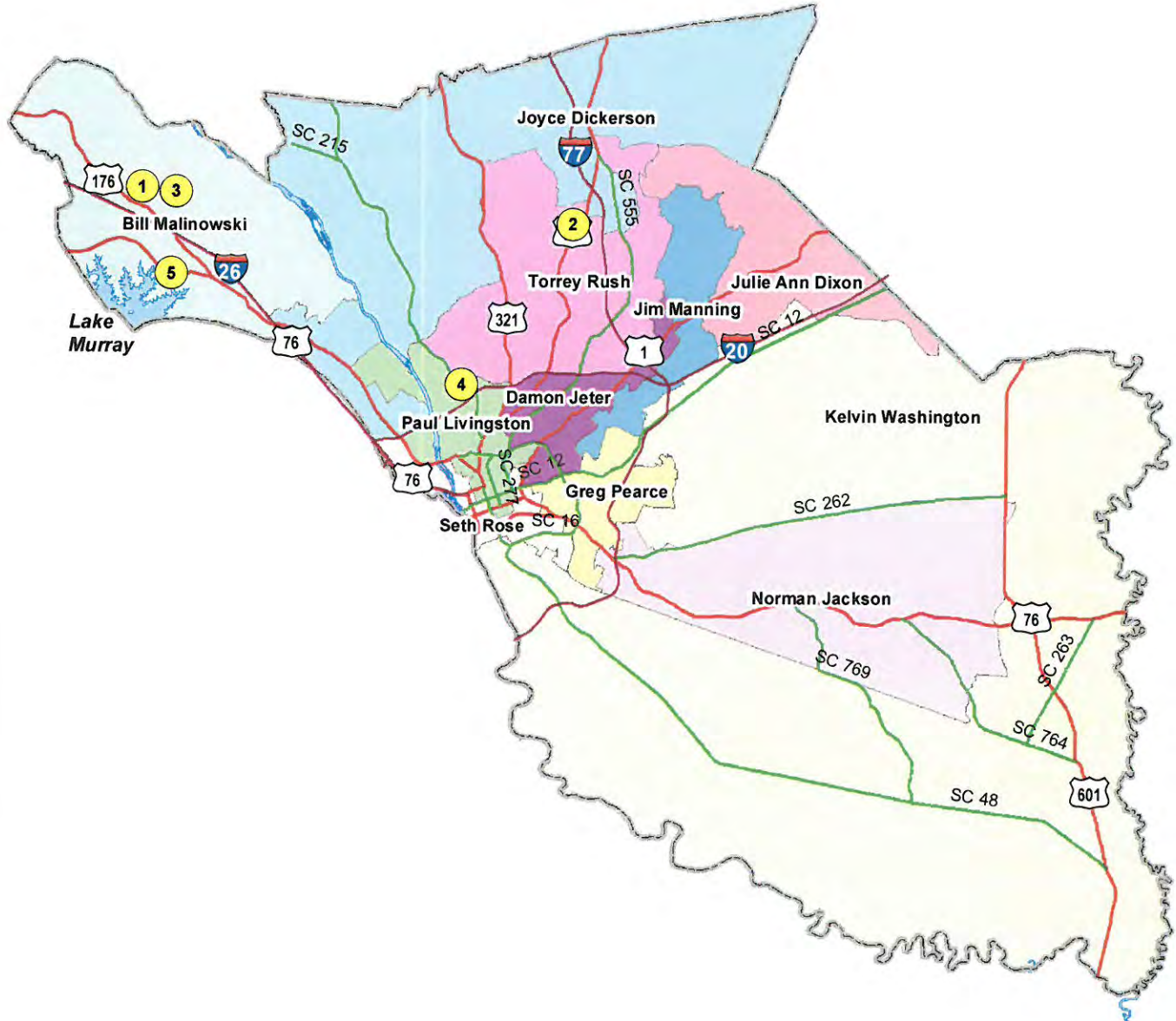


**RICHLAND COUNTY COUNCIL
ZONING PUBLIC HEARING**



DECEMBER 17, 2013

RICHLAND COUNTY COUNCIL ZONING PUBLIC HEARING DECEMBER 17, 2013



CASE NO.	APPLICANT	TMS NO.	LOCATION	DISTRICT
1. 13-32 MA	Mark Mack	02700-08-04(p)	Kennerly Road	Malinowski
2. 13-34 MA	Robert Wilder	14800-05-22	Wilson Blvd. & Killian Rd.	Rush
3. 13-36 MA	Larry Cooke	02700-05-15	1204 Hopewell Church Rd.	Malinowski
4. 13-37 MA	Jimmy Derrick	09401-06-09	6405 Monticello Rd.	Livingston
5. 13-39 MA	Donna Reed	02411-04-03	1561 Dutch Fork Rd	Malinowski

RICHLAND COUNTY COUNCIL ZONING PUBLIC HEARING

Tuesday, December 17, 2013

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 ORDER.....Honorable Kelvin E. Washington, Sr.
Chairman of Richland County Council

ADDITIONS / DELETIONS TO THE AGENDA

OPEN PUBLIC HEARING

MAP AMENDMENTS [ACTION]

1. Case # 13-32 MA
Mark Mack
RU to LI (2 acres)
Kennerly Rd.
TMS# 02700-08-04(p) **[FIRST READING]**
Planning Commission Denied 6-0
Page 1

2. Case # 13-34 MA
Robert Wilder
PDD to RS-MD (25.79 acres)
Wilson Blvd. & Killian Rd.
TMS# 14800-05-22 **[FIRST READING]**
Planning Commission Approved 5-2
Page 13

3. Case # 13-36 MA
Larry Cooke
RU to RS-LD (13 acres)
1204 Hopewell Church Rd.
TMS# 02700-05-15 **[FIRST READING]**
Planning Commission Approved 5-2
Page 21

4. Case # 13-37 MA
Jimmy Derrick
RS-MD to GC (3.83 acres)
6405 Monticello Rd.
TMS# 09401-06-09 **[FIRST READING]**
Planning Commission Approved 6-2
Page 29

5. Case # 13-39 MA
Donna Reed
RU to GC (3.7 acres)
1561 Dutch Fork Rd.
TMS# 02411-04-03 **[FIRST READING]**
Planning Commission Denied 6-2
Page 43

TEXT AMENDMENTS [ACTION]

1. AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES; CHAPTER 26, LAND DEVELOPMENT; SO AS TO ALLOW UTILITY SERVICE AREAS AND UTILITY SERVICE FACILITIES IN THE RU, RR, RS-E, RS-LD, RS-MD, RS-HD, MH, RM-MD, RM-HD, OI, AND RC ZONING DISTRICTS. **[FIRST READING]**
Planning Commission Approved 7-0
Page 55
2. AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES, CHAPTER 26, SO AS TO PERMIT "FURNITURE AND RELATED PRODUCTS" IN THE GC GENERAL COMMERCIAL DISTRICT, WITH SPECIAL REQUIREMENTS. **[FIRST READING]**
Planning Commission Approved 8-0
Page 59

ADJOURNMENT



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: October 7, 2013
RC PROJECT: 13-32 MA
APPLICANT: Mark Mack

LOCATION: Kennerly Rd

TAX MAP NUMBER: 02700-08-04 (Portion of)
ACREAGE: 2.0
EXISTING ZONING: RU
PROPOSED ZONING: LI

PC SIGN POSTING: September 11, 2013

Staff Recommendation

Disapproval

Background

Zoning History

The current zoning, Rural District (RU) reflects the zoning as adopted September 7, 1977.

Zoning District Summary

The Light Industrial (LI) District is intended to accommodate wholesaling, distribution, storage, processing, light manufacturing, and general commercial uses. Such uses are usually controlled operations, relatively clean, quiet, and free of objectionable or hazardous elements, such as smoke, noise, odor or dust. In addition, such uses usually operate and/or have storage within open or enclosed structures; and generating no nuisances.

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

Discussion

Parcel/Area Characteristics

The parcel has three hundred and sixty one (361) feet of frontage along Kennerly Road, which is a two-lane undivided collector without sidewalks or streetlights. The parcel also has three hundred and sixty one (361) feet of frontage along Sid Sites Road, which is a two-lane undivided collector without sidewalks or streetlights. The subject parcel is currently utilized for agricultural uses (cornfield), has a gentle slope and is partially vegetated. The immediate area is primarily characterized by residential uses, agricultural uses and undeveloped, wooded parcels.

Public Services

The subject parcel is within the boundaries of Lexington/Richland 5 School District. Spring Hill High School is located .76 miles west of the subject parcel on Broad River Road. The Dutch Fork/Spring Hill fire station (number 21) is located 1.6 miles west of the subject parcel on Broad River Road. There are no fire hydrants located along this section of Kennerly Road. 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 **Suburban** in the **North East Planning Area**.

Objective: Industrial activities should be compatible with the surrounding land uses and should not locate near residential or commercial uses without adequate space for buffering/setbacks. Proposed industrial uses should consider sites with adequate room for expansion, existing infrastructure and access to major arterials and/or highways. Sites will be considered during the rezoning process and periodically updated.

Non-Compliance: The area is comprised of scattered agriculturally-based, residentially developed parcels and large undeveloped parcels. Currently, there is a lack of infrastructure in place to serve industrial development. The site does not have easy access to major arterials and/or highways and there are no other properties in the vicinity either zoned for or used as light industrial.

Traffic Impact

The 2012 SCDOT traffic count (Station # 178) located south of the subject parcel on Broad River Road identifies 7,900 Average Daily Trips (ADT's). Broad River Road is classified as a two lane undivided collector, maintained by SCDOT with a design capacity of 8,600 ADT's. Broad River Road is currently operating at Level of Service (LOS) "C".

The 2012 SCDOT traffic count (Station # 561) located east of the subject parcel on Kennerly Road identifies 800 Average Daily Trips (ADT's). Kennerly Road is classified as a two lane undivided collector, maintained by SCDOT with a design capacity of 8,600 ADT's. Kennerly Road is currently operating at Level of Service (LOS) "A".

The 2012 SCDOT traffic count (Station # 456) located north of the subject property on Freshly Mill Road identifies 900 Average Daily Trips (ADT's). Freshly Mill Road is classified as a two lane undivided collector, maintained by SCDOT with a design capacity of 8,600 ADT's. Freshly Mill Road is currently operating at Level of Service (LOS) "A".

Conclusion

The parcels in the general area surrounding the site are zoned RU. Staff believes that the proposed request is not in compliance with the Comprehensive Plan, as the site does not have access to infrastructure, there are no Industrial uses in the vicinity of the site and the site is not located on a major arterial. Additionally, rezoning the parcel to an LI zoning district would set a precedent for other potential similar requests and alter the established character of the Spring Hill area.

