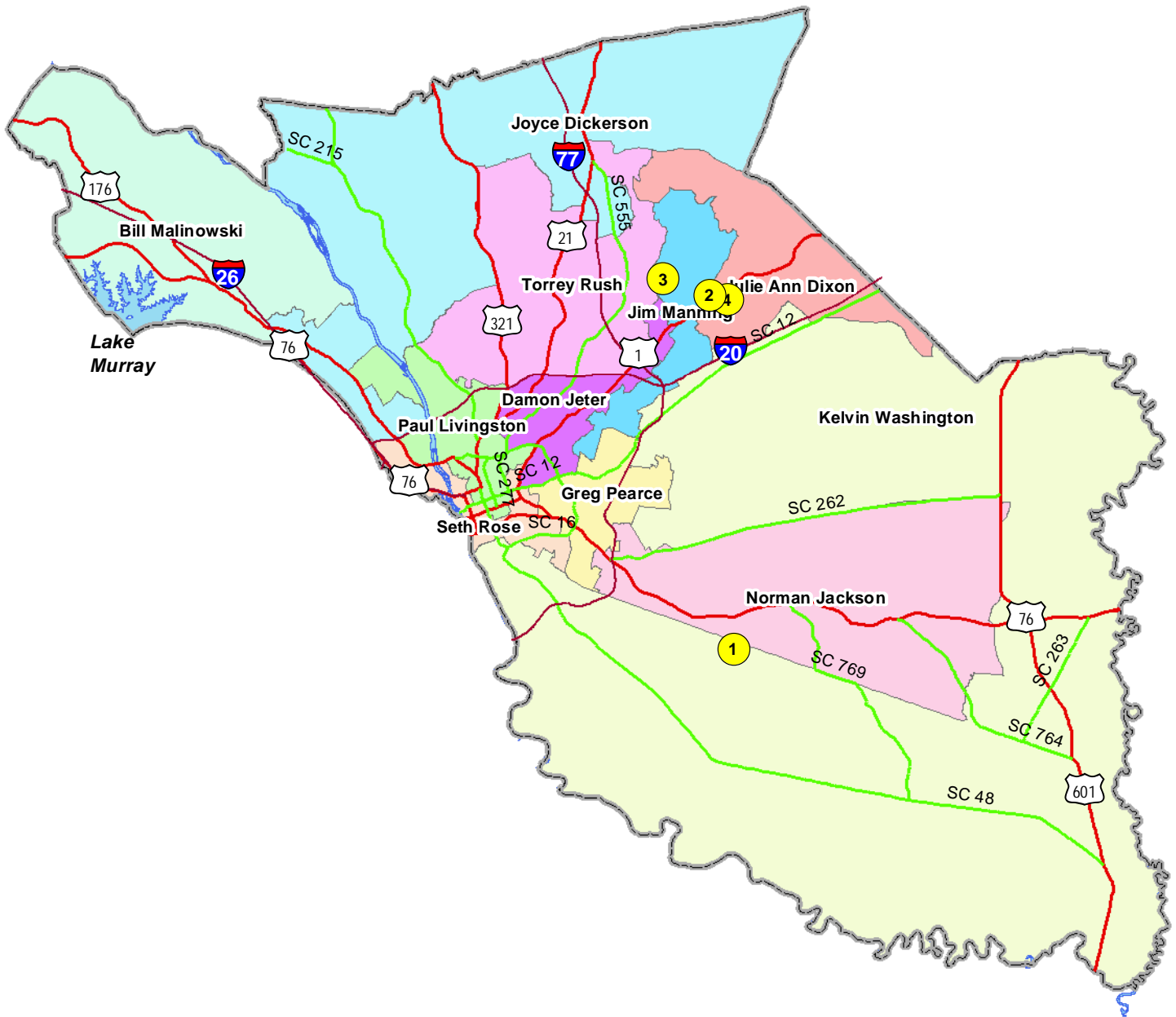


RICHLAND COUNTY COUNCIL
ZONING PUBLIC HEARING



FEBRUARY 24, 2015

RICHLAND COUNTY COUNCIL ZONING PUBLIC HEARING FEBRUARY 24, 2015



CASE NO.	APPLICANT	TMS NO.	LOCATION	DISTRICT
1. 14-27 MA	Daryl Barnes	21710-01-01	5430 Lower Richland Blvd	Washington
2. 14-35 MA	Mark Jeffers	22905-01-79	North Springs Rd	Dixon
3. 14-40 MA	Carl Parrott	20100-02-26	908 North Brickyard Rd	Manning
4. 14-41 MA	PGM Retail, LLC	22905-02-02	10067 Two Notch Rd	Dixon



RICHLAND COUNTY COUNCIL ZONING PUBLIC HEARING

**Tuesday, February 24, 2015
7:00 P.M.
2020 Hampton Street
2nd Floor, Council Chambers
Columbia, South Carolina**

STAFF:

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

CALL TO ORDERHonorable Torrey Rush
Chairman of Richland County Council

ADDITIONS / DELETIONS TO THE AGENDA

ADOPTION OF THE AGENDA

OPEN PUBLIC HEARING

MAP AMENDMENTS [ACTION]

1. Case # 14-27MA
Daryl Barnes
RS-LD to NC (.57 acres)
5430 Lower Richland Blvd.
TMS# 21710-01-01[**FIRST READING**]
PDSD - Denied
Planning Commission - Denied 6-0
Page 1

2. Case # 14-35 MA
Mark Jeffers
RS-MD to NC (1.4 acres)
North Springs Rd.
TMS# 22905-01-79 [**FIRST READING**]
PDSD - Denied
Planning Commission - Denied 6-2
Page 13

3. Case # 14-40 MA
Carl Parrott
RS-LD to OI (3.5 acres)
908 North Brickyard Rd
TMS# 20100-02-26 [**FIRST READING**]
PDSD - Denied
Planning Commission - Denied 6-0
Page 23

4. Case # 14-41 MA
PGM Retail, LLC
HI to GC (18.04 acres)
Mill Field Rd.
TMS# 22905-02-02 [**FIRST READING**]
PDSD - Approved
Planning Commission - Approved 6-0
Page 33

TEXT AMENDMENTS [ACTION]

1. AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES; CHAPTER 26, LAND DEVELOPMENT; ARTICLE VII, GENERAL DEVELOPMENT, SITE, AND PERFORMANCE STANDARDS; SECTION 26-173, OFF-STREET PARKING STANDARDS; SUBSECTION (F), PARKING OF RECREATIONAL VEHICLES, BOATS, AND TRAVEL TRAILERS; SO AS TO ADD UTILITY TRAILERS.
[**FIRST READING**] Planning Commission Approved 6-0
Page 47

ADJOURNMENT



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: October 6, 2014
RC PROJECT: 14-27 MA
APPLICANT: Daryl Barnes

LOCATION: 5430 Lower Richland Blvd

TAX MAP NUMBER: R21710-01-01
ACREAGE: .57
EXISTING ZONING: RS-LD
PROPOSED ZONING: NC

PC SIGN POSTING: September 15, 2014

Staff Recommendation

Disapproval

Background

Zoning History

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

Zoning District Summary

The NC District 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 except as determined by DHEC. The maximum density standard: no more than eight dwelling units per acre.

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

Discussion

Parcel/Area Characteristics

The parcel has one hundred and fifteen (115) feet of frontage along Lower Richland Boulevard. The site contains a commercial structure and accessory structure, little slope, no sidewalks or streetlights along Lower Richland Boulevard. The immediate area is primarily characterized by residential and agricultural uses. South/southwest of the subject parcel is a residential subdivision Allbene Park. The parcels within Allbene Park are zoned RS-LD District. North of the subject parcel is an agriculturally used parcel and a smaller undeveloped RU parcel.

Public Services

The subject parcel is within the boundaries of School District One. Hopkins Elementary School is located 1.1 miles south of the subject parcel. Lower Richland High School is located 1.2 miles north of the subject parcel. There are no fire hydrants along this section of Lower Richland Boulevard. The Lower Richland fire station (station number 22) is located on Lower Richland Boulevard, approximately 1.6 miles north of the subject parcel. The proposed map amendment would not negatively impact public services or traffic. Water would be provided by well and sewer would be provided by septic.

Plans & Policies

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

Rural Area

Objective: “Commercial/Office activities should be located at major traffic junctions where existing commercial and office uses are located and not encroach or penetrate established residential areas. Small scale agricultural related commercial uses, located on-site with residences, are appropriate provided adequate buffering/setbacks are available and the commercial use is in character with the area.”

Non-Compliance: The subject parcel is not located at a major traffic junction or where existing commercial and office uses are located. Rezoning the site would encroach upon the well-established, adjacent residential neighborhood.

Lower Richland Neighborhood Master Plan

Rural Residential Area

Lower Richland offers an alternative to the urban and suburban areas of Columbia and Richland County. Balancing the desire to protect this way of life with development pressures is one of the objectives of this plan. Existing constraints (i.e., limited water and sewer service, environmental constraints) will limit the amount of development that will occur in this area over the next twenty years. However, any new development that does occur should be compatible to existing residential and respectful of existing agricultural operations and historic properties.

Current rural zoning allows for one residential unit per 33,000 square feet in the Rural Residential Area of Lower Richland. Future growth should respect this standard. In addition, where appropriate, developers should preserve critical natural or historic resources through context sensitive development methods such as conservation subdivisions. In addition, in order to preserve the rural feel of the area, significant hardwood trees, naturally vegetated areas, and wetlands, particularly Carolina Bays, should be preserved.

