



**RICHLAND COUNTY COUNCIL ZONING PUBLIC HEARING**

**Tuesday, January 27, 2009**

**7:00 P.M.**

**2020 Hampton Street  
2<sup>nd</sup> Floor, Council Chambers  
Columbia, South Carolina**

**STAFF:** Joseph Kocy, AICP ..... Planning Director  
Anna Almeida, AICP ..... Deputy Planning Director  
Amelia R. Linder, Esq. .... Attorney

**I. CALL TO ORDER** ..... Paul Livingston  
Chairman of Richland County Council

**II. ADDITIONS / DELETIONS TO THE AGENDA**

**OPEN PUBLIC HEARING**

**IV. TEXT AMENDMENTS**

AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES; CHAPTER 26, LAND DEVELOPMENT; SO AS TO IMPROVE RICHLAND COUNTY'S WATER QUALITY, PROTECT THE ENVIRONMENT, AND COMPLY WITH THE COUNTY'S NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT REQUIREMENTS. 2<sup>nd</sup> Reading Deferred 11/25/08 Approved 4-2  
PAGE 1

AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES, CHAPTER 26, LAND DEVELOPMENT; SO AS TO PERMIT "DAY CARE, ADULT, HOME OCCUPATION (6 OR LESS)"; "DAY CARE CENTERS, ADULT"; "DAY CARE, CHILD, FAMILY DAY CARE, HOME OCCUPATION (6 OR LESS)"; AND "DAY CARE CENTERS, CHILD, LICENSED CENTERS"; IN VARIOUS ZONING DISTRICTS WITH SPECIAL REQUIREMENTS. 1<sup>st</sup> Reading Approved 8-0  
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AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES; CHAPTER 26, LAND DEVELOPMENT; ARTICLE VII, GENERAL DEVELOPMENT, SITE, AND PERFORMANCE STANDARDS; SECTION 26-186, GREEN CODE STANDARDS; SUBSECTION (H), DEVELOPMENT STANDARDS; PARAGRAPH (1); SO AS TO REDUCE THE MINIMUM REQUIRED SUBDIVISION SIZE TO TWO ACRES.  
1<sup>st</sup> Reading Approved 7 -1  
PAGE 101

AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES; CHAPTER 26, LAND DEVELOPMENT; ARTICLE V, ZONING DISTRICTS AND DISTRICT STANDARDS; SECTION 26-83, ESTABLISHMENT OF ZONING DISTRICTS; SUBSECTION (E), NEIGHBORHOOD MASTER PLAN OVERLAY DISTRICTS; SO AS TO ESTABLISH A DISTRICT ENTITLED, "DBWP DECKER BOULEVARD/WOODFIELD PARK REDEVELOPMENT OVERLAY DISTRICT". 1<sup>st</sup> Reading Approved 8-0  
PAGE 105

AN ORDINANCE ALLOWING OWNERS (OR THEIR AGENTS) OF CERTAIN PARCELS OF LAND WITHIN THE DECKER BOULEVARD/WOODFIELD PARK AREA OF RICHLAND COUNTY, SOUTH CAROLINA, TO MAKE APPLICATION FOR THE USE OF THE DEVELOPMENT STANDARDS OF THE "DBWP DECKER BOULEVARD/WOODFIELD PARK NEIGHBORHOOD REDEVELOPMENT OVERLAY DISTRICT". 1<sup>st</sup> Reading Approved 7-0  
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AN ORDINANCE AMENDING THE IMAGINE RICHLAND 2020 COMPREHENSIVE PLAN, ADOPTED ON MAY 3, 1999, BY INCORPORATING THE "CANDLEWOOD NEIGHBORHOOD MASTER PLAN" INTO THE NORTHEAST PLANNING AREA.  
1<sup>st</sup> Reading Approved 7-0  
PAGE 127

- V.       **DEFERRALS** .....PAGE 131
- VI.       **ADJOURNMENT**

# AMENDED

STATE OF SOUTH CAROLINA  
COUNTY COUNCIL FOR RICHLAND COUNTY  
ORDINANCE NO. \_\_\_-09HR

AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES, CHAPTER 26, LAND DEVELOPMENT; SO AS TO PERMIT “DAY CARE, ADULT, HOME OCCUPATION (5 OR LESS)”; “DAY CARE CENTERS, ADULT”; “DAY CARE, CHILD, FAMILY DAY CARE, HOME OCCUPATION (5 OR LESS)”; AND “DAY CARE CENTERS, CHILD, LICENSED CENTERS”; IN VARIOUS ZONING DISTRICTS WITH SPECIAL REQUIREMENTS.