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

Zoning Public Hearing Date

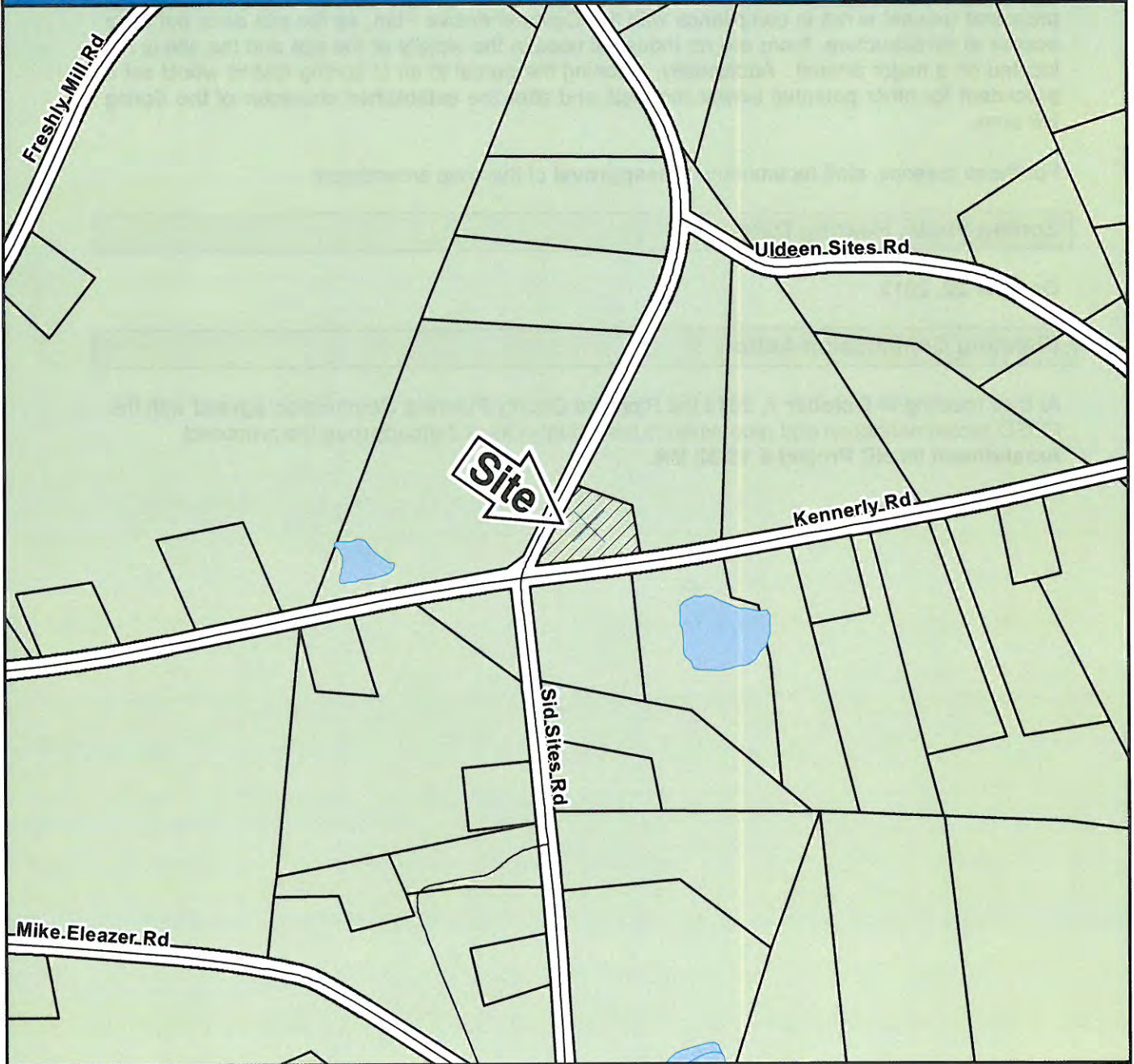
October 22, 2013

Planning Commission Action

At their meeting of **October 7, 2013** the Richland County Planning Commission **agreed** with the PDSD recommendation and recommends the County Council **disapprove** the proposed **Amendment for RC Project # 13-32 MA.**

Case 13-32 MA

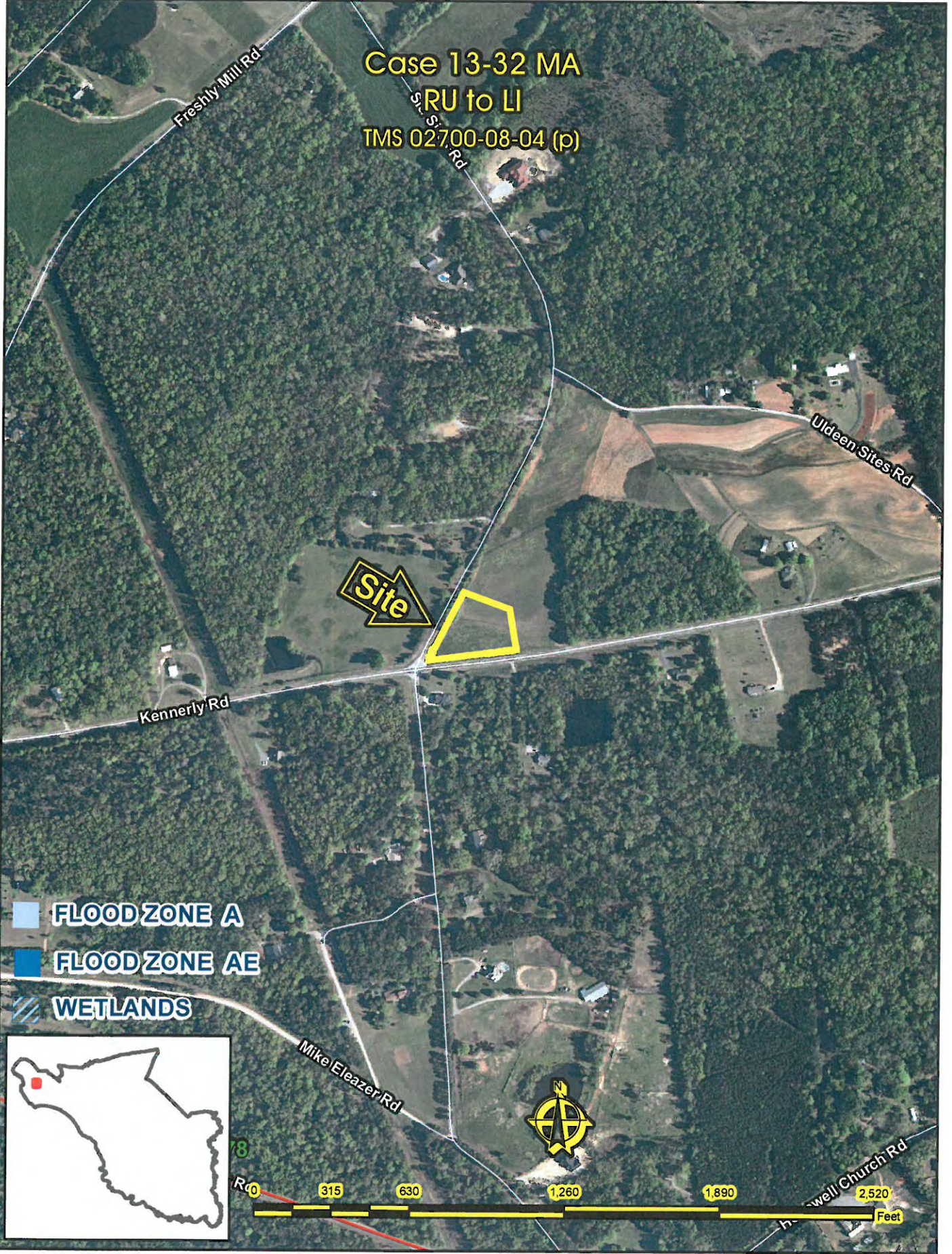
RU to LI



ZONING CLASSIFICATIONS

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

Case 13-32 MA
S-1 RU to LI
TMS 02700-08-04 (p)



CASE 13-32 MA

From RU to LI

TMS# 02700-08-04 Portion of

Sid Sites Rd & Kennerly Rd



The zoning change from RU (Rural) to LI (Light Industrial) would permit the introduction of the following uses which were not allowed previously in the original zoning

USE TYPES	LI
Recreational Uses	
Amusement or Water Parks, Fairgrounds	SR
Batting Cages	SR
Golf Courses	SR
Golf Courses, Miniature	P
Golf Driving Ranges (Freestanding)	SR
Physical Fitness Centers	P
Shooting Ranges, Indoor	P
<u>Institutional, Educational and Civic Uses</u>	
Ambulance Services, Transport	P
Animal Shelters	SR
Auditoriums, Coliseums, Stadiums	P
Community Food Services	P
Government Offices	P
Post Offices	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, Technical and Trade (Except Truck Driving)	P
Schools, Truck Driving	P
<u>Business, Professional and Personal Services</u>	
Accounting, Tax Preparation, Bookkeeping, and Payroll Services	P

Automatic Teller Machines	P
Automobile Parking (Commercial)	P
Automobile Rental or Leasing	P
Automobile Towing, Not Including Storage	P
Automobile Towing, Including Storage Services	P
Banks, Finance, and Insurance Offices	P
Building Maintenance Services, Not Otherwise Listed	P
Car and Light Truck Washes (See also Truck Washes)	P
Carpet and Upholstery Cleaning Services	P
Computer Systems Design and Related Services	P
Construction, Building, General Contracting, with Outside Storage	SR
Construction, Building, General Contracting, without Outside Storage	P
Construction, Heavy, with Outside Storage	SR
Construction, Heavy, without Outside Storage	P
Construction, Special Trades, with Outside Storage	SR
Construction, Special Trades, without Outside Storage	P
Employment Services	P
Engineering, Architectural, and Related Services	P
Exterminating and Pest Control Services	P
Funeral Homes and Services	P

Furniture Repair Shops and Upholstery	P
Hotels and Motels	P
Janitorial Services	P
Laundromats, Coin Operated	P
Laundry and Dry Cleaning Services, Non-Coin Operated	P
Linen and Uniform Supply	P
Management, Scientific, and Technical Consulting Services	P
Medical, Dental, or Related Laboratories	P
Motion Picture Production/Sound Recording	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
Professional, Scientific, and Technical Services, Not Otherwise Listed	P
Publishing Industries	P
Rental Centers, with Outside Storage	P
Rental Centers, without Outside Storage	SR
Repair and Maintenance Services, Appliance and Electronics	P
Repair and Maintenance Services, Automobile, Major	P
Repair and Maintenance Services, Automobile, Minor	P
Repair and Maintenance Services, Boat and Commercial Trucks, Small	P
Repair and Maintenance Services, Commercial and Industrial Equipment	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
Research and Development Services	P
Security and Related Services	P
Taxidermists	P
Theaters, Motion Picture, Other Than Drive-Ins	P
Theaters, Motion Picture, Drive-Ins	SE
Truck (Medium and Heavy) Washes	P
Vending Machine Operators	P
Veterinary Services (Non-Livestock, May Include Totally Enclosed Kennels Operated in Connection with Veterinary Services)	P
Auction Houses	P
Automotive Parts and Accessories Stores	P
Bakeries, Retail	P
Bars and Other Drinking Places	SR
Bicycle Sales and Repair	P
Building Supply Sales with Outside Storage	P
Building Supply Sales without Outside Storage	P
Caterers, No On Site Consumption	P
Convenience Stores (with Gasoline Pumps)	P
Convenience Stores (without Gasoline Pumps)	P

Direct Selling Establishments, Not Otherwise Listed	P
Drugstores, Pharmacies, with Drive-Thru	P
Drugstores, Pharmacies, without Drive-Thru	P
Electronic Shopping and Mail Order Houses	P
Flea Markets, Indoor	P
Flea Markets, Outdoor	P
Fruit and Vegetable Markets	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
Truck Stops	P
Apparel, Piece Goods, and Notions	P
Beer/Wine/Distilled Alcoholic Beverages	P
Books, Periodicals, and Newspapers	P
Chemicals and Allied Products	P
Drugs and Druggists' Sundries	P
Durable Goods, Not Otherwise Listed	P
Electrical Goods	P
Farm Products, Raw Materials	P
Farm Supplies	P
Flowers, Nursery Stock, and Florist Supplies	P
Furniture and Home Furnishings	P

Groceries and Related Products	P
Hardware	P
Jewelry, Watches, Precious Stones	P
Machinery, Equipment and Supplies	P
Market Showrooms (Furniture, Apparel, Etc.)	P
Metal and Minerals	P
Motor Vehicles	P
Motor Vehicles, New Parts and Supplies	P
Motor Vehicles, Tires and Tubes	P
Motor Vehicles, Used Parts and Supplies	P
Nondurable Goods, Not Otherwise Listed	P
Paints and Varnishes	P
Paper and Paper Products	P
Plumbing & Heating Equipment and Supplies	P
Professional and Commercial Equipment and Supplies	P
Scrap and Recyclable Materials	SE
Sporting and Recreational Goods and Supplies (Except Sporting Firearms and Ammunition)	P
Sporting Firearms and Ammunition	P
Timber and Timber Products	P
Tobacco and Tobacco Products	P
Toys and Hobby Goods and Supplies	P
Transportation, Information, Warehousing, Waste Management, and Utilities	
Airports or Air Transportation Facilities and Support Facilities	P
Bus Facilities, Interurban	P
Bus Facilities, Urban	P
Charter Bus Industry	P

Machinery	SE
Manufacturing, Not Otherwise Listed	SE
Medical Equipment and Supplies	P
Office Supplies (Not Paper)	P
Paper Products (No Coating and Laminating)	P
Printing and Publishing	P
Signs	P
Soap, Cleaning Compounds, and Toilet Preparations	P
Sporting and Athletic Goods	P
Textile Product Mills	SE
Transportation Equipment	SE
Wood Products, Excluding Chip Mills	P

Courier Services, Central Facility	P
Courier Services, Substations	P
Limousine Services	P
Materials Recovery Facilities (Recycling)	P
Radio and Television Broadcasting Facilities (Except Towers)	P
Scenic and Sightseeing Transportation	P
Taxi Service Terminals	P
Truck Transportation Facilities	P
Utility Company Offices	P
Utility Service Facilities (No Outside Storage)	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)	P
Warehouses, Self-Storage	SR
Warehouses, Self-Storage	SR
Water Treatment Plants, Non-Governmental, Public	P
<u>Manufacturing, Mining, and Industrial Uses</u>	
Apparel	P
Bakeries, Manufacturing	P
Beverage, Soft Drink and Water	P
Computer, Appliance, and Electronic Products	P
Dairy Products	P
Dolls, Toys, and Games	P
Fabricated Metal Products	SE
Food Manufacturing, Not Otherwise Listed	P
Furniture and Related Products	P
Glass and Glass Products	SE
Jewelry and Silverware	P
Leather and Allied Products (No Tanning)	P

STATE OF SOUTH CAROLINA
COUNTY COUNCIL OF RICHLAND COUNTY
ORDINANCE NO. ____-14HR

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 A PORTION OF TMS # 02700-08-04 FROM RU (RURAL DISTRICT) TO LI (LIGHT INDUSTRIAL 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 a portion of TMS # 02700-08-04 from RU (Rural District) zoning to LI (Light Industrial District) zoning; as further shown on Exhibit A, which is attached hereto and incorporated herein.

