

**RICHLAND COUNTY COUNCIL
REGULAR SESSION
COUNCIL CHAMBERS
DECEMBER 13, 2005
6:00 P.M.**

CALL TO ORDER Honorable Anthony G. Mizzell

INVOCATION Honorable Anthony G. Mizzell

**PLEDGE OF ALLEGIANCE
 Honorable Anthony G. Mizzell**

PRESENTATION OF RESOLUTION

Dr. Barry Russell of Midlands Technical College

ADOPTION OF AGENDA

CITIZEN'S INPUT

APPROVAL OF MINUTES

Regular Session: December 6, 2005 [Pages 6-13]

**REPORT OF COUNTY ATTORNEY FOR EXECUTIVE
SESSION ITEMS**

REPORT OF THE COUNTY ADMINISTRATOR

REPORT OF THE CLERK OF COUNCIL

REPORT OF THE CHAIRMAN

**OPEN/CLOSE PUBLIC HEARING ITEMS
NONE**

APPROVAL OF CONSENT ITEMS

1.a., 1.b., 1.c., 1.d., 1.e., 1.f., 1.g., 1.h., 2.b., 2.c., 2.d.,

1. THIRD READING ITEMS

- a. Ordinance prohibiting through traffic on
Olympia Avenue [deferred from mtg. of
12/6/05][CONSENT] [Pages 14-15]**

- b. 05-55MA
Randy Mullis
RU to CG (2.2 acres)
Office Bldg. & Warehouse
12003-03-01/03 & 12007-02-01 [CONSENT]
Fairfield Road & Hwy. 321 [Pages 16-18]**

- c. 05-87MA
Cliff Kinder
RU to RS-MD (42 acres)
Single family detached residences
21800-01-05
Rabbit Run Road
[CONSENT] [Pages 19-20]**

- d. 05-92MA
Ramona Hatcher
RS-LD to NC
Boutique/Consignment Shop
16415-07-04/03
1526 & 1518 Leesburg Road [CONSENT]
[Pages 21-23]**

- e. 05-95MA**
Stadium Village Lofts [Phase 2]
HI to GC (2.4 acres)
Condominiums Residences
11206-04-01/02
Berea Road near Stadium
[CONSENT] [Pages 24-26]
- f. 05-96MA**
Kirkman Finlay
HI to GC (5.8 acres)
Restaurant in existing structure
11213-05-02
1601 Shop Road (across from DMV)
[CONSENT] [Pages 27-29]
- g. 05-98MA**
Development Services, Inc.
Greg Lehman
RU to RS-LD (206 acres)
Single Family Residences
24700-02-08 & 21800-04-04/09/10
[CONSENT][Pages 30-31]
- h. Ordinance to incorporate the “Southeast Richland Neighborhood Master Plan” into the Lower Richland Area Plan of the Imagine Richland 2020 Comprehensive Plan**
[CONSENT] [Pages 32-33]

2. SECOND READING ITEMS

- a. Ordinance amending the Richland County Code of Ordinances, Chapter 2, Administration; Article VIII, Personnel Regulations; Division 8, Grievance Proceedings; Section 2-476, Definitions (deferred from mtg. of 12/06/05) [Pages 34-35]**
- b. Sale of property in Richland Northeast Industrial Park to Midlands Fire Protection [CONSENT] [Page 36]**
- c. Sale of property in Richland Northeast Industrial Park to Forum Development II. LLC [CONSENT] [Page 37]**
- d. Sale of property in Richland Northeast Industrial park from Atlas Foods to Travis Motley [CONSENT]**
- e. Land Development Code Wholesale Trade Uses (deferred from mtg. of 12/06/05) [Pages 38-88]**
- f. Redevelopment plan for the Olympia, Whaley, Granby Tax Increment Financing District Ordinance [Pages 89-98]**

3. REPORT OF ECONOMIC DEVELOPMENT COMMITTEE [Page 99]

- a. Consolidated Properties, LLC [Page 100]**
- b. Project Fish Fry**

- 4. REPORT OF RULES AND APPOINTMENTS COMMITTEE [Pages 101-102]**
 - 1. NOTIFICATION OF VACANCIES ON BOARDS, COMMISSIONS, AND COMMITTEES**
 - a. Historic Columbia Foundation-1**
 - b. Performing Arts Center Board-1**
 - II. NOTIFICATION OF APPOINTMENTS TO BOARDS, COMMISSIONS, AND COMMITTEES**
 - c. Lexington/Richland Alcohol and Drug Abuse Council-2 [Pages 103-106]**
 - d. Music Festival Commission-1**
 - e. Performing Arts Center Board-2**
 - f. Richland Memorial Hospital Board-3 [Pages 107-116]**
 - III. Amendment to Grievance Ordinance**
 - IV. Guidelines for Retreat Discussions**
- 4. Ordinance authorizing General Obligation Bond Anticipation Notes for Innovista Garage**
- 4. CITIZEN'S INPUT**
- 5. MOTION PERIOD**
- 6. ADJOURNMENT**