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

SECTION I. The Richland County Code of Ordinances; Chapter 26, Land Development; Article VI, Supplemental Use Standards; Section 26-151, Permitted Uses with Special Requirements; Subsection (b), Permitted Uses with Special Requirements Listed by Zoning District; Paragraph (21), Day Care, Adult, Home Occupation (6 or Less); is hereby amended to read as follows:

- (21) Day Care, Adult, Home Occupation (65 or less fewer) - (RU, RR, RS-E, RS-LD, RS-MD, RS-HD, MH, RM-MD, RM-HD, OI, NC, RC, GC)

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 (22), Day Care Centers, Adult; is hereby amended to read as follows:

- (22) Day Care Centers, Adult - (RU, OI, NC, RC, GC, M-1)

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 (b), Permitted Uses with Special Requirements Listed by Zoning District; Paragraph (23), Day Care, Child, Family Day Care, Home Occupation (6 or less); is hereby amended to read as follows:

- (23) Day Care, Child, Family Day Care, Home Occupation (65 or less fewer) - (RU, RR, RS-E, RS-LD, RS-MD, RS-HD, MH, RM-MD, RM-HD, OI, NC, RC, GC)

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 (b), Permitted Uses with Special Requirements Listed by Zoning District; Paragraph (24), Day Care Centers, Child, Licensed Centers; is hereby amended to read as follows:

# AMENDED

(24) Day Care Centers, Child, Licensed Centers - (RU, OI, RC, GC, M-1, ~~LI~~)

SECTION V. 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; Paragraph (21), Day Care, Adult, Home Occupation (six or less); is hereby amended to read as follows:

(21) *Day care, adult, home occupation* (six five or less fewer).

- a. Use districts: Rural; Rural Residential; Residential, Single-Family – Estate; Residential, Single-Family - Low Density; Residential, Single-Family – Medium Density; Residential, Single-Family – High Density; Manufactured Home; Residential, Multi-Family – Medium Density; Residential, Multi-Family – High Density; Office and Institutional; Neighborhood Commercial; Rural Commercial; General Commercial.
- b. An adult day care, home occupation, with six five (6) (5) or fewer attendees must be operated in an occupied residence.
- c. Client pick-up and drop-off shall not obstruct traffic flow on adjacent public roads.

~~d. Parking shall not be located in the front yard.~~

ed. All other state and federal regulations shall be met.

SECTION VI. 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; Paragraph (22), Day Care Centers, Adult; is hereby amended to read as follows:

(22) *Day care centers, adult.*

- a. Use districts: Rural; Office and Institutional; Neighborhood Commercial; Rural Commercial; General Commercial; M-1 Light Industrial.
- b. Client pick-up and drop-off shall not obstruct traffic flow on adjacent public roads.

SECTION VII. 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; Paragraph (23), Day Care, Child, Family Day Care, Home Occupation (6 or less); is hereby amended to read as follows:

(23) *Day care, child, family day care, home occupation* (six five or less fewer).

# AMENDED

- a. Use districts: Rural; Rural Residential; Residential, Single-Family – Estate; Residential, Single-Family – Low Density; Residential, Single-Family – Medium Density; Residential, Single-Family – High Density; Manufactured Home; Residential, Multi-Family – Medium Density; Residential, Multi-Family – High Density; Office and Institutional; ~~Neighborhood Commercial; Rural Commercial;~~ General Commercial.
- b. A child family day care home occupation, must be operated in an occupied residence.
- c. Any outdoor play area shall be fenced or otherwise enclosed on all sides and shall not include driveways, parking areas, or land otherwise unsuited for children’s play space.
- d. Client pick-up and drop-off shall not obstruct traffic flow on adjacent public roads.
- e. All other state and federal regulations shall be met.

SECTION VIII. 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; Paragraph (24), Day Care Centers, Child, Licensed Centers; is hereby amended to read as follows:

(24) *Day care centers, child, licensed centers.*

- a. Use districts: ~~Rural;~~ Office and Institutional; Neighborhood Commercial; Rural Commercial; General Commercial; M-1 ~~and LI~~ Light Industrial.
- b. Any outdoor play area shall be fenced or otherwise enclosed on all sides and shall not include driveways, parking areas, or land otherwise unsuited for children’s play space.
- c. Client pick-up and drop-off shall not obstruct traffic flow on adjacent public roads.
- d. All other state and federal regulations shall be met.

SECTION IX. The Richland County Code of Ordinances; Chapter 26, Land Development; Article VI, Supplemental Use Standards; Section 26-152, Special Exceptions; Subsection (c), Special exceptions listed by zoning district; Paragraph (9), Day Care, Adult, Home Occupation (6 or less); is hereby deleted in its entirety and all succeeding paragraphs shall be renumbered appropriately.