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 _____, 2014.

RICHLAND COUNTY COUNCIL

By: _____
Kelvin E. Washington, Sr., Chair

Attest this _____ day of _____, 2014.

Michelle Onley
Clerk of Council

First Public Hearing: October 22, 2013
Second Public Hearing: December 17, 2013 (tentative)
First Reading: December 17, 2013 (tentative)
Second Reading:
Third Reading:

Exhibit A





**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: December 2, 2013
RC PROJECT: 13-34 MA
APPLICANT: Robert Wilder

LOCATION: Wilson Boulevard

TAX MAP NUMBER: 14800-05-22
ACREAGE: 25.79
EXISTING ZONING: PDD
PROPOSED ZONING: RS-MD

PC SIGN POSTING: November 13, 2013

Staff Recommendation

Approval

Background

Zoning History

The current zoning, Planned Development District (PDD) reflects the zoning as adopted under ordinance number 05-13HR (Case number 05-36MA). The previous zoning, Rural District (RU) reflects the zoning as adopted September 7, 1977.

Zoning History General Area

The Planned Development District (PDD) zoned parcels (Stonington Subdivision) located to the west of the site along Wilson Boulevard was rezoned under Ordinance Number 044-00HR (case 00-38MA). The Planned Development District (PDD) zoned parcel located to the northwest of the subject parcel was approved under Ordinance Number 010-05HR (case 05-028MA). The Neighborhood Commercial District (NC) zoned parcels located to the south of the site along Wilson Boulevard were rezoned under Ordinance Number 058-04HR (case 05-01MA).

Zoning District Summary

The Residential Single Family Medium Density District (RS-MD) is intended as a single family, detached residential district of medium densities, and the requirements for this district are designed to maintain a suitable environment for single family living.

Minimum lot area is 8,500 square feet, or as determined by DHEC. The maximum density standard: no more than one principal dwelling unit may be placed on a lot except for permitted accessory dwellings.

- Based upon a gross density calculation, the maximum number of units for this site is approximately: 132 dwelling units

- Based upon a net density calculation, the maximum number of units for this site is approximately: 87 dwelling units

Direction	Existing Zoning	Use
<u>North:</u>	RU	Residence
<u>South:</u>	PDD	Residential subdivision (Stonington)
<u>East:</u>	RU\RU	Residence/Assisted Living Facility/Undeveloped
<u>West:</u>	PDD	Residential subdivision (Stonington)

Discussion

Parcel/Area Characteristics

The subject property has approximately 560 feet of frontage along Wilson Boulevard, zoned PDD and is approximately 25.79 acres in size. Within the existing PDD, 17.74 acres is designated for residential use with 12,500 square foot minimum lot sizes, while 8.05 acres is identified as reserved natural area. Otherwise the site is undeveloped and mostly wooded.

The immediate area is primarily characterized by low to moderate density residential uses. South and west of the subject parcel are residential PDDs. The approved Beasley Creek PDD adjacent to the northwest subject parcel is mostly wooded and undeveloped. A phase of the PDD has been completed at this time. The Beasley Creek PDD designates 175 low density units on 49.9 acres, 115 medium density units on 10.4 acres and 22.7 acres of open space. The medium density lots as identified in the Beasley Creek PDD, would allow for 3,500 square foot minimum lot sizes. This lot size is more in line with the lot sizes for a higher density residential district than the current RS-MD District minimum lot size standards of 8,500 square feet.

The approved Stonington PDD is comprised of 165 acres with 109 acres designated for residential, 12 acres for commercial and 44 acres for open space. There are 3 separate residential designations within the Stonington PDD. The Stonecrest phase permits 51 lots on 59 acres at a density of .86 dwelling units per acre. The Stonecroft phase permits 56 lots on 55 acres at a density of .98 dwelling units per acre. The Stonebury phase permits 45 lots on 40 acres at a density of 2.375 dwelling units per acre. The commercial segment identifies 75,000 square feet of retail uses and 30,000 square feet of office uses.

Public Services

The subject parcel is within the boundaries of School District Two. Westwood High School is located .89 miles north of the subject parcel on Turkey Farm Road. The Killian fire station (number 274) is located 2.1 miles southeast of the subject parcel on Farrow Road. There is a fire hydrant located south of the site on Wilson Boulevard. The proposed map amendment would not negatively impact public services or traffic. Water and sewer 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: Residential areas are encouraged to contain a mix of residential and civic land uses. Existing single family developments may be adjacent to multifamily or a PDD including a buffer from higher intensity uses. Residential developments should occur at medium densities of 4-8 dwelling units per acre.

Compliance: The RS-MD zoning district permits a minimum 8,500 square foot lots or 5.1 dwelling units per acre, which complies with the recommended density of the Comprehensive Plan than allowed under the nearby RU District. Although the current PDD zoning would allow development to occur that is in keeping with the Comprehensive Plan recommendations for medium density, staff believes that the proposed zoning would be better suited for the site as the PDD design is contrary to State legislation and the Code requirements for mixed use.

Traffic Impact

The 2012 SCDOT traffic count (Station # 135) located south of the subject parcel on Wilson Boulevard identifies 8,100 Average Daily Trips (ADT’s). Wilson Boulevard is classified as a two lane undivided minor arterial, maintained by SCDOT with a design capacity of 10,800 ADT’s. Wilson Boulevard is currently operating at Level of Service (LOS) “C”.

A 2.86 mile section of Wilson Boulevard from the I-77 interchange to Blythewood Road has been identified for widening from two lanes to five lanes. The project is 37th on the Columbia Area Long Range Transportation Plan (COATS) 2035 Prioritized Project List and funding has not been identified at this time.

A 3.82 mile section of Wilson Boulevard from the Fulmer Road to Pisgah Church Road has been identified for widening from two lanes to five lanes. The project is 59th on the Columbia Area Long Range Transportation Plan (COATS) 2035 Prioritized Project List and funding has not been identified at this time.

Conclusion

The adjacent subdivision west of the site is zoned PDD and contains single-family residences. The PDD located to the northwest is designated for single-family residences, as well. Given the lot sizes and residential development designs nearby as well as the characteristic medium densities of most of the subdivisions in the vicinity, staff believes that the proposed request is in compliance with the Comprehensive Plan recommendations for Suburban residential use.

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

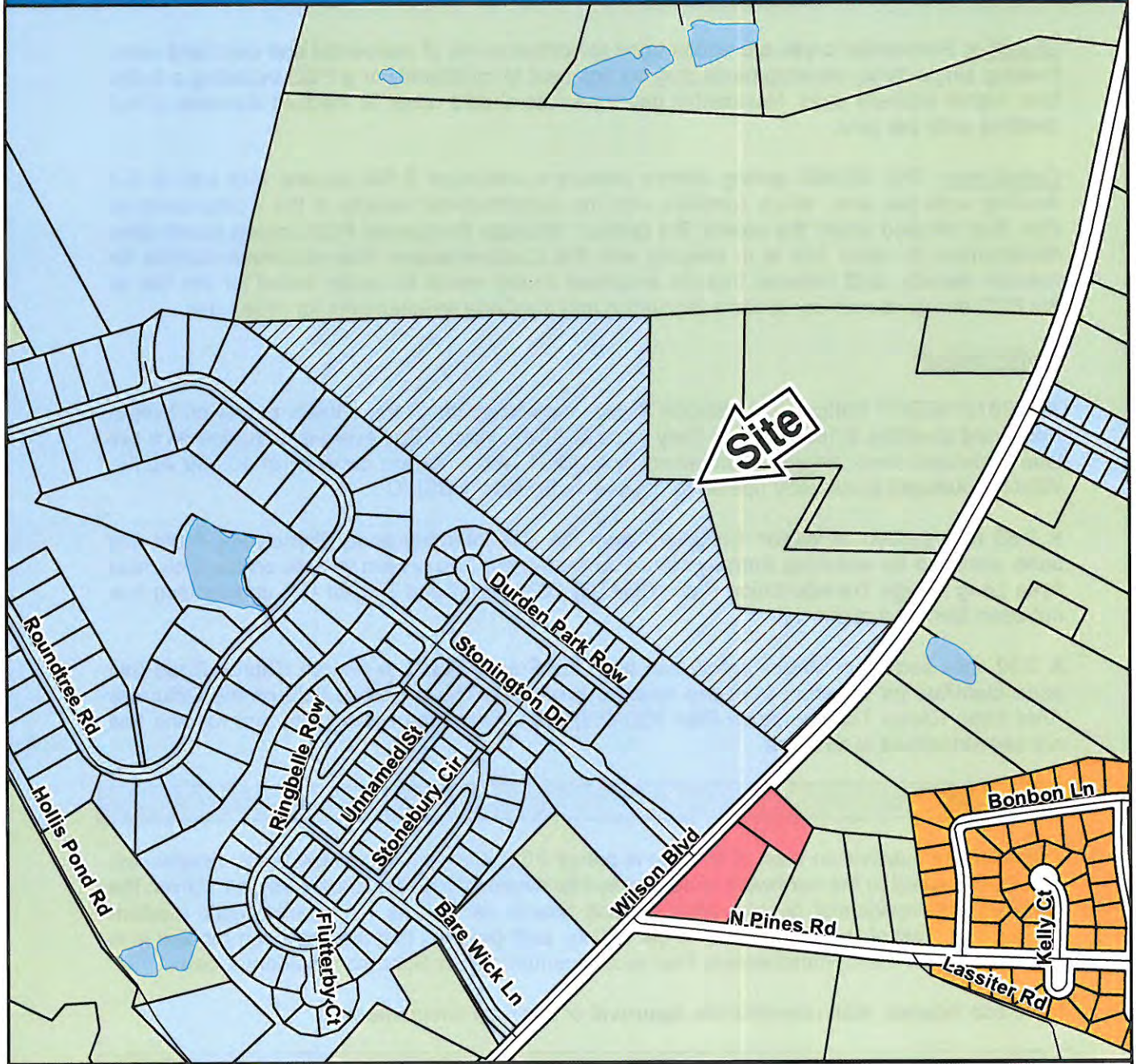
Zoning Public Hearing Date

December 17, 2013

Planning Commission Action

At their meeting of **December 2, 2013** the Richland County Planning Commission **agreed** with the PDSR recommendation and recommends the County Council initiate the ordinance consideration process to **approve the proposed Amendment for RC Project # 13-34 MA**.