MINUTES OF



RICHLAND COUNTY COUNCIL REGULAR SESSION TUESDAY, DECEMBER 6, 2005 6:00 p.m.

In accordance with the Freedom of Information Act, a copy of the agenda was sent to radio and TV stations, newspapers, persons requesting notification, and was posted on the bulletin board located in the lobby of the County Administration Building.

MEMBERS PRESENT:

Chair	Anthony G. Mizzell
Vice Chair	L. Gregory Pearce, Jr.
Member	Joyce Dickerson
Member	Valerie Hutchinson
Member	Joseph McEachern
Member	Mike Montgomery
Member	Bernice G. Scott
Member	Damon Jeter

ABSENT: Doris Corley
Kit Smith
Paul Livingston

OTHERS PRESENT - Michielle Cannon-Finch, Milton Pope, Tony McDonald, Ashley Jacobs, Monique Walters, Joe Cronin, Roxanne Matthews, Michael Criss, Chief Harrell, Kendall Johnson, Anna Almeida, Pam Davis, Stephany Snowden, Jennifer Dowden, Daniel Driggers, Michelle Onley, Donny Phipps, Rodolfo Callwood, Ralph Pearson, Larry Smith

CALL TO ORDER

The meeting was called to order at approximately 6:03 p.m.

INVOCATION

The Invocation was given by the Honorable Joseph McEachern

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by the Honorable Joseph McEachern

PRESENTATION

Appearance Counts Program.—Ms. Hutchinson presented the awards from the Appearance Commission to the Appearance Counts winners.

Mr. Dave Zunker and Mr. Steve Camp – Mr. Steve Camp from the Midlands Authority for Conventions, Sports and Tourism updated and advised Council on the Convention Center and Convention Visitor's Bureau.

ADOPTION OF AGENDA

Mr. Pearce moved, seconded by Mr. Jeter, to add the Sale of Property in Richland Northeast Industrial Park from Atlas Foods to Travis Motley.

Ms. Finch stated that the Solid Waste Collector Rate Increase and Extension of Contracts was a consent item.

The vote in favor of amending the agenda was unanimous.

Ms. Dickerson moved, seconded by Mr. Montgomery, to adopt the agenda as amended. The vote in favor was unanimous.

CITIZEN'S INPUT

No one signed up to speak.

APPROVAL OF MINUTES

Regular Session: November 15, 2005 – Ms. Hutchinson moved, seconded by Ms. Dickerson, to adopt the minutes as submitted. The vote in favor was unanimous.

Zoning Public Hearing: November 29, 2005 – Mr. Pearce moved, seconded by Ms. Dickerson, to adopt the minutes as submitted. The vote in favor was unanimous.

REPORT OF COUNTY ATTORNEY FOR EXECUTIVE SESSION MATTERS

Mr. Montgomery moved, seconded by Ms. Scott, to go into Executive Session to discuss the following items:

- a. **Intergovernmental Agreement Between Richland County and the City of Columbia Regarding the Township Auditorium**
- b. **Intergovernmental Agreement Between the Richland County, the City of Columbia and the University of South Carolina Regarding the Research Campus Parking Garage**
- c. **Columbia Venture and Heathwood Hall v. FEMA and Others**

The vote in favor was unanimous.

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Council went into Executive Session at approximately 6:33 p.m. and came out at approximately 7:22 p.m.
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Mr. Pearce moved, seconded by Mr. Jeter, to come out of Executive Session. The vote in favor was unanimous.

Intergovernmental Agreement Between the Richland County, the City of Columbia and the University of South Carolina Regarding the Research Campus Parking Garage – Mr.

Montgomery moved, seconded by Mr. Jeter, to request that the Administrator write the City of Columbia and the University of South Carolina and advise them of Council's position with regard to financing and that Richland County wishes to exercise their contractual right to have the parking garage financed utilizing revenue bonds issued by the City of Columbia; that Richland County is willing, and intends, to honor their obligation to provide an irrevocable source of funding for the purpose of meeting any shortfall in the revenue bonds up to the \$7.5 million that was committed in the memorandum of understanding, providing the City of Columbia and the University of South Carolina notice that Richland County intends to exercise this right and that this is the acceptable means of financing for the County. The vote in favor was unanimous.

Columbia Venture and Heathwood Hall v. FEMA and Others – Mr. Pearce moved, seconded by Ms. Scott, to refer this item to the December 20, 2005 D&S Committee meeting for review and a recommendation as to whether or not Council needs to potentially take action based on the outcome of the Court proceedings for a portion of the Congaree River flood plains. The vote in favor was unanimous.

REPORT OF THE COUNTY ADMINISTRATOR

East Central Consortium Funding Request – Mr. Pope gave an update on this item. Mr. Pope stated he had received the requested documentation from the East Central Consortium and planned to have the legal department draft an MOU to make sure the money is drawn down based upon Council's direction to staff.

REPORT OF THE CLERK OF COUNCIL

Ms. Finch stated there is a possible 8:00 a.m. meeting with the City of Columbia on December 13th at the Clarion.

REPORT OF THE CHAIRMAN

Mr. Mizzell stated that he sent a letter to the Mayor of Columbia on December 5th asking City Council to pick a date the week of December 13th to discuss pending issues.

Mr. Mizzell also stated that Council is in the process of scheduling a meeting with the Legislative Delegation and School Board to discuss the educational issues being pre-filed with the State.

PUBLIC HEARING ITEMS

- **Budget Amendment for the Mental Health Court [Third Reading]** – No one signed up to speak.

- **Ordinance Creating the Business Service Center [Third Reading]** – No one signed up to speak.
- **Budget Amendment to Authorize Seven Full-Time Positions and Reallocation of \$170,071 to Provide Funding for the Business Service Center [Third Reading]** – No one signed up to speak.
- **Budget Amendment Establishing the Hopkins Utility Fund for the Operation of Franklin and Albene Park Utility Systems [Third Reading]** – Ms. Karen Irick spoke in favor of this item.
- **Ordinance Prohibiting Through Traffic on Olympia Avenue [Third Reading]** – Ms. Scott moved, seconded by Ms. Hutchinson, to defer the public hearing. The vote in favor was unanimous.

Mr. Montgomery moved, seconded by Ms. Scott, to reconsider this item. The vote in favor was unanimous.

Mr. Montgomery moved, seconded by Ms. Scott, to open the public hearing and suspend the rules at the meeting where this item is considered to allow citizens to speak on this issue under Citizen's Input. The vote in favor was unanimous.

Ms. Vi Hendley spoke in favor of this item.

- **Ordinance Granting an Easement to the City of Columbia to Provide Water Service to the Heart Center Medical Office Building at Palmetto Richland Memorial Hospital [Third Reading]** – No one signed up to speak.
- **Ordinance Granting a Cable Communication Easement to Time Warner Cable at Palmetto Richland Memorial Hospital [Third Reading]** – No one signed up to speak.
- **Ordinance Authorizing Small Business Participation in the Residential Solid Waste Collection Program [Third Reading]** – No one signed up to speak.
- **An Ordinance Authorizing Deed to Percy H. McNeill for a Certain Portion of an Abandoned Right-of-Way Known as Old Eisenhower Drive, Richland County [Third Reading]** – No one signed up to speak.
- **Ordinance Approving Warranty Requirements for New Roads [Third Reading]** – Mr. Steve Corboy spoke in favor of this item.
- **Sheriff's Request: A Budget Amendment to Cover General Fund Shortfall Revenue in the Amount of \$250,471.00 [Third Reading]** – No one signed up to speak.
- **Companion Resolution to a Public Hearing to be Held on December 6, 2005 Regarding Approval of Bond Issuance by the Capital Trust Agency for the Ashton Apartment Complex** – No one signed up to speak.

APPROVAL OF CONSENT ITEMS

Mr. Pearce moved, seconded by Ms. Hutchinson, to approve the following consent items:

- **Budget Amendment for the Mental Health Court [Third Reading]**
- **Ordinance creating the Business Service Center [Third Reading]**
- **Budget Amendment to Authorize Seven Full-Time Positions and Reallocation of \$170,071 to Provide Funding for the Business Service Center [Third Reading]**
- **Ordinance Granting an Easement to the City of Columbia to Provide Water Service to the Heart Center Medical Office Building at Palmetto Richland Memorial Hospital [Third Reading]**

- **Ordinance Granting a Cable Communication Easement to Time Warner Cable at Palmetto Richland Memorial Hospital** [Third Reading]
- **Ordinance Authorizing Small Business Participation in the Residential Solid Waste Collection Program** [Third Reading]
- **An Ordinance Authorizing Deed to Percy H. McNeill for a Certain Portion of an Abandoned Right-of-Way Known as Old Eisenhower Drive, Richland County** [Third Reading]
- **05-55MA, Randy Mullis, RU to GC (2.2 acres), Office Bldg. & Warehouse, 12003-03-01/03 & 12007-02-01, Fairfield Road & Hwy. 321** [Second Reading]
- **05-87MA, Cliff Kinder, RU to RS-MD (42 acres), Single Family Detached Residences, 21800-01-05, Rabbit Run Road** [Second Reading]
- **05-95MA, Stadium Village Lofts [Phase 2], HI to GC (2.4 acres), Condominiums Residences, 11206-04-01/02, Berea Road near Stadium** [Second Reading]
- **05-96MA, Kirkman Finlay, HI to GC (5.8 acres), Restaurant in Existing Structure, 11213-05-02, 1601 Shop Road (across from DMV)** [Second Reading]
- **Resolution Endorsing the Blueprint to Address Homelessness**
- **Acceptance of DHEC Used Oil and Waste Tire Grants**
- **Solid Waste Collector Rate Increase and Extension of Contracts**
- **Funding for the Newly Appointed Medical Examiner for Richland County**
- **Richland County Neighborhood Council**
- **Resolution Stating the County's Position of State Tax Reform Initiatives**
- **Reallocation of Funds for Pay Increases in the Sheriff's Department**
- **Companion Resolution to a Public Hearing to be Held on December 6, 2005 Regarding Approval of Bond Issuance by the Capital Trust Agency for the Ashton Apartment Complex**
- **Sale of Property in Richland Northeast Industrial Park to Midlands Fire Protection**
- **Sale of Property in Richland Northeast Industrial Park to Forum Development II, LLC**

The vote in favor was unanimous.

THIRD READING ITEMS

Budget Amendment Establishing the Hopkins Utility Fund for the Operation of Franklin and Albene Park Utility Systems – Mr. Pope advised Council that staff is awaiting the final confirmation from DHEC stating that the rates quoted can be charged to the citizens or whether the Court will have to confirm the rates. Mr. Pope recommended that this item be deferred until confirmation from DHEC is received.

Ms. Scott moved, seconded by Mr. Montgomery, to approve this item contingent upon approval from DHEC. The vote in favor was unanimous.

Ordinance Prohibiting Through Traffic on Olympia Avenue – Ms. Scott moved, seconded by Ms. Dickerson, to defer this item to the December 13, 2005 meeting. The vote in favor was unanimous.

Ordinance Approving Warranty Requirements for New Roads – Mr. Montgomery moved, seconded by Ms. Hutchinson, to approve Alternative #4 to become effective after Council approves the regulations to support the inspections and the other requirements and to work with administration in regard to the regulations. The vote in favor was unanimous.

Sheriff's Request: Increase Victim's Assistance Budget by \$250,471.00 – Mr. McEachern moved, seconded by Ms. Dickerson, to approve this item. The vote was in favor.

Sheriff's Request: A Budget Amendment to Cover General Fund Shortfall Revenue in the Amount of \$250,471.00 – Mr. McEachern moved, seconded by Ms. Hutchinson, to approve this item. The vote in favor was unanimous.

SECOND READING ITEMS

05-92MA, Ramona Hatcher, RS-LD to NC, Boutique/Consignment Shop, 16415-07-04/03, 1526 & 1518 Leesburg Road – Mr. Montgomery moved, seconded by Ms. Scott, to approve this item. The vote in favor was unanimous.

05-98MA, Development Services, Inc., Greg Lehman, RU to RS-LD (206.0 acres), Single Family Residences, 24700-02-08 & 21800-04-04/09/10 – Mr. Pearce moved, seconded by Ms. Scott, to approve this item. The vote in favor was unanimous.

