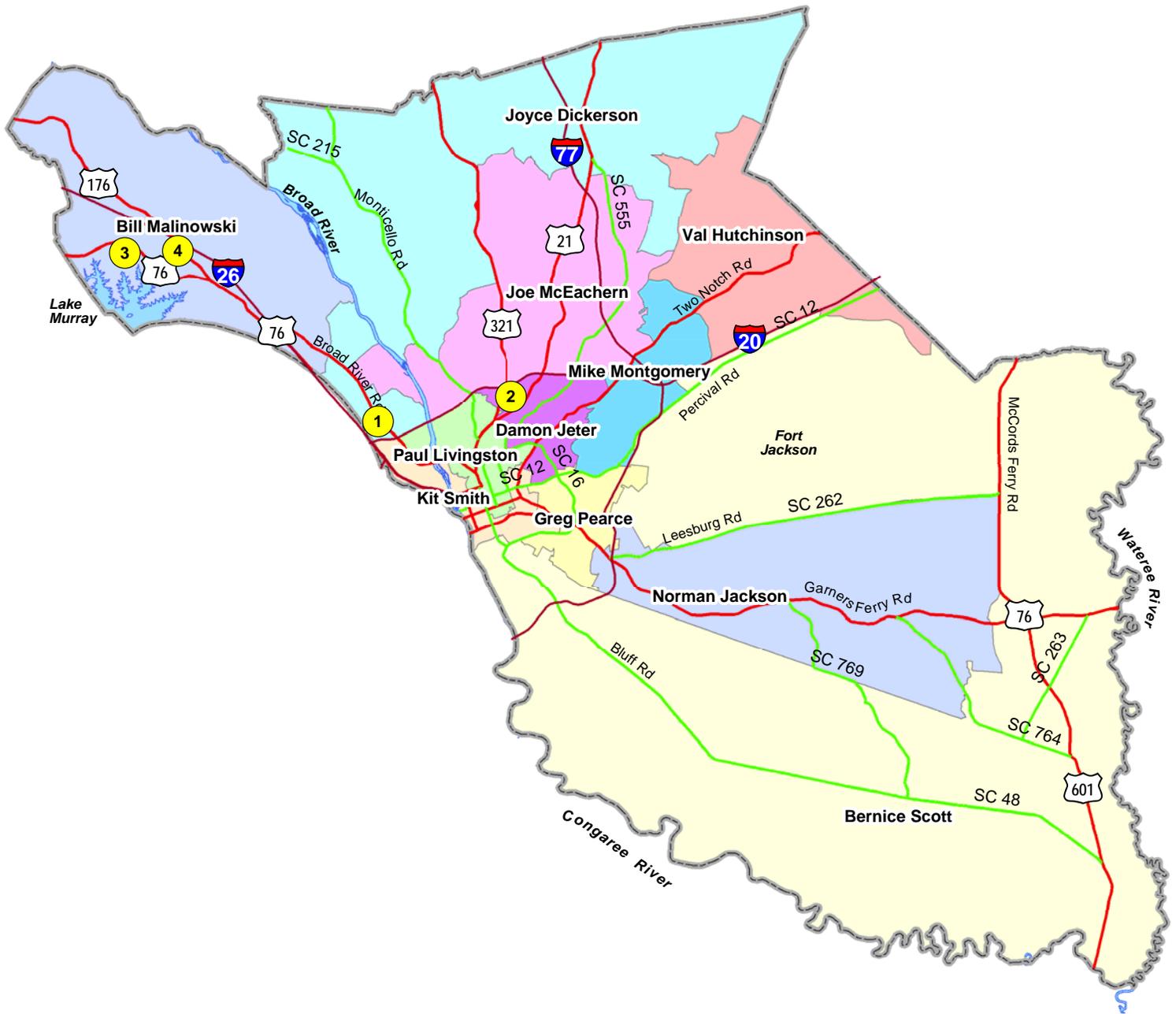


RICHLAND COUNTY
PLANNING COMMISSION



November 5, 2007

RICHLAND COUNTY PLANNING COMMISSION NOVEMBER 5, 2007



CASE NO.	APPLICANT	TMS NO.	LOCATION	DISTRICT
1. 07-58 MA	Jeff Lanham	06016-09-01	960 Zimalcrest Drive	Dickerson
2. 07-59 MA	Bruce Oswald	11708-06-01 & 06	Fairfield Rd. & Prescott Rd.	Jeter
3. 07-60 MA	Davis Property	02502-02-08	US 76 & Johnson Marina Rd.	Malinowski
4. 07-61 MA	Peak Holdings LLC	02500-07-05	Peak Exit of I-26	Malinowski

RICHLAND COUNTY PLANNING COMMISSION

Monday, November 5, 2007

Agenda

1:00 PM

**2020 Hampton Street
2nd Floor, Council Chambers**

STAFF Joseph Kocy, AICP..... Planning Director
Anna Almeida, AICP Development Services Manager
Jennie Sherry-Linder Land Development Administrator
Amelia R. Linder, Esq..... Assistant County Attorney

I. PUBLIC MEETING CALL TO ORDER Weston Furgess, Chairman

II. PUBLIC NOTICE ANNOUNCEMENT

III. PRESENTATION OF MINUTES FOR APPROVAL

Consideration of the September & October Minutes

IV. AGENDA AMENDMENTS

V. NEW BUSINESS - ZONING MAP AMENDMENTS

CASE # 07 - 58 MA		Page
APPLICANT	Jeff Lanham	03
REQUESTED AMENDMENT	RM-HD to NC (2.24 acres)	
PURPOSE	Neighborhood Commercial	
TAX MAP SHEET NUMBER (S)	06016-09-01	
LOCATION	960 Zimalcrest Drive	

CASE # 07 - 59 MA		Page
APPLICANT	Bruce Oswald	09
REQUESTED AMENDMENT	RS-MD to GC (3.47 acres)	
PURPOSE	General Commercial	
TAX MAP SHEET NUMBER (S)	11708-06-01 & 06	
LOCATION	Fairfield Rd. & Prescott Rd.	

CASE # 07 - 60 MA		Page
APPLICANT	Davis Property	15
REQUESTED AMENDMENT	RU to GC (22.33 acres)	
PURPOSE	General Commercial & Retail	
TAX MAP SHEET NUMBER (S)	02502-02-08	
LOCATION	US 76 & Johnson Marina Rd.	

CASE # 07 - 61 MA		Page
APPLICANT	Peak Holdings LLC	23
REQUESTED AMENDMENT	M-1 to GC (26.64 acres)	
PURPOSE	General Commercial	
TAX MAP SHEET NUMBER (S)	02500-07-05	
LOCATION	Peak Exit of I-26	

VI. NEW BUSINESS

VII. COMPREHENSIVE PLAN

VIII. TEXT AMENDMENT

A. Digital Billboards: AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES; CHAPTER 26, LAND DEVELOPMENT; ARTICLE VII, GENERAL DEVELOPMENT, SITE, AND PERFORMANCE STANDARDS; SECTION 26-180, SIGNS; SUBSECTION (O), NONCONFORMING SIGNS; SO AS TO ALLOW DIGITAL DISPLAY DEVICES**Page 31**

B. Fill: AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES; CHAPTER 26, LAND DEVELOPMENT; SECTION 26-104, FP FLOODPLAIN OVERLAY DISTRICT; SUBSECTION (D), STANDARDS IN THE FLOODPLAIN; PARAGRAPH (2), SPECIFIC STANDARDS; SUBPARAGRAPH (J), FILL; SO AS TO ALLOW THE USE OF FILL IN THE FLOODPLAIN **Page 39**

C. Sidewalks

IX. ROAD NAME APPROVALS..... Page 45

X. OTHER BUSINESS

A. 2008 CALENDAR Page 49

XI. ADJOURNMENT



Richland County Planning & Development Services Department Map Amendment Staff Report

PC MEETING DATE: November 5, 2007
RC PROJECT: 07-58 MA
APPLICANT: Jeff Lanham/ Blue South Properties, LLC
PROPERTY OWNER: Blue South Properties, LLC

LOCATION: 960 Zimalcrest Drive
TAX MAP NUMBER: 06016-09-01
ACREAGE: 2.34
EXISTING ZONING: RM-HD
PROPOSED ZONING: NC
PC SIGN POSTING: October 18, 2007

Staff Recommendation

Denial

Background /Zoning History

The site is currently zoned Residential Medium-High Density (RM-HD) and is located on Zimalcrest Drive, Betty's Lane and Friendly Lane. Zimalcrest Drive has approximately 462 linear feet of frontage; 136 linear feet of frontage on Betty's Lane and 223 linear feet of frontage on Friendly Lane.

According to County records the current zoning of Residential Medium-High Density (RM-HD) reflects the original zoning as adopted September 7, 1977.

Summary

NC (Neighborhood Commercial) zoning designation is intended to accommodate commercial and service uses oriented primarily to serving the needs of persons who live or work in nearby areas. This district is designed to be located within or adjacent to residential neighborhoods where large commercial uses are inappropriate, but where small neighborhood oriented businesses are useful and desired. There is no minimum lot area and the building footprint cannot exceed 6,000 square feet. The gross floor area of a building shall not exceed a footprint or gross floor area of 12, 000 square feet.

Roads

The site is located on Zimalcrest Drive, Friendly Lane and Betty's Lane; currently Zimalcrest Drive and Friendly Lane are maintained by SCDOT, Betty's Lane is maintained by Richland County.