# AMENDED

~~(9) Day Care, Adult, Home Occupation (6 or less) (RU, RR, RS E, RS LD, RS MD, RS HD, MH, RM MD, RM HD)~~

SECTION X. The Richland County Code of Ordinances; Chapter 26, Land Development; Article VI, Supplemental Use Standards; Section 26-152, Special Exceptions; Subsection (d), Standards; Paragraph (9), Day Care, Adult, Home Occupation (6 or less); is hereby deleted in its entirety and all succeeding paragraphs shall be renumbered appropriately.

~~(9) Day care, adult, home occupation (six or less).~~

~~a. Use districts: Rural; Rural Residential; Residential, Single Family, Estate; Residential, Single Family, Low Density; Residential, Single Family, Medium Density; Residential, Single Family, High Density; Manufactured Home Park; Residential, Multi Family, Medium Density; Residential, Multi Family, High Density.~~

~~b. An adult day care, home occupation, with six (6) or fewer attendees must be operated in an occupied residence.~~

~~c. Client pick up and drop off shall not obstruct traffic flow on adjacent public roads.~~

~~d. All other state and federal regulations shall be met.~~

SECTION XI. 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; “Other Uses” of Table 26-V-2.; is hereby amended to read as follows:

(ORDINANCE CONTINUES ON NEXT PAGE)

# AMENDED

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
<b><u>Institutional, Educational and Civic Uses</u></b>																	
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	
Cemeteries, Mausoleums											SR	SR	SR	SR	SR	SR	SR
Colleges and Universities											P		P	P			
Community Food Services											P	P	P	P	P	P	
Correctional Institutions		SE													P	SE	SE
Courts											P	P	P	P			
Day Care, Adult, Home Occupation (6 5 or Less Fewer)		<u>SE</u> <u>SR</u>	<u>SE</u> <u>SR</u>	<u>SE</u> <u>SR</u>	<u>SE</u> <u>SR</u>	<u>SE</u> <u>SR</u>	<u>SE</u> <u>SR</u>	<u>SE</u> <u>SR</u>	<u>SE</u> <u>SR</u>	<u>SE</u> <u>SR</u>	SR	<u>SR</u>	<u>SR</u>	SR			
Day Care Centers, Adult		<u>SR</u>									SR	SR	SR	SR	<u>SR</u>		
Day Care, Child, Family Day Care, Home Occupation (6 5 or Less Fewer)		SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	<u>SR</u>	<u>SR</u>	SR			
Day Care Centers, Child, Licensed Centers		<u>SR</u>									SR	SR	SR	SR	SR	<u>SR</u>	
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	
Hospitals											P		P	P			
Individual and Family Services, Not Otherwise Listed											P	P	P	P	P		
Libraries		SR	SR	SR	SR	SR	SR	SR	SR	SR	P	P	P	P	P		
Museums and Galleries											P	P	P	P	P		

# AMENDED

Nursing and Convalescent Homes		SE	SE						P	P	P	P	P	P			
Orphanages		SE	SE						SE	SE	P	P	P				
Places of Worship		SR	SR	SE	SE	SE	SE	SE	SR	SR	P	P	SR	P	P	P	P
Police Stations, Neighborhood		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Post Offices											P	P	P	P	P	P	P
Postal Service Processing & Distribution														P	P	P	
Schools, Administrative Facilities											P	P	P	P	P	P	
Schools, Business, Computer and Management Training											P	P	P	P	P	P	
Schools, Fine Arts Instruction											P	P	P	P	P	P	
Schools, Junior Colleges											P	P	P	P	P	P	
Schools, Including Public and Private, Having a Curriculum Similar to Those Given in Public Schools)		SR	SR	SR	SR	SR	SR	SR	SR	SR	P	P	P	P	SE		
Schools, Technical and Trade (Except Truck Driving)											P	P	P	P	P	P	
Schools, Truck Driving														P	P	P	P
Zoos and Botanical Gardens		SE									SE		SE	SR	SR		



# AMENDED

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

SECTION XIV. Effective Date. This ordinance shall be enforced from and after \_\_\_\_\_, 2009.

RICHLAND COUNTY COUNCIL

BY: \_\_\_\_\_  
Paul Livingston, Chair

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

OF \_\_\_\_\_, 2009

\_\_\_\_\_  
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:            January 27, 2009 (tentative)  
First Reading:            January 27, 2009 (tentative)  
Second Reading:  
Third Reading: