighty five (85) acres of open space including a 17.11 acre lake. Approximately 25% of the development is reserved for open space.

The most southern parcel of the PDD is contiguous to fire station "Killian" number 27 on Farrow Road. The fire station contains six full time staff with 20 volunteers. There are three fire hydrants located along North Pines Road, four fire hydrants located along Farrow Road, and five located along Killian Road. Long Leaf Middle school is .6 miles east of the site while Killian Elementary school is .9 miles from the subject parcel. Water and sewer service will be provided by the City of Columbia.

The proposed rezoning request **is compatible** with the surrounding land uses. Planning Staff recommends **Approval** of this map amendment.

PROPOSED PDD CONDITIONS

- a) The Applicant shall transmit a phasing plan to the Department prior to reviewing any construction plans.
- b) A traffic impact assessment shall be submitted at the time of major subdivision or major land development submission.
- c) All development shall conform to all current relevant land development regulations.
- d) Planned development regulations require development to adhere to landscape, parking and pedestrian regulations namely, Sections 26-173, 26-176, and 26-179 for minimum standards. Richland County encourages this development to exceed these minimum standards.

- e) Proposed changes to the approved Master Plan described below are termed major changes and shall be subject to the requirements of Section 26-59 (j) (1) of the Richland County Land Development Code.
- f) The Applicant shall dedicate to Richland County right-of-way along Clemson, Killian and Farrow Road within the project boundaries in order to address traffic recommendations. This dedication would be required to be submitted prior to recording any bonded plats or land development approval for the project.
- g) All internal streets shall be privately owned.
- h) Access to the subject site shall conform to proposed design unless public safety issues are present at the site specific development review.
- i) The Applicant shall install a right turn (deceleration) lane and a left turn lane at the Farrow Road entrance.
- j) Transit facilities shall be provided for all neighborhoods within the PDD dedicated for public and school access.
- k) The developer should consider developing a plan for dedicating land for a School site for an "on site elementary school", possibly a satellite facility of Midland Technical College.
- l) The developer should consider including a plan for a public safety, postal, and/or civic use.
- m) The Department shall receive the written US Army Corps of Engineers approval of the wetlands delineation and/or encroachment permit prior to approval of the preliminary subdivision plans.
- n) The Department shall receive the written FEMA approval of the 100 year flood elevation statement prior to approval of the preliminary subdivision plans.
- o) The applicant shall consider utilizing "Low Impact Design (LID)" or other acceptable stormwater management technologies.
- p) Richland County shall not be responsible for the enforcement of any deed restrictions imposed by the applicant, the developer, or their successors in interest.
- q) All the conditions described herein shall apply to the applicant, the developer and/or their successors in interest.

Planning Commission Recommendation

1. The (GC) General Commercial zoning district would permit uses that are not currently allowed in the (PDD) Planned Development.
2. This parcel would not be subject to any of the design guidelines that the remainder of the (PDD) Planned Development is subject to.

Zoning Public Hearing Date

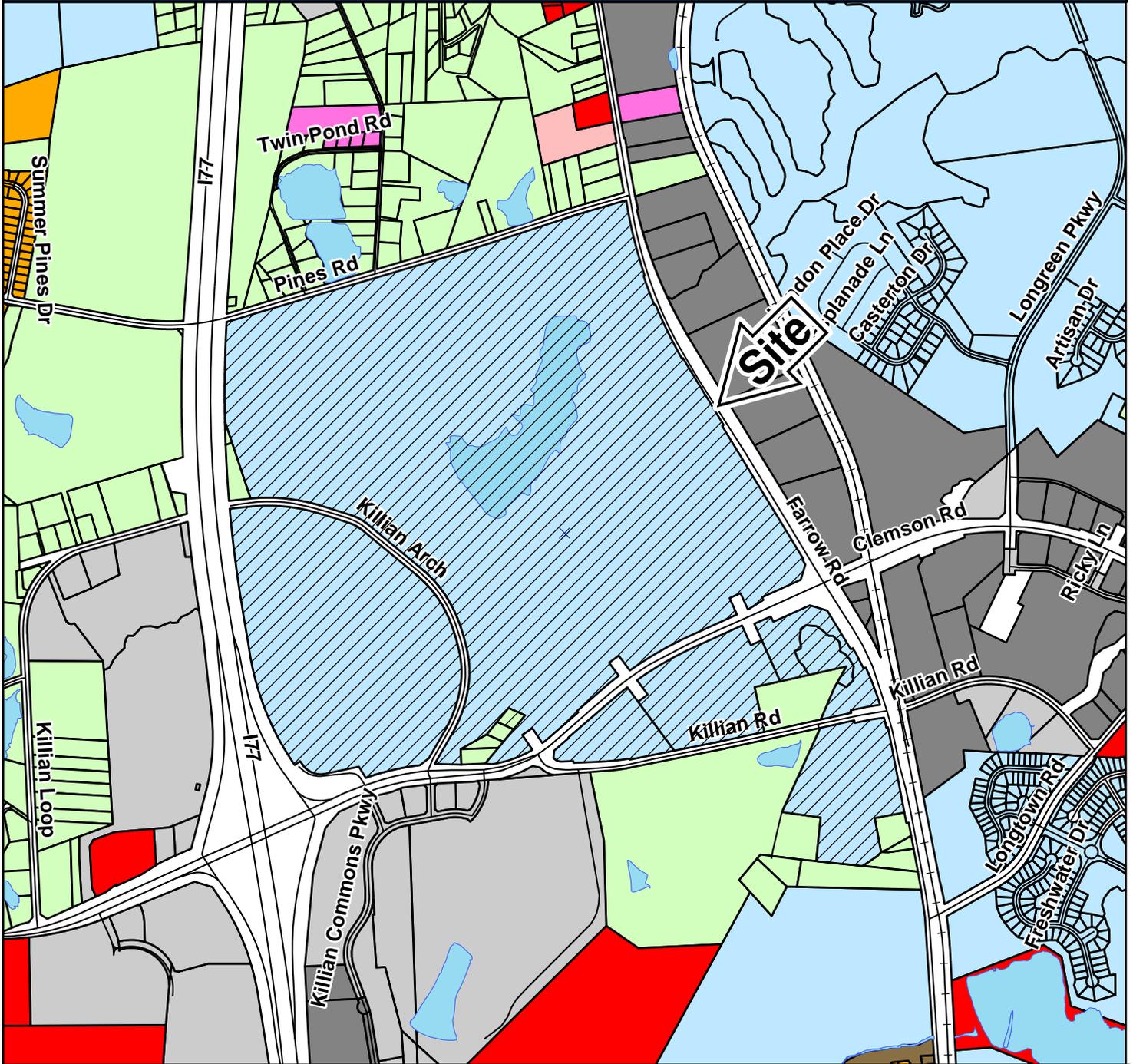
April 27, 2010

Planning Commission Action

At their meeting of **April 5, 2010** the Richland County Planning Commission **disagreed** with the Planning & Development Services Department recommendation and, based on the findings of facts above, recommends the County Council initiate the ordinance consideration process to **deny** the proposed Amendment for **RC Project # 10-03 MA** at the next available opportunity.

Case 10-03 MA

PDD to Amended PDD & GC



ZONING CLASSIFICATIONS

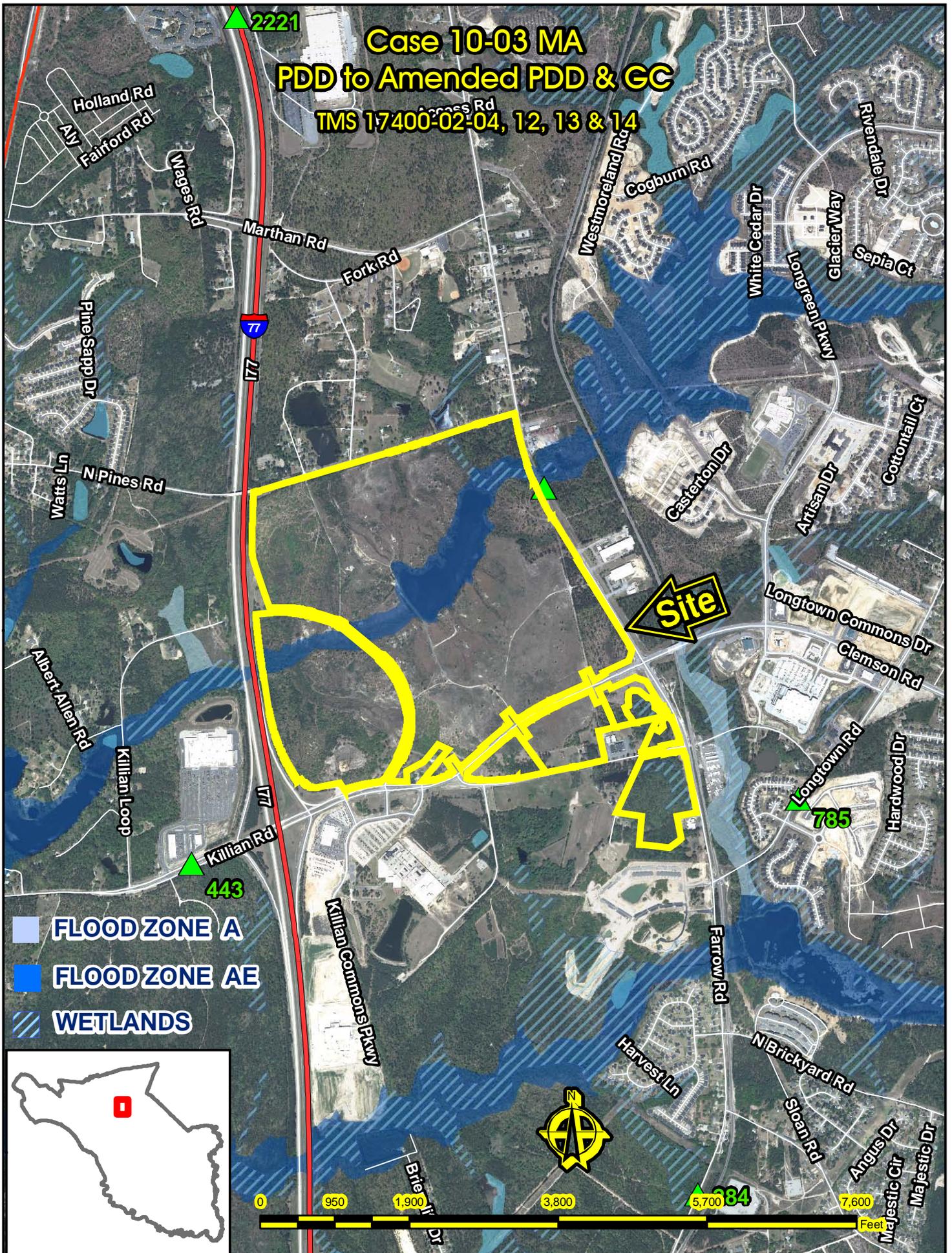
RR	RS-E	MH	NC	HI
C-1	RS-LD	RM-MD	GC	PDD
C-3	RS-MD	RM-HD	M-1	RU
RG-2	RS-HD	OI	LI	TROS

N

Subject Property

Case 10-03 MA PDD to Amended PDD & GC

TMS 17400-02-04, 12, 13 & 14



CASE 10-03 MA

From PDD to PDD/GC

TMS# 17400-02-04, 17400-02-12, 17400-02-14, 17400-02-13(GC) I-77, Killian Rd, & Farrow Rd



STATE OF SOUTH CAROLINA
COUNTY COUNCIL OF RICHLAND COUNTY
ORDINANCE NO. ____-10HR

AN ORDINANCE OF THE COUNTY COUNCIL OF RICHLAND COUNTY, SOUTH CAROLINA, AMENDING THE ZONING MAP OF UNINCORPORATED RICHLAND COUNTY, SOUTH CAROLINA, TO CHANGE THE ZONING DESIGNATION FOR THE REAL PROPERTIES DESCRIBED AS TMS # 17400-02-04/12/13/14 FROM PDD (PLANNED DEVELOPMENT DISTRICT) TO AN AMENDED PDD (PLANNED DEVELOPMENT DISTRICT) AND GC (GENERAL COMMERCIAL); AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

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

Section I. The Zoning Map of unincorporated Richland County is hereby amended to change the properties described as TMS # 17400-02-04/12/13/14 from PDD (Planned Development District) zoning to an amended PDD (Planned Development District) zoning (398.66 acres) and to GC (General Commercial District) zoning (17.29 acres), as described herein and shown on Exhibit “A”, which is attached hereto.