Existing Zoning

<u>North:</u>	RM-HD	Apartment Complex
<u>South:</u>	RM-HD/RS-MD	Manufactured Homes
<u>East:</u>	RS-MD	Single family home
<u>West:</u>	NC/RM-HD	vacant

Plans & Policies

The Imagine Richland 2020 Comprehensive Plan/ Northwest Subarea Proposed Land Use Map” designates this area as Residential High Medium Density in the Established Urban Area.

Objective: “Promote new development in areas with adequate infrastructure”.

Compliance: Water and sewer are located on or near the site in question.

Principal: “Commercial and office activities should be confined to existing zoned areas of major traffic junctions and cluster locations as opposed to strip development”.

Non-Compliance: The existing commercial uses are located approximately 600 feet from the site.

Traffic Impact

The current traffic counts were received from SCDOT in May, 2007 and represent the Annual Average Daily Trips in 2006. The nearest count station is # 181 located on Broad River Road north east of the intersection of Interstate (I-20) and (I-26). The current traffic volume is 36,800 ADT which is currently at a Level-of-Service “E”.

Conclusion

The subject property was recently surveyed and a boundary plat was approved on October 2, 2007. The property in the rear in 2006 is a trailer park with approximately six (6) trailers and one house with an accessory dwelling and the subject site has a site built residence. The lands

across the street are multi-family developments. East of the development is existing commercial, and to the west is existing Neighborhood Commercial District (NC) zoned land, which remains vacant. The rezoning of these parcels to Neighborhood Commercial District (NC) was approved in 1994.

The current zoning of the property permits a maximum of sixteen (16) units per acre and limited commercial land uses, such as civil, residential ancillary uses, recreational land uses, with the majority by special exception or with special requirements. The Neighborhood Commercial District (NC) has as some of the permitted uses: schools, fitness centers, civil, professional services, personal services, specialty retail, and convenience store with gas service, restaurants without drive thru, and a residential land use with a maximum of eight (8) units per acre.

The map amendment would permit a broader range of commercial land use on the site which are not currently permitted, however, would reduce the density by fifty percent.

City of Columbia Water and Alpine Utilities provides sewer. The sewer is approximately 600 feet from the property which was additional information available; however, the applicant states no sewer availability.

Though Neighborhood Commercial District (NC) has intrinsic limitations on the scope of development, the area's existing commercial zoned land remains vacant. The comprehensive plan objectives clearly designate the parcels as Residential-High Density.

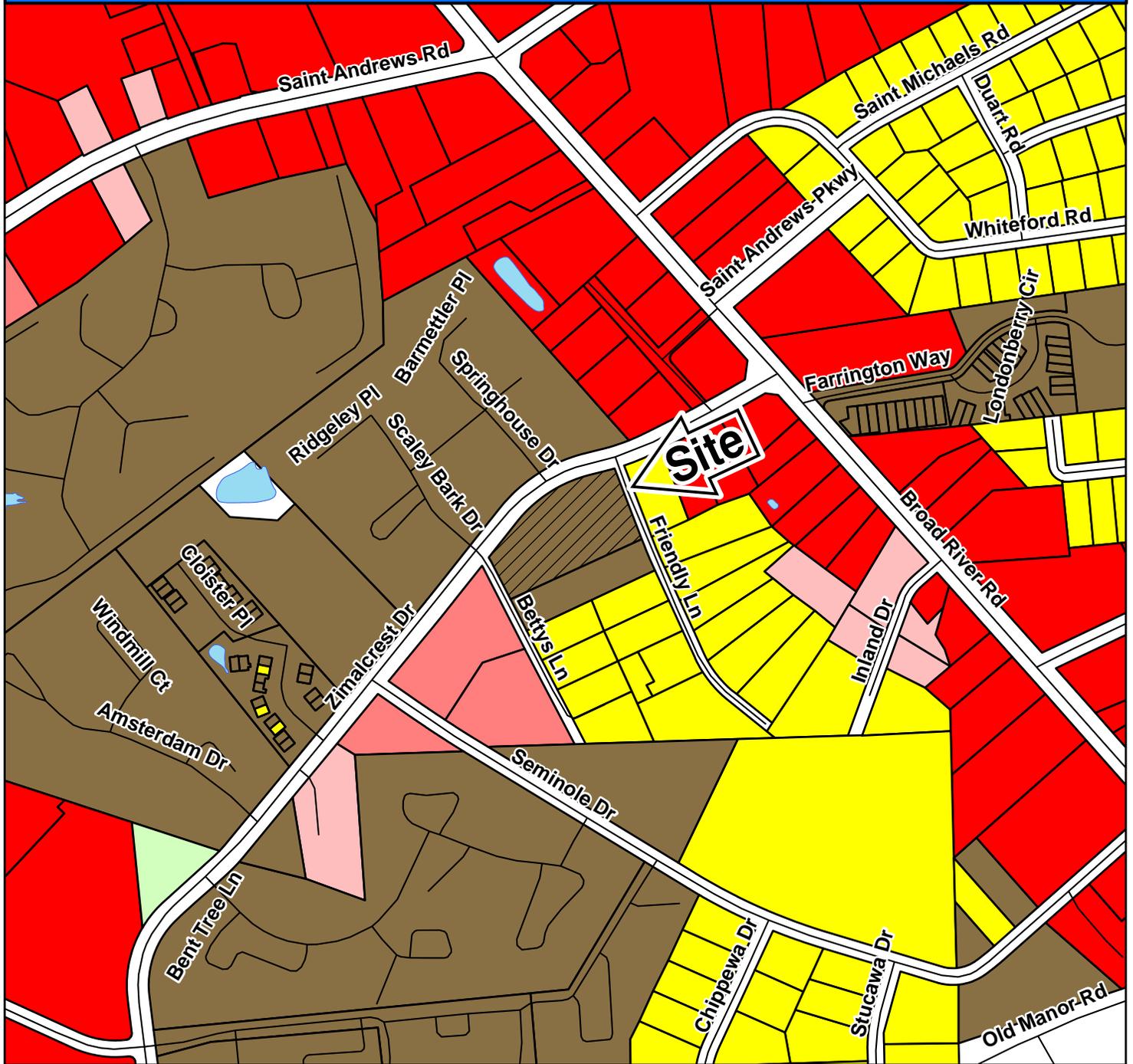
Planning Staff recommends denial of this map amendment

Zoning Public Hearing Date

November 27, 2007

CASE 07-58 MA

RM-HD to NC



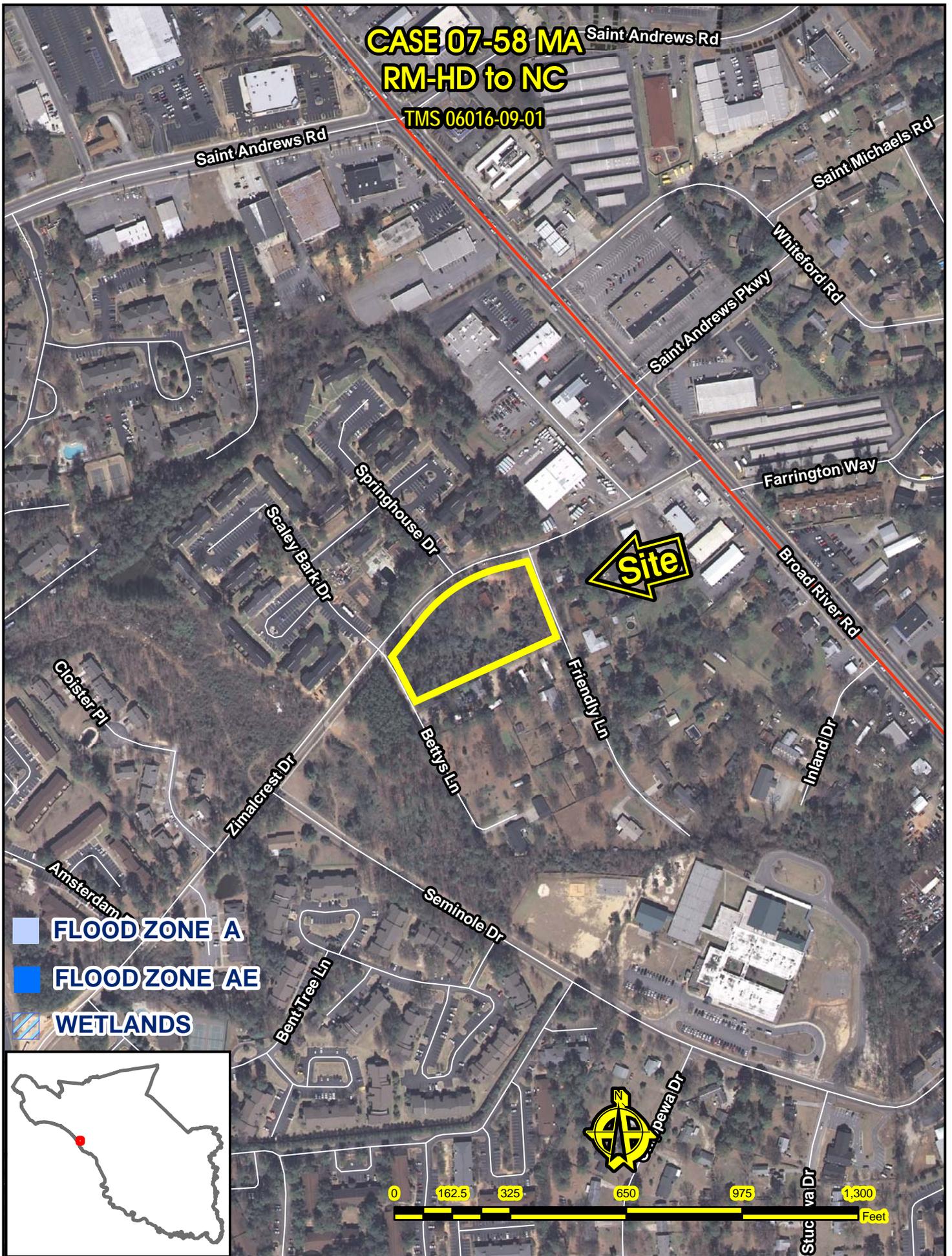
ZONING CLASSIFICATIONS



	RR		RS-MD		RM-MD		NC		LI		RU
	RS-E		RS-HD		RM-HD		GC		HI		TRO
	RS-LD		MH		OI		M-1		PDD		Subject Property