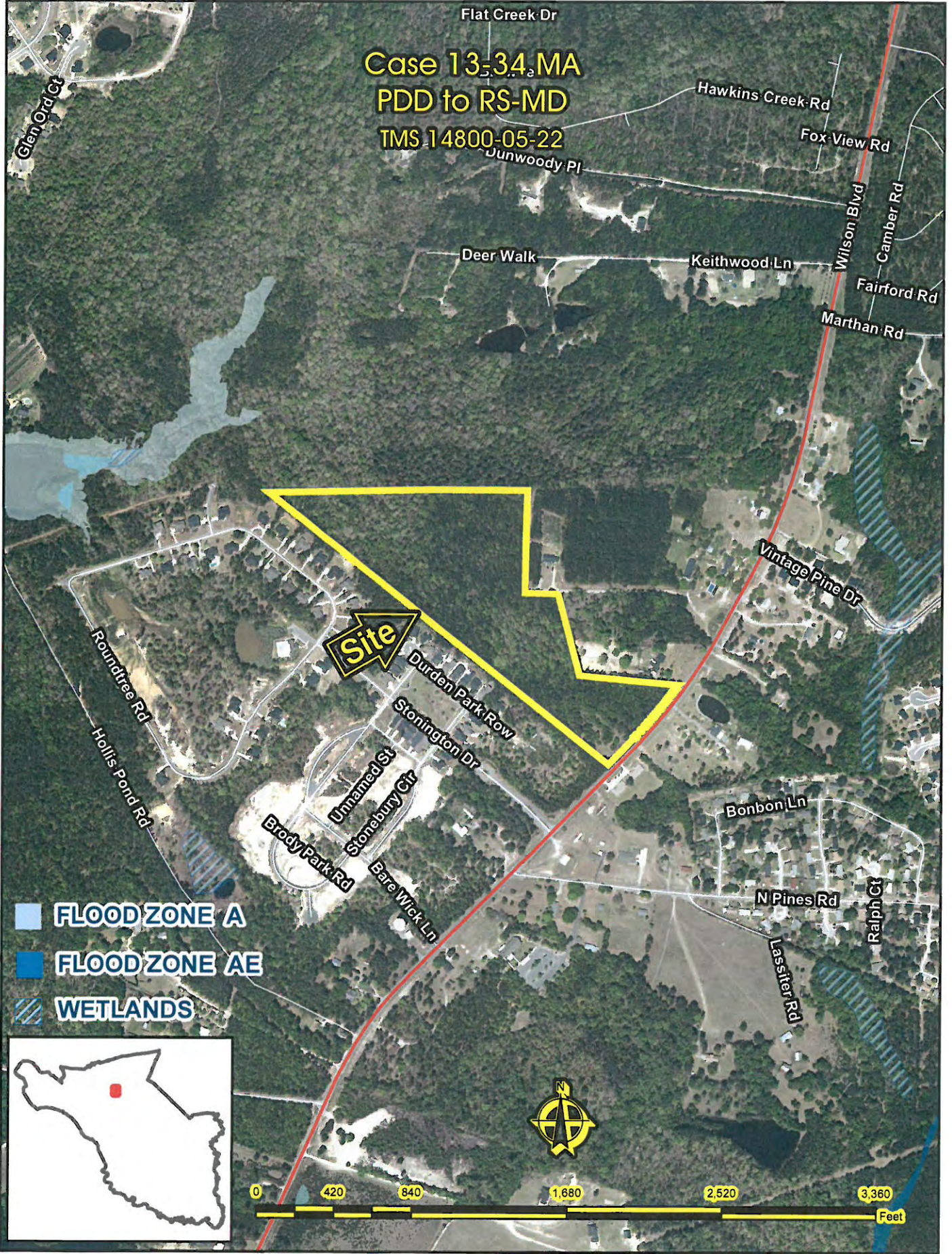
Case 13-34 MA PDD to RS-MD



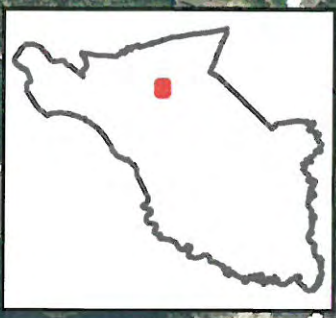
ZONING CLASSIFICATIONS

 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 13-34 MA
PDD to RS-MD
TMS 14800-05-22



- FLOOD ZONE A
- FLOOD ZONE AE
- ▨ WETLANDS

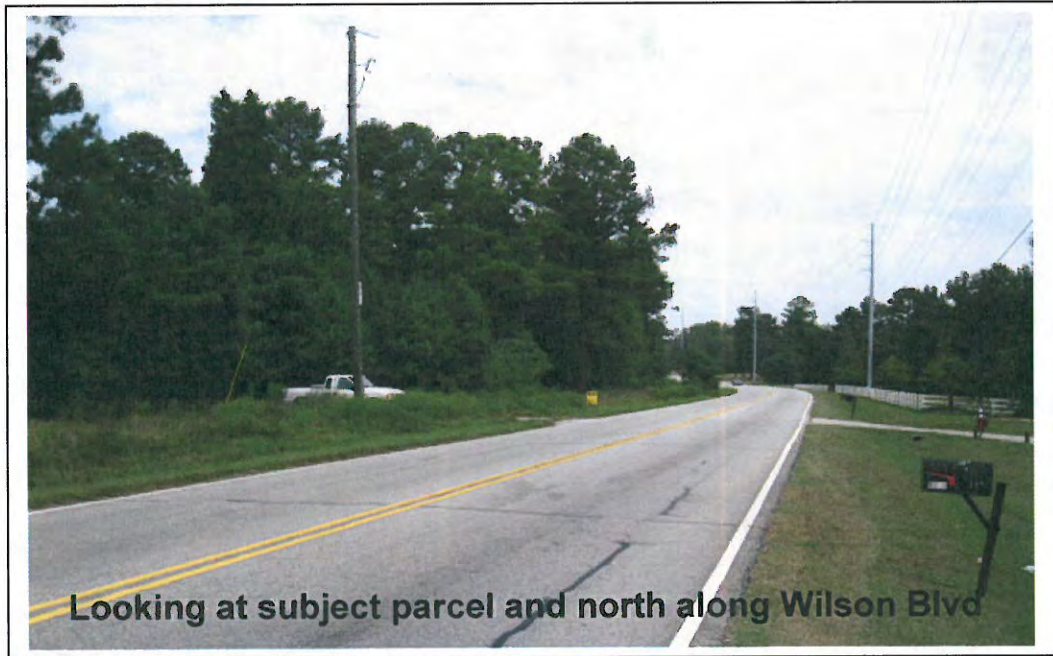


CASE 13-34 MA

From PDD to RS-MD

TMS# 14800-05-22

Wilson Blvd



STATE OF SOUTH CAROLINA
COUNTY COUNCIL OF RICHLAND COUNTY
ORDINANCE NO. ____-14HR

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 # 14800-05-22 FROM PDD (PLANNED DEVELOPMENT DISTRICT) TO RS-MD (RESIDENTIAL, SINGLE-FAMILY – MEDIUM DENSITY 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 # 14800-05-22 from PDD (Planned Development District) zoning to RS-MD (Residential, Single-Family – Medium Density 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 _____, 2014.

RICHLAND COUNTY COUNCIL

By: _____
Kelvin E. Washington, Sr., Chair

Attest this _____ day of _____, 2014.

Michelle Onley
Clerk of Council

Public Hearing: December 17, 2013 (tentative)
First Reading: December 17, 2013 (tentative)
Second Reading:
Third Reading:



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: December 2, 2013
RC PROJECT: 13-36 MA
APPLICANT: Larry Cooke

LOCATION: 1204 Hopewell Church Road

TAX MAP NUMBER: 02700-05-15
ACREAGE: 13
EXISTING ZONING: RU
PROPOSED ZONING: RS-LD

PC SIGN POSTING: November 13, 2013

Staff Recommendation

Approval

Background

Zoning History

The current zoning, Rural District (RU) reflects the original zoning as adopted September 7, 1977.

Zoning History General Area

The Westcott Ridge Subdivision southwest of the site was rezoned under Ordinance number 058-06HR (case number 06-06MA) to Single-Family Medium Density District (RS-MD).

The Preserve at Rolling Creek Subdivision south of the site was rezoned under Ordinance number 083-94HR (case number 94-041MA) to Residential Single-Family Low Density District (RS-LD).

The Courtyards at Rolling Creek Subdivision south of the site was rezoned under Ordinance number 053-97HR (case number 97-026 MA) to Residential Single-Family Low Density District (RS-LD).

The Waterfall Subdivision southwest of the site was rezoned under Ordinance number 065-01HR (case number 02-013 MA) to Planned Development District (PDD) for single-family residences.

The PDD west of the site along Broad River Road and north of Spring Hill High School was rezoned under Ordinance number 022-04HR (case number 04-041 MA MA) for single-family residences.

There is a Light Industrial District (M-1) parcel located south west of the parcel along Broad River Road (case number 13-28MA) that was recently approved for rezoning from M-1 to RU. The rezoning will be approved with the approval of the November minutes in December.

Zoning District Summary

The Residential Single Family Low Density District (RS-LD) “is intended as a single family, detached residential district, and the requirements for this district are designed to maintain a suitable environment for single family living. Non-single family development normally required to provide the basic elements of a balanced and attractive residential area is also permitted.”

Minimum lot area is 12,000 square feet, or as determined by DHEC, but in no case shall it be less than 12,000 square feet. The maximum density standard: no more than one principal dwelling unit may be placed on a lot except for permitted accessory dwellings.

- Based upon a gross density calculation, the maximum number of units for this site is approximately: 47 dwelling units.
- Based upon a bonus density calculation utilizing the open space design standards, the maximum number of units with **the maximum allowable bonus density** of fifteen (15) percent for this site is approximately: 54 dwelling units.

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

Discussion

Parcel/Area Characteristics

The parcel contains three hundred a twenty five (325) feet of frontage along Hopewell Church Road, a two-lane, rural, ditch-to-ditch designed, residential collector facility. The subject parcel has little slope, was partially cleared at one time for the storage of construction equipment and remains mostly wooded and undeveloped. Otherwise, the property has no sidewalks or streetlights. The surrounding area is characterized by scattered, larger-lot rural residential parcels, farm and pastureland, undeveloped wooded tracts and developed subdivisions (e.g. Westcott Ridge, Waterfall, The Preserve at Rolling Creek and The Courtyards at Rolling Creek).

Public Services

The subject parcel is within the boundaries of Lexington/Richland School District 5. According to Lexington/Richland Five the subject parcel is zoned for Lake Murray Elementary, Chapin Middle School and Chapin High School. Both Lake Murray Elementary and Chapin Middle School are operating above capacity. It was noted though that a new middle school is being constructed in that school zone and is designated to open in August 2015. Spring Hill High School is located 1.4 miles west of the subject parcel on Broad River Road. The Dutch Fork/Ballentine fire station (number 20) is located 3.2 miles southeast of the subject parcel on Broad River Road. There are no fire hydrants along Hopewell Church Road. The City of Columbia is the water service

provider and sewer would be provided by Richland County. The proposed map amendment would not negatively impact public services or traffic.

Plans & Policies

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

Objective: Residential areas are encouraged to contain a mix of residential and civic land uses. Existing single family developments may be adjacent to multifamily or a PDD including a buffer from higher intensity uses. Residential developments should occur at medium densities of 4-8 dwelling units per acre.

Compliance: The RS-LD zoning district permits a minimum 12,000 square foot lots or 3.6 dwelling units per acre, which is closer to the recommended density of the Comprehensive Plan than allowed under the current RU District.

Traffic Impact

The 2012 SCDOT traffic count (Station # 178) located northwest of the subject parcels on Broad River Road (US 176) identifies 7,900 Average Daily Trips (ADT's). Broad River (US 176) is classified as two lane undivided collector road, maintained by SCDOT with a design capacity of 8,600 ADT's. Broad River Road (US 176) is currently operating at Level of Service (LOS) “C”.

There are no planned or programmed improvements for this section of Broad River Road.

Conclusion

Given the fact that most of the surrounding subdivisions are zoned RS-LD, and developed as such, along with the other residential developments in the vicinity, staff is of the opinion that the proposed rezoning is in character with existing development and is compatible with the adjacent uses and zoning districts. Staff believes the proposed request is in compliance with the Comprehensive Plan recommendations for Suburban development.

Based upon this rationale, staff recommends **Approval** of this map amendment.

Zoning Public Hearing Date

December 17, 2013

Planning Commission Action

At their meeting of **December 2, 2013** the Richland County Planning Commission **agreed** with the PDSD recommendation and recommends the County Council initiate the ordinance consideration process to **approve the proposed Amendment for RC Project # 13-36 MA**.

Case 13-36 MA

RU to RS-LD



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 13-36 MA
RU to RS-LD
TMS 02700-05-15

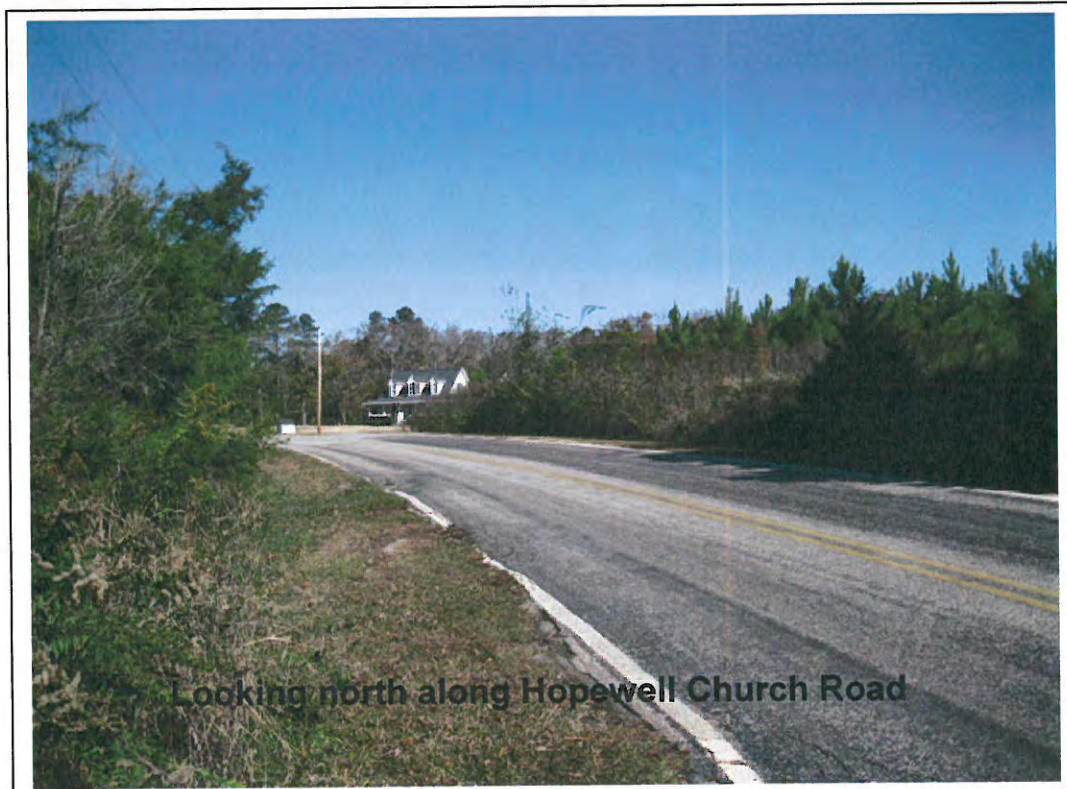


CASE 13-36 MA

From RU to RS-LD

TMS# 02700-05-15

Hopewell Church Rd



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

USE TYPES	RS-LD
Single-Family, Zero Lot Line, Parallel	SR

STATE OF SOUTH CAROLINA
COUNTY COUNCIL OF RICHLAND COUNTY
ORDINANCE NO. ____-14HR

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 # 02700-05-15 FROM RU (RURAL DISTRICT) TO RS-LD (RESIDENTIAL, SINGLE-FAMILY – LOW DENSITY 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 # 02700-05-15 from RU (Rural District) zoning to RS-LD (Residential, Single-Family – Low Density 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 _____, 2014.