Section II. PDD Site Development Requirements. The following site development requirements shall apply to the subject parcels zoned to the amended PDD District:

- a) The applicant shall comply with the Master Plan (entitled, “Vision & Design Guidelines”, submitted to Richland County on February 26, 2010) prepared for Killian’s Crossing by DCG Development, which is on file in the Richland County Planning & Development Services Department (hereinafter PDSD), and is incorporated herein by reference, except as otherwise amended herein; and
- b) The site plan is attached hereto as Exhibit “B”; and
- c) The applicant shall transmit a phasing plan to the PDSD prior to the Department’s review of any construction plans; and
- d) A traffic impact assessment shall be submitted at the time of major subdivision or major land development submission; and
- e) Unless otherwise provided herein, all development shall conform to all current relevant land development regulations; and
- f) Proposed changes to the Master Plan shall be subject to the requirements of Section 26-59(j)(1) of the Richland County Land Development Code; and
- g) All development on this site shall meet or exceed the minimum standards of Chapter 26 of the Richland County Code of Ordinances for landscape/tree protection standards due to the impact on neighboring properties; and
- h) The applicant shall dedicate to Richland County right-of-way along Clemson Road, Killian Road, and Farrow Road within the project boundaries in order to address traffic concerns, and this dedication shall be submitted prior to recording any bonded plats or land development approval for the project; and

- i) All internal streets shall be privately owned; and
- j) Access to the subject site shall conform to the Master Plan unless public safety issues are determined during site specific development review; and
- k) The applicant shall install a right turn (deceleration) lane and a left turn lane at the Farrow Road entrance; and
- l) Transit facilities shall be provided for all neighborhoods within the PDD dedicated for public and school access; and
- m) The developer should consider developing a plan for dedicating land for a school site for an “on-site” elementary school or possibly a satellite facility for Midland Technical College; and
- n) The developer should consider a plan for a public safety, postal, and/or civic facility; and
- o) If applicable, prior to approval of the preliminary subdivision plans, the applicant shall submit to the PDSD written evidence of:
 - a. The U.S. Army Corps of Engineers’ approval of the wetlands delineation and/or encroachment permit, and
 - b. FEMA’s approval of the 100 year flood elevation statement; and
- p) The applicant shall consider utilizing “Low Impact Design (LID)” or other acceptable stormwater management technologies; and
- q) Richland County shall not be responsible for the enforcement of any deed restrictions imposed by the applicant, the developer, or their successors in interest; and
- r) All site development requirements described above shall apply to the applicant, the developer, and/or their successors in interest; and

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

Section V. This ordinance shall be effective from and after _____, 2010.

RICHLAND COUNTY COUNCIL

By: _____
Paul Livingston, Chair

Attest this _____ day of
_____, 2010.

Michielle R. Cannon-Finch
Clerk of Council

RICHLAND COUNTY ATTORNEY'S OFFICE

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

Public Hearing: April 27, 2010 (tentative)
First Reading: April 27, 2010 (tentative)
Second Reading:
Third Reading:

Exhibit "B"

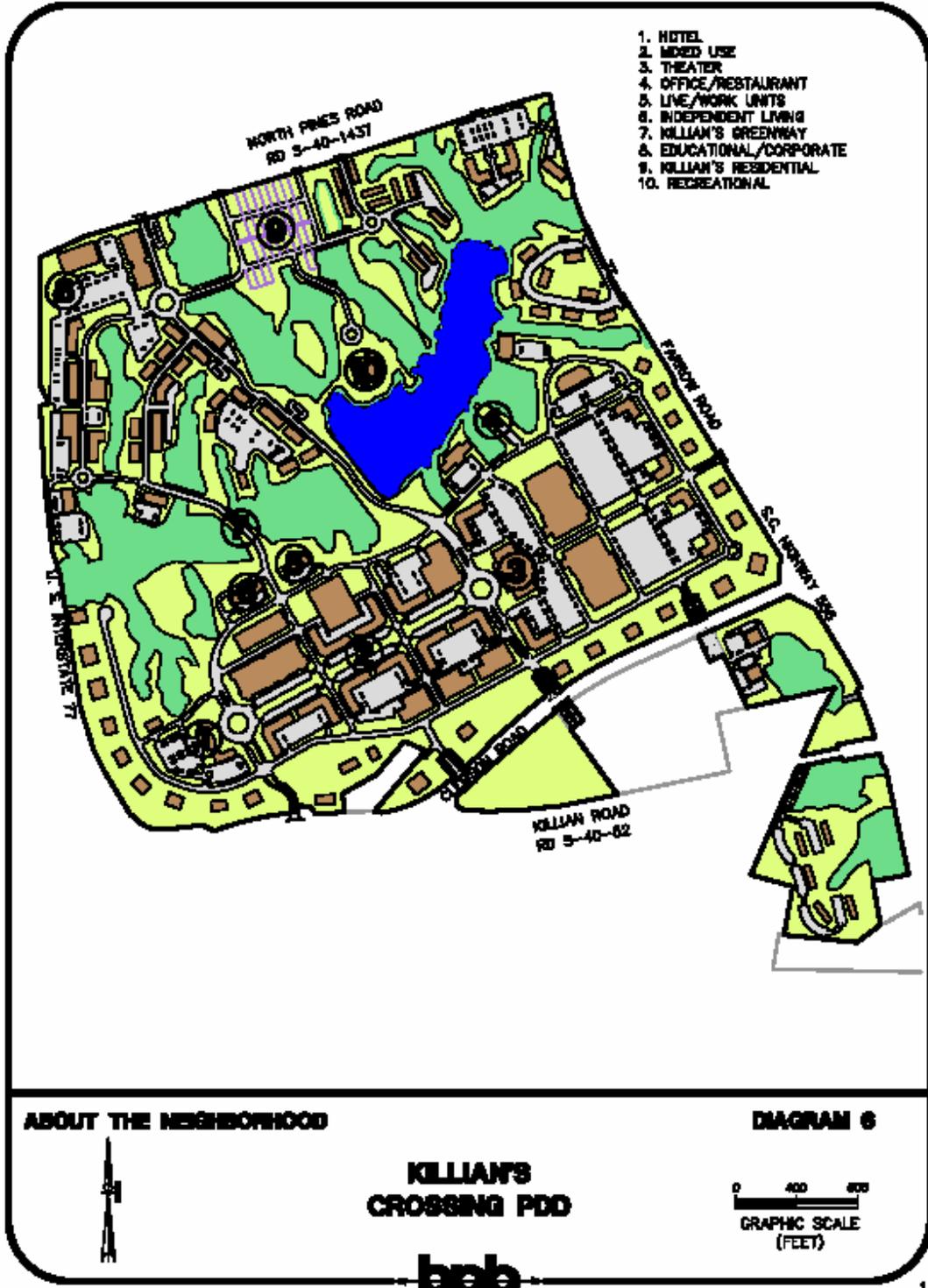
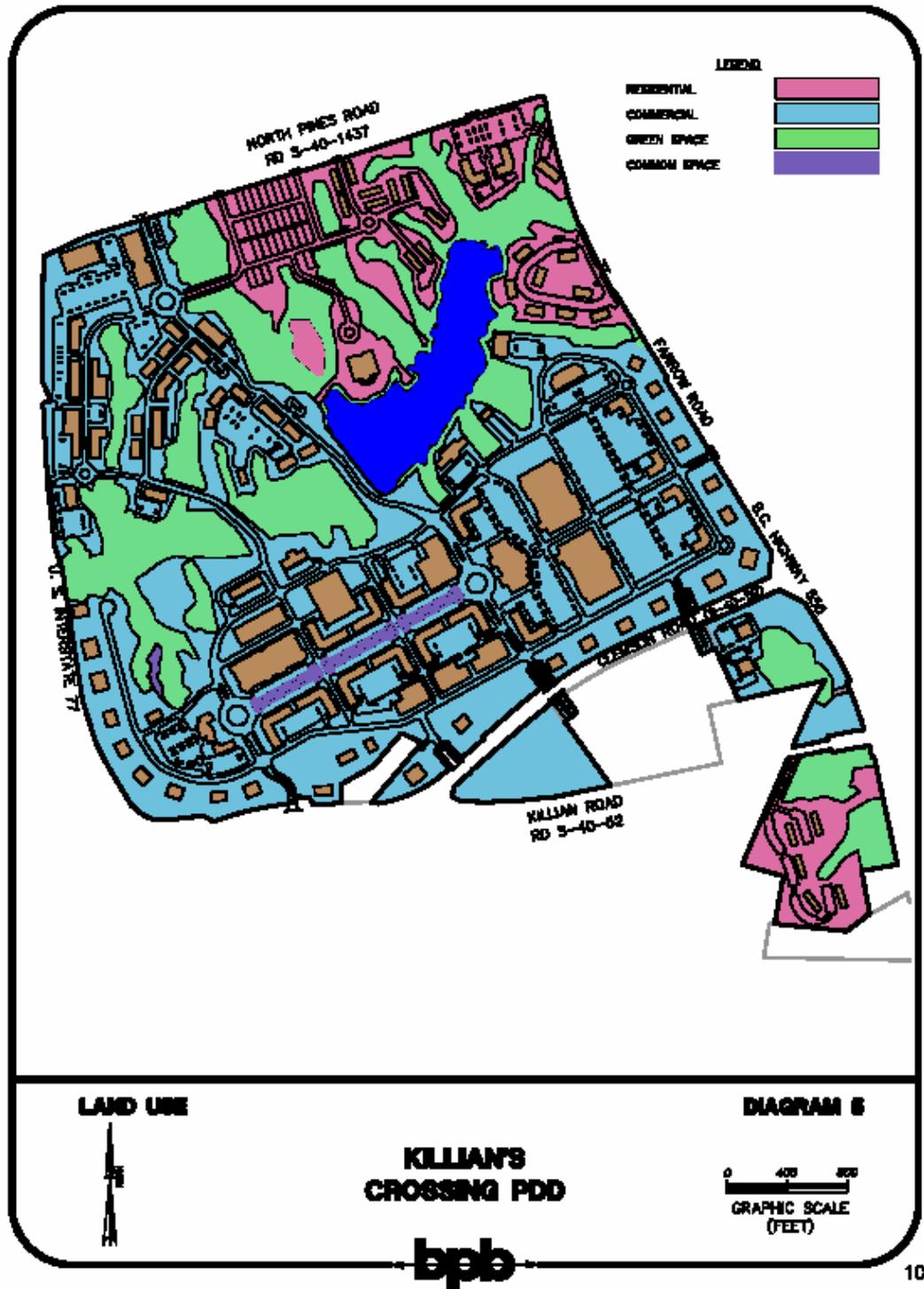


Exhibit "B", continued



10



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: April 5, 2010
RC PROJECT: 10-06 MA
APPLICANT: David Tuttle
PROPERTY OWNER: Lake Carolina Development, LLC

LOCATION: Kelly Mill Road

TAX MAP NUMBER: 23300-03-01 (P)
ACREAGE: 22.05 acres
EXISTING ZONING: PUD-2
PROPOSED ZONING: RU

PC SIGN POSTING: March 13, 2010

Staff Recommendation

Approval

Background /Zoning History

The current zoning, Planned Unit Development District (PUD-2) reflects the zoning as approved under 07-21MA (Ordinance 038-07HR) on May 1st, 2007.

The parcel contains one thousand two hundred and twenty four (1224.64) feet of frontage along Kelly Mill Road.

Summary

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

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

Existing Zoning		
<u>North:</u>	RU, RS-LD	Undeveloped, Residential (Crickentree)
<u>South:</u>	PDD	Undeveloped and Residential lots
<u>East:</u>	PDD	Undeveloped and Residential lots
<u>West:</u>	PDD	Residential

Plans & Policies

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

Suburban Area

Objective: “Institutional uses such as schools, libraries, government facilities, police and fire stations should be located in appropriate locations along major roads and traffic junctions serving the community. Locations should be considered on a case by case basis. Public facilities such as schools, libraries, and recreation centers should be located where they reinforce neighborhoods and communities.”

Compliance: The school would be located in the Lake Carolina PDD and would help service the educational needs of the surrounding community.

The proposed Amendment is **in compliance** with the 2009 Richland County Comprehensive Plan.

Traffic Impact

The 2008 SCDOT traffic count (Station # 705), east of Hardscrabble Road on Rimer Pond Road shows 3,800 Average Daily Trips (ADT's). Rimer Pond Road and Kelly Mill Road are classified as a two lane Undivided Collector, maintained by SCDOT with a design capacity of 8,600 ADT's. Rimer Pond Road is currently operating at a Level of Service (LOS) “A”.

Neither Rimer Pond Road nor Kelly Mill Road are planned or programmed for improvements. The proposed elementary school will be required to complete a Traffic Impact Analysis (TIA) as part of the land development permit process.

Conclusion

The proposed amendment would reduce the overall acreage of the Lake Carolina PUD-2 from 1,268.1 acres to 1246.1 acres a reduction of (22.05) acres. The elimination of 22.05 acres from the existing PUD-2 will reduce the total allowable dwelling units from 7,158 dwelling units to 7,076 dwelling units.