Traffic Characteristics

The 2013 SCDOT traffic count (Station #405) located south of the subject parcel on Lower Richland Boulevard, identifies 1950 Average Daily Trips (ADT's). This segment of Lower Richland Boulevard is classified as a two lane undivided major collector, maintained by SCDOT with a design capacity of 8,600 ADT's. Lower Richland Boulevard is currently operating at Level of Service (LOS) "A".

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

Conclusion

The Rural future land use designation recommends commercial at major traffic junctions. Staff is of the opinion that approval of the proposed district could contribute to the random and scattered, sprawling, un-concentrated effects of commercial uses in the rural area. In addition approval of the rezoning request would not be in character with the existing, surrounding, agricultural and residential development pattern and zoning districts for the area.

Staff also believes that the proposed rezoning would not be consistent with the intentions of the Comprehensive Plan or the Lower Richland Neighborhood Master Plan.

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

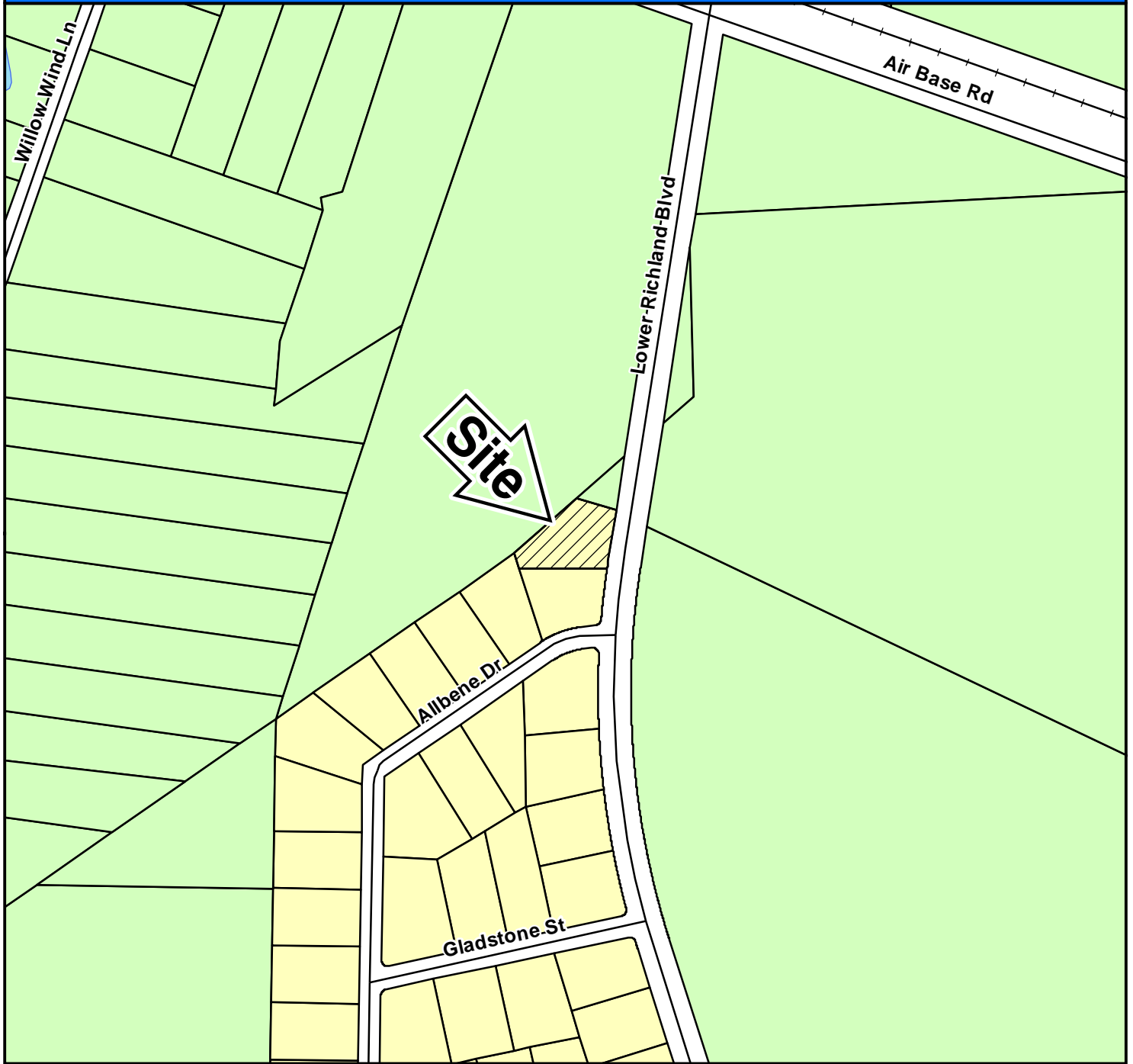
Zoning Public Hearing Date

October 28, 2014,

Planning Commission Action

At their meeting of **October 6, 2014** the Richland County Planning Commission **agreed** with the PDSD recommendation and recommends the County Council **deny the proposed Amendment** for **RC Project # 14-27 MA**.

Case 14-27 MA RS-LD to NC



ZONING CLASSIFICATIONS

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

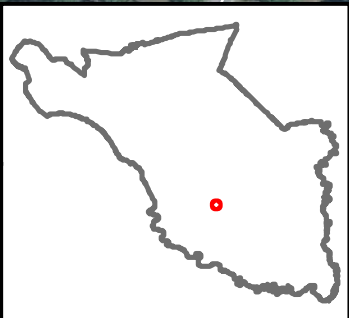
**Case 14-27 MA
RS-LD to NC
TMS 21710-01-01**

Lower Richland Blvd



-  FLOOD ZONE A
-  FLOOD ZONE AE
-  WETLANDS

Albene Dr



CASE 14-27 MA

From RS-LD to NC

TMS# R21710-01-01

5430 Lower Richland Blvd



The zoning change from RS-LD (Residential –Low Density) to NC (Neighborhood Commercial) would permit the introduction of the following uses which were not allowed previously in the original zoning

Group Homes (10 or More)	SE
Rooming and Boarding Houses	SE
Amusement Arcades	P
Athletic Fields	SR
Clubs or Lodges (Ord No.054-08HR; 9-16-08)	P
Dance Studios and Schools	P
Martial Arts Instructional Schools	P
Physical Fitness Centers	P
Cemeteries, Mausoleums (Ord. 069-10HR)	SR
Community Food Services	P
Courts	P
Day Care Centers, Adult (Ord. 008-09HR; 2-17-09)	SR
Day Care, Child, Licensed Center (Ord. 008-09HR; 2-17-09)	SR
Government Offices	P
Individual and Family Services, Not Otherwise Listed	P
Libraries	P
Museums and Galleries	P
Nursing and Convalescent Homes	P
Orphanages	P
Places of Worship	P

Schools, Administrative Facilities	P
Schools, Business, Computer and Management Training	P
Schools, Fine Arts Instruction	P
Schools, Junior Colleges	P
Schools, Including Public and Private, Having a Curriculum Similar to Those Given in Public Schools)	P
Schools, Technical and Trade (Except Truck Driving)	P
Accounting, Tax Preparation, Bookkeeping, and Payroll Services	P
Advertising, Public Relations, and Related Agencies	P
Automatic Teller Machines	P
Automobile Parking (Commercial)	P
Banks, Finance, and Insurance Offices	SR
Barber Shops, Beauty Salons, and Related Services	P
Bed and Breakfast Homes/Inns (Ord. 020-10HR; 5-4-10)	SR
Computer Systems Design and Related Services	P
Clothing Alterations/Repairs; Footwear Repairs	P

Construction, Building, General Contracting, without Outside Storage	P
Construction, Special Trades, without Outside Storage	P
Employment Services	P
Engineering, Architectural, and Related Services	P
Funeral Homes and Services	P
Laundromats, Coin Operated	P
Laundry and Dry Cleaning Services, Non- Coin Operated	P
Legal Services (Law Offices, Etc.)	P
Locksmith Shops	P
Management, Scientific, and Technical Consulting Services	P
Massage Therapists	P
Medical/Health Care Offices	P
Medical, Dental, or Related Laboratories	P
Office Administrative and Support Services, Not Otherwise Listed	P
Packaging and Labeling Services	P
Pet Care Services (Excluding Veterinary Offices and Kennels)	SR
Photocopying and Duplicating Services	P
Photofinishing Laboratories	P
Photography Studios	P
Picture Framing Shops	P

Professional, Scientific, and Technical Services, Not Otherwise Listed	P
Real Estate and Leasing Offices	P
Repair and Maintenance Services, Personal and Household Goods	P
Repair and Maintenance Services, Television, Radio, or Other Consumer Electronics	P
Tanning Salons	P
Theaters, Motion Picture, Other Than Drive-Ins	SE
Travel Agencies (without Tour Buses or Other Vehicles)	P
Veterinary Services (Non-Livestock, May Include Totally Enclosed Kennels Operated in Connection with Veterinary Services)	SR
Watch and Jewelry Repair Shops	P
Weight Reducing Centers	P
Antique Stores (See Also Used Merchandise Shops and Pawn Shops)	P
Art Dealers	P
Arts and Crafts Supply Stores	P
Bakeries, Retail	P
Bars and Other Drinking Places	SE
Bicycle Sales and Repair	P
Book, Periodical, and Music Stores	P
Camera and Photographic Sales and Service	P

Candle Shops	P
Candy Stores (Confectionery, Nuts, Etc.)	P
Caterers, No On Site Consumption	P
Clothing, Shoe, and Accessories Stores	P
Coin, Stamp, or Similar Collectibles Shops	P
Computer and Software Stores	P
Convenience Stores (with Gasoline Pumps)	P
Convenience Stores (without Gasoline Pumps)	P
Cosmetics, Beauty Supplies, and Perfume Stores	P
Department, Variety or General Merchandise Stores	P
Drugstores, Pharmacies, without Drive- Thru	P
Fabric and Piece Goods Stores	P
Florists	P
Food Service Contractors	P
Food Stores, Specialty, Not Otherwise Listed	P
Formal Wear and Costume Rental	P
Fruit and Vegetable Markets	P
Garden Centers, Farm Supplies, or Retail Nurseries	P

Gift, Novelty, Souvenir, or Card Shops	P
Grocery/Food Stores (Not Including Convenience Stores)	P
Hardware Stores	P
Health and Personal Care Stores, Not Otherwise Listed	P
Hobby, Toy, and Game Stores	P
Home Centers	
Home Furnishing Stores, Not Otherwise Listed	P
Jewelry, Luggage, and Leather Goods (May Include Repair)	P
Liquor Stores	P
Meat Markets	P
Miscellaneous Retail Sales – Where Not Listed Elsewhere, and Where All Sales and Services are Conducted within an Enclosed Building	P
Musical Instrument and Supplies Stores (May Include Instrument Repair)	P
News Dealers and Newsstands	P
Office Supplies and Stationery Stores	P
Optical Goods Stores	P
Paint, Wallpaper, and Window Treatment Sales	P
Pet and Pet Supplies Stores	P

Record, Video Tape, and Disc Stores	P
Restaurants, Cafeterias	P
Restaurants, Full Service (Dine-In Only)	P
Restaurants, Limited Service (Delivery, Carry Out)	P
Restaurants, Snack and Nonalcoholic Beverage Stores	P
Sporting Goods Stores	P
Tobacco Stores	P
Used Merchandise Stores	P
Video Tape and Disc Rental	P
Radio, Television, and Other Similar Transmitting Towers	SE
Utility Company Offices	P
Warehouses (General Storage, Enclosed, Not Including Storage of Any Hazardous Materials or Waste as Determined by Any Agency of the Federal, State or Local Government)	SR

STATE OF SOUTH CAROLINA
COUNTY COUNCIL OF RICHLAND COUNTY
ORDINANCE NO. ____-15HR

AN ORDINANCE OF THE COUNTY COUNCIL OF RICHLAND COUNTY, SOUTH CAROLINA, AMENDING THE ZONING MAP OF UNINCORPORATED RICHLAND COUNTY, SOUTH CAROLINA, TO CHANGE THE ZONING DESIGNATION FOR THE REAL PROPERTY DESCRIBED AS TMS # 21710-01-01 FROM RS-LD (RESIDENTIAL, SINGLE-FAMILY – LOW DENSITY DISTRICT) TO NC (NEIGHBORHOOD COMMERCIAL DISTRICT); AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

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

Section I. The Zoning Map of unincorporated Richland County is hereby amended to change the real property described as TMS # 21710-01-01 from RS-LD (Residential, Single-Family – Low Density District) zoning to NC (Neighborhood Commercial District) zoning.

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

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

Section IV. Effective Date. This ordinance shall be effective from and after _____, 2015.

RICHLAND COUNTY COUNCIL

By: _____
Torrey Rush, Chair

Attest this _____ day of
_____, 2015.

S. Monique McDaniels
Clerk of Council

Public Hearing: October 28, 2014
2nd Public Hearing: February 24, 2015 (tentative)
First Reading: February 24, 2015 (tentative)
Second Reading:
Third Reading:



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: November 5, 2014
RC PROJECT: 14-35 MA
APPLICANT: Mark Jeffers

LOCATION: North Springs Rd & Mill Field Rd

TAX MAP NUMBER: R22905-01-79
ACREAGE: 1.4
EXISTING ZONING: RS-MD
PROPOSED ZONING: NC

PC SIGN POSTING: October 10, 2014

Staff Recommendation

Approval

Background

Zoning History

The current zoning, Residential Single-family Medium Density (RS-MD), reflects the original zoning as adopted September 7, 1977.

Zoning History for the General Area

The Light Industrial District (LI) parcel west of the subject parcel with frontage on Woodley Way was approved under Ordinance No. 023-14HR (case number 14-007MA).

The General Commercial District (GC) parcels west of the subject parcel with frontage on North Brickyard Road were approved under Ordinance No. 057-12HR (case number 12-026MA).

Zoning District Summary

The Neighborhood Commercial District (NC) 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.

New structures in the Neighborhood Commercial District (NC) shall have a building footprint of not more than 6,000 square feet. The gross floor area of new structures shall not exceed 12,000 square feet. Existing structures shall not be expanded to exceed a footprint or gross floor area of 12,000 square feet.

Direction	Existing Zoning	Use
<u>North:</u>	RS-LD	Spring Valley Subdivision
<u>South:</u>	HI/HI	Warehouse/Cement Plant
<u>East:</u>	RS-MD	Windmill Orchard Subdivision
<u>West:</u>	RS-LD	Spring Valley Subdivision

Discussion

Parcel/Area Characteristics

The parcel has frontage along North Springs Road and Mill Field Road. The subject parcel is undeveloped, contains little vegetation and a gentle slope. The immediate area is primarily characterized by commercial, industrial and residential uses, with no sidewalks or streetlights in the vicinity. Contiguous east of the subject parcel is the Windmill Orchard subdivision and north is the Spring Valley subdivision. The Heavy Industrial District (HI) parcels south contain warehouses and cement plant. Southwest of the subject parcel is a garden center (Woodley’s).

Public Services

The subject parcel is within the boundaries of School District Two. Lonnie B Nelson Elementary School is located one thousand five hundred and nine (1509) feet west of the subject parcel. The Sand Hill fire station (number 24) is located .8 miles southeast of the subject parcel on Sparkleberry Lane. There is a fire hydrant located along North Springs Road. The proposed map amendment would not negatively impact public services or traffic. Water is provided by the City of Columbia and sewer service is provided by East Richland County Public Service District.

Plans & Policies

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

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

Compliance: The proposed zoning is in compliance with the recommended objective for suburban commercial, as the site would not encroach into a residential area. There is existing commercial uses along Mill Field Road and North Springs Road.

Traffic Characteristics

The 2013 SCDOT traffic count (Station # 492) located northeast of the subject parcel on North Springs Road identifies 12,200 Average Daily Trips (ADT’s). This segment of North Springs Road is classified as a two lane undivided collector, maintained by SCDOT with a design capacity of 8,600 ADT’s. North Springs Road is currently operating at Level of Service (LOS) “F”.

Intersection improvements are planned at North Springs Road and Risdon Way, North Springs Road and Harrington Road, and North Springs Road and Clemson Road/Rhame Road as part of the County’s Transportation Penny program.

Conclusion

This area is unique from the perspective that the surrounding properties are zoned RS-LD, RS-MD and HI and have developed over the years with heavy and light industrial uses to the south and residential uses to the north. Because of this unique geographic location, staff is of the opinion that this parcel could serve as a transitional piece between the industrial uses and the residential developments. The site could satisfy the locational characteristics as defined by the NC District purpose statement.

The subject request meets the intent of the zoning district and is in compliance with the design characteristics described in the Comprehensive Plan