RICHLAND COUNTY COUNCIL

By: _____
Kelvin E. Washington, Sr., Chair

Attest this _____ day of
_____, 2014.

Michelle Onley
Clerk of Council

Public Hearing: December 17, 2013 (tentative)
First Reading: December 17, 2013 (tentative)
Second Reading:
Third Reading:



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: December 2, 2013
RC PROJECT: 13-37 MA
APPLICANT: Jimmy Derrick

LOCATION: 6405 Monticello Road

TAX MAP NUMBER: 09401-06-09
ACREAGE: 3.83 acres
EXISTING ZONING: RS-MD
PROPOSED ZONING: GC

PC SIGN POSTING: November 13, 2013

Staff Recommendation

Disapproval

Background

Zoning History

The original zoning as adopted September 7, 1977 was Residential Single-family Medium Density District (RS-2). With the adoption of the 2005 Land Development Code the RS-2 District was designated Residential Single-Family Medium Density District (RS-MD).

Zoning History for the General Area

The Commercial District (CC-3) parcels north of the site were rezoned from GC to CC-3 under Ordinance Number 027-10HR. This zoning district was adopted in coordination with the adoption of the Crane Creek Master Plan.

The CC, Crane Creek Neighborhood District contains four (4) additional sub-district classifications designed to meet the development goals for unique zones within the district. These sub-districts are categorized by the mixture and intensity of uses allowed. Each of these sub-districts is subject to unique form-based design standards.

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: 61 dwelling units.

Direction	Existing Zoning	Use
<u>North:</u>	CC-3	Retail use (Dollar General Store)
<u>South:</u>	RS-MD	Undeveloped
<u>East:</u>	RS-MD	Residence
<u>West:</u>	OI/ RS-MD	Residence/Undeveloped

Discussion

Parcel/Area Characteristics

The parcel contains two hundred and two feet (202) of frontage along Monticello Road, has moderate slopes, is cleared along the frontage and remains wooded to the rear. Monticello Road is a five-lane undivided Minor Arterial with sidewalks and streetlights. The immediate area is primarily characterized by residential uses, undeveloped parcels, and scattered, commercial uses. Due to the size and configuration of the subject parcel, any development will be constrained by setbacks and buffers. The setbacks for the GC District are twenty-five (25) feet for the front and ten (10) feet for the rear. The Office and Institutional District parcel to west contains a residence.

Public Services

The subject parcel is within the boundaries of Richland School District Two. Forest Heights Elementary School is located 1.59 miles north of the subject parcels on Blue Ridge Terrace. Eau Claire High School is located 1.59 miles southeast of the subject parcels on Monticello Road. Water and sewer service would be provided by the City of Columbia. There is a fire hydrant located east of the site at the intersection of Clover Street and Monticello Road. The Crane Creek fire station (station number 18) is located on Fairfield Road, approximately 2.2 miles east of the subject parcels. The proposed map amendment would not negatively impact public services or traffic.

Plans & Policies

The 2009 Richland County Comprehensive Plan “Future Land Use Map” designates this area as **Suburban** in the **North Central 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 major traffic junction. There is a commercial use north of the site; however, this is part of the Crane Creek Neighborhood Master Plan. Rezoning this site to commercial/office activity would allow for encroachment upon the developed and undeveloped residentially zoned properties to the northwest, west and south.

Traffic Impact

The 2012 SCDOT traffic count (Station # 249), north of the subject parcel on Monticello Road shows 9,100 Average Daily Trips (ADT's). Monticello Road is classified as a five lane undivided Minor Arterial, maintained by SCDOT with a design capacity of 24,800 ADT's. Monticello Road is currently operating at a Level of Service (LOS) "A".

The 2012 SCDOT traffic count (Station # 247), south of the subject parcel on Monticello Road shows 11,200 Average Daily Trips (ADT's). Monticello Road is classified as a four lane undivided Principal Arterial, maintained by SCDOT with a design capacity of 29,200 ADT's. Monticello Road is currently operating at a Level of Service (LOS) "A".

There are no planned or programmed improvements for either section of Monticello Road.

Conclusion

The parcel north of the site is zoned CC-3 and subject to unique form-based design standards. The surrounding parcels located east and south of the site are zoned residential. The parcel west is zoned Office and Institutional District (OI) and contains a residence. Due to the depth of the property, staff believes that rezoning could encroach on the surrounding residential properties. The requested zoning is not compatible with the zoning and existing uses of the adjacent parcels and developments and, as such, is not in compliance with the Comprehensive Plan.

Staff recommends **Disapproval** of this map amendment.

Zoning Public Hearing Date

December 17, 2013

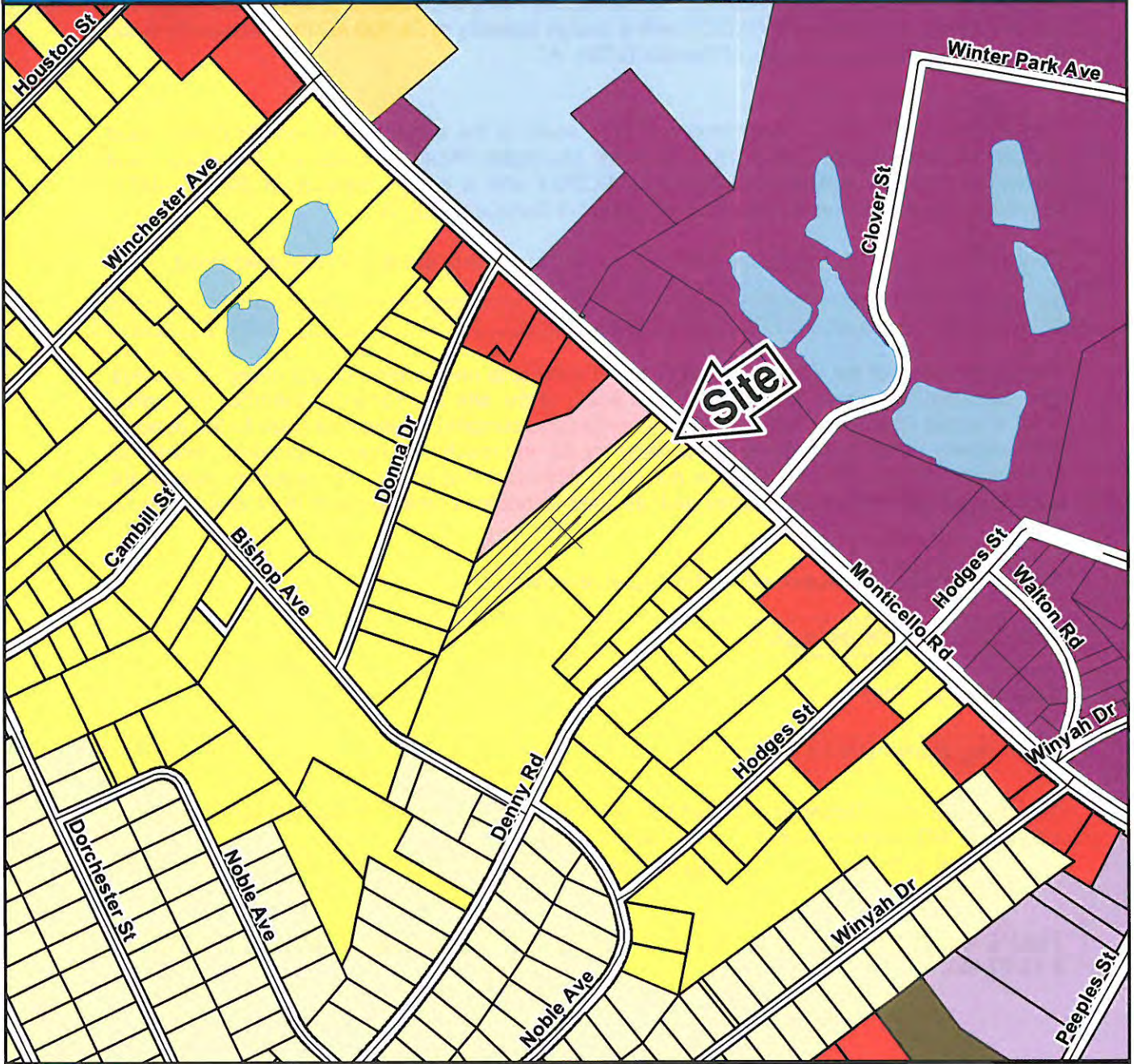
Planning Commission Action

At their meeting of **December 2, 2013** the Richland County Planning Commission **disagreed** with the PSDS recommendation for the following reason:

- General Commercial is directly across the road and Office Institutional is adjacent to the property.

The PC recommends the County Council **approve the proposed Amendment for RC Project # 13-37 MA.**

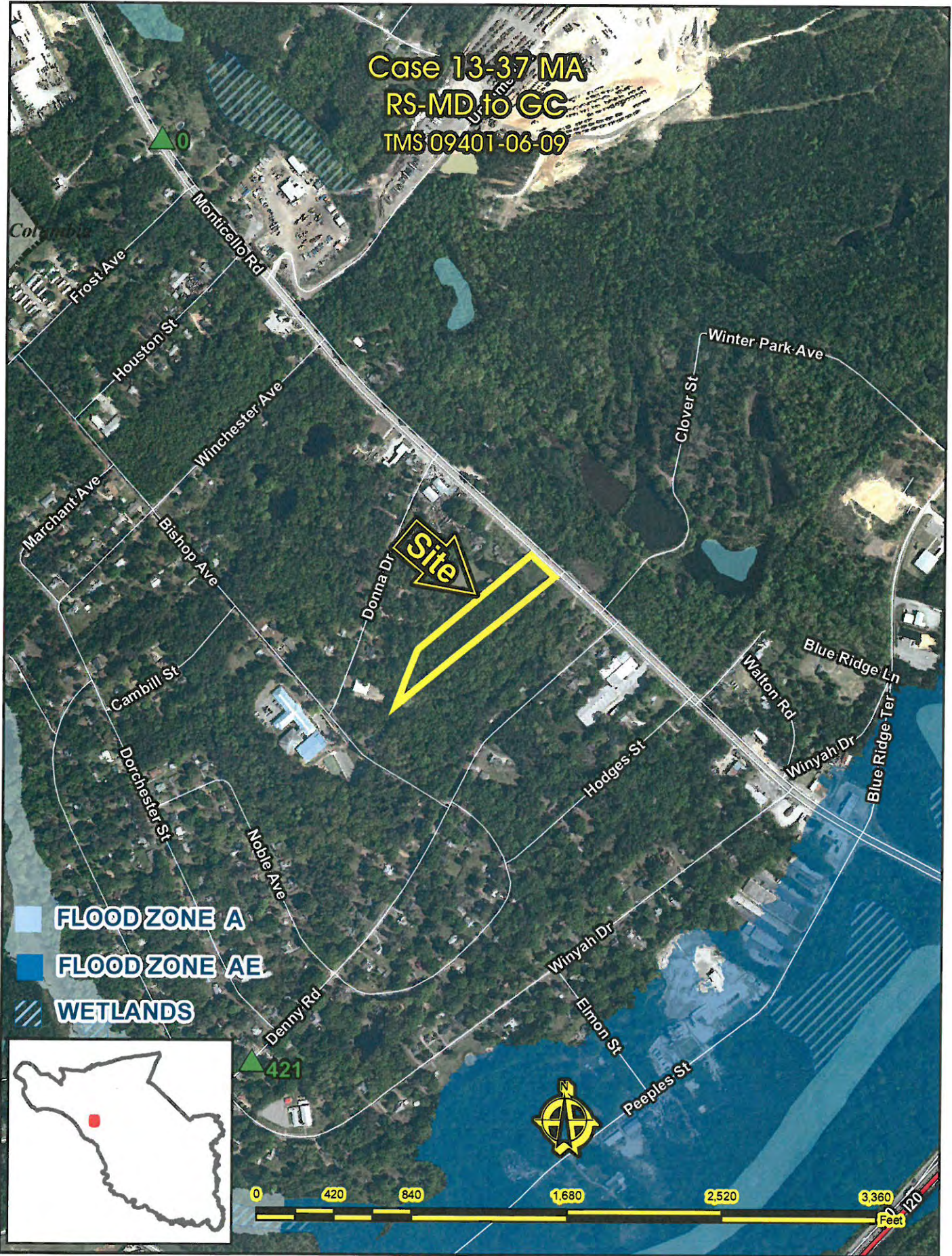
Case 13-37 MA RS-MD to GC



ZONING CLASSIFICATIONS

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

Case 13-37 MA
RS-MD to GC
TMS 09401-06-09



CASE 13-37 MA

From RS-LD to GC

TMS# 09401-06-09

Monticello Road



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

USE TYPE	GC
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
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
Go-Cart, Motorcycle and Similar Small Vehicle Tracks	SR
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
Shooting Ranges, Indoor	P