Redevelopment Plan for the Olympia, Whaley, Granby Tax Increment Financing District Ordinance – Ms. Scott moved, seconded by Ms. Dickerson, to defer this item to the December 13, 2005 meeting. The vote in favor was unanimous.

Land Development Code (Wholesale Trade Uses) – Mr. Pearce moved, seconded by Ms. Scott, to defer this item to the December 13, 2005 meeting. The vote in favor was unanimous.

Ordinance to Incorporate the "Southeast Richland Neighborhood Master Plan" into the Lower Richland Area Plan of the Imagine Richland 2020 Comprehensive Plan – Ms. Scott moved, seconded by Mr. McEachern, to approve this item. The vote in favor was unanimous.

FIRST READING ITEM

Ordinance Amending the Richland County Code of Ordinance, Chapter 2, Administration; Article VIII, Personnel Regulations; Division 8, Grievance Proceedings; Section 2-476, Definitions – Mr. Montgomery moved, seconded by Ms. Hutchinson, to approve this item.

Mr. McEachern offered a friendly amendment to include language stating that if pay for performance grievance would violate any other laws or ordinances, the grievance would be allowed. Mr. Montgomery and Ms. Hutchinson accepted the amendment to the motion.

The vote in favor was unanimous.

REPORT OF ECONOMIC DEVELOPMENT COMMITTEE

Sale of Property in Richland Northeast Industrial Park from Atlas Foods to Travis Motley – Mr. Pearce stated the committee's recommendation was to approve this item. Mr. Montgomery abstained from voting due to the fact that he represents Atlas Foods. The vote was in favor.

Ordinance Authorizing General Obligation Bond Anticipation Notes for Innovista Garage – Mr. Montgomery moved, seconded by Mr. McEachern, to table this item until the contractual issue is resolved. The vote in favor was unanimous.

APPROVAL OF RESOLUTION

Resolution to Appoint and Commission Kenneth Brian Cook as a Code Enforcement Officer for the Proper Security, General Welfare, and Convenience of Richland County –

Ms. Scott moved, seconded by Ms. Dickerson, to approve this item. The vote in favor was unanimous.

Resolution to Appoint and Commission, Vincent P. Thomas as a Code Enforcement Officer for the Proper Security, General Welfare, and Convenience of Richland County – Ms. Scott

moved, seconded by Ms. Dickerson, to approve this item. The vote in favor was unanimous.

REPORT OF RULES AND APPOINTMENTS COMMITTEE

Amendment to Council Rule #4.4 – Mr. McEachern stated the committee's recommendation was to approve this item. The vote in favor was unanimous.

CITIZEN'S INPUT

Mr. Ronald Scott spoke regarding KOBAN Columbia, Inc. The organization was founded by Columbia City Manager Charles Austin to work with at-risk youth in Columbia. They have proposed to their funding foundation, a grant proposal for \$100,000.00 to open two new sites in the unincorporated area of Richland County. The current sites are W. A. Perry Middle School, Gonzalez Gardens, and Taylor & Bull Street in the city facility.

MOTION PERIOD

Exemption of Road Maintenance Fee for Handicapped or Elderly Citizens – Mr. McEachern moved, seconded by Ms. Scott, to send to the December 20th A&F Committee meeting the possibility of an exemption of the road maintenance fee for handicapped or elderly citizens. The vote in favor was unanimous.

Review the Assessment Process – Ms. Scott moved, seconded by Mr. Pearce, to have the A&F Committee, at the December 20th meeting, review the assessment process. The vote in favor was unanimous.

POINT OF PERSONAL PRIVILEGE – Mr. Pearce informed Council that those that did not get to attend the luncheon at the Heart Hospital at Palmetto Richland will get another chance to tour the facility at the Grand Opening in January. Mr. Pearce stated that the hospital is world class. Mr. Pearce also informed Council that he was introduced to the new Chief Operating Officer of Palmetto Richland, Mr. John Singerlin, who will be replacing Mr. Latham.

Classification and Compensation Plan – Mr. McEachern moved, seconded by Ms. Hutchinson, to refer the Classification and Compensation Plan—with emphasis on the jail—to the A&F Committee for the December 20th meeting. The vote in favor was unanimous.

ADJOURNMENT

Mr. Pearce moved, seconded by Ms. Dickerson, to adjourn. The vote in favor was unanimous.

The meeting adjourned at approximately 8:04 p.m.