The Bear Creek fire station (station number 25) located on Heins Road is roughly 2.2 miles from the subject parcel. The closest fire hydrant is located near the entrance of the Crickentree subdivision along Crickentree Drive. The next closes fire hydrant is located at the Intersection of Kelley Mill Road and Bud Keef Road.

The proposed amendment is for the placement of a school to service the surrounding residential area. The site is suitable for a school location due to its close proximity to existing residential subdivisions and the need for new facilities. This proposed location would eliminate the need for busing students to surrounding area schools.

The proposed Zoning Map Amendment is **compatible** with the surrounding land uses. Planning Staff recommends **Approval** of this map amendment.

Zoning Public Hearing Date

April 27, 2010

Planning Commission Action

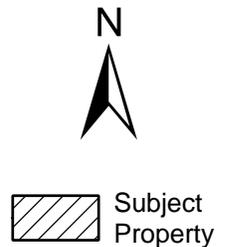
At their meeting of **April 5, 2010** the Richland County Planning Commission **agreed** with the PDSD recommendation and recommends the County Council initiate the ordinance consideration process to **approve the proposed Amendment** for **RC Project # 10-06 MA** at the next available opportunity

Case 10-06 MA PUD-2 to RU



ZONING CLASSIFICATIONS

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



CASE 10-06 MA

From PDD to RU

TMS# 23300-03-01(P)

Kelly Mill Road



STATE OF SOUTH CAROLINA
COUNTY COUNCIL OF RICHLAND COUNTY
ORDINANCE NO. ____-10HR

AN ORDINANCE OF THE COUNTY COUNCIL OF RICHLAND COUNTY, SOUTH CAROLINA, AMENDING THE ZONING MAP OF UNINCORPORATED RICHLAND COUNTY, SOUTH CAROLINA, TO CHANGE THE ZONING DESIGNATION FOR A PORTION OF THE REAL PROPERTY DESCRIBED AS TMS # 23300-03-01 FROM PUD-2 (PLANNED UNIT DEVELOPMENT-2 DISTRICT) TO RU (RURAL DISTRICT); AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

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

Section I. The Zoning Map of unincorporated Richland County is hereby amended to change a portion of the property described as TMS # 23300-03-01 from PUD-2 (Planned Unit Development-2 District) zoning to RU (Rural District) zoning, as shown on Exhibit A, which is attached hereto.

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

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

Section IV. Effective Date. This ordinance shall be effective from and after _____, 2010.

RICHLAND COUNTY COUNCIL

By: _____
Paul Livingston, Chair

Attest this _____ day of
_____, 2010.

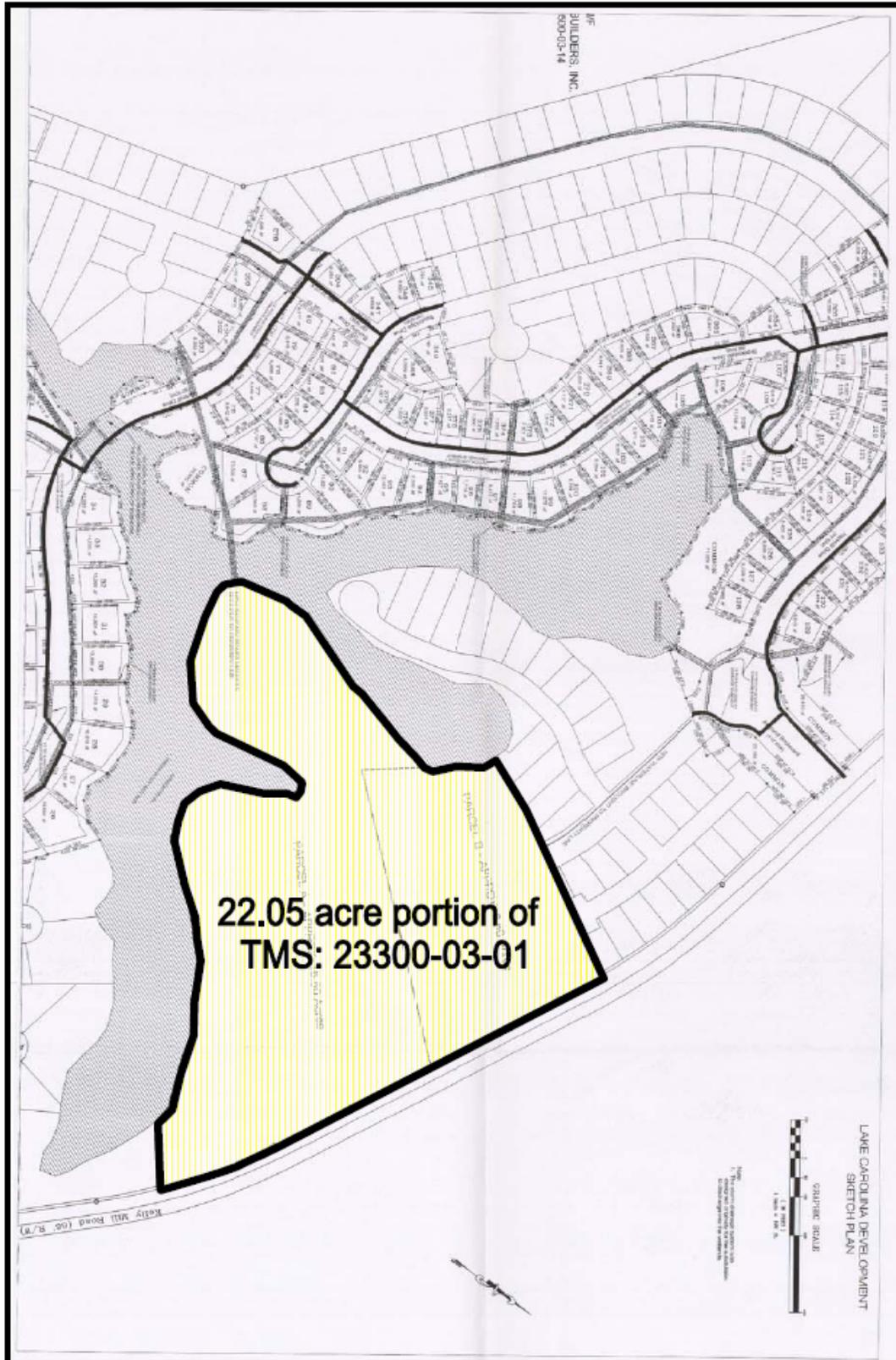
Michielle R. Cannon-Finch
Clerk of Council

RICHLAND COUNTY ATTORNEY'S OFFICE

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

Public Hearing: April 27, 2010 (tentative)
First Reading: April 27, 2010 (tentative)
Second Reading:
Third Reading:

Exhibit "A"



STATE OF SOUTH CAROLINA
COUNTY COUNCIL OF RICHLAND COUNTY
ORDINANCE NO. ___-10HR

AN ORDINANCE AMENDING THE ZONING MAP OF UNINCORPORATED RICHLAND COUNTY, SOUTH CAROLINA, BY APPLYING THE CC (CRANE CREEK NEIGHBORHOOD DISTRICT) ZONING TO CERTAIN REAL PROPERTY LOCATED WITHIN AN UNINCORPORATED AREA OF RICHLAND COUNTY; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

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

Section I. The Zoning Map of unincorporated Richland County is hereby amended to change the real property described in Exhibit A, which is attached hereto, from RU (Rural District) zoning to CC-1 (Crane Creek-1 Neighborhood District) zoning.

Section II. The Zoning Map of unincorporated Richland County is hereby amended to change the real property described in Exhibit B, which is attached hereto, from RS-LD (Residential, Single-Family – Low Density District) zoning to CC-1 (Crane Creek-1 Neighborhood District) zoning.

Section III. The Zoning Map of unincorporated Richland County is hereby amended to change the real property described in Exhibit C, which is attached hereto, from RS-MD (Residential, Single-Family – Medium Density District) zoning to CC-1 (Crane Creek-1 Neighborhood District) zoning.

Section IV. The Zoning Map of unincorporated Richland County is hereby amended to change the real property described in Exhibit D, which is attached hereto, from RS-HD (Residential, Single-Family – High Density District) zoning to CC-1 (Crane Creek-1 Neighborhood District) zoning.

Section V. The Zoning Map of unincorporated Richland County is hereby amended to change the real property described in Exhibit E, which is attached hereto, from RM-HD (Residential, Multi-Family – High Density District) zoning to CC-1 (Crane Creek-1 Neighborhood District) zoning.

Section VI. The Zoning Map of unincorporated Richland County is hereby amended to change the real property described in Exhibit F, which is attached hereto, from MH (Manufactured Home Residential District) zoning to CC-1 (Crane Creek-1 Neighborhood District) zoning.

Section VII. The Zoning Map of unincorporated Richland County is hereby amended to change the real property described in Exhibit G, which is attached hereto, from OI (Office and Institutional District) zoning to CC-1 (Crane Creek-1 Neighborhood District) zoning.

Section VIII. The Zoning Map of unincorporated Richland County is hereby amended to change the real property described in Exhibit H, which is attached hereto, from NC (Neighborhood Commercial District) zoning to CC-1 (Crane Creek-1 Neighborhood District) zoning.

Section IX. The Zoning Map of unincorporated Richland County is hereby amended to change the real property described in Exhibit I, which is attached hereto, from GC (General Commercial District) zoning to CC-1 (Crane Creek-1 Neighborhood District) zoning.

Section X. The Zoning Map of unincorporated Richland County is hereby amended to change the real property described in Exhibit J, which is attached hereto, from M-1 (Light Industrial District) zoning to CC-1 (Crane Creek-1 Neighborhood District) zoning.

Section XI. The Zoning Map of unincorporated Richland County is hereby amended to change the real property described in Exhibit K, which is attached hereto, from LI (Light Industrial District) zoning to CC-1 (Crane Creek-1 Neighborhood District) zoning.

Section XII. The Zoning Map of unincorporated Richland County is hereby amended to change the real property described in Exhibit L, which is attached hereto, from PDD (Planned Development District) zoning to CC-1 (Crane Creek-1 Neighborhood District) zoning.

Section XIII. The Zoning Map of unincorporated Richland County is hereby amended to change the real property described in Exhibit M, which is attached hereto, from RU (Rural District) zoning to CC-2 (Crane Creek-2 Neighborhood District) zoning.

Section XIV. The Zoning Map of unincorporated Richland County is hereby amended to change the real property described in Exhibit N, which is attached hereto, from RS-LD (Residential, Single-Family – Low Density District) zoning to CC-2 (Crane Creek-2 Neighborhood District) zoning.

Section XV. The Zoning Map of unincorporated Richland County is hereby amended to change the real property described in Exhibit O, which is attached hereto, from NC (Neighborhood Commercial District) zoning to CC-2 (Crane Creek-2 Neighborhood District) zoning.

Section XVI. The Zoning Map of unincorporated Richland County is hereby amended to change the real property described in Exhibit P, which is attached hereto, from RU (Rural District) zoning to CC-3 (Crane Creek-3 Neighborhood District) zoning.

Section XVII. The Zoning Map of unincorporated Richland County is hereby amended to change the real property described in Exhibit Q, which is attached hereto, from RS-HD (Residential, Single-Family – High Density District) zoning to CC-3 (Crane Creek-3 Neighborhood District) zoning.

Section XVIII. The Zoning Map of unincorporated Richland County is hereby amended to change the real property described in Exhibit R, which is attached hereto, from GC (General Commercial District) zoning to CC-3 (Crane Creek-3 Neighborhood District) zoning.

Section XIX. The Zoning Map of unincorporated Richland County is hereby amended to change the real property described in Exhibit S, which is attached hereto, from M-1 (Light Industrial District) zoning to CC-3 (Crane Creek-3 Neighborhood District) zoning.

Section XX. The Zoning Map of unincorporated Richland County is hereby amended to change the real property described in Exhibit T, which is attached hereto, from PDD (Planned Development District) zoning to CC-3 (Crane Creek-3 Neighborhood District) zoning.

Section XXI. The Zoning Map of unincorporated Richland County is hereby amended to change the real property described in Exhibit U, which is attached hereto, from M-1 (Light Industrial District) zoning to CC-4 (Crane Creek-4 Neighborhood District) zoning.

Section XXII. The Zoning Map of unincorporated Richland County is hereby amended to change the real property described in Exhibit V, which is attached hereto, from LI (Light Industrial District) zoning to CC-4 (Crane Creek-4 Neighborhood District) zoning.

Section XXIII. The Zoning Map of unincorporated Richland County is hereby amended to change the real property described in Exhibit W, which is attached hereto, from HI (Heavy Industrial District) zoning to CC-4 (Crane Creek-4 Neighborhood District) zoning.

Section XXIV. A map of the Crane Creek Neighborhood District is attached hereto as Exhibit X.

Section XXV. Upon enactment of this ordinance, any development of a property that is listed on one of the exhibits, which are attached hereto, shall conform to the relevant requirements of Section 26-111 (CC Crane Creek Neighborhood District) of the Richland County Code of Ordinances.

Section XXVI. 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 XXVII. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section XXVIII. This ordinance shall be effective from and after _____, 2010.

RICHLAND COUNTY COUNCIL

By: _____
Paul Livingston, Chair

Attest this _____ day of
_____, 2010.

Michielle R. Cannon-Finch
Clerk of Council

Public Hearing: April 27, 2010 (tentative)
First Reading: April 27, 2010 (tentative)
Second Reading:
Third Reading:

Exhibit A

TMS Numbers of property rezoned from RU to CC-1 zoning:

R07700-03-10	R09404-01-08	R09501-03-20	R09613-05-02	R09613-07-05
R09403-02-01	R09404-01-09	R09501-03-21	R09613-05-03	R09613-07-06
R09403-02-02	R09404-01-10	R09501-03-22	R09613-05-04	R09613-07-07
R09403-02-03	R09404-01-11	R09501-03-23	R09613-05-05	R09613-07-08
R09403-02-04	R09404-01-12	R09501-03-24	R09613-05-06	R09613-07-09
R09403-02-05	R09404-01-13	R09502-01-17	R09613-05-07	R09613-07-10
R09403-02-06	R09404-01-14	R09502-01-20	R09613-05-08	R09613-07-11
R09403-02-07	R09404-01-15	R09502-01-22	R09613-05-09	R09613-07-12
R09403-02-08	R09404-01-16	R09502-01-23	R09613-05-10	R09613-07-13
R09403-02-09	R09404-01-17	R09502-01-24	R09613-05-11	R09613-07-14
R09403-02-10	R09404-01-18	R09502-01-25	R09613-05-12	R09613-07-15
R09403-02-12	R09404-01-19	R09502-01-27	R09613-05-13	R09613-07-16
R09403-02-13	R09404-01-20	R09502-01-28	R09613-05-14	R09613-08-03
R09403-02-14	R09404-01-21	R09503-01-07	R09613-05-15	R09613-08-05
R09403-02-15	R09404-02-02	R09503-01-08	R09613-05-16	R09613-08-06
R09403-02-16	R09407-01-01	R09505-01-01	R09613-05-17	R09613-08-07
R09403-02-18	R09407-01-02	R09505-01-04	R09613-05-18	R09613-08-08
R09403-02-19	R09407-01-03	R09505-01-05	R09613-05-19	R09613-08-09
R09403-02-20	R09408-01-01	R09505-01-06	R09613-05-20	R09613-08-12
R09403-02-21	R09408-01-02	R09505-01-07	R09613-05-21	R09613-08-13
R09403-02-22	R09408-01-04	R09505-01-08	R09613-05-23	R09613-08-14
R09403-02-23	R09408-01-05	R09505-01-09	R09613-05-24	R09613-08-15
R09403-02-24	R09408-01-06	R09505-01-10	R09613-06-01	R09613-09-01
R09403-02-25	R09408-01-07	R09505-01-11	R09613-06-02	R09613-09-02
R09403-02-26	R09408-01-08	R09505-01-12	R09613-06-03	R09613-09-03
R09403-03-01	R09408-01-09	R09505-01-13	R09613-06-04	R09613-09-04
R09403-03-02	R09408-01-10	R09508-04-01	R09613-06-05	R09613-09-05
R09403-03-03	R09408-01-11	R09513-01-08	R09613-06-06	R09613-09-06
R09403-03-04	R09411-05-71	R09516-09-02	R09613-06-07	R09613-09-07
R09403-03-05	R09414-01-01	R09600-01-37	R09613-06-08	R09613-09-08
R09403-03-06	R09501-01-02	R09600-01-38	R09613-06-09	R09613-09-09
R09403-03-07	R09501-01-03	R09600-01-45	R09613-06-10	R09613-09-14
R09403-03-08	R09501-01-04	R09600-01-46	R09613-06-11	R09613-10-02
R09403-03-09	R09501-01-05	R09600-01-47	R09613-06-12	R09613-10-03
R09403-03-10	R09501-01-07	R09600-01-48	R09613-06-13	R09613-10-04
R09403-04-01	R09501-01-08	R09600-01-49	R09613-06-14	R09613-10-05
R09403-04-02	R09501-03-01	R09600-01-50	R09613-06-15	R09613-10-06
R09403-04-03	R09501-03-08	R09600-01-51	R09613-06-16	R09613-10-07
R09403-04-04	R09501-03-10	R09600-01-52	R09613-06-17	R09613-10-08
R09403-04-05	R09501-03-11	R09600-01-53	R09613-06-18	R09613-10-09
R09403-04-06	R09501-03-12	R09600-01-54	R09613-06-19	R09613-10-10
R09403-04-07	R09501-03-13	R09600-01-55	R09613-06-20	R11803-01-14
R09403-04-08	R09501-03-14	R09600-01-56	R09613-06-21	R11904-01-14
R09404-01-03	R09501-03-15	R09600-01-57	R09613-06-22	R11904-01-16
R09404-01-04	R09501-03-16	R09600-01-58	R09613-07-01	R11904-01-18
R09404-01-05	R09501-03-17	R09600-01-67	R09613-07-02	R12002-01-28
R09404-01-06	R09501-03-18	R09600-02-15	R09613-07-03	
R09404-01-07	R09501-03-19	R09613-05-01	R09613-07-04	

Exhibit B

TMS Numbers of property rezoned from RS-LD to CC-1 zoning:

R09502-01-41	R09504-04-03	R09504-05-21	R09600-01-39	R09605-01-16
R09503-01-01	R09504-04-04	R09504-06-01	R09600-01-62	R09605-01-17
R09503-01-02	R09504-05-01	R09504-06-02	R09605-01-01	R09605-01-18
R09503-01-03	R09504-05-02	R09504-06-03	R09605-01-02	R09605-02-01
R09503-01-04	R09504-05-03	R09504-06-04	R09605-01-03	R09605-02-02
R09503-01-05	R09504-05-04	R09508-02-01	R09605-01-04	R09605-02-03
R09503-01-06	R09504-05-05	R09508-02-02	R09605-01-05	R09605-02-04
R09503-02-01	R09504-05-06	R09508-02-03	R09605-01-06	R09605-02-05
R09504-01-12	R09504-05-07	R09508-02-04	R09605-01-07	R09605-02-06
R09504-01-13	R09504-05-12	R09508-03-01	R09605-01-08	R09605-02-07
R09504-01-14	R09504-05-13	R09508-03-02	R09605-01-09	R09605-02-08
R09504-01-15	R09504-05-14	R09508-03-03	R09605-01-11	R09605-02-09
R09504-01-16	R09504-05-15	R09508-03-04	R09605-01-12	R09605-02-10
R09504-01-17	R09504-05-16	R09508-03-05	R09605-01-13	R09605-02-11
R09504-01-18	R09504-05-19	R09508-03-06	R09605-01-14	R09605-02-12
R09504-01-19	R09504-05-20	R09508-03-07	R09605-01-15	

Exhibit C

TMS Numbers of property rezoned from RS-MD to CC-1 zoning:

R09504-01-02	R09505-05-06	R09510-05-10	R11902-01-04	R11902-07-11
R09504-01-03	R09505-05-07	R09510-05-11	R11902-01-05	R11902-07-12
R09504-01-04	R09506-06-01	R09510-05-12	R11902-01-06	R11902-07-13
R09504-01-05	R09506-06-02	R09514-01-02	R11902-01-07	R11902-07-14
R09504-01-06	R09506-06-04	R09514-01-03	R11902-01-08	R11902-07-15
R09504-01-07	R09506-06-05	R09514-01-05	R11902-01-09	R11902-07-16
R09504-01-08	R09506-06-06	R09514-01-06	R11902-01-10	R11902-07-17
R09504-01-09	R09506-06-07	R09514-01-07	R11902-01-11	R11902-07-18
R09504-01-10	R09506-06-08	R09514-01-08	R11902-01-12	R11902-07-19
R09504-01-11	R09506-06-09	R09514-01-09	R11902-01-13	R11902-07-20
R09504-02-01	R09506-06-10	R09514-01-10	R11902-01-14	R11902-07-21
R09504-02-02	R09506-06-11	R09514-01-11	R11902-01-15	R11902-07-22
R09504-02-03	R09506-06-12	R09514-01-12	R11902-01-16	R11902-07-23
R09504-02-04	R09506-06-13	R09514-02-01	R11902-01-17	R11902-08-01
R09504-02-05	R09506-08-52	R09514-02-02	R11902-01-18	R11902-08-02
R09504-02-06	R09506-08-53	R09514-02-03	R11902-01-19	R11902-08-03
R09504-02-07	R09506-08-54	R09514-02-04	R11902-01-20	R11902-08-04
R09504-02-08	R09506-08-55	R09514-02-05	R11902-01-21	R11902-08-05
R09504-02-09	R09506-08-57	R09514-03-01	R11902-01-22	R11902-08-06
R09504-02-10	R09506-08-58	R09514-03-02	R11902-01-23	R11902-08-07
R09504-02-11	R09506-08-59	R09514-03-03	R11902-01-24	R11902-08-08
R09504-02-12	R09506-08-60	R09514-03-04	R11902-01-25	R11902-08-09
R09504-03-01	R09506-08-61	R09514-03-05	R11902-01-26	R11902-08-10
R09504-03-02	R09506-08-63	R09514-04-01	R11902-01-27	R11902-08-11
R09504-03-03	R09506-08-64	R09514-04-02	R11902-01-28	R11902-08-12
R09504-03-04	R09506-08-65	R09514-04-03	R11902-01-29	R11902-08-13
R09504-03-05	R09506-08-66	R09514-04-04	R11902-01-30	R11902-08-14
R09504-03-06	R09506-08-67	R09514-04-05	R11902-02-01	R11902-08-15
R09504-03-07	R09506-08-68	R09514-04-06	R11902-02-02	R11902-08-16
R09504-03-08	R09506-08-69	R09514-04-07	R11902-02-03	R11902-08-17
R09504-03-09	R09508-01-01	R09514-04-09	R11902-02-04	R11902-08-18
R09504-03-10	R09509-01-01	R09514-04-10	R11902-02-05	R11902-08-19
R09504-03-11	R09509-01-02	R09514-04-11	R11902-02-06	R11902-08-20
R09504-03-12	R09509-02-01	R09514-04-12	R11902-02-07	R11902-08-21
R09504-03-13	R09509-02-03	R09514-04-13	R11902-02-08	R11902-08-22
R09504-03-14	R09509-02-04	R09514-04-14	R11902-02-09	R11902-08-23
R09504-03-15	R09509-02-05	R09514-04-15	R11902-02-10	R11902-08-24
R09504-03-16	R09509-02-06	R09514-04-16	R11902-02-11	R11902-08-25
R09504-03-18	R09509-02-07	R09514-04-17	R11902-02-12	R11902-08-26
R09504-03-19	R09509-02-08	R09514-04-18	R11902-02-13	R11902-08-27
R09504-03-20	R09509-02-09	R09514-04-19	R11902-02-14	R11902-09-01
R09504-03-22	R09509-02-10	R09514-04-20	R11902-02-15	R11902-09-02
R09504-03-23	R09509-02-11	R09514-05-01	R11902-05-01	R11902-09-03
R09504-03-24	R09509-02-12	R09514-05-02	R11902-05-02	R11902-09-04
R09504-03-25	R09509-02-14	R09514-05-03	R11902-05-03	R11902-09-05
R09504-03-26	R09509-02-15	R09514-05-04	R11902-05-04	R11902-09-06
R09504-03-27	R09509-02-16	R09514-05-05	R11902-05-05	R11902-09-07
R09504-03-29	R09509-02-17	R09514-05-06	R11902-05-06	R11902-09-08
R09504-03-30	R09509-02-18	R09514-06-01	R11902-05-07	R11902-09-09
R09504-03-31	R09509-02-19	R09514-06-02	R11902-05-08	R11902-09-10

R09504-03-32	R09509-02-20	R09514-06-03	R11902-05-09	R11902-09-11
R09504-03-33	R09509-02-21	R09514-06-04	R11902-05-11	R11903-01-13
R09505-02-01	R09509-02-22	R09514-06-05	R11902-05-12	R11903-01-14
R09505-02-02	R09509-12-03	R09514-06-06	R11902-05-13	R11903-01-15
R09505-02-03	R09509-12-04	R09514-06-07	R11902-05-14	R11903-01-16
R09505-02-04	R09509-12-05	R09515-03-18	R11902-05-15	R11903-01-17
R09505-02-05	R09509-12-06	R09515-03-19	R11902-05-16	R11903-01-18
R09505-02-06	R09509-13-01	R09515-03-20	R11902-06-01	R11903-01-19
R09505-02-07	R09509-13-02	R09515-03-21	R11902-06-02	R11903-01-20
R09505-02-08	R09509-13-03	R09515-03-22	R11902-06-03	R11903-02-01
R09505-02-09	R09509-13-04	R09515-03-23	R11902-06-04	R11903-02-02
R09505-02-10	R09509-13-05	R09515-04-01	R11902-06-05	R11903-02-03
R09505-02-11	R09509-13-06	R09515-04-02	R11902-06-06	R11903-02-04
R09505-02-12	R09509-13-07	R09515-04-03	R11902-06-07	R11903-03-18
R09505-02-13	R09509-13-08	R09515-04-04	R11902-06-08	R11903-03-19
R09505-02-14	R09509-13-09	R09515-04-05	R11902-06-09	R11903-03-20
R09505-02-15	R09509-13-10	R09515-04-06	R11902-06-10	R11903-03-21
R09505-02-16	R09509-13-11	R09515-04-07	R11902-06-11	R11903-03-22
R09505-03-01	R09509-13-12	R09515-04-08	R11902-06-12	R11903-03-23
R09505-03-02	R09509-13-13	R09515-04-09	R11902-06-13	R11903-03-24
R09505-03-03	R09509-13-14	R09515-04-10	R11902-07-02	R11903-03-25
R09505-03-04	R09509-13-15	R09515-04-11	R11902-07-03	R11903-03-26
R09505-03-15	R09509-13-16	R09515-05-02	R11902-07-04	R11903-03-27
R09505-03-16	R09510-05-01	R09515-05-03	R11902-07-06	R11903-03-28
R09505-03-17	R09510-05-02	R11902-01-01	R11902-07-07	R11903-03-29
R09505-04-02	R09510-05-05	R11902-01-02	R11902-07-08	
R09505-05-01	R09510-05-09	R11902-01-03	R11902-07-09	
R09505-05-03				
R09505-05-05				

Exhibit D

TMS Numbers of property rezoned from RS-HD to CC-1 zoning:

R09410-01-01	R09412-08-20	R09506-04-27	R09509-10-03	R09515-03-38
R09411-01-02	R09412-08-21	R09506-04-28	R09509-10-04	R09515-03-39
R09411-01-03	R09412-08-22	R09506-05-01	R09509-10-05	R09515-03-40
R09411-01-04	R09412-08-23	R09506-05-02	R09509-10-06	R09515-03-41
R09411-01-05	R09412-08-24	R09506-05-03	R09509-10-07	R09515-03-42
R09411-01-06	R09412-08-25	R09506-05-04	R09509-10-08	R09515-03-43
R09411-01-07	R09412-08-26	R09506-05-05	R09509-10-09	R09515-03-44
R09411-01-08	R09412-08-28	R09506-05-06	R09509-10-10	R09515-03-45
R09411-01-09	R09412-08-29	R09506-05-07	R09509-10-13	R09515-03-46
R09411-01-10	R09412-08-30	R09506-05-08	R09509-10-14	R09516-01-01
R09411-01-11	R09412-08-31	R09506-05-09	R09509-10-15	R09516-01-02
R09411-01-12	R09412-08-32	R09506-05-10	R09509-10-16	R09516-01-27
R09411-01-13	R09412-08-33	R09506-05-11	R09509-10-17	R09516-02-01
R09411-01-14	R09412-09-01	R09506-05-12	R09509-10-18	R09516-02-02
R09411-01-16	R09412-09-02	R09506-05-13	R09509-10-19	R09516-02-03
R09411-01-17	R09412-09-03	R09506-05-14	R09509-10-20	R09516-02-04
R09411-01-18	R09412-09-04	R09506-05-15	R09509-10-21	R09516-02-05
R09411-01-21	R09412-09-05	R09506-05-16	R09509-10-22	R09516-02-06
R09411-01-22	R09412-09-06	R09506-05-17	R09509-10-23	R09516-02-07
R09411-01-23	R09412-09-07	R09506-05-18	R09509-10-24	R09516-02-08
R09411-01-24	R09412-09-08	R09506-05-19	R09509-11-01	R09516-02-09
R09411-01-28	R09412-09-09	R09506-07-01	R09509-11-02	R09516-02-10
R09411-02-01	R09412-09-10	R09506-07-02	R09509-11-03	R09516-02-11
R09411-02-02	R09412-09-11	R09506-07-03	R09509-11-04	R09516-02-12
R09411-02-03	R09412-09-12	R09506-07-04	R09509-11-05	R09516-02-13
R09411-02-04	R09412-09-13	R09506-07-05	R09510-01-01	R09516-02-14
R09411-02-05	R09412-09-14	R09506-07-06	R09510-01-02	R09516-02-15
R09411-02-06	R09412-09-15	R09506-07-07	R09510-01-03	R09516-03-01
R09411-02-07	R09412-09-16	R09506-08-01	R09510-01-04	R09516-03-02
R09411-02-08	R09412-09-17	R09506-08-02	R09510-01-05	R09516-03-03
R09411-02-09	R09412-09-18	R09506-08-03	R09510-01-07	R09516-03-04
R09411-02-12	R09412-09-19	R09506-08-04	R09510-01-08	R09516-03-05
R09411-02-13	R09412-09-20	R09506-08-05	R09510-01-09	R09516-03-06
R09411-03-01	R09412-09-21	R09506-08-06	R09510-01-10	R09516-03-07
R09411-03-02	R09412-09-22	R09506-08-07	R09510-01-11	R09516-03-08
R09411-03-03	R09412-09-23	R09506-08-08	R09510-01-13	R09516-03-09
R09411-03-04	R09412-09-24	R09506-08-09	R09510-02-01	R09516-03-10
R09411-03-05	R09412-09-25	R09506-08-10	R09510-02-02	R09516-03-11
R09411-03-06	R09412-09-26	R09506-08-11	R09510-02-03	R09516-03-12
R09411-03-07	R09412-09-27	R09506-08-12	R09510-02-04	R09516-03-13
R09411-03-08	R09412-09-28	R09506-08-13	R09510-02-05	R09516-04-01
R09411-03-09	R09412-09-29	R09506-08-14	R09510-02-06	R09516-04-02
R09411-03-10	R09412-09-30	R09506-08-15	R09510-02-07	R09516-04-03
R09411-03-11	R09412-09-31	R09506-08-16	R09510-02-08	R09516-04-04
R09411-03-12	R09412-09-32	R09506-08-17	R09510-02-09	R09516-04-05
R09411-03-13	R09412-09-33	R09506-08-18	R09510-02-10	R09516-05-01
R09411-03-14	R09415-01-01	R09506-08-19	R09510-02-11	R09516-05-02
R09411-03-15	R09415-01-02	R09506-08-20	R09510-02-12	R09516-05-03
R09411-03-16	R09415-01-03	R09506-08-21	R09510-02-13	R09516-06-19
R09411-03-17	R09415-01-04	R09506-08-22	R09510-02-14	R09516-06-20

R09411-03-18	R09415-01-05	R09506-08-23	R09510-02-15	R09516-06-22
R09411-03-19	R09415-01-06	R09506-08-24	R09510-02-16	R09516-06-24
R09411-03-20	R09415-01-07	R09506-08-25	R09510-02-17	R09516-06-26
R09411-03-21	R09415-01-08	R09506-08-26	R09510-02-18	R09516-06-27
R09411-03-22	R09415-01-09	R09506-08-27	R09510-02-19	R09516-06-28
R09411-03-23	R09415-01-10	R09506-08-28	R09510-02-20	R09516-06-29
R09411-03-24	R09415-01-11	R09506-08-29	R09510-02-21	R09516-06-30
R09411-03-25	R09416-02-01	R09506-08-30	R09510-03-07	R09516-06-31
R09411-03-26	R09416-02-02	R09506-08-31	R09510-03-08	R09516-06-32
R09411-03-27	R09416-02-03	R09506-08-32	R09510-03-09	R09516-06-33
R09411-03-28	R09416-02-04	R09506-08-33	R09510-03-10	R09516-06-34
R09411-03-29	R09416-02-05	R09506-08-34	R09510-03-11	R09516-06-35
R09411-03-30	R09416-02-06	R09506-08-35	R09510-03-12	R09516-06-36
R09411-03-31	R09416-02-07	R09506-08-36	R09510-03-13	R09516-06-37
R09411-03-32	R09416-02-09	R09506-08-37	R09510-03-14	R09516-06-38
R09411-03-33	R09416-02-10	R09506-08-38	R09510-03-15	R09516-06-39
R09411-03-34	R09416-02-11	R09506-08-39	R09510-03-16	R09516-06-40
R09411-03-35	R09416-02-12	R09506-08-40	R09510-03-17	R09516-06-41
R09411-03-36	R09416-02-13	R09506-08-41	R09510-04-01	R09516-06-42
R09411-04-01	R09416-02-14	R09506-08-42	R09510-04-02	R09516-06-43
R09411-04-02	R09416-02-15	R09506-08-43	R09510-04-03	R09516-06-44
R09411-04-03	R09416-02-16	R09506-08-44	R09510-04-04	R09516-06-45
R09411-04-04	R09416-02-18	R09506-08-45	R09510-04-05	R09516-06-46
R09411-04-05	R09416-03-01	R09506-08-46	R09510-04-06	R09516-06-47
R09411-04-06	R09416-03-02	R09506-08-47	R09510-04-09	R09516-06-48
R09411-04-07	R09416-03-03	R09506-08-48	R09510-04-10	R09516-06-49
R09411-04-08	R09416-03-04	R09506-08-49	R09510-04-11	R09516-06-50
R09411-04-09	R09416-03-05	R09506-08-50	R09510-04-12	R09516-06-51
R09411-04-10	R09416-03-06	R09506-08-62	R09510-04-13	R09516-06-52
R09411-05-01	R09416-03-07	R09506-08-70	R09510-04-15	R09516-06-53
R09411-05-02	R09416-03-08	R09506-08-71	R09510-04-16	R09516-06-54
R09411-05-03	R09416-03-09	R09506-08-72	R09510-04-17	R09516-06-55
R09411-05-04	R09416-03-10	R09506-08-73	R09510-04-18	R09516-06-56
R09411-05-05	R09416-03-11	R09506-08-74	R09510-04-19	R09516-06-57
R09411-05-06	R09416-03-12	R09506-08-75	R09510-04-20	R09516-06-58
R09411-05-07	R09416-03-13A	R09506-08-76	R09510-04-21	R09516-06-59
R09411-05-08	R09416-03-13B	R09506-08-77	R09510-04-22	R09516-07-02
R09411-05-09	R09416-03-14	R09506-08-78	R09510-04-23	R09516-07-03
R09411-05-10	R09416-03-23	R09506-09-01	R09510-04-24	R09516-07-04
R09411-05-11	R09416-03-24	R09506-09-02	R09510-04-27	R09516-07-05
R09411-05-12	R09416-03-26	R09506-09-03	R09510-04-29	R09516-07-06
R09411-05-13	R09416-03-27	R09506-09-04	R09510-04-30	R09516-07-07
R09411-05-14	R09416-03-29	R09506-09-05	R09510-04-31	R09516-07-08
R09411-05-15	R09416-03-30	R09506-09-06	R09510-04-32	R09516-07-09
R09411-05-16	R09416-04-01	R09506-09-07	R09510-04-33	R09516-07-11
R09411-05-17	R09416-04-04	R09506-09-08	R09510-04-34	R09516-07-12
R09411-05-18	R09416-04-05	R09506-09-09	R09510-04-35	R09516-07-13
R09411-05-19	R09416-04-08	R09506-10-01	R09510-04-40	R09516-07-14
R09411-05-20	R09416-04-09	R09506-10-02	R09510-04-41	R09516-07-15
R09411-05-21	R09416-04-10	R09506-10-03	R09510-04-42	R09516-07-16
R09411-05-22	R09416-04-11	R09506-10-04	R09510-04-43	R09516-07-17
R09411-05-23	R09416-04-12	R09506-10-05	R09510-04-44	R09516-07-18
R09411-05-24	R09416-04-13	R09506-10-06	R09510-04-49	R09516-07-19
R09411-05-25	R09416-04-14	R09506-10-07	R09510-04-50	R09516-07-20
R09411-05-26	R09416-04-15	R09506-10-08	R09510-04-51	R09516-07-21
R09411-05-27	R09416-04-16	R09506-10-09	R09510-04-52	R09516-07-22