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

Zoning Public Hearing Date

November 25, 2014

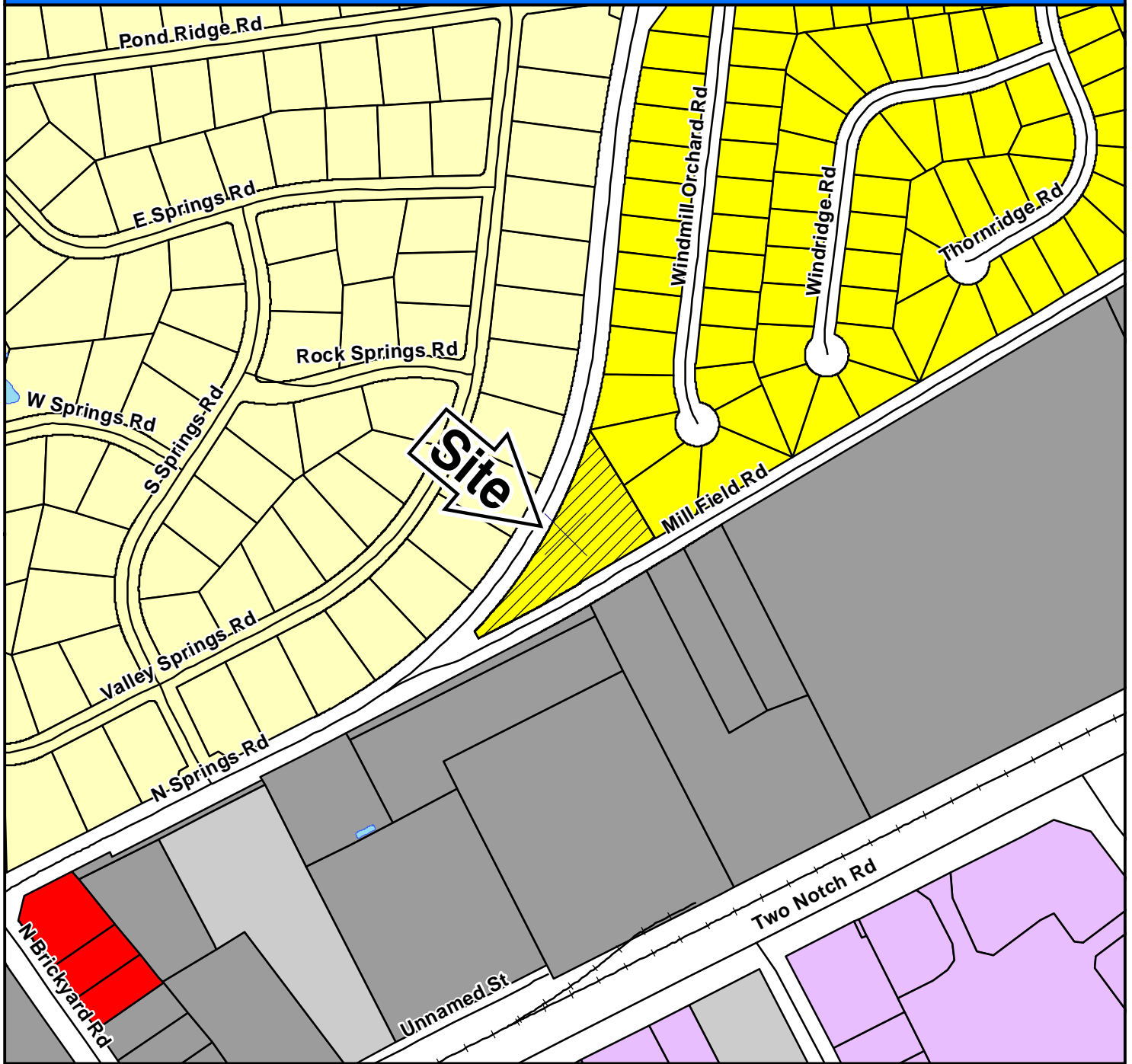
Planning Commission Action

At their meeting of **December 5, 2014** the Richland County Planning Commission **disagreed** with the PDSD recommendation for the following reason:




























- The parcel is an odd shape
- There would be too much encroachment into the surrounding residential areas

The PC recommends the County Council **deny the proposed Amendment** for **RC Project # 14-35 MA**.

Case 14-35 MA RS-MD to NC



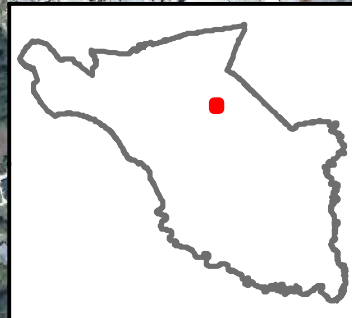
ZONING CLASSIFICATIONS

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

Case 14-35 MA
RS-MD to NC
TMS 22905-01-79

Site

-  FLOOD ZONE A
-  FLOOD ZONE AE
-  WETLANDS



CASE 14-35 MA

From RS-MD to NC

TMS# R22905-01-79

North Springs Rd



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

USE TYPES	NC
Group Homes (10 or More)	SE
Rooming and Boarding Houses	SE
Amusement Arcades	P
Athletic Fields	SR
Clubs or Lodges (Ord No.054-08HR; 9-16-08)	P
Dance Studios and Schools	P
Martial Arts Instructional Schools	P
Physical Fitness Centers	P
Cemeteries, Mausoleums (Ord. 069-10HR)	SR
Community Food Services	P
Courts	P
Day Care Centers, Adult (Ord. 008-09HR; 2-17-09)	SR
Day Care, Child, Licensed Center (Ord. 008-09HR; 2-17-09)	SR
Government Offices	P
Individual and Family Services, Not Otherwise Listed	P
Libraries	P
Museums and Galleries	P
Nursing and Convalescent Homes	P
Orphanages	P
Places of Worship	P
Police Stations, Neighborhood	P
Post Offices	P

Schools, Administrative Facilities	P
Schools, Business, Computer and Management Training	P
Schools, Fine Arts Instruction	P
Schools, Junior Colleges	P
Schools, Including Public and Private, Having a Curriculum Similar to Those Given in Public Schools	P
Schools, Technical and Trade (Except Truck Driving)	P
Accounting, Tax Preparation, Bookkeeping, and Payroll Services	P
Advertising, Public Relations, and Related Agencies	P
Automatic Teller Machines	P
Automobile Parking (Commercial)	P
Banks, Finance, and Insurance Offices	SR
Barber Shops, Beauty Salons, and Related Services	P
Bed and Breakfast Homes/Inns (Ord. 020-10HR; 5-4-10)	SR
Computer Systems Design and Related Services	P
Clothing Alterations/Repairs; Footwear Repairs	P
Construction, Building, General Contracting, without Outside Storage	P
Construction, Special Trades, without Outside Storage	P
Employment Services	P

Engineering, Architectural, and Related Services	P
Funeral Homes and Services	P
Laundromats, Coin Operated	P
Laundry and Dry Cleaning Services, Non- Coin Operated	P
Legal Services (Law Offices, Etc.)	P
Locksmith Shops	P
Management, Scientific, and Technical Consulting Services	P
Massage Therapists	P
Medical/Health Care Offices	P
Medical, Dental, or Related Laboratories	P
Office Administrative and Support Services, Not Otherwise Listed	P
Packaging and Labeling Services	P
Pet Care Services (Excluding Veterinary Offices and Kennels)	SR
Photocopying and Duplicating Services	P
Photofinishing Laboratories	P
Photography Studios	P
Picture Framing Shops	P
Professional, Scientific, and Technical Services, Not Otherwise Listed	P
Real Estate and Leasing Offices	P
Repair and Maintenance Services, Personal and Household Goods	P
Repair and Maintenance Services, Television, Radio, or Other Consumer Electronics	P

Tanning Salons	P
Theaters, Motion Picture, Other Than Drive-Ins	SE
Travel Agencies (without Tour Buses or Other Vehicles)	P
Veterinary Services (Non-Livestock, May Include Totally Enclosed Kennels Operated in Connection with Veterinary Services)	SR
Watch and Jewelry Repair Shops	P
Weight Reducing Centers	P
Antique Stores (See Also Used Merchandise Shops and Pawn Shops)	P
Art Dealers	P
Arts and Crafts Supply Stores	P
Bakeries, Retail	P
Bars and Other Drinking Places	SE
Bicycle Sales and Repair	P
Book, Periodical, and Music Stores	P
Camera and Photographic Sales and Service	P
Candle Shops	P
Candy Stores (Confectionery, Nuts, Etc.)	P
Caterers, No On Site Consumption	P
Clothing, Shoe, and Accessories Stores	P
Coin, Stamp, or Similar Collectibles Shops	P
Computer and Software Stores	P
Convenience Stores (with Gasoline Pumps)	P

Convenience Stores (without Gasoline Pumps)	P
Cosmetics, Beauty Supplies, and Perfume Stores	P
Department, Variety or General Merchandise Stores	P
Drugstores, Pharmacies, without Drive- Thru	P
Fabric and Piece Goods Stores	P
Florists	P
Food Service Contractors	P
Food Stores, Specialty, Not Otherwise Listed	P
Formal Wear and Costume Rental	P
Fruit and Vegetable Markets	P
Garden Centers, Farm Supplies, or Retail Nurseries	P
Gift, Novelty, Souvenir, or Card Shops	P
Grocery/Food Stores (Not Including Convenience Stores)	P
Hardware Stores	P
Health and Personal Care Stores, Not Otherwise Listed	P
Hobby, Toy, and Game Stores	P
Home Centers	
Home Furnishing Stores, Not Otherwise Listed	P
Jewelry, Luggage, and Leather Goods (May Include Repair)	P
Liquor Stores	P
Meat Markets	P

Miscellaneous Retail Sales – Where Not Listed Elsewhere, and Where All Sales and Services are Conducted within an Enclosed Building	P
Musical Instrument and Supplies Stores (May Include Instrument Repair)	P
News Dealers and Newsstands	P
Office Supplies and Stationery Stores	P
Optical Goods Stores	P
Paint, Wallpaper, and Window Treatment Sales	P
Pet and Pet Supplies Stores	P
Record, Video Tape, and Disc Stores	P
Restaurants, Cafeterias	P
Restaurants, Full Service (Dine-In Only)	P
Restaurants, Limited Service (Delivery, Carry Out)	P
Restaurants, Snack and Nonalcoholic Beverage Stores	P
Sporting Goods Stores	P
Tobacco Stores	P
Used Merchandise Stores	P
Video Tape and Disc Rental	P
Radio, Television, and Other Similar Transmitting Towers	SE
Utility Company Offices	P

STATE OF SOUTH CAROLINA
COUNTY COUNCIL OF RICHLAND COUNTY
ORDINANCE NO. ____-15HR

AN ORDINANCE OF THE COUNTY COUNCIL OF RICHLAND COUNTY, SOUTH CAROLINA, AMENDING THE ZONING MAP OF UNINCORPORATED RICHLAND COUNTY, SOUTH CAROLINA, TO CHANGE THE ZONING DESIGNATION FOR THE REAL PROPERTY DESCRIBED AS TMS # 22905-01-79 FROM RS-MD (RESIDENTIAL, SINGLE-FAMILY – MEDIUM DENSITY DISTRICT) TO NC (NEIGHBORHOOD COMMERCIAL DISTRICT); AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

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

Section I. The Zoning Map of unincorporated Richland County is hereby amended to change the real property described as TMS # 22905-01-79 from RS-MD (Residential, Single-Family – Medium Density District) zoning to NC (Neighborhood Commercial District) zoning.

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

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

Section IV. Effective Date. This ordinance shall be effective from and after _____, 2015.

RICHLAND COUNTY COUNCIL

By: _____
Torrey Rush, Chair

Attest this _____ day of
_____, 2015.