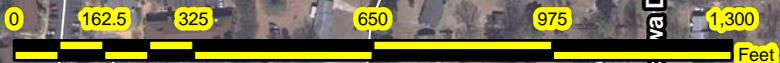
**CASE 07-58 MA
RM-HD to NC**

TMS 06016-09-01



Site

-  FLOOD ZONE A
-  FLOOD ZONE AE
-  WETLANDS



CASE 07-58 MA FROM RM-HD TO NC

TMS# 06016-09-01

960 Zimalcrest Drive



Looking north toward Broad



Looking at the property



Richland County Planning & Development Services Department Map Amendment Staff Report

PC MEETING DATE: November 5, 2007
RC PROJECT: 07- 59 MA
APPLICANT: Bruce J. Oswald
PROPERTY OWNER: Bruce J. Oswald

LOCATION: 5710 Fairfield Road
TAX MAP NUMBER: 11708-06-01 and 06
ACREAGE: 3.47
EXISTING ZONING: RS-MD
PROPOSED ZONING: GC
PC SIGN POSTING: October 18, 2007

Staff Recommendation

Approval

Background /Zoning History

The two parcels are currently zoned Residential Single-Family Medium Density (RS-MD) and are located on Fairfield Road at the intersection of Prescott Road, with approximately 320 linear feet of frontage on Fairfield Road and approximately 500 linear feet of frontage on Prescott Road. The total acreage requested for the map amendment is 3.47.

According to County records the current zoning of Residential Single - Family Medium Density (RS-MD) was a map amendment on or before 1989. The original zoning as adopted September 7, 1977, was General Commercial District (C-3). The zoning line for the district began at Mason Road and preceded to Oakland Avenue, however the zoning district line was approximately the front half of the subject parcels. The balance of the parcels zoned RS-2.

Summary

The General Commercial District (GC) zoning designation allows for an array of permitted uses which can be found in the Richland County Land Development Code under Article V, Sec.26-141. Table of Permitted Uses. There is no minimum lot area; the GC district does allow residential uses which specify a maximum of sixteen (16) dwelling units per acre.

Roads

The site is located at the intersection of US Highway 321, also known as, Fairfield Road and Prescott Road which is a four lane road currently maintained by SCDOT.

Existing Zoning

<u>North:</u>	GC	Hardee's
<u>South:</u>	RS-MD	Single Family Dwelling
<u>East:</u>	RS-MD	Single Family Dwelling
<u>West:</u>	GC/City of Columbia	Planned Development (residential)

Plans & Policies

The Imagine Richland 2020 Comprehensive Plan/ I-20 Interbeltway Subarea Proposed Land Use Map designates this area as Medium Density Residential in the Established Urban Area.

Objective: "Promote new development and redevelopment in areas with adequate infrastructure".

Compliance: Water and sewer currently exist on site.

Principal: "In general, commercial and office activities should be confined to sites of major traffic junctions and cluster locations as opposed to strip development".

Compliance: The site fronts on a major arterial road, general commercial uses are located north and west of the site.

Traffic Impact

The current traffic counts were received from SCDOT in May, 2007 and represent the Annual Average Daily Trips in 2006. The nearest count station is # 187 located on US Highway 321 aka Fairfield Road southwest of the site and the current traffic volume is 9,700 ADT which is currently at a Level-of-Service "B".

Conclusion

A boundary survey was completed and approved on April 27, 2007 for 11708-06-06. The existing structures on the property include a single family dwelling, sheds and garage. The land across from Oakland Ave, under the City of Columbia jurisdiction, is a Planned Development for a residential development. The General Commercial District (GC) parcels across the street,

west of the subject parcel were originally zoned as C-3 the corner of Alcott Dr, Apartments zoned RG-2, and the adjacent D-1 and M-1 which reflect the original zoning as adopted September 1977.

The second subject parcel on the corner of Prescott is vacant. The adjacent parcel to the South has an existing single family dwelling, as does the corner parcel, though it is zoned General Commercial District (GC), and reflects the original zoning as adopted September 1977.

Though the subject parcels are across from a commercial area, the neighboring parcels have existing residential use or zoning. The corner parcel is contiguous to General Commercial District (GC), which reflects the original zoning as adopted September 7, 1977. The general growth pattern and character of the area is commercial.

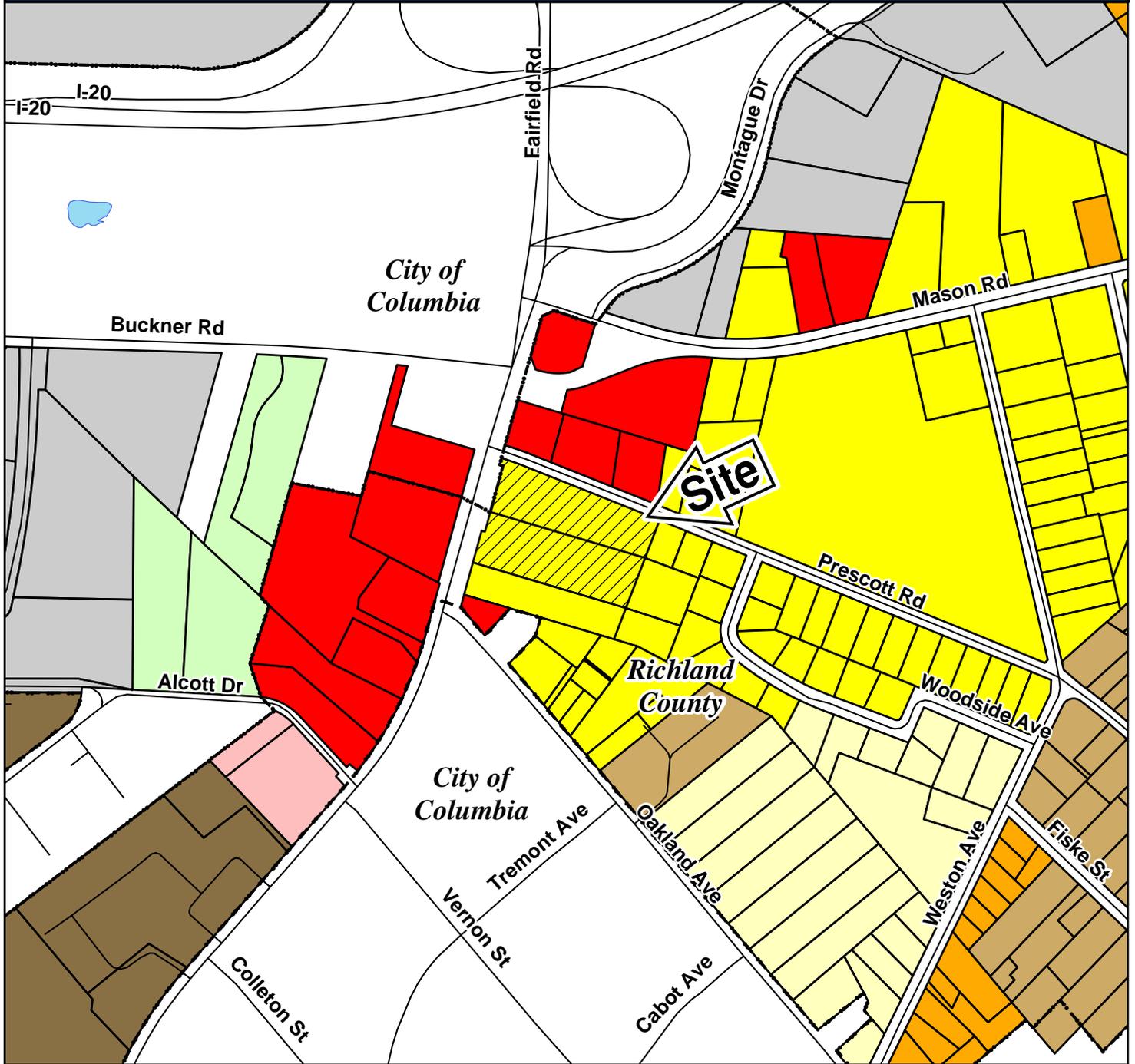
Planning Staff recommends approval of this map amendment.

Zoning Public Hearing Date

November 27, 2007

CASE 07-59 MA

RS-MD to GC

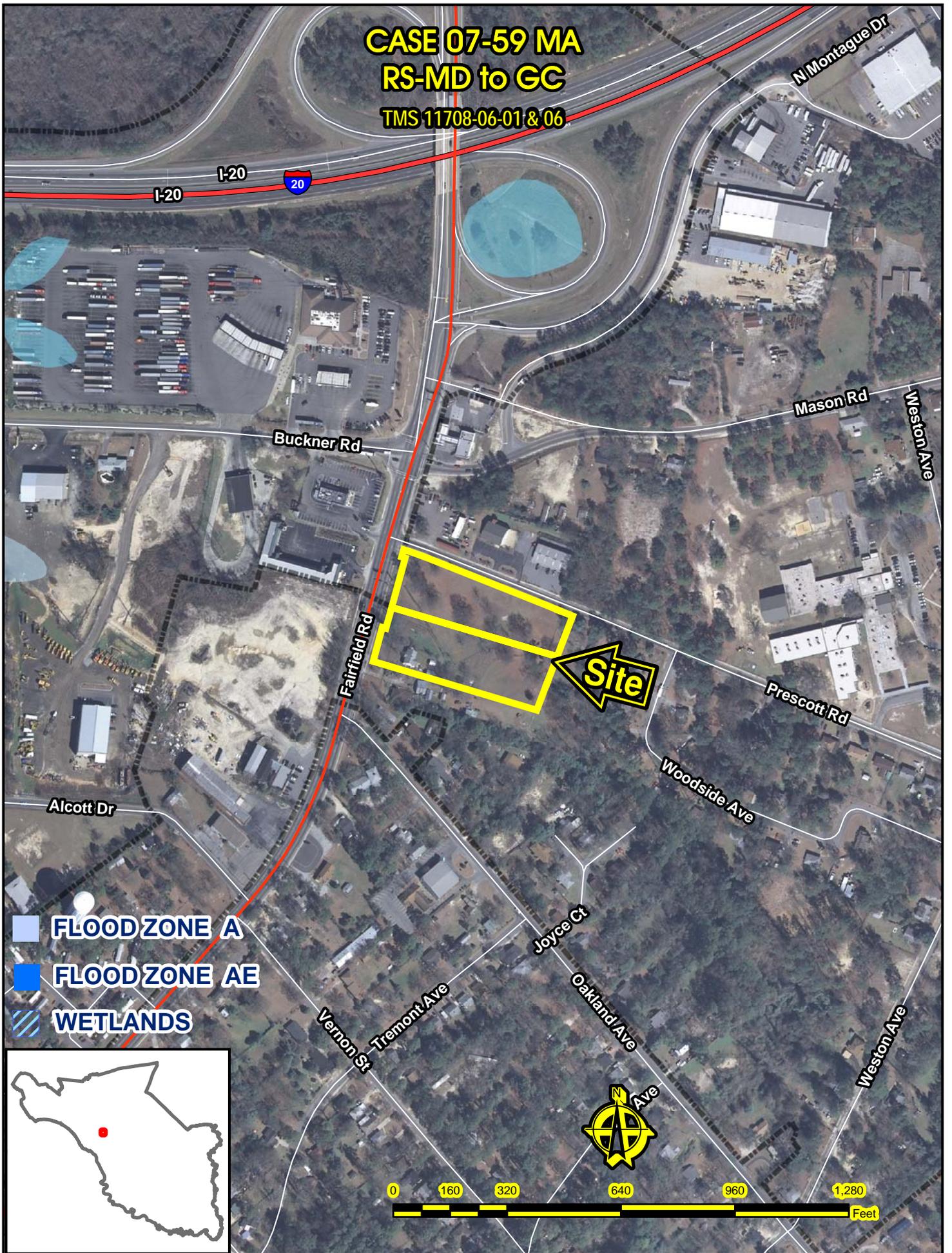


ZONING CLASSIFICATIONS



	RR		RS-MD		RM-MD		GC		LI		RU
	RS-E		RS-HD		RM-HD		GC		HI		TRO
	RS-LD		MH		OI		M-1		PDD		Subject Property

**CASE 07-59 MA
RS-MD to GC
TMS 11708-06-01 & 06**



CASE 07-59 MA FROM RM-HD TO GC

TMS# 11708-06-01 and 06

Fairfield Rd. and Prescott Rd.



Looking north



Subject property



Across the street



Richland County Planning & Development Services Department Map Amendment Staff Report

PC MEETING DATE: November 5, 2007
RC PROJECT: 07- 60 MA
APPLICANT: David Brandes, Genesis Consulting Group
PROPERTY OWNER: Doris Davis

LOCATION: US Highway 76 & Johnson Marina Road
TAX MAP NUMBER: 02502-02-08
ACREAGE: 22.33
EXISTING ZONING: RU
PROPOSED ZONING: GC
PC SIGN POSTING: October 18, 2007

Staff Recommendation

Denial

Background /Zoning History

The site is currently zoned Rural (RU) and is located at the intersection of US Highway 76 (Dutch Fork Road) and Johnson Marina Road with approximately 766 linear feet on Dutch Fork Road and 1154 linear feet on Johnson Marina Road.

According to County records the current zoning of Rural District (RU) reflects the original zoning as adopted September 7, 1977.

Summary

The GC (General Commercial) zoning designation allows for an array of permitted uses which can be found in the Richland County Land Development Code under Article V, Sec.26-141. Table of Permitted Uses. There is no minimum lot area; the GC district does allow residential uses which specify a maximum of sixteen (16) dwelling units per acre.

Roads

The site is located on the corner of US Highway 76 and Johnson Marina Road. US Highway 76 is a two lane road currently maintained by Richland County, and Johnson Marina Road is a two lane road currently maintained by SCDOT.

Existing Zoning		
<u>North:</u>	RU	Vacant
<u>South:</u>	RU	Single Family Dwelling
<u>East:</u>	GC	Commercial
<u>West:</u>	PDD	Lowman Home

Plans & Policies

The Imagine Richland 2020 Comprehensive Plan/ Northwest Subarea Proposed Land Use Map” designates this area as Residential Low Density in the Developing Urban Area.

Objective: “Support intense residential and/or commercial development adjacent to locations for proposed public buildings/facilities”.

Non-Compliance: The site exceeds the established boundary for commercial.

Principal: “Commercial and office activities should be confined to or expanded at existing clusters, and/or proposed locations as identified on the Proposed Land Use Map”.

Non-Compliance: The proposed Land Use Map identifies this site as Residential Low density.

Traffic Impact

The current traffic counts were received from SCDOT in May, 2007 and represent the Annual Average Daily Trips in 2006. The nearest count station is # 145 located east of the site on Dutch Fork Road; the current traffic volume is 17,800 ADT which is currently at a Level-of-Service “F”.

Conclusion

The parcel is located at a corner and is currently vacant. The surrounding area has had map amendments approved. The Planned Development of Lowman Homes was approved March 2007, and includes residential with a maximum density of sixteen (16) units per acre and commercial. The General Commercial parcel across the street began the map amendments in 1999 and with the corner parcel rezoned in December 2005.

The surrounding development has existing residential subdivisions and existing commercial developments. The General Commercial District (GC) has as permitted land uses the full range of retail, wholesale and the highest density permitted per Richland County Land Development

Code, of sixteen (16) units per acre. The comprehensive plan designates this as low density residential, consistent with the existing surrounding land use.

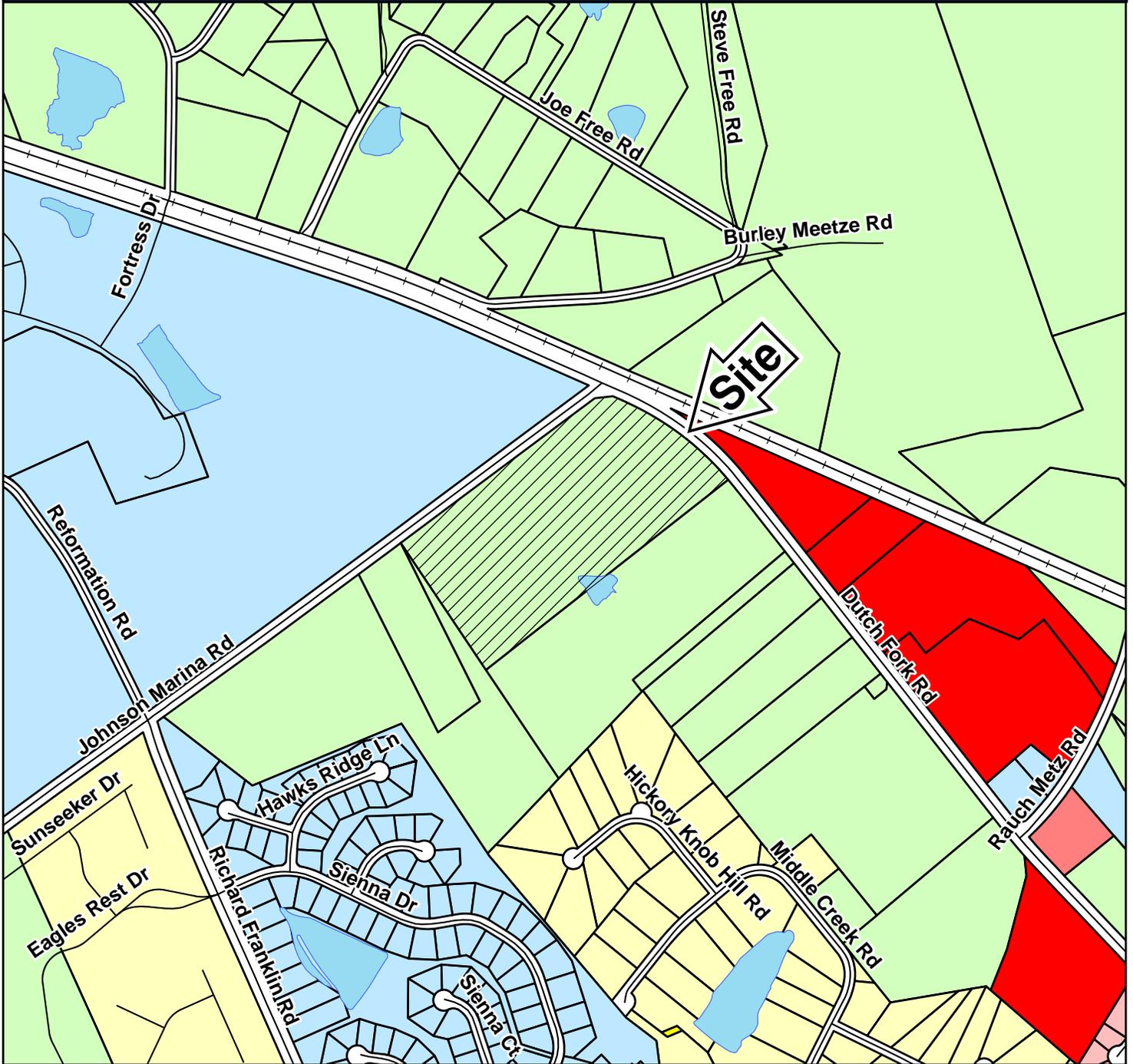
Planning staff recommends denial of this map amendment.

Zoning Public Hearing Date

November 27, 2007

CASE 07-60 MA

RU to GC

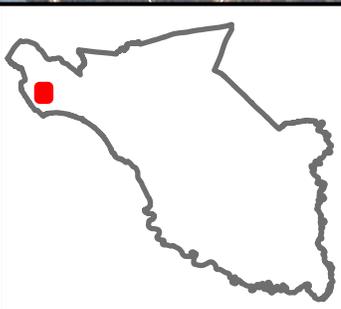
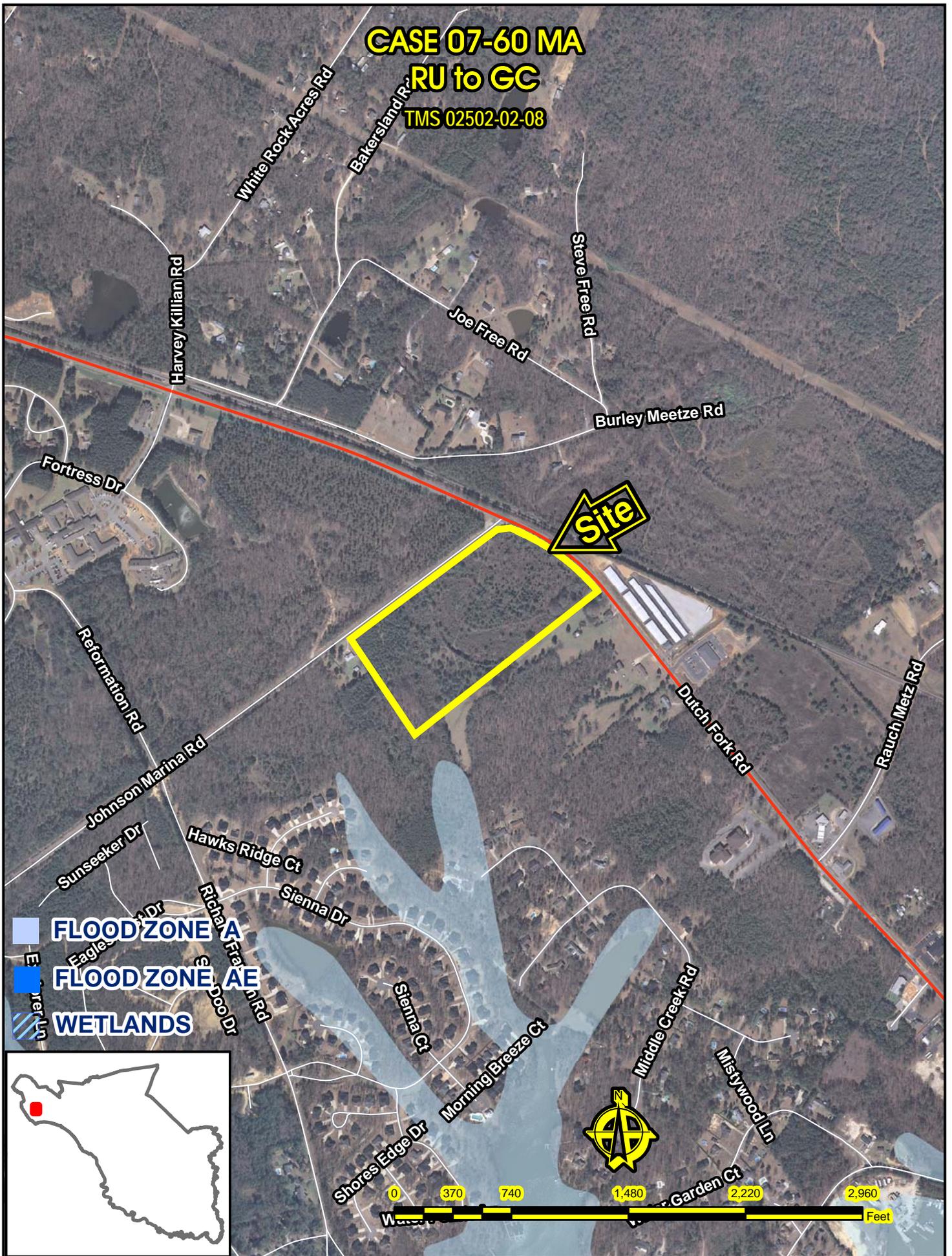


ZONING CLASSIFICATIONS



 RR	 RS-MD	 RM-MD	 NC	 LI	 RU
 RS-E	 RS-HD	 RM-HD	 GC	 HI	 TRO
 RS-LD	 MH	 OI	 M-1	 PDD	 Subject Property

CASE 07-60 MA
RU to GC
TMS 02502-02-08



CASE 07-60 MA FROM RU TO GC

TMS# 02502-02-08

US 76 & Johnson Marina Rd.





Looking west on Dutch Fork



Looking east on Dutch Fork



Richland County Planning & Development Services Department Map Amendment Staff Report

PC MEETING DATE: November 5, 2007
RC PROJECT: 07-61 MA
APPLICANT: Bill Theus /Walter Taylor
PROPERTY OWNER: Peak Holdings, LLC

LOCATION: Broad River Road, Bickley Road & Broad Stone Road
TAX MAP NUMBER: 02500-07-05
ACREAGE: 26.64
EXISTING ZONING: M-1
PROPOSED ZONING: GC
PC SIGN POSTING: October 18, 2007

Staff Recommendation

Approval

Background /Zoning History

The site is currently zoned Light Industrial District (M-1) and fronts on three roads, Broad River Road, Bickley Road and Broad Stone Road. The site has approximately 498 feet of frontage on Broad Stone Road, 1,217 feet along Broad River Road and 603 feet along Bickley Road.

According to County records the current zoning of Light Industrial (M-1) reflects the original zoning as adopted September 7, 1977.

Summary

The GC (General Commercial) zoning designation allows for an array of permitted uses which can be found in the Richland County Land Development Code under Article V, Sec.26-141. Table of Permitted Uses. There is no minimum lot area; the GC district does allow residential uses which specify a maximum of sixteen (16) dwelling units per acre.

Roads

The site is located at the intersections of Broad River Road and Bickley Road, and Broad River Road and Broad Stone Road, according to the SCDOT road classification system Broad River Road is classified an undivided collector; all roads are currently maintained by SCDOT.

Existing Zoning		
North:	MI	Commercial
South:	RU	Residential
East:	MI	Residential
West:	MI	Commercial

Plans & Policies

The Imagine Richland 2020 Comprehensive Plan/ Northwest Subarea Proposed Land Use Map” designates this area as Light Industrial in the Developing Urban Area.

Objective: “Encourage industrial and commercial uses in selected, concentrated locations where access is appropriate for the use”.

Compliance: The site is located on Broad River Road near the Peak exit which provides adequate access.

Principal: “Commercial and office activities should be confined to or expanded at existing clusters, and/or proposed locations as identified on the Proposed Land Use Map”.

Non-Compliance: The adjacent parcels contain commercial development.

Traffic Impact

The current traffic counts were received from SCDOT in May, 2007 and represent the Annual Average Daily Trips in 2006. The nearest count station is # 180 located on US Highway I 76 aka (Broad River Road) northwest of the site; the current traffic volume is 6,500 ADT which is currently at a Level-of-Service “B”.

Conclusion

A contiguous parcel, of 6.45 acres, with frontage on Broad River Road, a Scana Site, which contains a communications tower, is not included in the acreage for the map amendment request. Two parcels containing 20.33 acres and 6.31 acres respectively, for the total map amendment request of 26.64 acres.

The surrounding land uses, which are contiguous, are: a high density residential planned development, commercial and a rural subdivision. The existing commercial land use is recreational, which is currently a by right use for the Light Industrial District (M-1), however would be legal non-conforming, for the corresponding Light Industrial District (L-1).

The Light Industrial District (M-1) has as permitted uses a broad range from agricultural including animal production, retail, wholesale, recreation, civic, professional and personal services, accommodations, major repair, and low intensity manufacturing and industrial uses. The Light Industrial District (M-1) does not have a residential permitted land use.

The surrounding development has existing residential subdivisions and existing commercial developments. The General Commercial District (GC) has as permitted land uses the full range of retail, wholesale and the highest density permitted per Richland County Land Development Code, of sixteen (16) units per acre.

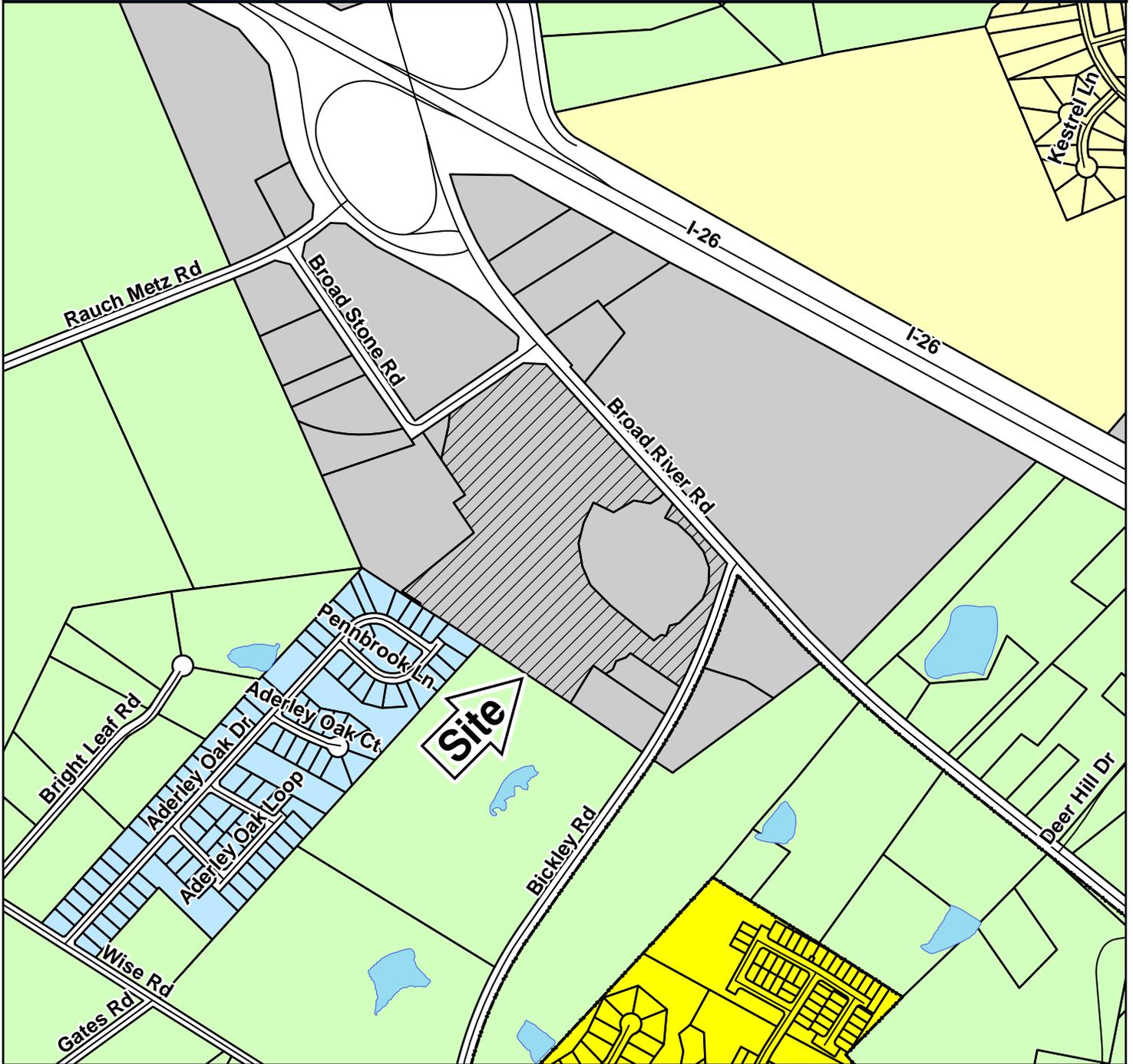
Planning staff recommends approval of this map amendment.

Zoning Public Hearing Date

November 27, 2007

CASE 07-61 MA

M-1 to GC

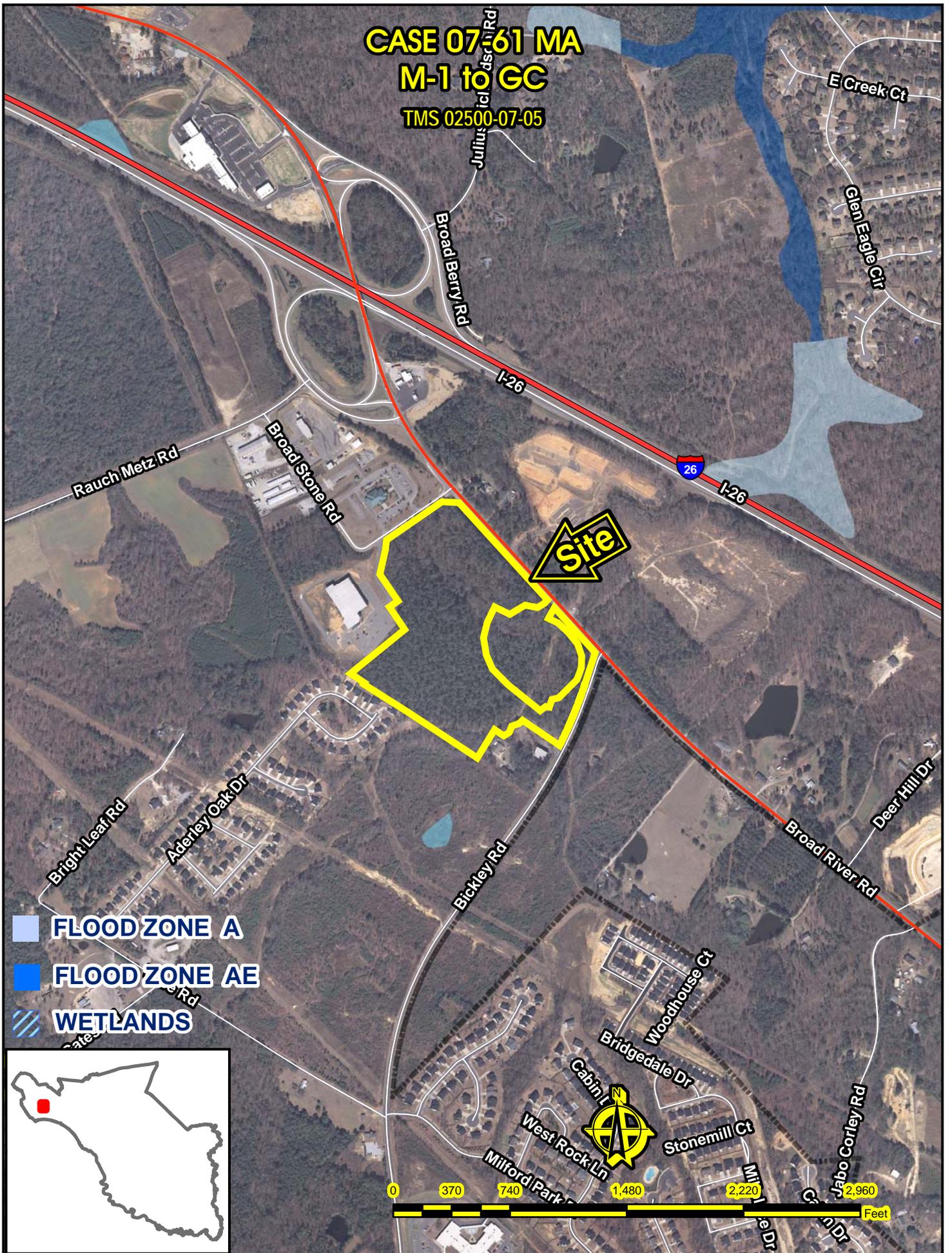


ZONING CLASSIFICATIONS



 RR	 RS-MD	 RM-MD	 NC	 LI	 RU
 RS-E	 RS-HD	 RM-HD	 GC	 HI	 TRO
 RS-LD	 MH	 OI	 M-1	 PDD	 Subject Property