Skating Rinks	P
Swim and Tennis Clubs	P
Ambulance Services, Transport	P
Animal Shelters	SR
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
Places of Worship	P
Post Offices	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,	P

Having a Curriculum Similar to Those Given in Public Schools)	
Schools, Technical and Trade (Except Truck Driving)	P
Schools, Truck Driving	P
Zoos and Botanical Gardens	SR
Accounting, Tax Preparation, Bookkeeping, and Payroll Services	P
Advertising, Public Relations, and Related Agencies	P
Automatic Teller Machines	P
Automobile Parking (Commercial)	P
Automobile Rental or Leasing	P
Automobile Towing, Not Including Storage	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
Building Maintenance Services, Not Otherwise Listed	P
Car and Light Truck Washes (See also Truck Washes)	P
Carpet and Upholstery Cleaning Services	P
Computer Systems Design and Related Services	P
Clothing Alterations/Repairs; Footwear Repairs	P
Construction, Building, General	P

Contracting, without Outside Storage	
Construction, Special Trades, without Outside Storage	P
Employment Services	P
Engineering, Architectural, and Related Services	P
Exterminating and Pest Control Services	P
Funeral Homes and Services	P
Furniture Repair Shops and Upholstery	P
Hotels and Motels	P
Janitorial Services	P
Kennels	SR
Landscape and Horticultural Services	P
Laundromats, Coin Operated	P
Laundry and Dry Cleaning Services, Non-Coin Operated	p
Legal Services (Law Offices, Etc.)	P
Linen and Uniform Supply	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 Services, Not Otherwise Listed	p
Packaging and Labeling Services	p
Pet Care Services (Excluding Veterinary	P

Offices and Kennels)	
Photocopying and Duplicating Services	P
Photofinishing Laboratories	P
Photography Studios	P
Picture Framing Shops	P
Professional, Scientific, and Technical Services, Not Otherwise Listed	P
Publishing Industries	P
Real Estate and Leasing Offices	P
Rental Centers, with Outside Storage	SR
Rental Centers, without Outside Storage	P
Repair and Maintenance Services, Appliance and Electronics	SR
Repair and Maintenance Services, Automobile, Minor	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
Research and Development Services	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	P

Drive-Ins	
Theaters, Motion Picture, Drive-Ins	SE
Travel Agencies (without Tour Buses or Other Vehicles)	P
Traveler Accommodations, Not Otherwise Listed	P
Truck (Medium and Heavy) Washes	P
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
Building Supply Sales with Outside Storage	P
Building Supply Sales without Outside Storage	P
Camera and Photographic Sales and	P

Service	
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
Direct Selling Establishments, Not Otherwise Listed	P
Drugstores, Pharmacies, with Drive-Thru	P
Drugstores, Pharmacies, without Drive-Thru	P
Electronic Shopping and Mail Order Houses	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	P

Listed	
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
Truck Stops	P
Used Merchandise Stores	P
Video Tape and Disc Rental	P
Warehouse Clubs and Superstores	P
Apparel, Piece Goods, and Notions	P
Beer/Wine/Distilled Alcoholic Beverages	SR
Books, Periodicals, and Newspapers	P

Drugs and Druggists' Sundries	SR
Durable Goods, Not Otherwise Listed	SR
Electrical Goods	SR
Flowers, Nursery Stock, and Florist Supplies	P
Furniture and Home Furnishings	SR
Groceries and Related Products	P
Hardware	P
Jewelry, Watches, Precious Stones	P
Lumber and Other Construction Materials	SR
Machinery, Equipment and Supplies	SR
Market Showrooms (Furniture, Apparel, Etc.)	SR
Motor Vehicles, New Parts and Supplies	SR
Motor Vehicles, Tires and Tubes	SR
Nondurable Goods, Not Otherwise Listed	SR
Paints and Varnishes	SR
Paper and Paper Products	P
Plumbing & Heating Equipment and Supplies	SR
Professional and Commercial Equipment and Supplies	P
Sporting and Recreational Goods and Supplies (Except Sporting Firearms and Ammunition)	P
Sporting Firearms and Ammunition	SR
Tobacco and Tobacco Products	SR
Toys and Hobby Goods and Supplies	P
Bus Facilities, Interurban	P
Bus Facilities, Urban	P

Charter Bus Industry	P
Courier Services, Substations	P
Limousine Services	P
Radio and Television Broadcasting Facilities (Except Towers)	P
Radio, Television, and Other Similar Transmitting Towers	SE
Scenic and Sightseeing Transportation	P
Taxi Service Terminals	P
Utility Company Offices	P
Utility Service Facilities (No Outside Storage)	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
Warehouses, Self-Storage	SR
Warehouses, Self-Storage	SR
Bakeries, Manufacturing	P
Computer, Appliance, and Electronic Products	P
Medical Equipment and Supplies	P
Printing and Publishing	P
Signs	P
Sexually Oriented Businesses	SR
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. ____-14HR

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 # 09401-06-09 FROM RS-MD (RESIDENTIAL, SINGLE-FAMILY, MEDIUM DENSITY 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 # 09401-06-09 from RS-MD (Residential, Single-Family, Medium Density 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 _____, 2014.

RICHLAND COUNTY COUNCIL

By: _____
Kelvin E. Washington, Sr., Chair

Attest this _____ day of _____, 2014.

Michelle Onley
Clerk of Council

Public Hearing: December 17, 2013 (tentative)
First Reading: December 17, 2013 (tentative)
Second Reading:
Third Reading:



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: December 2, 2013
RC PROJECT: 13-39 MA
APPLICANT: Donna Reed

LOCATION: 1561 Dutch Fork Road

TAX MAP NUMBER: 02411-04-03
ACREAGE: 3.7 acres
EXISTING ZONING: RU
PROPOSED ZONING: GC

PC SIGN POSTING: November 13, 2013

Staff Recommendation

Disapproval

Background

Zoning History

The current zoning, Rural District (RU) reflects the original zoning as adopted September 7, 1977.

The subject parcel was previously part of a Special Exception to establish a batting cage. The Special Exception was approved under case 95-090SE in 1995. The batting cage is no longer in operation.

The subject parcel was also part of a previous zoning change request for General Commercial District (GC) under case number 01-031MA. The case was withdrawn prior to being heard.

Zoning History for the General Area

The GC parcel, located northeast of the site was rezoned from Rural District (RU) to General Commercial District (GC) under ordinance number 008-05HR (case number 05-33MA).

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: 59 dwelling units.

Direction	Existing Zoning	Use
<u>North:</u>	GC/GC	Automobile sales/ Real estate office, self-storage
<u>South:</u>	RU	Undeveloped
<u>East:</u>	RU	Undeveloped
<u>West:</u>	RU	Residential

Discussion

Parcel/Area Characteristics

The parcel contains two hundred and eighty one feet (281) of frontage along Dutch Fork Road. The site is located below road grade, has a little slope, residential vegetation, an access drive with a gravel parking lot and is occupied by a white, vinyl-sided, single-family residence. The residence was converted into a offices for the Covenant Properties Real Estate business. Previously a barber shop was operated out of the structure. Dutch Fork Road is a five-lane undivided minor arterial with sidewalks and few, if any streetlights. The immediate area is primarily characterized by scattered, residential uses, commercial uses, and undeveloped land. Located to the north of the site is a motor vehicle sales lot; where to the northeast is a real estate office and self-storage facility. Further to the northeast and east are residences located along Dutch Fork Road.

Public Services

The subject parcel is within the boundaries of Lexington/Richland School District Five. Ballentine Elementary School is located .32 miles northeast of the subject parcel on Bickley Road. Water service would be provided by the City of Columbia and sewer service would be provided by Richland County. There is a fire hydrant located east of the site. The Dutch Fork/Ballentine fire station (station number 20) is located on Broad River Road, approximately 1.4 miles east of the subject parcels.

Plans & Policies

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

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

Non-Compliance: The site is located on a Minor Arterial near the center of the PIA; however, it is not located at a traffic junction. Although there are commercial uses located along the northern side of Dutch Fork Road, the southern side of Dutch Fork Road in this vicinity remains mostly residential in nature and zoned Rural District (RU).

Traffic Impact

The 2012 SCDOT traffic count (Station # 145) located east of the subject parcel on Dutch Fork Road identifies 20,800 Average Daily Trips (ADT's). Dutch Fork Road is classified as a five lane undivided Minor Arterial, maintained by SCDOT with a design capacity of 33,600 ADT's. Dutch Fork Road is currently operating at Level of Service (LOS) "B".

A 3.12 mile section of Dutch Fork Road from Twin Gates Road to Three Dog Road has been identified for road widening in the 2035 COATS cost constrained plan.

Conclusion

The parcels located north of the site across Dutch Fork Road are zoned GC and occupied by a mix of small scale strip commercial and offices uses. Most all of the parcels on the southern side of Dutch Fork Road are zoned RU and remain in residential usage and/or have yet to develop. The Comprehensive Plan recommends that land uses follow the guidelines identified in the PIA, providing a deliberate mix of medium-to-high density residential, concentrated commercial and civic uses. Staff believes that commercial and/or non-residential uses should be concentrated near the intersection of Bickley Road, Dutch Fork Road and Marina Road. The requested zoning is not compatible with the zoning and existing uses of the parcels located west, south and east and contrary to the recommendations of the PIA. For these reasons, staff is of the opinion that the proposed request is not in compliance with the Comprehensive Plan.

Staff recommends **Disapproval** of this map amendment.