S. Monique McDaniels
Clerk of Council

Public Hearing: February 24, 2015 (tentative)
First Reading: February 24, 2015 (tentative)
Second Reading:
Third Reading:



Richland County Planning & Development Services Department

Map Amendment Staff Report

PC MEETING DATE: February 2, 2015
RC PROJECT: 14-40 MA
APPLICANT: Carl Parrott

LOCATION: 908 North Brickyard Rd

TAX MAP NUMBER: R20100-02-26
ACREAGE: 3.5 Acres
EXISTING ZONING: RS-LD
PROPOSED ZONING: OI

PC SIGN POSTING: January 14, 2015

Staff Recommendation

Disapproval

Background

Zoning History

The original zoning as adopted September 7, 1977 was Residential Single-family Low Density District (RS-1). With the adoption of the 2005 Land Development Code the RS-1 District was designated Residential Single-Family Low Density District (RS-LD).

A Special Exception for a Place of Worship was granted on March 3, 2010 for the subject property under Case Number 09-27MA

Zoning History for the General Area

A parcel west of the site was rezoned from RU to Residential Single-Family Medium Density District (RS-MD) in 2004 under ordinance number 010-04HR (case number 04-23MA).

Zoning District Summary

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

No minimum lot area, except as determined by DHEC.

Direction	Existing Zoning	Use
<u>North:</u>	RS-LD	Residence/undeveloped
<u>South:</u>	RS-LD	Residence
<u>East:</u>	RS-LD	Residence
<u>West:</u>	RS-LD	Residence

Discussion

Parcel/Area Characteristics

The parcel has frontage along North Brickyard Road, has little slope, contains a place of worship and a single-family residential structure to the rear. North Brickyard Road is a two lane collector road, without sidewalks or streetlamps along this section. The immediate area is primarily characterized by residential uses with single-family residential subdivisions west and east.

Public Services

The subject parcel is within the boundaries of School District Two. Killian Elementary School is located .8 miles to the northwest of the subject parcel on Clemson Road.

The Killian fire station (number 27) is located 1.5 miles northwest of the subject parcel on Farrow Road. There are no fire hydrants located along this section of North Brickyard Road. Water is provided by the City of Columbia.

Plans & Policies

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

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

Non-Compliance: The site is not located at a traffic junction, nor is it located near commercial or office uses.

Proposed 2014 Comprehensive Plan

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

The proposed change also would not be appropriate when applying the proposed draft 2014 Richland County Comprehensive Plan recommendations. The Neighborhood Medium Density Future Land Use designation notes that nonresidential uses should be focused at primary arterial intersections, preferably within Neighborhood and Community Activity Centers, and should be designated to be easily accessible to surrounding neighborhoods via multiple transportation modes. Although the 2014 draft Comprehensive Plan has not been adopted, staff feels it is important to consider the draft plan’s recommendations where they may impact current decisions, given the amount of public input and long-range visioning that has recently occurred.

Traffic Characteristics

The 2013 SCDOT traffic count (Station # 445) located east of the subject parcel on North Brickyard Road identifies 11,600 Average Daily Trips (ADT's). North Brickyard Road is classified as a two lane collector, maintained by SCDOT with a design capacity of 8,600 ADT's. North Brickyard Road is currently operating at Level of Service (LOS) "F".

There are no planned or programmed improvements to North Brickyard Road, either through SCDOT or the County Penny Tax Program.

Conclusion

The subject property is surrounded on all four sides by residential development and residential zoning districts. North Brickyard Road is a ditch-to-ditch-designed, residential collector road intended to serve the needs of residential development. Although the site contains a place of worship, which is non-residential in nature, places of worship are allowed with Special Requirements and by Special Exception in residential districts, as they provide services for the community, similar to schools, parks and libraries.

Staff is of the opinion, that were the site to be rezoned, doing so would set a precedent for additional rezoning applications nearby and could serve to the detriment of the established residential nature of this community by allowing for more non-residential uses in proximity. Furthermore, the proposed request is not in compliance with the recommendations of the Comprehensive Plan, as it is not located near commercial and office uses or a traffic junction.

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

Zoning Public Hearing Date

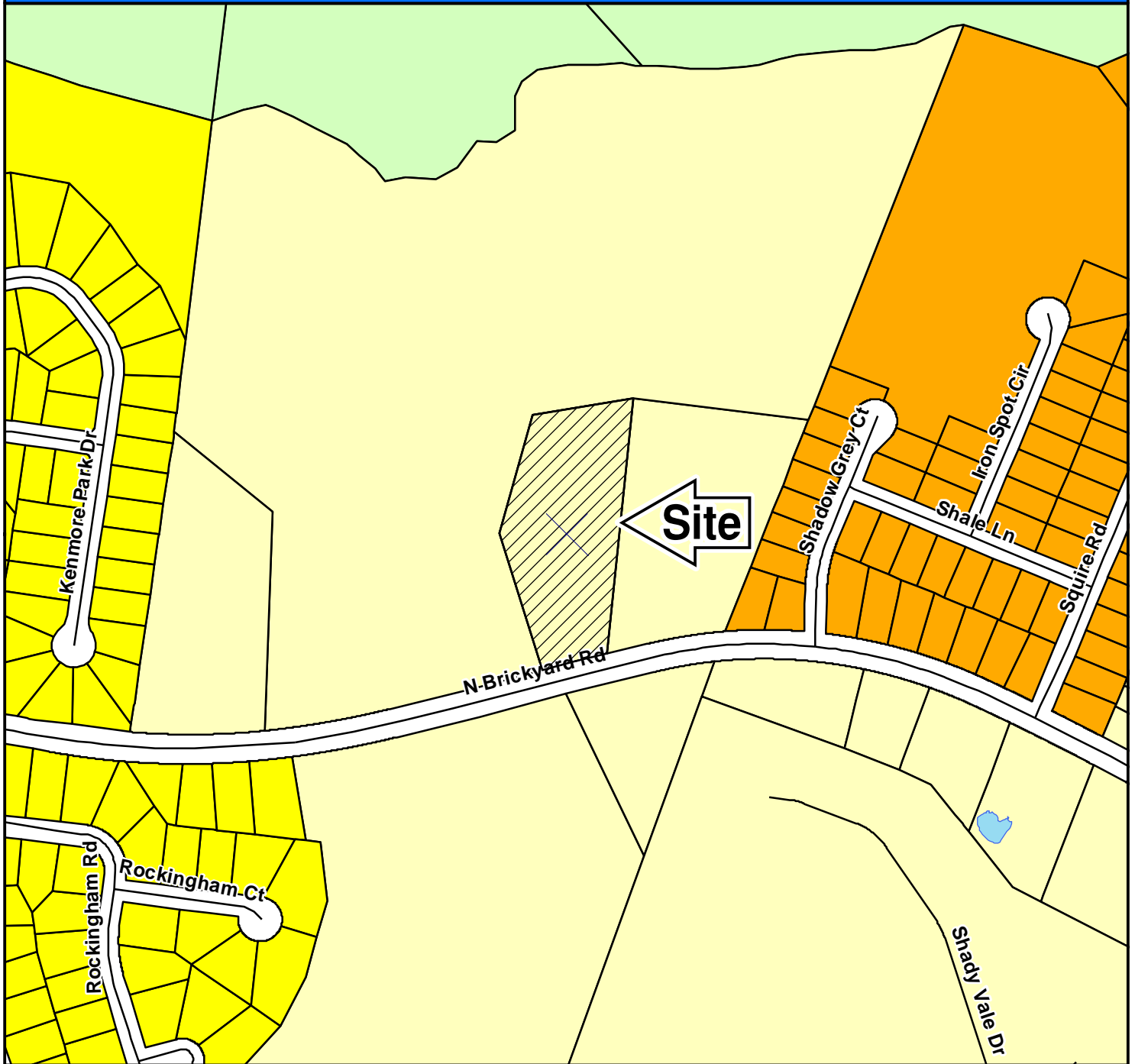
February 24, 2015.

Planning Commission Action

At their meeting of **February 2, 2015** the Richland County Planning Commission **agreed** with the PDSR recommendation and recommends the County Council **deny the proposed Amendment** for **RC Project # 14-40 MA.**

Case 14-40 MA

RS-LD to OI



ZONING CLASSIFICATIONS

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



Case 14-40 MA
RS-LD to OI
TMS 20100-02-26



CASE 14-40 MA

From RS-LD to OI

TMS# R20100-02-26

908 North Brickyard Rd



The zoning change from RS-LD (Residential Low Density) to OI (Office/Institutional) would permit the introduction of the following uses which were not allowed previously in the original zoning

USE TYPES	OI
Continued Care Retirement Communities	SR
Dormitories	SE
Multi-Family, Not Otherwise Listed	P
Single-Family, Zero Lot Line, Common	SR
Fraternity and Sorority Houses	P
Group Homes (10 or More)	SE
Rooming and Boarding Houses	SE
Special Congregate Facilities	SE
Bowling Centers	
Clubs or Lodges (Ord No.054-08HR; 9-16-08)	P
Dance Studios and Schools	P
Martial Arts Instructional Schools	P
Physical Fitness Centers	P
Ambulance Services, Transport	P
Auditoriums, Coliseums, Stadiums	P
Cemeteries, Mausoleums (Ord. 069-10HR)	SR
Colleges and Universities	P
Community Food Services	P
Courts	P
Day Care Centers, Adult (Ord. 008-09HR; 2-17-09)	SR
Day Care, Child, Licensed Center (Ord. 008-09HR; 2-17-09)	SR
Government Offices	P
Hospitals	P

Individual and Family Services, Not Otherwise Listed	P
Museums and Galleries	P
Nursing and Convalescent Homes	P
Orphanages	P
Post Offices	P
Schools, Administrative Facilities	P
Schools, Business, Computer and Management Training	P
Schools, Fine Arts Instruction	P
Schools, Junior Colleges	P
Schools, Technical and Trade (Except Truck Driving)	P
Zoos and Botanical Gardens	SE
Accounting, Tax Preparation, Bookkeeping, and Payroll Services	P
Advertising, Public Relations, and Related Agencies	P
Automatic Teller Machines	P
Automobile Parking (Commercial)	P
Banks, Finance, and Insurance Offices	P
Barber Shops, Beauty Salons, and Related Services	P
Bed and Breakfast Homes/Inns (Ord. 020-10HR; 5-4-10)	SR
Computer Systems Design and Related Services	P
Clothing Alterations/Repairs; Footwear Repairs	P
Construction, Building, General Contracting, without Outside Storage	P
Construction, Special Trades, without Outside Storage	P
Employment Services	P

Engineering, Architectural, and Related Services	P
Funeral Homes and Services	P
Kennels	SR
Laundry and Dry Cleaning Services, Non- Coin Operated	P
Legal Services (Law Offices, Etc.)	P
Management, Scientific, and Technical Consulting Services	P
Massage Therapists	P
Medical/Health Care Offices	P
Medical, Dental, or Related Laboratories	P
Office Administrative and Support Services, Not Otherwise Listed	P
Packaging and Labeling Services	P
Pet Care Services (Excluding Veterinary Offices and Kennels)	P
Photocopying and Duplicating Services	P
Photofinishing Laboratories	P
Photography Studios	P
Picture Framing Shops	P
Professional, Scientific, and Technical Services, Not Otherwise Listed	P
Real Estate and Leasing Offices	P
Research and Development Services	SR
Travel Agencies (without Tour Buses or Other Vehicles)	P
Watch and Jewelry Repair Shops	P
Weight Reducing Centers	P
Antique Stores (See Also Used Merchandise Shops and Pawn Shops)	P
Art Dealers	P

Bars and Other Drinking Places	SE
Book, Periodical, and Music Stores	P
Caterers, No On Site Consumption	P
Drugstores, Pharmacies, with Drive-Thru	P
Drugstores, Pharmacies, without Drive- Thru	P
Office Supplies and Stationery Stores	P
Optical Goods Stores	P
Restaurants, Cafeterias	P
Restaurants, Full Service (Dine-In Only)	P
Restaurants, Limited Service (Delivery, Carry Out)	P
Restaurants, Snack and Nonalcoholic Beverage Stores	P
Courier Services, Substations	P
Radio and Television Broadcasting Facilities (Except Towers)	P
Radio, Television, and Other Similar Transmitting Towers	SE
Utility Company Offices	P
Buildings, High Rise, 4 or 5 Stories	SR
Buildings, High Rise, 6 or More Stories	SE

STATE OF SOUTH CAROLINA
COUNTY COUNCIL OF RICHLAND COUNTY
ORDINANCE NO. ____-15HR

AN ORDINANCE OF THE COUNTY COUNCIL OF RICHLAND COUNTY, SOUTH CAROLINA, AMENDING THE ZONING MAP OF UNINCORPORATED RICHLAND COUNTY, SOUTH CAROLINA, TO CHANGE THE ZONING DESIGNATION FOR THE REAL PROPERTY DESCRIBED AS TMS # 20100-02-26 FROM RS-LD (RESIDENTIAL, SINGLE-FAMILY – LOW DENSITY DISTRICT) TO OI (OFFICE AND INSTITUTIONAL DISTRICT); AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

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

Section I. The Zoning Map of unincorporated Richland County is hereby amended to change the real property described as TMS # 20100-02-26 from RS-LD (Residential, Single-Family – Low Density District) zoning to OI (Office and Institutional District) zoning.

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

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

Section IV. Effective Date. This ordinance shall be effective from and after _____, 2015.

RICHLAND COUNTY COUNCIL

By: _____
Torrey Rush, Chair

Attest this _____ day of
_____, 2015.

S. Monique McDaniels
Clerk of Council

Public Hearing: February 24, 2015 (tentative)
First Reading: February 24, 2015 (tentative)
Second Reading:
Third Reading:



Richland County Planning & Development Services Department

Map Amendment Staff Report

PC MEETING DATE: February 2, 2015
RC PROJECT: 14-41 MA
APPLICANT: PGM Retail, LLC

LOCATION: Mill Field Road

TAX MAP NUMBER: R22905-02-02
ACREAGE: 18.04
EXISTING ZONING: HI
PROPOSED ZONING: GC

PC SIGN POSTING: January 14, 2015

Staff Recommendation

Approval

Background

Zoning History

The original zoning as adopted September 7, 1977 was Heavy Industrial District (M-2). With the adoption of the 2005 Land Development Code the M-2 District was designated Heavy Industrial District (HI).

Zoning History for the General Area

The Light Industrial District (LI) parcel west of the subject parcel with frontage on Woodley Way was approved under Ordinance No. 023-14HR (case number 14-007MA).

The General Commercial District (GC) parcels west of the subject parcel with frontage on North Brickyard Road were approved under Ordinance No. 057-12HR (case number 12-026MA).

The Heavy Industrial District (HI) parcels east of the subject parcel with frontage along Sparkleberry Lane Extension were approved for the proposed zoning change from HI to GC (case number 14-038MA).

The Residential Single-family Medium Density District (RS-MD) parcel at the corner of North Springs Road and Mill Field Road has proposed a change from RS-MD to Neighborhood Commercial District (NC) under case number 14-035MA.

Zoning District Summary

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

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

Based upon a gross density calculation, the maximum number of units for this site is approximately: 288 dwelling units.

Direction	Existing Zoning	Use
<u>North:</u>	RS-MD	Single-Family Residential Homes
<u>South:</u>	GC/M-1	Restaurants/Retail Uses
<u>East:</u>	HI/GC	Offices/Warehouse Self Storage Annex
<u>West:</u>	HI/HI	Cement Production/Warehouse

Discussion

Parcel/Area Characteristics

The parcel only has frontage along Mill Field Road. Along the southernmost boundary of the property is a railroad track with associated right of way. The parcel is undeveloped, mostly wooded, with very little slope. There are no sidewalks or streetlights along this section of Mill Field Road. The immediate and surrounding areas are primarily characterized by commercial and industrial uses with residential uses north of the site. The surrounding parcels are zoned Residential Single-family Medium Density (RS-MD) District, Light Industrial (M-1) District, Heavy Industrial District (HI) and GC District.

The County’s Economic Development Director was contacted regarding this application and indicated that GC would be more suitable at this location.

Public Services

The subject parcels are within the boundaries of School District Two. Spring Valley High School is .19 miles south west of the subject parcels on Sparkleberry Lane. Water would be provided by the City of Columbia and sewer would be provided by East Richland County Public Service District. There is a fire hydrant west of the subject parcels on Mill Field Road. The Sandhill fire station (station number 21) is located on Sparkleberry Lane, approximately .58 miles south of the subject parcels.

Plans & Policies

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

Priority Investment Area

Objective: “Commercial/Office activities should be located along arterial roads, traffic junctions, or areas where existing commercial and office uses are located.”

Compliance: The proposed zoning is located near existing commercial uses.

2014 Comprehensive Plan

The 2014 Richland County Comprehensive Plan, ***“PUTTING THE PIECES IN PLACE”***, designates this area as ***Mixed-Use Corridor***.

Land Use and Character

Areas include established commercial, office, and medium-density residential developments located along principal arterial roads, and exclude established single-family residential subdivisions that may be located in the corridor. Mixed-use corridor areas should provide a vertical and horizontal mix of suburban scale retail, commercial, office, high-density residential, and institutional land uses. Open spaces and parks are also important uses within Mixed-Use Corridors. These corridors are punctuated by higher intensity development located at “nodes” called Activity Centers where the highest density and integration of mixed uses occur.

Desired Development Pattern

Suburban commercial corridors should be transformed over time from traditional strip commercial development to Mixed-Use Corridors connecting Activity Centers. Between Activity Centers, corridors should be redeveloped to convert single story, single use developments on individual lots to multi-story mixed use formats that organize uses in a pedestrian-friendly format.

Staff believes that the proposed change would also comply with the proposed 2014 Richland County Comprehensive Plan recommendations. Although the 2014 draft Comprehensive Plan is in the process of adoption by County Council, staff feels it is important to consider the plan’s recommendations where they may impact current decisions, given the amount of public input and long-range visioning that has recently occurred.

Traffic Characteristics

The 2013 SCDOT traffic count (Station # 492) located north of the subject parcel on North Springs Road identifies 12,200 Average Daily Trips (ADT’s). This segment of North Springs Road is classified as a two lane undivided collector, maintained by SCDOT with a design capacity of 8,600 ADT’s. North Springs Road is currently operating at Level of Service (LOS) “F”.

The 2013 SCDOT traffic count (Station # 117) located southwest of the subject parcel on Two Notch Road identifies 30,800 Average Daily Trips (ADT’s). Two Notch Road is classified as a five lane undivided principal arterial, maintained by SCDOT with a design capacity of 33,600 ADT’s. This segment of Two Notch Road is currently operating at Level of Service (LOS) “C”.

Intersection improvements are planned at North Springs Road and Risdon Way, North Springs Road and Harrington Road, and North Springs Road and Clemson Road/Rhame Road as part of the County’s Transportation Penny program.

There are no planned improvements for Two Notch Road or Mill Field Road in this area, either through SCDOT or the County Penny Tax program.

Conclusion

This area is unique from the perspective that the surrounding properties are zoned RS-MD and HI and have developed over the years with heavy and light industrial uses to the west and residential uses to the north. Because of this unique geographic location, staff is of the opinion that this parcel could serve as a transitional piece between the industrial uses west of the site and the residential uses north of the site.