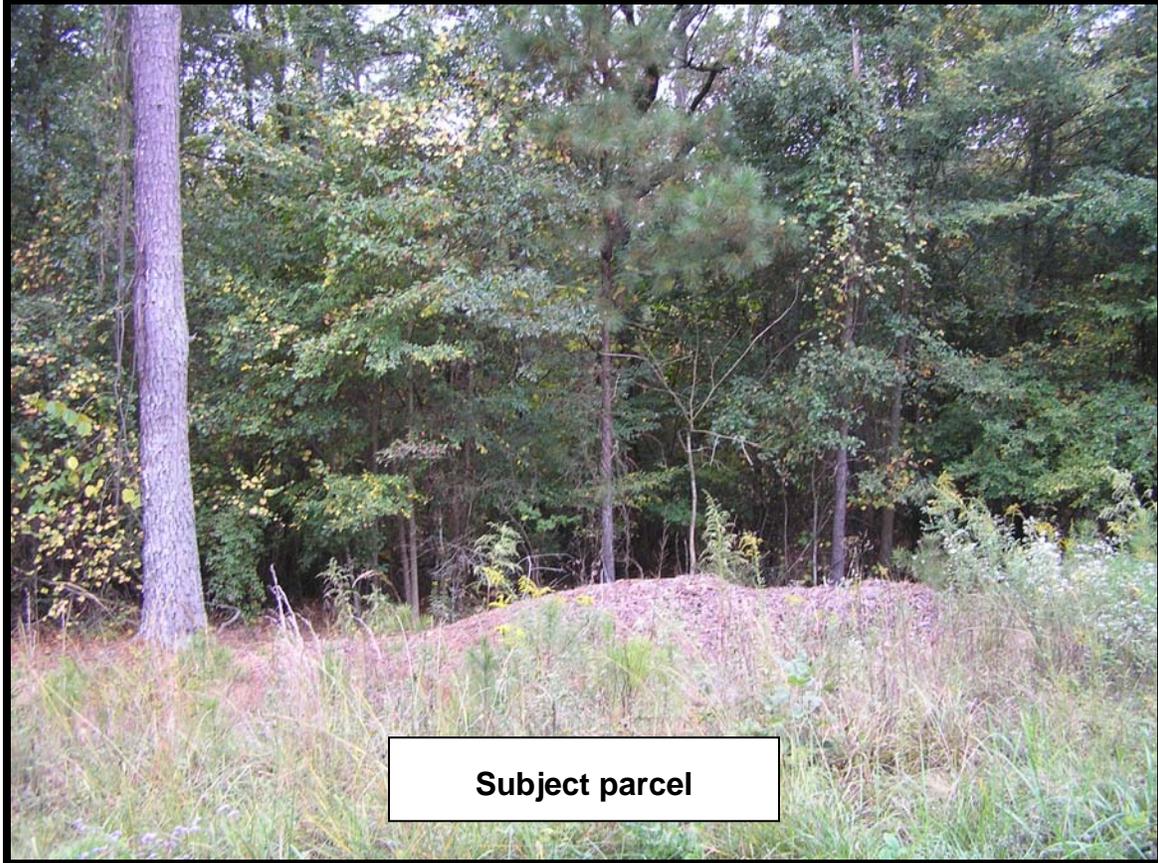
CASE 07-61 MA
M-1 to GC
TMS 02500-07-05



CASE 07-61 MA FROM M-1 TO GC

TMS# 02500-07-05

Peak Exit of I-26





Text Amendment
Digital Billboards

Digital provisions for ordinance

10/15/2007

Draft Proposal 8-10-07

Almeida Memo

Revised Proposed Language 10/15/07

1 Changeable copy signs. A legal nonconforming off-premise sign in Commercial, Manufacturing and Industrial Districts may be replaced in whole or in part by digital display surface area with changeable copy as provided by this section.

Legal nonconforming off-premise signs in Commercial, Manufacturing and Industrial Districts may be replaced in whole or in part by surface area displaying static images controlled by electronic communications (hereinafter digital).

2 A permit to replace legal nonconforming off-premise sign display surface area with digital display surface changeable copy shall first be obtained as provided in Sec. 26-180(a)(2).

A permit to replace legal nonconforming off-premise sign display surface area with digital display surface changeable copy shall first be obtained as provided in Sec. 26-180(a)(2).

3 A changeable copy digital display type off-premise sign as provided by this section shall not be considered flashing or blinking for the purposes of this section when the copy shall remain fixed for a period of at least 6 seconds between changes.

A changeable copy digital display type off-premise sign as provided by this section shall not be considered flashing or blinking for the purposes of this section when the copy shall remain fixed for a period of at least 6 seconds between changes. The interval between copy changes shall be no longer than 1 second.

4 Changeable copy shall not include animated, continuous, moving, rolling, or scrolling messages or video displays.

Changeable copy shall not include animated, continuous, moving, rolling, or scrolling messages or video displays.

5 Signs that contain changeable copy produced by light emitting diodes (LEDs), incandescent or low-voltage lamps or bulbs, or cathode ray tubes (CRTs) shall include automatic brightness compensation features to adjust brightness to compensate for sun angle and ambient light conditions and ensure that the sign is visible but not necessarily radiant. Changeable copy shall not be permitted within 300 feet of any residential district towards which the sign face is oriented.

Digital displays shall have an automatic dimmer and a photo cell sensor to adjust the illumination intensity or brilliance of the sign so that it shall not cause glare or impair the vision of motorists, and shall not interfere with any driver's operation of a motor vehicle. In addition, the sign shall not exceed a maximum illumination of 7,500 nits (candelas per square meter) during daylight hours and a maximum illumination of 500 nits between dusk to dawn as measured from the sign's face at maximum brightness. Digital Displays shall not be permitted within 300 feet of any residential district towards which the sign is oriented.

5 Any measurement of light output from a changeable copy digital display type off-premise sign as provided by this section shall be made no less than twenty-one (21) feet from the face thereof.

6 Replaced by (5) above

7 This permissibility does not include the replacement of, or some other substantial alteration to, the sign support structure, except where the existing metal sign support structures would be replaced with new metal sign support structures.

7 Does not allow the replacement or substantial alteration of sign support structure, except that existing metal sign support structures may be replaced with new metal sign support structures pursuant to a permit to erect digital.

8 A changeable copy digital display type off-premise sign may be reestablished after damage or destruction by an act of God, where the estimated expense of reconstruction exceeds fifty percent (50%) of the appraised replacement cost of the sign structure, exclusive of the value of any digital display device.

8 A changeable copy digital display type off-premise sign may be reestablished after damage or destruction by an act of God, where the estimated expense of reconstruction exceeds fifty percent (50%) of the appraised replacement cost of the sign structure, exclusive of the value of any digital display device.

9 #3 What, if any, should the separation be between billboards?

9 1000' spacing of digital on same side of the road; 1000' spacing of digital on opposite side of the road for digital if facing the same direction (staff memo item 3)

10 #6 Should the criterion for locating digital billboards be based on zoning classification and/or road classification?

10 Allow digital billboards only on arterial streets (memo item 6); "arterial" is a freeway, expressway or highway with average daily traffic of 4,000 or more vehicles

Underlined text represents new information not previously provided in 8/10/07 proposal

To: Richland County, Geo Price
From: TODD & WARD, PC
Toby Ward
tgw@thw-law.com

August 26, 2007

Phone: (803) 779 4383
Fax: (803) 799 7604

Selected excerpts from:

Document No. 3059
DEPARTMENT OF TRANSPORTATION
Chapter 63

Statutory Authority: South Carolina Code Section 57-25-110 *et seq.*

63-341 – 354 Highway Advertising Control Act

63-342 KK. "Off-premise changeable message signs," means an outdoor advertising sign, display, or device which changes the message or copy of the sign by methods which include but are not limited to electronic movement, or rotation of panels or slats. Changeable message signs are considered outdoor advertising signs, and as such must comply with all requirements applicable to outdoor advertising signs. Changeable message signs shall not include animated, continuous or scrolling messages.

63-354. Off-premise Changeable Message Signs.

A. Changeable message signs shall not contain or display flashing, intermittent or moving lights.

B. Changeable message signs shall conform with size requirements as described in Regulation Section 63-345.

C. Changeable message signs shall be spaced 500 feet apart on the same side of the highway.

D. Only conforming sign structures may be modified to changeable message signs upon compliance with changeable message sign standards and approval of the Department. Nonconforming sign structures shall not be modified to changeable message signs.

E. Each message displayed shall remain fixed for at least six seconds.

F. When a message is changed, it shall be accomplished within an interval of two seconds or less.

G. Changeable message signs may only be constructed as a single face and V-shape structures. Changeable message signs shall not be side by side or stacked.

H. If a conforming sign is to be revised to a changeable message sign, an application shall be submitted noting the sign is to become a changeable message signs and requesting approval for this change.

I. Brilliancy and light intensity shall remain the same throughout the display period.

STATE OF SOUTH CAROLINA
COUNTY COUNCIL FOR RICHLAND COUNTY
ORDINANCE NO. ___-07HR

AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES; CHAPTER 26, LAND DEVELOPMENT; ARTICLE VII, GENERAL DEVELOPMENT, SITE, AND PERFORMANCE STANDARDS; SECTION 26-180, SIGNS; SUBSECTION (O), NONCONFORMING SIGNS; SO AS TO ALLOW DIGITAL DISPLAY DEVICES .

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 26-180, Signs; Subsection (o) is hereby amended to read as follows:

- (o) *Nonconforming signs.* All legal nonconforming signs in existence as of the effective date of this chapter may be continued and shall be maintained in good condition. However, a nonconforming sign shall not be:
 - (1) Changed to another type or shape of nonconforming sign; provided, however, the copy, content, or message of the sign may be changed so long as the shape or size of the sign is not altered; in addition, a digital display device may be installed upon or removed from or may replace a legal nonconforming off-premise sign, as long as any measurement of light output from such digital device shall be made no less than twenty-one (21) feet from the face thereof.
 - (2) Structurally altered so as to prolong the life of the sign; provided, however, the structure of a legal nonconforming off-premise sign may be altered as necessary or convenient in order to support a digital display device, as provided by paragraph (1) above.
 - (3) Expanded; except as provided in this subsection (o).
 - (4) Reestablished after discontinuance for sixty (60) or more successive days.
 - (5) Reestablished after damage or destruction, where the estimated expense of reconstruction exceeds fifty percent (50%) of the appraised replacement cost of the sign in its entirety, exclusive of the value of any digital display device.