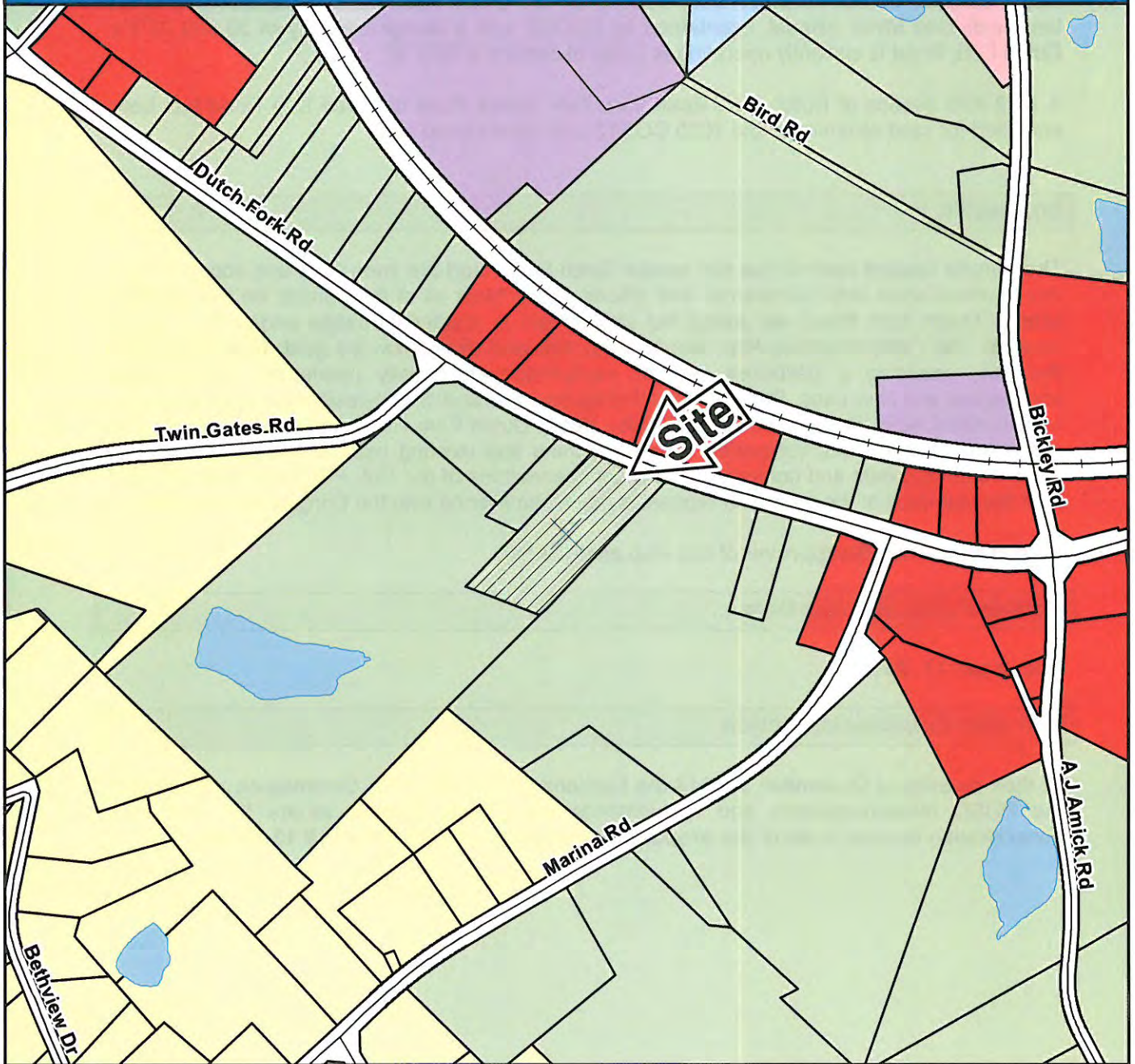
Zoning Public Hearing Date

December 17, 2013

Planning Commission Action

At their meeting of **December 2, 2013** the Richland County Planning Commission **agreed** with the PSDS recommendation and recommends the County Council initiate the ordinance consideration process to **deny the proposed Amendment for RC Project # 13-39 MA.**

Case 13-39 MA RU to GC

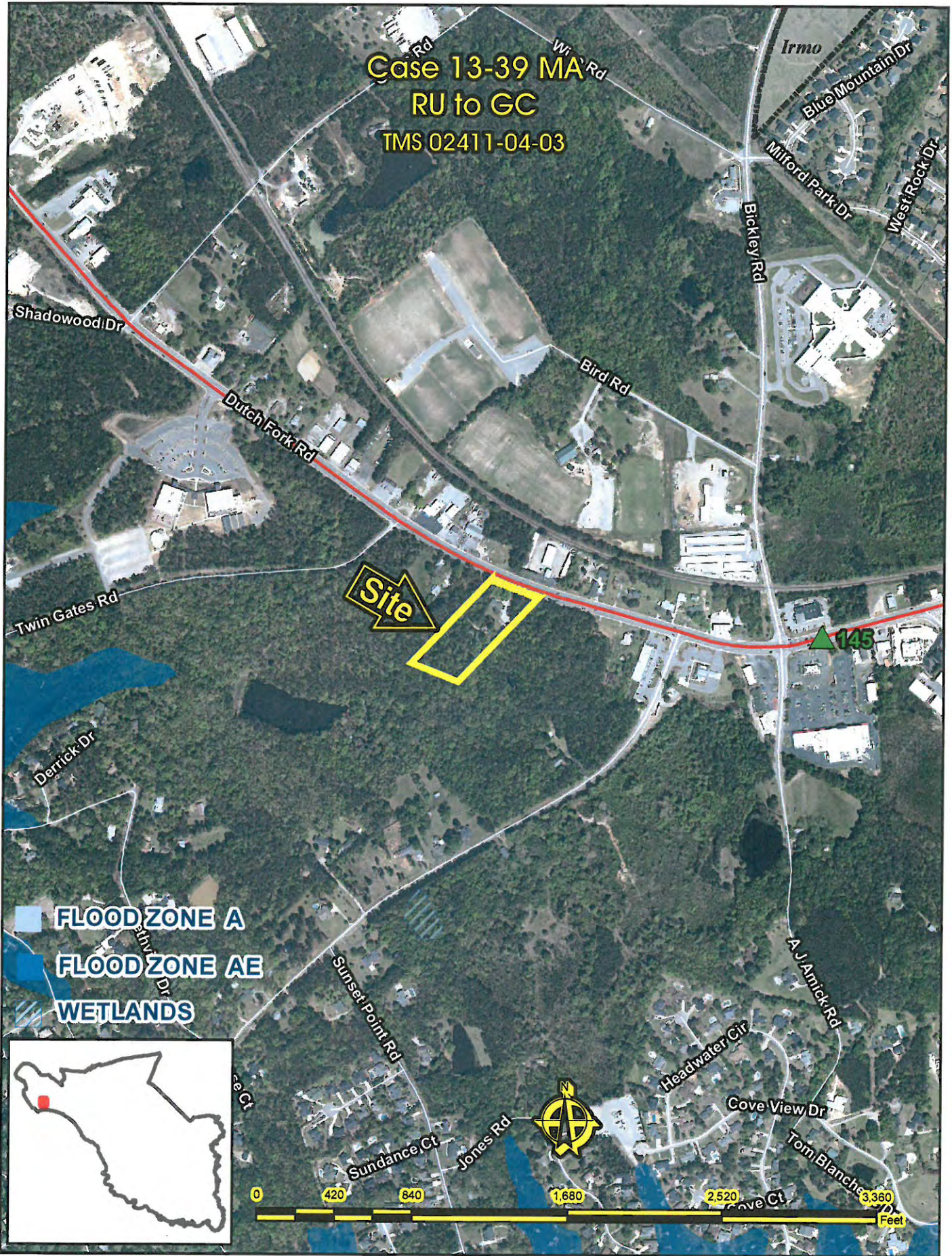


ZONING CLASSIFICATIONS

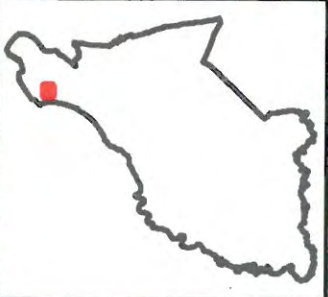
CC-1	C-1	RS-E	MH	NC	LI	TROS
CC-2	C-3	RS-LD	RM-MD	GC	HI	Subject Property
CC-3	RG-2	RS-MD	RM-HD	RC	PDD	
CC-4	RR	RS-HD	OI	M-1	RU	



Case 13-39 MA
RU to GC
TMS 02411-04-03



- FLOOD ZONE A
- FLOOD ZONE AE
- WETLANDS

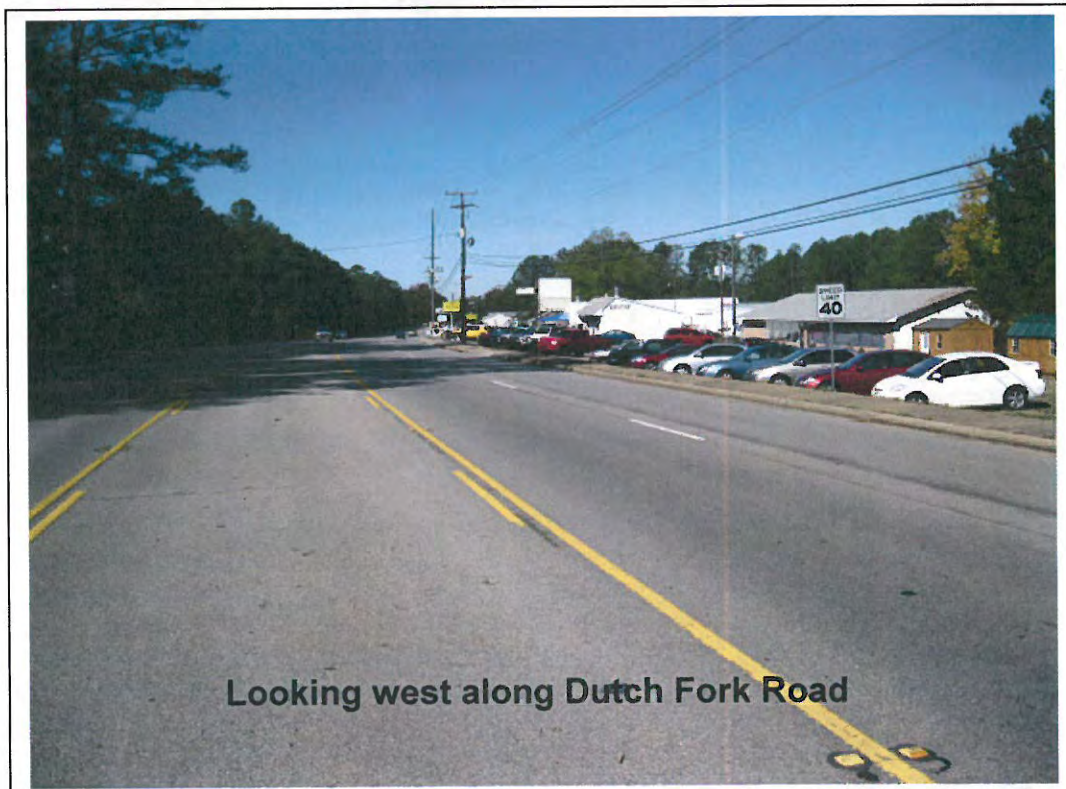


CASE 13-39 MA

From RU to GC

TMS# 02411-04-03

Dutch Fork Road



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

USE TYPES	GC		
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		
Amusement or Water Parks, Fairgrounds	SR		
Amusement Arcades	P		
Batting Cages	SR		
Billiard Parlors	P		
Bowling Centers	P		
Clubs or Lodges (Ord No.054-08HR; 9-16-08)	P		
Dance Studios and Schools	P		
Go-Cart, Motorcycle and Similar Small Vehicle Tracks	SR		
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		
Shooting Ranges, Indoor	P		
Skating Rinks	P		
Ambulance Services, Transport	P		
Animal Shelters	SR		
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
Post Offices			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, Technical and Trade (Except Truck Driving)			P
Schools, Truck Driving			P
Zoos and Botanical Gardens			SR
Accounting, Tax Preparation, Bookkeeping, and Payroll Services			P
Advertising, Public Relations, and Related Agencies			P
Automatic Teller Machines			P
Automobile Parking (Commercial)			P
Automobile Rental or Leasing			P
Automobile Towing, Not Including			P

Storage		
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
Building Maintenance Services, Not Otherwise Listed		P
Car and Light Truck Washes (See also Truck Washes)		P
Carpet and Upholstery Cleaning Services		P
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
Exterminating and Pest Control Services		P
Funeral Homes and Services		P
Furniture Repair Shops and Upholstery		P
Hotels and Motels		P
Janitorial Services		P
Kennels		SR
Landscape and Horticultural Services		P
Laundromats, Coin Operated		P
Laundry and Dry Cleaning Services, Non-Coin Operated		P
Legal Services (Law Offices, Etc.)		P

Linens and Uniform Supply		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 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
Publishing Industries		P
Real Estate and Leasing Offices		P
Rental Centers, with Outside Storage		SR
Rental Centers, without Outside Storage		P
Repair and Maintenance Services, Appliance and Electronics		SR
Repair and Maintenance Services, Automobile, Minor		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
Research and Development Services	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 Otherwise Listed	P
Truck (Medium and Heavy) Washes	P
Vending Machine Operators	
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
Building Supply Sales with Outside Storage	P
Building Supply Sales without Outside Storage	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
Direct Selling Establishments, Not Otherwise Listed	P
Drugstores, Pharmacies, with Drive-Thru	P
Drugstores, Pharmacies, without Drive-Thru	P
Electronic Shopping and Mail Order Houses	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
Truck Stops	P
Used Merchandise Stores	P
Video Tape and Disc Rental	P
Warehouse Clubs and Superstores	P
Apparel, Piece Goods, and Notions	P
Beer/Wine/Distilled Alcoholic Beverages	SR

Books, Periodicals, and Newspapers	P
Drugs and Druggists' Sundries	SR
Durable Goods, Not Otherwise Listed	SR
Electrical Goods	SR
Flowers, Nursery Stock, and Florist Supplies	P
Furniture and Home Furnishings	SR
Groceries and Related Products	P
Hardware	P
Jewelry, Watches, Precious Stones	P
Lumber and Other Construction Materials	SR
Machinery, Equipment and Supplies	SR
Market Showrooms (Furniture, Apparel, Etc.)	SR
Motor Vehicles, New Parts and Supplies	SR
Motor Vehicles, Tires and Tubes	SR
Nondurable Goods, Not Otherwise Listed	SR
Paints and Varnishes	SR
Paper and Paper Products	P
Plumbing & Heating Equipment and Supplies	SR
Professional and Commercial Equipment and Supplies	P
Sporting and Recreational Goods and Supplies (Except Sporting Firearms and Ammunition)	P
Sporting Firearms and Ammunition	SR
Tobacco and Tobacco Products	SR
Toys and Hobby Goods and Supplies	P
Bus Facilities, Interurban	P
Bus Facilities, Urban	P
Charter Bus Industry	P

Courier Services, Substations	P
Limousine Services	P
Radio and Television Broadcasting Facilities (Except Towers)	P
Radio, Television, and Other Similar Transmitting Towers	SE
Scenic and Sightseeing Transportation	P
Taxi Service Terminals	P
Truck Transportation Facilities	
Utility Company Offices	P
Utility Service Facilities (No Outside Storage)	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
Warehouses, Self-Storage	SR
Warehouses, Self-Storage	SR
Bakeries, Manufacturing	P
Computer, Appliance, and Electronic Products	P
Medical Equipment and Supplies	P
Printing and Publishing	P
Signs	P
Sexually Oriented Businesses	SR
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. ____-14HR

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 # 02411-04-03 FROM RU (RURAL 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 # 02411-04-03 from RU (Rural 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 _____, 2014.