Staff believes that the proposed rezoning would be consistent with the recommended intent of the Comprehensive Plan for commercial as outlined in the Suburban Priority Investment Area Land Use designation.

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

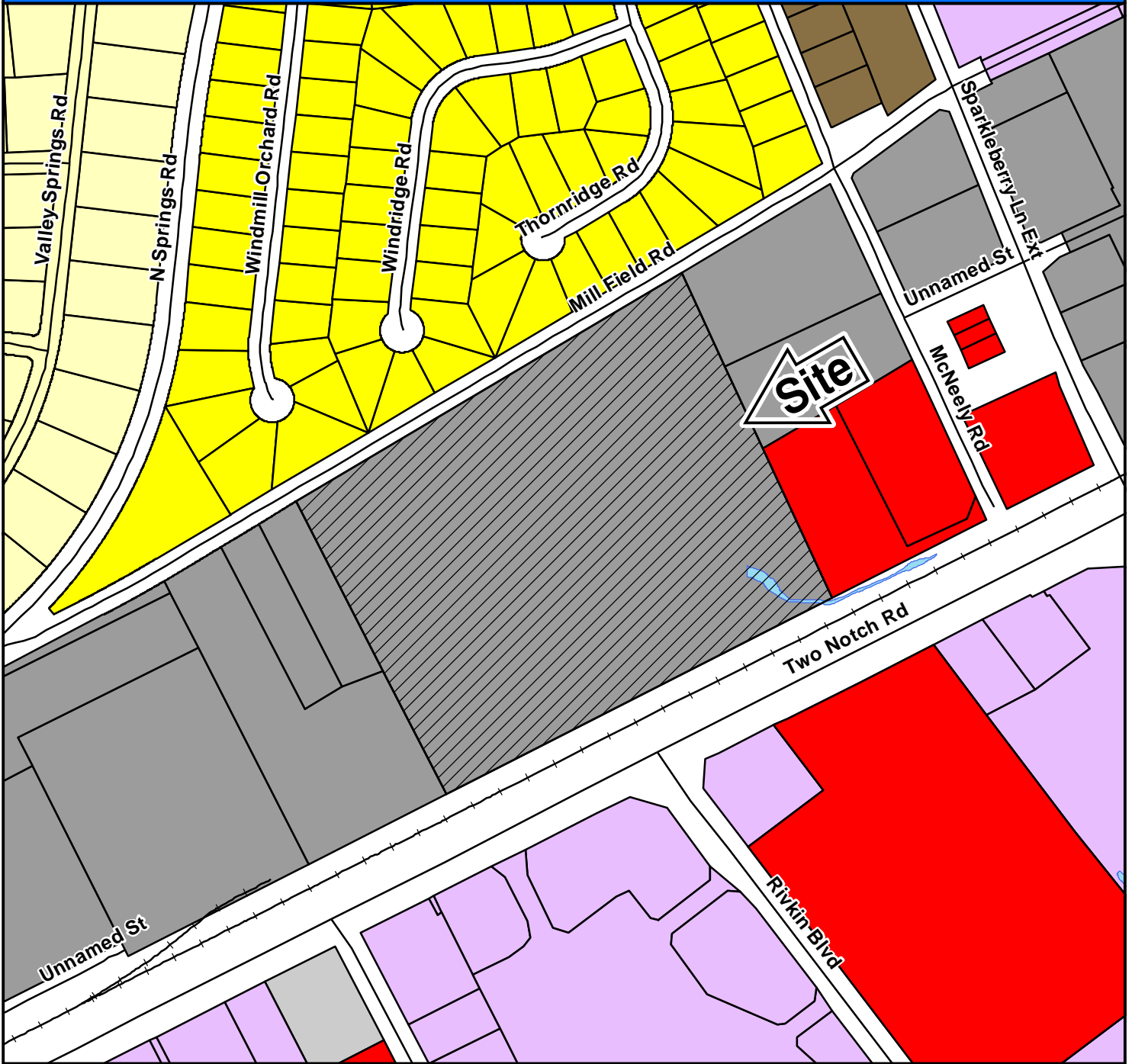
Zoning Public Hearing Date

February 24, 2015

Planning Commission Action

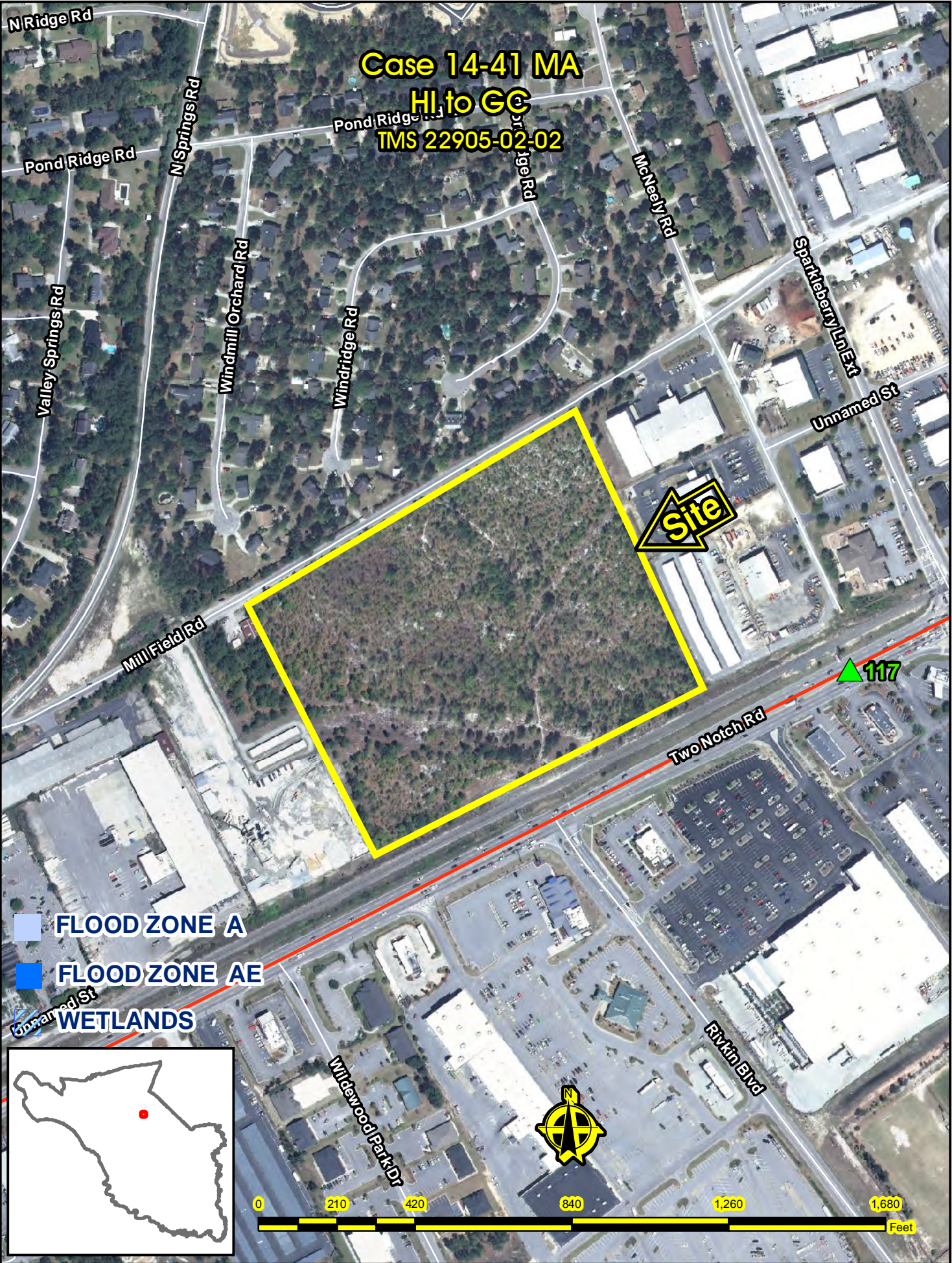
At their meeting of **February 2, 2015** the Richland County Planning Commission **agreed** with the PSDS recommendation and recommends the County Council initiate the ordinance consideration process to **approve the proposed Amendment** for **RC Project # 14-41 MA**.