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 _____, 2007.

RICHLAND COUNTY COUNCIL

BY: _____
Joseph McEachern, Chair

ATTEST THIS THE ____ DAY

OF _____, 2007

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:
Public Hearing:
Second Reading:
Third Reading:

Text Amendment

Fill

AMENDED

PROPOSED VERSION - OCTOBER 23, 2007 STAFF RECOMENDATAION

STATE OF SOUTH CAROLINA COUNTY COUNCIL FOR RICHLAND COUNTY ORDINANCE NO. ____-07HR

AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES; CHAPTER 26, LAND DEVELOPMENT; SECTION 26-104, FP FLOODPLAIN OVERLAY DISTRICT; SUBSECTION (D), STANDARDS IN THE FLOODPLAIN; PARAGRAPH (2), SPECIFIC STANDARDS; SUBPARAGRAPH (J), FILL; SO AS TO ALLOW THE USE OF FILL IN THE FLOODPLAIN.

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 26-104, FP Floodplain Overlay District; Subsection (d), Standards in the Floodplain; Paragraph (2), Specific Standards; Subparagraph (j), Fill; is hereby amended to read as follows:

- j. *Fill.* Fill is discouraged because storage capacity is removed from floodplains, natural drainage patterns are adversely altered and erosion problems can develop and wildlife habitat can be diminished. The use of fill shall be limited to the elevation of individual structures, essential utilities, necessary infrastructure and public road crossings. Other methods of elevating structures should be considered first.
 - 1. To allow the elevation of individual structures, the amount of fill used shall be the minimum necessary. Floodplain authorization for fill shall be based on findings by the county engineer that the minimum fill being used for raising the structure is the most feasible alternative.
 - 2. Fill, if approved, shall meet the following conditions:
 - [a] The flood storage capacity of the floodplain shall not be affected and flood heights shall not be increased (0.00 feet) unless compensatory storage is provided on the same parcel. The space occupied by the authorized fill below Base Flood Elevation shall be compensated for and balanced by a hydraulically equivalent volume of excavation taken from below the Base Flood Elevation. All such excavations shall be constructed to drain freely to the watercourse.
 - [b] Flooding from any source shall not be increased for neighboring properties. Neighboring and adjacent properties shall not be adversely affected in any way nor shall drainage problems be caused or aggravated as a result of fill.

AMENDED

- [c] Fill shall not be placed in the floodway except for essential utilities and necessary infrastructure.
 - [d] Fill shall not be placed in tidal or nontidal wetlands without the required state and federal permits.
3. In the event buildings on adjacent properties are known or determined to be subject to flooding under current conditions, the county engineer may require submission of hydrologic and hydraulic analyses to adequately demonstrate that the effects of the proposed fill will not increase flooding on neighboring properties. Additional fill for landscaping purposes is not permitted.
4. Where allowed, fill material shall meet the following additional requirements:
- [a] Fill shall consist of soil or rock materials only. Landfills, dumps and sanitary soil fills shall not be permitted. Dredged material may be used as fill only upon certification of suitability by a registered professional engineer.
 - [b] Fill material shall be compacted to 95% of the maximum density. Obtainable with the standard proctor test method issued by The American Society For Testing And Materials (ASTM standard D-698) to provide the necessary stability and resistance to erosion, scouring or settling.
 - [c] Fill slopes shall be no steeper than one vertical to two horizontal, unless substantiating data justifying steeper slopes are submitted to and approved by the county engineer.
 - [d] Fill shall be performed in such manner as to maintain or increase flood storage and conveyance capacity, and to not increase FEMA base flood elevations.
 - [e] Fill shall not cause an increase in the base flood elevation. Applicants shall further demonstrate that the cumulative effect of the proposed development, when combined with all other existing development, will not increase the base flood elevation at any point within the county.
 - [f] All fill placed at or below the flood elevation in the floodplain shall be balanced with at least an equal amount of soil material removal from the same parcel(s). Compensatory storage required to offset floodplain fill must be created before the project begins and should be available throughout the construction period. The required volume of compensatory storage must be provided within the property limits. The applicant shall demonstrate, using a South Carolina registered professional engineer, no net loss of floodplain storage for 10, 50, and 100 year storm events.

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- [g] Excavation shall not be counted as compensating for fill if such areas will be filled with water in non-storm conditions.
 - [h] Fill shall be performed in a manner to maintain or increase slope stability and maintain or decrease erosive velocities. Fill slopes shall be no greater than two (2) horizontal to one (1) vertical. Flatter slopes may be required where velocities may result in erosion.
 - [i] Applicants must submit an as-built survey certification by a South Carolina registered professional engineer that demonstrates that the required volume of storage has been created on site in order to ensure no net loss as outlined and demonstrated per the approved plans.
 - [j]. The use of fill shall not have an adverse impact on neighboring properties
 - [k] Filling of floodway areas in any manner is prohibited.
5. The county engineer shall inspect the fill activity. A certification sealed by a professional engineer registered in South Carolina shall be submitted prior to approval of a building permit for compliance with this section. The engineer must provide calculations and complete the county's engineering No Impact Certification form. Any change in the flood flow within a regulatory floodplain through fill must be submitted and approved through the FEMA Letter of Map Revision process in addition to review by the flood coordinator and county engineer. The county engineer shall provide a copy of the letter of approval, approved site plans and signed No Impact Certification for to the floodplain coordinator.
6. A South Carolina registered professional engineer shall certify that all of the above standards and requirements within this section, § 26-104 (j), have been met.

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 _____, 2007.

RICHLAND COUNTY COUNCIL

BY: _____
Joseph McEachern, Chair

AMENDED

ATTEST THIS THE ____ DAY

OF _____, 2007

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: June 5, 2007
Public Hearing: July 24, 2007
Second Reading: July 24, 2007
Third Reading: November ____, 2007 (tentative)

Road Name Approvals

**RICHLAND COUNTY, SOUTH CAROLINA
PLANNING & DEVELOPMENT SERVICES DEPARTMENT**

TO: Planning Commission Members: Interested Parties
FROM: Alfreda W. Tindal, E9-1-1 Addressing Coordinator
DATE: October 16, 2007
RE: Subdivision and Street Name Approval

Pursuant Section 6-29-1200 (A), SC Code of Laws requires the Planning Commission to approve street names. Specifically, states "...A local planning commission created under the provisions of this chapter shall, by proper certificate, approve and authorize the name of a street or road laid out within the territory over which the commission has jurisdiction..."

The proposed street/road/subdivision names listed below have been given preliminary approval as related to the Emergency 9-1-1 system requirements. **The proposed subdivision/commercial names are included for your information only.**

Action Requested

The Addressing Office recommends the Commission give **final** approval of the street/road names listed below. **Unless specifically stated, the street name suffixes are added after receipt of the subdivision lot layout.**

APP'D SUBDIVISION NAMES	GENERAL LOCATION
Rice Creek Crossing	F/K/A Rice Creek Retail Center, Off Hard Scrabble Road

PROPOSED STREET NAMES	GENERAL LOCATION
Harvester Loop	Future The Farms @ Hopkins, Southeast
Keygrass Court	Future The Farms @ Hopkins, Southeast
Camber Rd	Future Blythewood Crossing, Northeast
Bankwell Rd	Future Blythewood Crossing, Northeast
Lanning	Future Congaree Pointe, Southeast
Mazie	Future Congaree Pointe, Southeast
Lloyd	Future Congaree Pointe, Southeast
Jannie	Future Congaree Pointe, Southeast
Culliver	Future Congaree Pointe, Southeast
Aborvitae	Future Lake Carolina, Northeast
Brayton	Future Lake Carolina, Northeast

Bridgeway	Future Lake Carolina, Northeast
Dunkirk	Future Lake Carolina, Northeast
Duvoy	Future Lake Carolina, Northeast
Greenpoint	Future Lake Carolina, Northeast
Greenridge	Future Lake Carolina, Northeast
Sanderlin	Future Lake Carolina, Northeast
Sarabelle	Future Lake Carolina, Northeast
Terracewood	Future Lake Carolina, Northeast

2008 Calendar



2008 Calendar for Planning Meetings

Planning Commission (usually meets 1st Monday of month at 1:00 p.m.)	Board of Zoning Appeals (usually meets 1 st Wednesday of month at 1:00 p.m.)	Zoning Public Hearing (usually meets 4 th Tuesday of month at 7:00 p.m.)	Building Codes Board of Adjustment (usually meets 2 nd Thursday of month at 1:30 p.m.)
January 7	January 2	January 22	January 10
February 4	February 6	February 26	February 14
March 3	March 5	March 25	March 13
April 7	April 2	April 22	April 10
May 5	May 7	May 27	May 8
June 2	June 4	June 24	June 12
July 7	July 2	July 22	July 10
August 4	August 6	*	August 14
September 8	September 3	September 23	September 11
October 6	October 1	October 28	October 9
November 3	November 5	November 25	November 13
December 8	December 10	December 23	December 11

All dates and times are subject to change.

*County Council traditionally does not meet in August.

For all questions concerning meeting dates and times please contact Suzie Haynes in the Richland County Development Services Division at 576-2176 or suziehaynes@richlandonline.com.