R09411-05-28	R09416-04-17	R09506-10-10	R09510-04-53	R09516-07-23
R09411-05-29	R09416-04-18	R09506-10-11	R09510-04-54	R09516-07-24
R09411-05-30	R09416-04-19	R09506-10-12	R09510-04-55	R09516-07-25
R09411-05-31	R09416-04-21	R09506-10-13	R09510-04-56	R09516-07-26
R09411-05-32	R09416-04-22	R09506-10-14	R09510-04-57	R09516-07-31
R09411-05-33	R09416-04-23	R09507-01-01	R09510-04-58	R09516-08-02
R09411-05-34	R09416-04-24	R09507-01-02	R09510-04-59	R09516-08-03
R09411-05-35	R09416-04-25	R09507-01-03	R09510-04-60	R09516-08-04
R09411-05-36	R09416-04-26	R09507-01-04	R09510-04-61	R09516-08-05
R09411-05-37	R09416-04-27	R09507-01-05	R09510-04-62	R09516-08-06
R09411-05-38	R09416-04-28	R09507-01-06	R09510-04-63	R09516-08-07
R09411-05-39	R09416-04-29	R09507-01-07	R09510-04-64	R09516-08-08
R09411-05-40	R09416-04-32	R09507-01-08	R09510-06-01	R09516-08-09
R09411-05-41	R09416-04-33	R09507-01-09	R09510-06-02	R09516-08-10
R09411-05-42	R09416-04-34	R09507-01-10	R09510-06-04	R09516-08-11
R09411-05-43	R09416-04-35	R09507-01-11	R09510-06-05	R09516-08-12
R09411-05-44	R09416-04-36	R09507-01-12	R09510-06-06	R09516-08-13
R09411-05-45	R09416-04-37	R09507-01-13	R09510-06-08	R09516-08-14
R09411-05-46	R09416-04-38	R09507-01-14	R09510-06-09	R09516-08-15
R09411-05-47	R09416-04-39	R09507-01-15	R09510-06-10	R09516-08-16
R09411-05-48	R09416-04-40	R09507-01-16	R09510-06-11	R09516-08-17
R09411-05-49	R09416-04-41	R09507-01-17	R09510-06-16	R09516-08-18
R09411-05-50	R09416-04-42	R09507-01-18	R09510-06-17	R09516-08-19
R09411-05-51	R09416-04-43	R09507-01-19	R09511-01-01	R09516-08-20
R09411-05-52	R09416-04-44	R09507-01-20	R09511-01-02	R09516-08-21
R09411-05-53	R09416-04-45	R09507-01-21	R09511-01-03	R09516-08-22
R09411-05-54	R09416-04-49	R09507-01-22	R09511-01-04	R09516-08-23
R09411-05-55	R09416-04-50	R09507-02-01	R09511-01-05	R09516-08-24
R09411-05-56	R09416-04-51	R09507-02-02	R09511-01-06	R09516-08-25
R09411-05-57	R09416-04-52	R09507-02-03	R09511-01-07	R09516-08-26
R09411-05-58	R09501-03-07	R09507-02-04	R09511-01-08	R09516-09-04
R09411-05-59	R09502-01-02	R09507-02-05	R09513-01-02	R09516-09-05
R09411-05-61	R09502-01-03	R09507-02-06	R09513-01-04	R09516-09-06
R09411-05-62	R09502-01-05	R09507-02-07	R09513-01-05	R09516-09-07
R09411-05-63	R09502-01-06	R09507-02-08	R09513-01-07	R09516-09-08
R09411-05-64	R09502-01-07	R09507-02-09	R09513-01-13	R09516-09-09
R09411-05-65	R09502-01-09	R09507-02-10	R09513-01-14	R09516-09-10
R09411-05-66	R09502-01-11	R09507-02-11	R09513-01-15	R09516-09-11
R09411-05-67	R09502-01-12	R09507-02-12	R09513-01-16	R09516-09-12
R09411-05-68	R09502-01-13	R09507-02-13	R09513-01-17	R09516-10-01
R09411-05-69	R09502-01-14	R09507-02-14	R09513-01-18	R09613-01-02
R09411-05-70	R09502-01-15	R09507-02-15	R09513-01-19	R09613-01-03
R09412-01-02	R09502-01-16	R09507-02-16	R09513-02-01	R09613-01-04
R09412-01-03	R09502-01-18	R09507-02-17	R09514-01-01	R09613-01-05
R09412-01-04	R09502-01-19	R09507-02-18	R09515-01-01	R09613-01-06
R09412-01-05	R09502-01-32	R09507-02-19	R09515-01-02	R09613-01-07
R09412-01-06	R09502-01-33	R09507-02-20	R09515-01-03	R09613-01-08
R09412-01-07	R09502-01-34	R09507-02-21	R09515-01-04	R09613-01-09
R09412-01-08	R09502-01-35	R09507-02-22	R09515-01-05	R09613-01-10
R09412-01-09	R09502-01-38	R09507-02-23	R09515-01-06	R09613-01-11
R09412-01-10	R09502-01-39	R09507-02-24	R09515-01-07	R09613-01-12
R09412-01-11	R09502-01-40	R09507-02-25	R09515-01-08	R09613-01-13
R09412-01-12	R09502-01-41	R09507-02-26	R09515-01-09	R09613-01-15
R09412-01-13	R09502-02-01	R09507-02-27	R09515-01-10	R09613-01-19
R09412-01-15	R09502-02-02	R09507-03-01	R09515-01-11	R09613-01-20
R09412-01-16	R09502-02-03	R09507-03-02	R09515-01-12	R09613-01-21

R09412-01-17	R09502-02-04	R09507-03-03	R09515-01-13	R09613-01-22
R09412-01-18	R09502-02-05	R09507-03-04	R09515-01-14	R09613-01-23
R09412-01-19	R09502-02-06	R09507-03-05	R09515-01-15	R09613-01-24
R09412-01-20	R09502-02-07	R09507-03-06	R09515-01-16	R09613-01-25
R09412-01-21	R09502-02-08	R09507-04-01	R09515-01-17	R09613-01-26
R09412-01-22	R09502-02-09	R09507-04-02	R09515-01-18	R09613-01-27
R09412-01-23	R09502-02-10	R09507-04-03	R09515-01-19	R09613-01-28
R09412-01-24	R09502-02-11	R09507-04-04	R09515-01-20	R09613-01-29
R09412-01-25	R09502-02-12	R09507-04-05	R09515-01-21	R09613-01-30
R09412-02-01	R09502-02-13	R09507-04-06	R09515-01-22	R09613-01-31
R09412-02-02	R09502-02-14	R09507-04-07	R09515-01-23	R09613-03-01
R09412-02-05	R09502-02-15	R09507-04-08	R09515-01-24	R09613-03-02
R09412-02-06	R09502-02-16	R09507-04-09	R09515-01-25	R09613-03-03
R09412-04-01	R09502-02-17	R09507-04-10	R09515-01-26	R09613-04-01
R09412-04-02	R09502-02-18	R09509-04-01	R09515-01-27	R09613-04-02
R09412-04-03	R09502-02-19	R09509-04-02	R09515-01-28	R09613-04-03
R09412-04-04	R09502-02-20	R09509-04-03	R09515-01-29	R09613-04-04
R09412-04-05	R09502-02-21	R09509-04-04	R09515-02-01	R09613-05-25
R09412-04-06	R09502-03-01	R09509-04-05	R09515-02-02	R09613-05-26
R09412-04-07	R09502-03-02	R09509-04-06	R09515-02-03	R09613-05-27
R09412-05-01	R09502-03-03	R09509-04-07	R09515-02-04	R09613-09-10
R09412-05-02	R09502-03-04	R09509-04-08	R09515-02-05	R09613-09-11
R09412-05-03	R09506-01-01	R09509-04-09	R09515-02-06	R09613-09-12
R09412-05-04	R09506-01-02	R09509-04-10	R09515-02-07	R09613-09-13
R09412-05-05	R09506-01-03	R09509-04-11	R09515-02-08	R11901-01-01
R09412-06-01	R09506-01-04	R09509-04-12	R09515-02-09	R11902-05-10
R09412-06-02	R09506-01-05	R09509-04-13	R09515-02-10	R11903-01-01
R09412-06-03	R09506-01-06	R09509-04-14	R09515-02-11	R11903-01-02
R09412-06-04	R09506-01-07	R09509-04-15	R09515-02-12	R11903-01-03
R09412-06-05	R09506-01-08	R09509-04-16	R09515-02-13	R11903-01-04
R09412-06-06	R09506-01-09	R09509-04-17	R09515-02-14	R11903-01-05
R09412-06-07	R09506-01-10	R09509-04-18	R09515-02-15	R11903-01-06
R09412-06-08	R09506-01-11	R09509-05-01	R09515-02-16	R11903-01-07
R09412-06-09	R09506-01-12	R09509-06-01	R09515-02-17	R11903-01-08
R09412-07-01	R09506-01-13	R09509-06-02	R09515-02-18	R11903-01-09
R09412-07-02	R09506-01-14	R09509-06-03	R09515-02-19	R11903-01-10
R09412-07-03	R09506-01-15	R09509-06-04	R09515-02-20	R11903-01-11
R09412-07-04	R09506-01-16	R09509-06-05	R09515-02-21	R11903-01-12
R09412-07-05	R09506-01-17	R09509-06-06	R09515-02-22	R11903-03-01
R09412-07-06	R09506-01-18	R09509-06-11	R09515-02-23	R11903-03-02
R09412-07-07	R09506-01-19	R09509-06-12	R09515-02-24	R11903-03-03
R09412-07-08	R09506-01-20	R09509-07-01	R09515-02-25	R11903-03-04
R09412-07-09	R09506-01-21	R09509-07-02	R09515-02-26	R11903-03-05
R09412-07-10	R09506-01-22	R09509-07-03	R09515-02-27	R11903-03-06
R09412-07-11	R09506-02-01	R09509-07-04	R09515-02-28	R11903-03-07
R09412-07-15	R09506-02-02	R09509-07-05	R09515-02-29	R11903-03-08
R09412-07-17	R09506-02-03	R09509-07-07	R09515-02-30	R11903-03-09
R09412-07-18	R09506-02-04	R09509-07-08	R09515-02-31	R11903-03-10
R09412-07-19	R09506-02-05	R09509-07-09	R09515-02-32	R11903-03-11
R09412-07-20	R09506-02-06	R09509-07-10	R09515-02-33	R11903-03-12
R09412-07-21	R09506-02-07	R09509-07-11	R09515-02-34	R11903-03-13
R09412-07-22	R09506-02-08	R09509-07-12	R09515-02-35	R11903-03-14
R09412-07-23	R09506-02-09	R09509-07-13	R09515-02-36	R11903-03-15
R09412-07-24	R09506-02-10	R09509-07-14	R09515-02-37	R11903-03-16
R09412-07-25	R09506-02-11	R09509-07-15	R09515-03-01	R11903-03-17
R09412-07-26	R09506-02-12	R09509-07-18	R09515-03-02	R11903-03-30

R09412-27-27	R09506-03-01	R09509-07-19	R09515-03-03	R11903-03-31
R09412-07-28	R09506-03-02	R09509-07-20	R09515-03-04	R11903-03-32
R09412-07-29	R09506-03-03	R09509-07-21	R09515-03-05	R11903-03-33
R09412-07-30	R09506-04-01	R09509-07-22	R09515-03-06	R11903-03-34
R09412-07-31	R09506-04-02	R09509-07-23	R09515-03-07	R11903-03-35
R09412-07-32	R09506-04-03	R09509-07-24	R09515-03-08	R11903-03-36
R09412-07-33	R09506-04-04	R09509-07-25	R09515-03-09	R11903-03-37
R09412-07-34	R09506-04-05	R09509-07-26	R09515-03-10	R11903-03-38
R09412-07-35	R09506-04-06	R09509-08-01	R09515-03-11	R11903-03-39
R09412-07-36	R09506-04-07	R09509-08-02	R09515-03-12	R11903-03-40
R09412-07-37	R09506-04-08	R09509-08-03	R09515-03-13	R11903-03-41
R09412-08-01	R09506-04-09	R09509-08-04	R09515-03-14	R11903-03-42
R09412-08-02	R09506-04-10	R09509-08-05	R09515-03-15	R11903-03-43
R09412-08-03	R09506-04-11	R09509-08-06	R09515-03-16	R11903-03-44
R09412-08-05	R09506-04-12	R09509-08-07	R09515-03-17	R11903-03-45
R09412-08-06	R09506-04-13	R09509-09-01	R09515-03-24	R11903-04-07
R09412-08-07	R09506-04-14	R09509-09-02	R09515-03-25	R12002-01-05
R09412-08-08	R09506-04-15	R09509-09-03	R09515-03-26	R12002-01-07
R09412-08-09	R09506-04-16	R09509-09-06	R09515-03-27	R12002-01-13
R09412-08-10	R09506-04-17	R09509-09-08	R09515-03-28	R12002-01-15
R09412-08-11	R09506-04-18	R09509-09-10	R09515-03-29	R12002-01-17
R09412-08-12	R09506-04-19	R09509-09-11	R09515-03-30	R12002-01-18
R09412-08-13	R09506-04-20	R09509-09-12	R09515-03-31	R12002-01-19
R09412-08-14	R09506-04-21	R09509-09-13	R09515-03-32	R12002-01-20
R09412-08-15	R09506-04-22	R09509-09-16	R09515-03-33	R12002-01-21
R09412-08-16	R09506-04-23	R09509-09-17	R09515-03-34	R12002-01-22
R09412-08-17	R09506-04-24	R09509-09-18	R09515-03-35	R12002-01-23
R09412-08-18	R09506-04-25	R09509-10-01	R09515-03-36	R12002-01-24
R09412-08-19	R09506-04-26	R09509-10-02	R09515-03-37	R12002-01-30