RICHLAND COUNTY COUNCIL

By: _____
Kelvin E. Washington, Sr., Chair

Attest this _____ day of _____, 2014.

Michelle Onley
Clerk of Council

Public Hearing: December 17, 2013 (tentative)
First Reading: December 17, 2013 (tentative)
Second Reading:
Third Reading:

STATE OF SOUTH CAROLINA
COUNTY COUNCIL FOR RICHLAND COUNTY
ORDINANCE NO. ___-14HR

AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES; CHAPTER 26, LAND DEVELOPMENT; ARTICLE V, ZONING DISTRICTS AND DISTRICT STANDARDS; SO AS TO ALLOW UTILITY SERVICE AREAS AND UTILITY SERVICE FACILITIES IN THE RU (RURAL), RR (RURAL RESIDENTIAL), RS-E (RESIDENTIAL, SINGLE-FAMILY – ESTATE), RS-LD (RESIDENTIAL, SINGLE-FAMILY – LOW DENSITY), RS-MD (RESIDENTIAL, SINGLE-FAMILY – MEDIUM DENSITY), RS-HD (RESIDENTIAL, SINGLE-FAMILY – HIGH DENSITY), MH (MANUFACTURED HOME RESIDENTIAL), RM-MD (RESIDENTIAL, MULTI-FAMILY – MEDIUM DENSITY), RM-HD (RESIDENTIAL, MULTI-FAMILY – HIGH DENSITY), OI (OFFICE AND INSTITUTIONAL), AND RC (RURAL COMERCIAL) ZONING DISTRICTS.

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

SECTION I. The Richland County Code of Ordinances; Chapter 26, Land Development; Article V, Zoning Districts and District Standards; Section 26-86, RU Rural District; Subsection (c), Development Standards; is hereby amended to add a new paragraph to read as follows:

- (12) *Utility service areas and utility service facilities:* Parcels designated for utility service areas and utility service facilities shall be exempt from the minimum lot area, minimum lot width, and height standards of this section.

SECTION II. The Richland County Code of Ordinances; Chapter 26, Land Development; Article V, Zoning Districts and District Standards; Section 26-87, RR Rural Residential District; Subsection (c), Development Standards; is hereby amended to add a new paragraph to read as follows:

- (12) *Utility service areas and utility service facilities:* Parcels designated for utility service areas and utility service facilities shall be exempt from the minimum lot area, minimum lot width, and height standards of this section.

SECTION III. The Richland County Code of Ordinances; Chapter 26, Land Development; Article V, Zoning Districts and District Standards; Section 26-88, RS-E Single-Family Family – Estate District; Subsection (c), Development Standards; is hereby amended to add a new paragraph to read as follows:

- (12) *Utility service areas and utility service facilities:* Parcels designated for utility service areas and utility service facilities shall be exempt from the minimum lot area, minimum lot width, and height standards of this section.

SECTION IV. The Richland County Code of Ordinances; Chapter 26, Land Development; Article V, Zoning Districts and District Standards; Section 26-89, RS-LD Residential, Single-Family – Low Density District; Subsection (c), Development Standards; is hereby amended to add a new paragraph to read as follows:

- (12) *Utility service areas and utility service facilities:* Parcels designated for utility service areas and utility service facilities shall be exempt from the minimum lot area, minimum lot width, and height standards of this section.

SECTION V. The Richland County Code of Ordinances; Chapter 26, Land Development; Article V, Zoning Districts and District Standards; Section 26-90, RS-MD Residential, Single-Family – Medium Density District; Subsection (c), Development Standards; is hereby amended to add a new paragraph to read as follows:

- (12) *Utility service areas and utility service facilities:* Parcels designated for utility service areas and utility service facilities shall be exempt from the minimum lot area, minimum lot width, and height standards of this section.

SECTION VI. The Richland County Code of Ordinances; Chapter 26, Land Development; Article V, Zoning Districts and District Standards; Section 26-91, RS-HD Residential, Single-Family – High Density District; Subsection (c), Development Standards; is hereby amended to add a new paragraph to read as follows:

- (12) *Utility service areas and utility service facilities:* Parcels designated for utility service areas and utility service facilities shall be exempt from the minimum lot area, minimum lot width, and height standards of this section.

SECTION VII. The Richland County Code of Ordinances; Chapter 26, Land Development; Article V, Zoning Districts and District Standards; Section 26-92, MH Manufactured Home Residential District; Subsection (c), Development Standards; is hereby amended to add a new paragraph to read as follows:

- (12) *Utility service areas and utility service facilities:* Parcels designated for utility service areas and utility service facilities shall be exempt from the minimum lot area, minimum lot width, and height standards of this section.

SECTION VIII. The Richland County Code of Ordinances; Chapter 26, Land Development; Article V, Zoning Districts and District Standards; Section 26-93, RM-MD Residential, Multi-Family – Medium Density District; Subsection (c), Development Standards; is hereby amended to add a new paragraph to read as follows:

- (12) *Utility service areas and utility service facilities:* Parcels designated for utility service areas and utility service facilities shall be exempt from the minimum lot area, minimum lot width, and height standards of this section.

SECTION IX. The Richland County Code of Ordinances; Chapter 26, Land Development; Article V, Zoning Districts and District Standards; Section 26-94, RM-HD Residential, Multi-Family – High Density District; Subsection (c), Development Standards; is hereby amended to add a new paragraph to read as follows:

- (12) *Utility service areas and utility service facilities:* Parcels designated for utility service areas and utility service facilities shall be exempt from the minimum lot area, minimum lot width, and height standards of this section.

SECTION X. The Richland County Code of Ordinances; Chapter 26, Land Development; Article V, Zoning Districts and District Standards; Section 26-95, OI Office and Institutional District; Subsection (c), Development Standards; is hereby amended to add a new paragraph to read as follows:

- (12) *Utility service areas and utility service facilities:* Parcels designated for utility service areas and utility service facilities shall be exempt from the minimum lot area, minimum lot width, and height standards of this section.

SECTION XI. The Richland County Code of Ordinances; Chapter 26, Land Development; Article V, Zoning Districts and District Standards; Section 26-97, RC Rural Commercial District; Subsection (c), Development Standards; is hereby amended to add a new paragraph to read as follows:

- (12) *Utility service areas and utility service facilities:* Parcels designated for utility service areas and utility service facilities shall be exempt from the minimum lot area, minimum lot width, and height standards of this section.

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

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

SECTION XIV. Effective Date. This ordinance shall be effective from and after _____, 2014.

RICHLAND COUNTY COUNCIL

BY: _____
Kelvin E. Washington, Sr., Chair

ATTEST THIS THE _____ DAY

OF _____, 2014.

Michelle Onley
Clerk of Council

RICHLAND COUNTY ATTORNEY'S OFFICE

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

Public Hearing: December 17, 2013 (tentative)
First Reading: December 17, 2013 (tentative)
Second Reading:
Third Reading:

STATE OF SOUTH CAROLINA
COUNTY COUNCIL FOR RICHLAND COUNTY
ORDINANCE NO. ___-14HR

AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES, CHAPTER 26, LAND DEVELOPMENT; ARTICLE V, ZONING DISTRICTS AND DISTRICT STANDARDS; SECTION 26-141, TABLE OF PERMITTED USES WITH SPECIAL REQUIREMENTS, AND SPECIAL EXCEPTIONS; "FURNITURE AND RELATED PRODUCTS" OF TABLE 26-V-2.; AND ARTICLE VI, SUPPLEMENTAL USE STANDARDS; SECTION 26-151, PERMITTED USES WITH SPECIAL REQUIREMENTS; SO AS TO PERMIT "FURNITURE AND RELATED PRODUCTS" IN THE GC GENERAL COMMERCIAL DISTRICT, WITH SPECIAL REQUIREMENTS.

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

SECTION I. The Richland County Code of Ordinances; Chapter 26, Land Development; Article V, Zoning Districts and District Standards; Section 26-141, Table of Permitted Uses, Permitted Uses with Special Requirements, and Special Exceptions; "Furniture and Related Products" of Table 26-V-2.; is hereby amended to read as follows:

(ORDINANCE CONTINUES ON NEXT PAGE)

USE TYPES	TROS	RU	RR	RS-E	RS-LD	RS-MD	RS-HD	MH	RM-MD	RM-HD	OI	NC	RC	GC	M-1	LI	HI
Machinery															P	SE	P
Manufacturing, Not Otherwise Listed															P	SE	P
Medical Equipment and Supplies														P	P	P	P
Mining/Extraction Industries															P	P	P
Office Supplies (Not Paper)															P	P	P
Paint, Coatings, and Adhesives																	P
Paper Products (Coating and Laminating)																	P
Paper Products (No Coating and Laminating)															P	P	P
Petroleum and Coal Products Manufacturing																	SR
Primary Metal Manufacturing																	P
Printing and Publishing														P	P	P	P
Pulp, Paper, and Paperboard Mills																	P
Rubber and Plastic Products																	P
Seafood Product Preparation and Packaging																	P
Signs																	
Soap, Cleaning Compounds, and Toilet Preparations														P	P	P	P
Sporting and Athletic Goods																	
Textile Mills																	P
Textile Product Mills																	P
Transportation Equipment																	P
Wood Products, Chip Mills																	P
Wood Products, Excluding Chip Mills																	P

SECTION II. The Richland County Code of Ordinances; Chapter 26, Land Development; Article VI, Supplemental Use Standards; Section 26-151, Permitted Uses with Special Requirements; Subsection (b) Permitted uses with special requirements listed by zoning district; Paragraph (34) Golf Courses; is hereby amended to read as follows:

(34) Furniture and Related Products – (GC)

And Golf Courses and all remaining uses shall be renumbered in appropriate chronological order.

SECTION III. The Richland County Code of Ordinances; Chapter 26, Land Development; Article VI, Supplemental Use Standards; Section 26-151, Permitted Uses with Special Requirements; Subsection (c) Standards; Paragraph (34) Golf Courses; is hereby amended to read as follows:

(34) Furniture and Related Products.

- a. Use districts: General Commercial.
- b. The aggregate gross floor area shall be limited to no more than 12,000 square feet per parcel or per building, whichever is more restrictive.
- c. Materials and/or products shall not be displayed outside the building.
- d. Materials, products, and/or equipment shall not be stored outside the building.
- e. Materials and/or products shall not be processed outside the building.
- f. Lighting shall comply with the requirements of Section 26-177 infra.
- g. Landscaping buffers shall comply with the requirements of Section 26-176 infra.

And Golf Courses and all remaining uses shall be renumbered in appropriate chronological order.

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

SECTION VI. Effective Date. This ordinance shall be enforced from and after _____, 2014.

RICHLAND COUNTY COUNCIL

BY: _____
Kelvin E. Washington, Sr., Chair

ATTEST THIS THE ____ DAY

OF _____, 2014

Michelle Onley
Clerk of Council

RICHLAND COUNTY ATTORNEY'S OFFICE

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

Public Hearing: December 17, 2013 (tentative)
First Reading: December 17, 2013 (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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