Case 14-41 MA HI to GC



ZONING CLASSIFICATIONS

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



CASE 14-41 MA

From HI to GC

R22905-02-02

Mill Field Road



Looking at subject parcel along Mill Field Road



Looking north at residential subdivision

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

USE TYPES	GC
Common Area Recreation and Service Facilities	P
Continued Care Retirement Communities	SR
Dormitories	SE
Multi-Family, Not Otherwise Listed	P
Single-Family, Zero Lot Line, Common	SR
Fraternity and Sorority Houses	P
Group Homes (10 or More)	SE
Rooming and Boarding Houses	P
Special Congregate Facilities	SE
Home Occupations	SR
Swimming Pools	SR
Yard Sales	SR
Amusement or Water Parks, Fairgrounds	SR
Amusement Arcades	P
Athletic Fields	P
Batting Cages	SR
Billiard Parlors	P
Bowling Centers	P
Clubs or Lodges (Ord No.054-08HR; 9-16-08)	P

Country Clubs with Golf Courses	SR
Dance Studios and Schools	P
Golf Courses	SR
Golf Courses, Miniature	P
Golf Driving Ranges (Freestanding)	SR
Marinas and Boat Ramps	P
Martial Arts Instructional Schools	P
Physical Fitness Centers	P
Skating Rinks	P
Swim and Tennis Clubs	P
Swimming Pools	SR
Ambulance Services, Transport	P
Animal Shelters	SR
Auditoriums, Coliseums, Stadiums	P
Colleges and Universities	P
Community Food Services	P
Courts	P
Day Care, Adult, Home Occupation (5 or Fewer) (Ord. 008-09HR; 2-17-09)	SR
Day Care Centers, Adult (Ord. 008-09HR; 2-17-09)	SR
Day Care, Child, Family Day Care, Home Occupation (5 or Fewer) (Ord No. 054-08HR; 9-16-08; (Ord. 008-09HR; 2-17-09)	SR
Day Care, Child, Licensed Center (Ord. 008-09HR; 2-17-09)	SR

Government Offices	P
Hospitals	P
Individual and Family Services, Not Otherwise Listed	P
Libraries	P
Museums and Galleries	P
Nursing and Convalescent Homes	P
Postal Service Processing & Distribution	P
Schools, Administrative Facilities	P
Schools, Business, Computer and Management Training	P
Schools, Fine Arts Instruction	P
Schools, Junior Colleges	P
Schools, Including Public and Private, Having a Curriculum Similar to Those Given in Public Schools	P
Schools, Technical and Trade (Except Truck Driving)	P
Zoos and Botanical Gardens	SR
Accounting, Tax Preparation, Bookkeeping, and Payroll Services	P
Advertising, Public Relations, and Related Agencies	P
Banks, Finance, and Insurance Offices	P
Barber Shops, Beauty Salons, and Related Services	P

Bed and Breakfast Homes/Inns (Ord. 020-10HR; 5-4-10)	SR
Body Piercing Facilities	SR
Clothing Alterations/Repairs; Footwear Repairs	P
Employment Services	P
Engineering, Architectural, and Related Services	P
Exterminating and Pest Control Services	P
Funeral Homes and Services	P
Hotels and Motels	P
Kennels	SR
Landscape and Horticultural Services	P
Laundromats, Coin Operated	P
Legal Services (Law Offices, Etc.)	P
Locksmith Shops	P
Management, Scientific, and Technical Consulting Services	P
Massage Therapists	P
Medical/Health Care Offices	P
Medical, Dental, or Related Laboratories	P
Motion Picture Production/Sound Recording	P
Office Administrative and Support	P

Services, Not Otherwise Listed	
Pet Care Services (Excluding Veterinary Offices and Kennels)	P
Photography Studios	P
Picture Framing Shops	P
Professional, Scientific, and Technical Services, Not Otherwise Listed	P
Real Estate and Leasing Offices	P
Repair and Maintenance Services, Home and Garden Equipment	P
Repair and Maintenance Services, Personal and Household Goods	P
Repair and Maintenance Services, Television, Radio, or Other Consumer Electronics	P
Security and Related Services	P
Tanning Salons	P
Tattoo Facilities (Ord 010-07HR; 2-20-07) and (Ord No. 054-08HR; 9-16-08)	P
Taxidermists	P
Theaters, Live Performances	P
Theaters, Motion Picture, Other Than Drive-Ins	P
Theaters, Motion Picture, Drive-Ins	SE
Travel Agencies (without Tour Buses or Other Vehicles)	P
Traveler Accommodations, Not	P

Otherwise Listed	
Veterinary Services (Non-Livestock, May Include Totally Enclosed Kennels Operated in Connection with Veterinary Services)	P
Watch and Jewelry Repair Shops	P
Weight Reducing Centers	P
Antique Stores (See Also Used Merchandise Shops and Pawn Shops)	P
Appliance Stores	P
Art Dealers	P
Arts and Crafts Supply Stores	P
Auction Houses	P
Automotive Parts and Accessories Stores	P
Bakeries, Retail	P
Bars and Other Drinking Places	SR
Bicycle Sales and Repair	P
Boat and RV Dealers, New and Used	P
Book, Periodical, and Music Stores	P
Camera and Photographic Sales and Service	P
Candle Shops	P
Candy Stores (Confectionery, Nuts, Etc.)	P
Caterers, No On Site Consumption	P
Clothing, Shoe, and Accessories Stores	P

Coin, Stamp, or Similar Collectibles Shops	P
Computer and Software Stores	P
Cosmetics, Beauty Supplies, and Perfume Stores	P
Department, Variety or General Merchandise Stores	P
Direct Selling Establishments, Not Otherwise Listed	P
Drugstores, Pharmacies, with Drive-Thru	P
Drugstores, Pharmacies, without Drive- Thru	P
Fabric and Piece Goods Stores	P
Flea Markets, Indoor	P
Flea Markets, Outdoor	P
Floor Covering Stores	P
Florists	P
Food Service Contractors	P
Food Stores, Specialty, Not Otherwise Listed	P
Formal Wear and Costume Rental	P
Fruit and Vegetable Markets	P
Furniture and Home Furnishings	P
Garden Centers, Farm Supplies, or Retail Nurseries	P
Gift, Novelty, Souvenir, or Card Shops	P

Grocery/Food Stores (Not Including Convenience Stores)	P
Hardware Stores	P
Health and Personal Care Stores, Not Otherwise Listed	P
Hobby, Toy, and Game Stores	P
Home Centers	P
Home Furnishing Stores, Not Otherwise Listed	P
Jewelry, Luggage, and Leather Goods (May Include Repair)	P
Liquor Stores	P
Manufactured Home Sales	SR
Meat Markets	P
Miscellaneous Retail Sales – Where Not Listed Elsewhere, and Where All Sales and Services are Conducted within an Enclosed Building	P
Motor Vehicle Sales – Car and Truck – New and Used	P
Motorcycle Dealers, New and Used	P
Musical Instrument and Supplies Stores (May Include Instrument Repair)	P
News Dealers and Newsstands	P
Office Supplies and Stationery Stores	P

Optical Goods Stores	P
Outdoor Power Equipment Stores	P
Paint, Wallpaper, and Window Treatment Sales	P
Pawnshops	P
Pet and Pet Supplies Stores	P
Record, Video Tape, and Disc Stores	P
Restaurants, Cafeterias	P
Restaurants, Full Service (Dine-In Only)	P
Restaurants, Limited Service (Delivery, Carry Out)	P
Restaurants, Limited Service (Drive-Thru)	P
Restaurants, Snack and Nonalcoholic Beverage Stores	P
Service Stations, Gasoline	P
Sporting Goods Stores	P
Television, Radio or Electronic Sales	P
Tire Sales	P
Tobacco Stores	P
Used Merchandise Stores	P
Video Tape and Disc Rental	P
Warehouse Clubs and Superstores	P
Paper and Paper Products	P
Buildings, High Rise, 4 or 5 Stories	SR
Buildings, High Rise, 6 or More Stories	SE

STATE OF SOUTH CAROLINA
COUNTY COUNCIL OF RICHLAND COUNTY
ORDINANCE NO. ____-15HR

AN ORDINANCE OF THE COUNTY COUNCIL OF RICHLAND COUNTY, SOUTH CAROLINA, AMENDING THE ZONING MAP OF UNINCORPORATED RICHLAND COUNTY, SOUTH CAROLINA, TO CHANGE THE ZONING DESIGNATION FOR THE REAL PROPERTY DESCRIBED AS TMS # 22905-02-02 FROM HI (HEAVY INDUSTRIAL DISTRICT) TO GC (GENERAL COMMERCIAL DISTRICT); AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

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

Section I. The Zoning Map of unincorporated Richland County is hereby amended to change the real property described as TMS # 22905-02-02 from HI (Heavy Industrial District) zoning to GC (General Commercial District) zoning.

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

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

Section IV. Effective Date. This ordinance shall be effective from and after _____, 2015.

RICHLAND COUNTY COUNCIL

By: _____
Torrey Rush, Chair

Attest this _____ day of
_____, 2015.

S. Monique McDaniels
Clerk of Council

Public Hearing: February 24, 2015 (tentative)
First Reading: February 24, 2015 (tentative)
Second Reading:
Third Reading:

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

AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES; CHAPTER 26, LAND DEVELOPMENT; ARTICLE VII, GENERAL DEVELOPMENT, SITE, AND PERFORMANCE STANDARDS; SECTION 26-173, OFF-STREET PARKING STANDARDS; SUBSECTION (F), PARKING OF RECREATIONAL VEHICLES, BOATS, AND TRAVEL TRAILERS; SO AS TO ADD UTILITY TRAILERS.

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 26-173, Off-Street Parking Standards; Subsection (f), Parking of Recreational Vehicles, Boats, and Travel Trailers; is hereby amended to read as follows:

- (f) *Parking of recreational vehicles, boats, and travel and utility trailers.*
- (1) *Travel or camping vehicles:* Not more than one (1) travel or camping vehicle, per family living on the premises, shall be permitted to be parked on a lot in any residential zone. The vehicle shall not be parked in the required front or side yard nor shall any such vehicle be parked or stored in front of the principal structure on a residentially zoned lot. The vehicle shall not be occupied temporarily or permanently while it is parked or stored, except in an authorized recreational vehicle park.
- (2) *Boats, or travel or utility trailers:* No boat, or travel or utility trailer, shall be stored in any required front or side yard of any residentially zoned property nor shall any boat, or travel or utility trailer, be stored or parked in front of a principal structure on a residentially zoned lot.

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 _____, 2015.

RICHLAND COUNTY COUNCIL

BY: _____
Torrey Rush, Chair

ATTEST THIS THE ____ DAY

OF _____, 2015

Michelle Onley
Clerk of Council

RICHLAND COUNTY ATTORNEY'S OFFICE

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

First Public Hearing: December 16, 2014
Second Public Hearing: February 24, 2015 (tentative)
First Reading: February 24, 2015 (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



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