Exhibit E

TMS Numbers of property rezoned from RM-HD to CC-1 zoning:

R11904-01-15	R11904-01-17			
--------------	--------------	--	--	--

Exhibit F

TMS Numbers of property rezoned from MH to CC-1 zoning:

R09412-02-03	R09416-01-01	R09502-01-08	R09505-03-10	R09510-03-04
R09412-03-01	R09416-03-15	R09502-01-30	R09505-03-13	R09510-03-05
R09412-03-02	R09416-03-16	R09502-01-31	R09505-03-14	R09510-03-06
R09412-03-03	R09416-03-17	R09502-01-36	R09505-03-18	R09510-03-18
R09412-03-04	R09416-03-18	R09502-01-37	R09505-04-01	R09510-03-19
R09412-03-07	R09416-03-19	R09505-03-05	R09509-09-14	R09510-05-07
R09412-03-08	R09416-03-20	R09505-03-06	R09509-09-15	R09510-05-08
R09412-03-09	R09416-03-21	R09505-03-07	R09510-03-01	
R09412-03-10	R09416-03-22	R09505-03-08	R09510-03-02	
R09412-03-11	R09502-01-01	R09505-03-09	R09510-03-03	

Exhibit G

TMS Numbers of property rezoned from OI to CC-1 zoning:

R09501-03-02	R09501-03-04	R09501-03-06	R09510-04-45	R11903-04-01
R09501-03-03	R09501-03-05	R09501-03-09		

Exhibit H

TMS Numbers of property rezoned from NC to CC-1 zoning:

R09404-01-01	R09404-01-02			
--------------	--------------	--	--	--

Exhibit I

TMS Numbers of property rezoned from GC to CC-1 zoning:

R09403-02-11 R09509-03-01	R09509-03-02 R09509-03-03	R09510-04-46	R09510-04-47	R09510-04-48
------------------------------	------------------------------	--------------	--------------	--------------

Exhibit J

TMS Numbers of property rezoned from M-1 to CC-1 zoning:

R09414-01-02	R09416-04-53	R09416-04-55	R11901-01-02	R11904-01-19
R09414-01-03	R09416-04-54	R11804-01-01	R11901-01-03	

Exhibit K

TMS Numbers of property rezoned from LI to CC-1 zoning:

R09516-09-13	R09613-12-01	R11904-01-10	R12002-01-06	
--------------	--------------	--------------	--------------	--

Exhibit L

TMS Numbers of property rezoned from PDD to CC-1 zoning:

R09404-02-03	R09407-01-05	R09408-01-03	R09411-01-35	R09600-03-03
--------------	--------------	--------------	--------------	--------------

Exhibit M

TMS Numbers of property rezoned from RU to CC-2 zoning:

R09503-01-08	R09600-02-14			
--------------	--------------	--	--	--

Exhibit N

TMS Numbers of property rezoned from RS-LD to CC-2 zoning:

R09504-04-05				
--------------	--	--	--	--

Exhibit O

TMS Numbers of property rezoned from NC to CC-2 zoning:

R09504-04-01 R09504-04-02	R09504-04-06 R09504-04-07	R09504-05-08	R09504-05-10	R09504-05-11
------------------------------	------------------------------	--------------	--------------	--------------

Exhibit P

TMS Numbers of property rezoned from RU to CC-3 zoning:

R09308-04-01 R09402-03-02 R09402-03-03	R09406-01-01 R09406-01-02	R09406-01-03 R09406-02-01	R09407-01-04 R09410-01-02	R09507-05-01 R11903-04-03
--	------------------------------	------------------------------	------------------------------	------------------------------

Exhibit Q

TMS Numbers of property rezoned from RS-HD to CC-3 zoning:

R09405-03-01	R09405-03-04	R09405-03-13	R09405-04-03	R11903-04-04
R09405-03-02	R09405-03-10	R09405-03-14	R09405-04-04	R11903-04-07
R09405-03-03	R09405-03-11	R09405-03-15	R09405-04-08	

Exhibit R

TMS Numbers of property rezoned from GC to CC-3 zoning:

R09308-03-01	R09405-02-03	R09405-03-08	R09405-04-02	R09405-08-01
R09308-03-02	R09405-03-05	R09405-03-09	R09405-04-05	R09405-08-02
R09308-03-03	R09405-03-06	R09405-04-01	R09405-04-06	R09409-01-16
R09405-02-02	R09405-03-07			

Exhibit S

TMS Numbers of property rezoned from M-1 to CC-3 zoning:

R09312-01-01 R09405-02-04 R09405-07-01	R09405-07-02 R09405-07-03	R09405-07-04 R09409-01-02	R09409-01-13 R09409-01-15	R11903-04-05 R11903-04-06
--	------------------------------	------------------------------	------------------------------	------------------------------

Exhibit T

TMS Numbers of property rezoned from PDD to CC-3 zoning:

R09402-03-01				
--------------	--	--	--	--

Exhibit U

TMS Numbers of property rezoned from M-1 to CC-4 zoning:

R09312-01-03	R09409-01-11	R09413-01-06	R11903-05-05	R11904-02-03
R09312-01-04	R09409-01-12	R09413-01-07	R11903-05-06	R11904-02-04
R09409-01-03	R09409-01-14	R09413-01-08	R11903-05-07	R11904-02-05
R09409-01-04	R09409-01-18	R09413-01-09	R11903-05-08	R11904-02-06
R09409-01-05	R09409-01-19	R09413-01-10	R11903-05-09	R11907-01-01
R09409-01-07	R09409-01-20	R09413-01-11	R11903-05-11	R11907-01-03
R09409-01-08	R09409-01-23	R11903-05-01	R11904-01-13	
R09409-01-09	R09409-01-24	R11903-05-02	R11904-02-01	
R09409-01-10	R09409-01-25	R11903-05-03	R11904-02-02	

Exhibit V

TMS Numbers of property rezoned from LI to CC-4 zoning:

R09409-01-17	R11904-01-01	R11904-01-02	R11904-01-03	R11904-01-08
--------------	--------------	--------------	--------------	--------------

Exhibit W

TMS Numbers of property rezoned from HI to CC-4 zoning:

R11904-01-09	R11904-01-11	R11904-01-12		
--------------	--------------	--------------	--	--

Exhibit X

CRANE CREEK MASTER PLANNING AREA NEIGHBORHOOD DISTRICTS



LEGEND

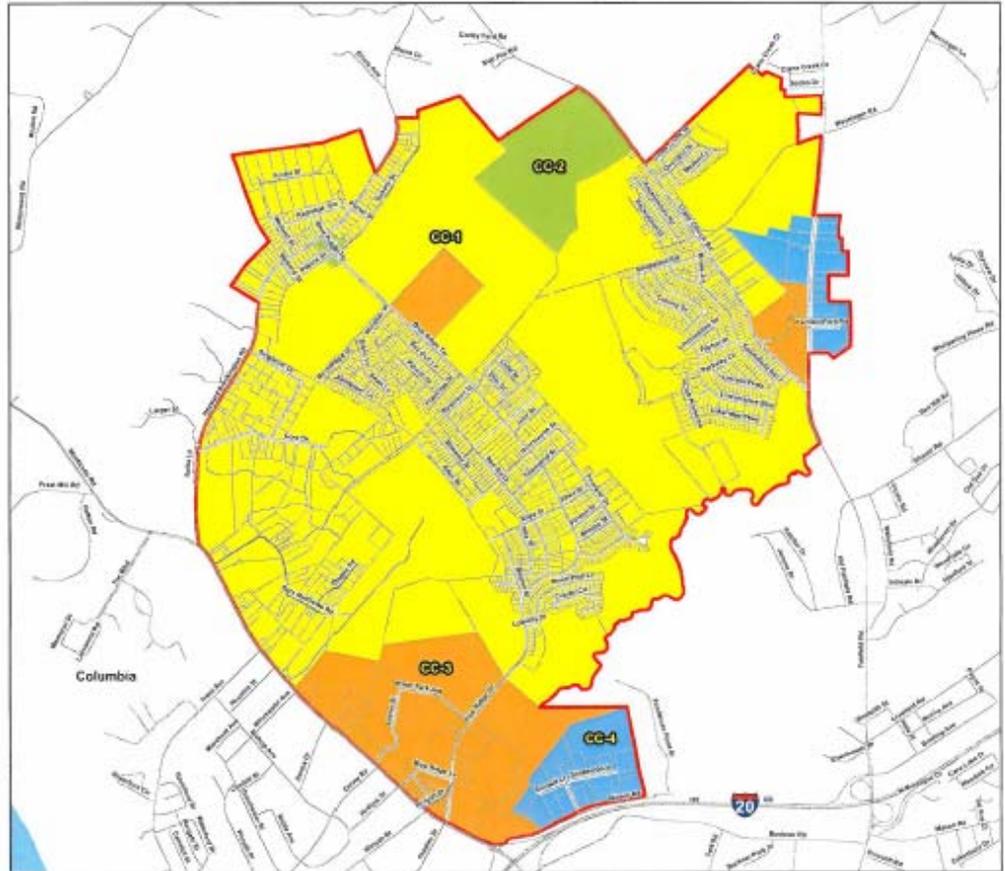
- Crane Creek Boundary
- Crane Creek Districts**
- Code**
- CC-1
- CC-2
- CC-3
- CC-4
- Municipalities



This map is a product of the Planning & Development Services Department. The rights depicted herein have been developed with extensive cooperation from other County Departments, as well as other federal, state and local government agencies. Reasonable efforts have been made to ensure the accuracy of this map. Filshie County expressly disclaims responsibility for damages or liability that may arise from the use of this map.

PROPRIETARY INFORMATION: Any reuse of this information is prohibited, except in accordance with a valid licensing agreement.

Copyright: Filshie County Government, 2020 Hamilton Street, Columbia, SC 29204
Planning Analysis - Jenada Carter, GIS Manager 06/02/2020



STATE OF SOUTH CAROLINA
COUNTY COUNCIL FOR RICHLAND COUNTY
ORDINANCE NO. ____-10HR

AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES, CHAPTER 26, LAND DEVELOPMENT; ARTICLE V, ZONING DISTRICTS AND DISTRICT STANDARDS; SECTION 26-141, TABLE OF PERMITTED USES WITH SPECIAL REQUIREMENTS, AND SPECIAL EXCEPTIONS; “INSTITUTIONAL, EDUCATIONAL AND CIVIC USES” OF TABLE 26-V-2.; SO AS TO REFLECT THAT SCHOOLS, INCLUDING PUBLIC AND PRIVATE, ARE NOT ALLOWED IN THE M-1 ZONING DISTRICT.

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

SECTION I. The Richland County Code of Ordinances; Chapter 26, Land Development; Article V, Zoning Districts and District Standards; Section 26-141, Table of Permitted Uses, Permitted Uses with Special Requirements, and Special Exceptions; “Institutional, Educational and Civic Uses” of Table 26-V-2.; is hereby amended to read 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	LI	HI
<u>Institutional, Educational and Civic Uses</u>																	
Ambulance Services, Emergency		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Ambulance Services, Transport											P		P	P	P	P	
Animal Shelters														SR	SR	SR	
Auditoriums, Coliseums, Stadiums											P			P	P	P	
Bus Shelters/Bus Benches	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR
Cemeteries, Mausoleums																	
Colleges and Universities											P		P	P	P	P	
Community Food Services											P		P	P	P	P	
Correctional Institutions		SE													P	SE	SE
Courts											P	P	P	P			
Day Care, Adult, Home Occupation (5 or Fewer)		SR	SR	SR	SR	SR	SR	SR	SR	SR	SR			SR			
Day Care Centers, Adult		SR									SR	SR	SR	SR	SR		
Day Care, Child, Family Day Care, Home Occupation (5 or Fewer)		SR	SR	SR	SR	SR	SR	SR	SR	SR				SR			
Day Care, Child, Licensed Center		SR									SR	SR	SR	SR	SR		
Fire Stations		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Government Offices											P	P	P	P	P	P	

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

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

SECTION IV. Effective Date. This ordinance shall be enforced from and after _____, 2010.

RICHLAND COUNTY COUNCIL

BY: _____
Paul Livingston, Chair

ATTEST THIS THE ____ DAY

OF _____, 2010.

Michielle R. Cannon-Finch
Clerk of Council

RICHLAND COUNTY ATTORNEY'S OFFICE

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

Public Hearing: April 27, 2010 (tentative)
First Reading: April 27, 2010 (tentative)
Second Reading:
Third Reading:

STATE OF SOUTH CAROLINA
COUNTY COUNCIL FOR RICHLAND COUNTY
ORDINANCE NO. ___-10HR

AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES, CHAPTER 26, LAND DEVELOPMENT; ARTICLE V, ZONING DISTRICTS AND DISTRICT STANDARDS; SECTION 26-141, TABLE OF PERMITTED USES WITH SPECIAL REQUIREMENTS, AND SPECIAL EXCEPTIONS; “BUSINESS, PROFESSIONAL AND PERSONAL SERVICES” OF TABLE 26-V-2.; AND ARTICLE VI, SUPPLEMENTAL USE STANDARDS; SECTION 26-151, PERMITTED USES WITH SPECIAL REQUIREMENTS; SO AS TO ALLOW “BED AND BREAKFAST HOMES/INNS” AS A PERMITTED USE WITH SPECIAL REQUIREMENTS IN THE RU RURAL, OI OFFICE AND INSTITUTIONAL, NC NEIGHBORHOOD COMMERCIAL, AND GC GENERAL COMMERCIAL ZONING DISTRICTS; AND TO REMOVE “BED AND BREAKFAST HOMES/INNS” AS A PERMITTED USE FROM THE M-1 ZONING DISTRICT.

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

SECTION I. The Richland County Code of Ordinances; Chapter 26, Land Development; Article V, Zoning Districts and District Standards; Section 26-141, Table of Permitted Uses, Permitted Uses with Special Requirements, and Special Exceptions; “Business, Professional and Personal Services” of Table 26-V-2.; is hereby amended to read 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	LI	HI
<u>Business, Professional and Personal Services</u>																	
Accounting, Tax Preparation, Bookkeeping, and Payroll Services											P	P	P	P	P	P	
Advertising, Public Relations, and Related Agencies											P	P	P	P	P		
Automatic Teller Machines											P	P	P	P	P	P	P
Automobile Parking (Commercial)											P	P	P	P	P	P	P
Automobile Rental or Leasing																	
Automobile Towing, Not Including Storage													P	P	P	P	P
Automobile Towing, Including Storage Services																	
Banks, Finance, and Insurance Offices											P	SR	SR	P	P	P	
Barber Shops, Beauty Salons, and Related Services		SR				SR	SR				P	P	P	P	P	P	
Bed and Breakfast Homes/Inns		P SR	SR			SR	SR				PSR	PSR	SR	P SR	P		
Body Piercing Facilities														SR			
Building Maintenance Services, Not Otherwise Listed														P	P	P	P
Car and Light Truck Washes (See also Truck Washes)													SR	P	P	P	P
Carpet and Upholstery Cleaning Services																	
Computer Systems Design and Related Services											P	P	P	P	P	P	P
Clothing Alterations/Repairs; Footwear Repairs											P	P	P	P	P		
Construction, Building, General Contracting, with Outside Storage															SR	SR	P
Construction, Building, General Contracting, without Outside Storage											P	P	P	P	P	P	P

USE TYPES	TROS	RU	RR	RS-E	RS-LD	RS-MD	RS-HD	MH	RM-MD	RM-HD	OI	NC	RC	GC	M-1	LI	HI
Construction, Heavy, with Outside Storage															SR	SR	P
Construction, Heavy, without Outside Storage															P	P	P
Construction, Special Trades, with Outside Storage															SR	SR	P
Construction, Special Trades, without Outside Storage									P		P	P	P	P	P	P	P
Employment Services									P		P	P	P	P	P	P	
Engineering, Architectural, and Related Services									P		P	P	P	P	P	P	
Exterminating and Pest Control Services													P	P	P	P	
Funeral Homes and Services									P		P	P	P	P	P	P	
Furniture Repair Shops and Upholstery													P	P	P	P	P
Hotels and Motels													P	P	P	P	
Janitorial Services													P	P	P	P	P
Kennels		SR							SR				SR	SR	SR	SR	
Landscape and Horticultural Services		P												P	P	P	
Laundromats, Coin Operated												P	P	P	P	P	
Laundry and Dry Cleaning Services, Non-Coin Operated											P	P	P	P	P	P	P
Legal Services (Law Offices, Etc.)											P	P	P	P	P		
Linen and Uniform Supply														P	P	P	P
Locksmith Shops												P	P	P	P		
Management, Scientific, and Technical Consulting Services											P	P	P	P	P	P	
Massage Therapists											P	P	P	P	P		
Medical/Health Care Offices											P	P	P	P	P		
Medical, Dental, or Related Laboratories											P	P	P	P	P	P	
Motion Picture Production/Sound Recording														P	P	P	P

USE TYPES	TROS	RU	RR	RS-E	RS-LD	RS-MD	RS-HD	MH	RM-MD	RM-HD	OI	NC	RC	GC	M-1	LI	HI
Office Administrative and Support Services, Not Otherwise Listed											P	P	P	P	P	P	
Packaging and Labeling Services											P	P	P	P	P	P	P
Pet Care Services (Excluding Veterinary Offices and Kennels)											P	SR	SR	P	P	P	
Photocopying and Duplicating Services											P	P	P	P	P	P	P
Photofinishing Laboratories											P	P	P	P	P	P	P
Photography Studios											P	P	P	P	P		
Picture Framing Shops											P	P	P	P	P		
Professional, Scientific, and Technical Services, Not Otherwise Listed																	
Publishing Industries														P	P	P	P
Real Estate and Leasing Offices											P	P	P	P	P		
Recreational Vehicle Parks and Recreation Camps		SR															
Rental Centers, with Outside Storage														SR	P	P	P
Rental Centers, without Outside Storage													P	P	P	P	P
Repair and Maintenance Services, Appliance and Electronics													SR	SR	SR	SR	P
Repair and Maintenance Services, Automobile, Major															P	P	P
Repair and Maintenance Services, Automobile, Minor													P	P	P	P	P
Repair and Maintenance Services, Boat and Commercial Trucks, Large															P		P
Repair and Maintenance Services, Boat and Commercial Trucks, Small															P	P	P
Repair and Maintenance Services, Commercial and Industrial Equipment															P	P	P
Repair and Maintenance Services, Home and Garden Equipment														P	P	P	

USE TYPES	TROS	RU	RR	RS-E	RS-LD	RS-MD	RS-HD	MH	RM-MD	RM-HD	OI	NC	RC	GC	M-1	LI	HI
Repair and Maintenance Services, Personal and Household Goods												P	P	P	P	P	
Repair and Maintenance Services, Television, Radio, or Other Consumer Electronics												P	P	P	P	P	
Research and Development Services											SR			P	P	P	P
Security and Related Services														P	P	P	
Septic Tank Services													P		P		P
Tanning Salons												P	P	P	P		
Tattoo Facilities														P			
Taxidermists													P	P	P	P	
Theaters, Live Performances														P	P		
Theaters, Motion Picture, Other Than Drive-Ins												SE	P	P	P	P	
Theaters, Motion Picture, Drive-Ins													SE	SE	P	SE	
Tire Recapping															P		P
Travel Agencies (without Tour Buses or Other Vehicles)											P	P	P	P	P		
Traveler Accommodations, Not Otherwise Listed													P	P	P		
Truck (Medium and Heavy) Washes														P	P	P	P
Vending Machine Operators															P	P	P
Veterinary Services (Non-Livestock, May Include Totally Enclosed Kennels Operated in Connection with Veterinary Services)											SR	SR	P	P	P	P	
Watch and Jewelry Repair Shops											P	P	P	P	P		
Weight Reducing Centers											P	P	P	P	P		

SECTION II. The Richland County Code of Ordinances; Chapter 26, Land Development; Article VI, Supplemental Use Standards; Section 26-151, Permitted Uses with Special Requirements; Subsection (b) Permitted uses with special requirements listed by zoning district; Paragraph (10) Bed and Breakfast Homes/Inns.; is hereby amended to read as follows:

- (10) Bed and Breakfast Homes/Inns - (RU, RR, RM-MD, RM-HD, OI, NC, RC, GC)

SECTION III. The Richland County Code of Ordinances; Chapter 26, Land Development; Article VI, Supplemental Use Standards; Section 26-151, Permitted Uses with Special Requirements; Subsection (c) Standards; Subparagraph (10) Bed and Breakfast Homes/Inns; Clause a; is hereby amended to read as follows:

- a. Use districts: Rural; Rural Residential; Residential, Multi-Family, Medium Density; Residential, Multi-Family, High Density; Office and Institutional; Neighborhood Commercial; Rural Commercial; General Commercial.

SECTION IV. The Richland County Code of Ordinances; Chapter 26, Land Development; Article VI, Supplemental Use Standards; Section 26-151, Permitted Uses with Special Requirements; Subsection (c) Standards; Subparagraph (10) Bed and Breakfast Homes/Inns; Clause d; is hereby amended to read as follows:

- d. The maximum number of guest rooms provided by the bed and breakfast home/inn shall be five (5) nine (9).

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

SECTION VII. Effective Date. This ordinance shall be enforced from and after _____, 2010.

RICHLAND COUNTY COUNCIL

BY: _____

Paul Livingston, Chair

ATTEST THIS THE ____ DAY

OF _____, 2010

Michielle R. Cannon-Finch
Clerk of Council

RICHLAND COUNTY ATTORNEY'S OFFICE

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

First Reading: March 2, 2010
First Public Hearing: April 6, 2010
Second Public Hearing: April 27, 2010 (tentative)
Second Reading: April 27, 2010 (tentative)
Third Reading:

STATE OF SOUTH CAROLINA
COUNTY COUNCIL FOR RICHLAND COUNTY
ORDINANCE NO. ___-10HR

AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES; CHAPTER 26, LAND DEVELOPMENT; ARTICLE VII, GENERAL DEVELOPMENT, SITE, AND PERFORMANCE STANDARDS; SECTION 26-181, ROAD STANDARDS; SUBSECTION (B), DESIGN STANDARDS FOR PUBLIC OR PRIVATE ROADS; PARAGRAPH (1), RIGHT-OF-WAY AND PAVEMENT WIDTHS; SUBPARAGRAPH A., MINIMUM STANDARDS; SO AS TO CORRECTLY IDENTIFY THE DEVELOPMENT REVIEW TEAM AS THE ENTITY THAT REVIEWS LAND DEVELOPMENT AND SUBDIVISIONS, AND HAS THE AUTHORITY TO REDUCE ROAD STANDARDS.

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 VII, General Development, Site, and Performance Standards; Section 26-181, Road Standards; Subsection (b), Design Standards for Public or Private Roads; Paragraph (1), Right-of-Way and Pavement Widths; Subparagraph a., Minimum Standards; is hereby amended to read as follows:

- a. *Minimum standards.* Minimum rights-of-way and pavement widths shall be as follows, unless reduced by the ~~planning commission~~ development review team during land development or subdivision review and approval:

<i>Road Classification</i>	<i>Minimum ROW (ft)</i>	<i>Minimum Pavement Width (ft)</i>
Rural	66	22
Minor Residential	50	21
Local Residential	50	25
Local Commercial	66	36
Collector	66	36
Industrial	80	36
Arterial	100	53

Pavement width for rural roads shall be measured from pavement edge to pavement edge. Residential, commercial, collector, and industrial roads shall measure pavement width from back-of-curb to back-of-curb or from low-point-of-valley to low-point-of-valley. The mixing of rural and any other road classification is prohibited. Roads without curb and gutter shall have a minimum right-of-way of sixty-six (66) feet, although curb and gutters shall be installed on all paved roads unless the county engineer determines that another system is acceptable.

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

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

SECTION IV. Effective Date. This ordinance shall be enforced from and after _____, 2010.

RICHLAND COUNTY COUNCIL

BY: _____
Paul Livingston, Chair

ATTEST THIS THE _____ DAY

OF _____, 2010

Michielle R. Cannon-Finch
Clerk of Council

RICHLAND COUNTY ATTORNEY'S OFFICE

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

Public Hearing: April 27, 2010 (tentative)
First Reading: April 27, 2010 (tentative)
Second Reading:
Third Reading:

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

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