Anthony G. Mizzell, Chair

L. Gregory Pearce, Jr. Vice-Chair

Doris M. Corley

Joyce Dickerson

Valerie Hutchinson

Damon Jeter

Paul Livingston

Joseph McEachern

Mike Montgomery

Bernice G. Scott

Kit Smith

The minutes were transcribed by Michelle M. Onley

DRAFT

STATE OF SOUTH CAROLINA
COUNTY COUNCIL FOR RICHLAND COUNTY
ORDINANCE NO. ____-05HR

AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES; CHAPTER 17, MOTOR VEHICLES AND TRAFFIC; ARTICLE II, GENERAL TRAFFIC AND PARKING REGULATIONS; SECTION 17-9, THROUGH TRUCK TRAFFIC PROHIBITED; SO AS TO PROHIBIT THROUGH TRUCK TRAFFIC ON OLYMPIA AVENUE BETWEEN HEYWARD STREET AND BLUFF ROAD IN RICHLAND COUNTY, SOUTH CAROLINA.

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 THE COUNTY COUNCIL FOR RICHLAND COUNTY:

SECTION I. The Richland County Code of Ordinances; Chapter 17, Motor Vehicles and Traffic; Article II. General Traffic and Parking Regulations; Section 17-9, Through Truck Traffic Prohibited; is hereby amended by the deletion of the language contained therein and the substitution of the following language:

Section 17-9. Through truck traffic prohibited.

a. All through truck traffic is prohibited on Sparkleberry Lane in Richland County, South Carolina.

b. All through truck traffic is prohibited on Congress Road between Leesburg Road and Garners Ferry Road in Richland County, South Carolina.

c. All through truck traffic is prohibited on Bynum Road in Richland County, South Carolina.

d. All through truck traffic is prohibited on Summit Parkway in Richland County, South Carolina.

e. All through truck traffic is prohibited on Valhalla Drive in Richland County, South Carolina.

f. All through truck traffic is prohibited on Olympia Avenue between Heyward Street and Bluff Road in Richland County, South Carolina.

SECTION II. Severability. If any section, subsection, or clause of this Ordinance shall be held by a court of competent jurisdiction to be unconstitutional or otherwise invalid, such finding shall not affect the validity of the remaining sections, subsections, and clauses of this Ordinance.

DRAFT

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 _____, 2005.

RICHLAND COUNTY COUNCIL

BY: _____
Anthony G. Mizzell, Chair

ATTEST this the ____ day of _____, 2005

Michielle R. Cannon-Finch
Clerk of Council

RICHLAND COUNTY ATTORNEY'S OFFICE

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

First Reading: November 1, 2005
Second Reading: November 15, 2005
Public Hearing: December 6, 2005
Third Reading: December 13, 2005 (tentative)

**STATE OF SOUTH CAROLINA
COUNTY COUNCIL OF RICHLAND COUNTY
ORDINANCE NO. ___-05HR**

AN ORDINANCE OF THE COUNTY COUNCIL OF RICHLAND COUNTY, SOUTH CAROLINA, AMENDING THE ZONING MAP OF UNINCORPORATED RICHLAND COUNTY, SOUTH CAROLINA, TO CHANGE THE ZONING DESIGNATION FOR THE REAL PROPERTIES DESCRIBED HEREIN (TMS # TMS 12003-03-01, 12003-03-03, & 12007-02-01) FROM RU (RURAL DISTRICTS) TO GC (GENERAL COMMERCIAL DISTRICTS); AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, Article VIII of the South Carolina Constitution and Section 4-9-30 of the Code of Laws of South Carolina (the Home Rule Act) gives Richland County broad authority to provide a variety of services and functions within its jurisdiction, including, but not limited to, land use planning and land development regulation, and similar activities and services; and

WHEREAS, Title 6, Chapter 29, of the Code of Laws of South Carolina provides the statutory enabling authority for Richland County to engage in planning and regulation of development within its jurisdiction; and

WHEREAS, Section 6-29-720 of the Code of Laws of South Carolina requires the County to adopt the Land Use Element of its Comprehensive Plan in conformance with the requirements therein as a prerequisite to continuing implementation of its zoning authority; and

WHEREAS, the County Council adopted a Comprehensive Plan on May 3, 1999, in conformance with the requirements Title 6, Chapter 29, of the Code of Laws of South Carolina; and

WHEREAS, Section 6-29-760 of the Code of Laws of South Carolina provides the statutory authority and process to amend the Zoning Ordinance, codified as Chapter 26 of the Richland County Code of Ordinances; and

WHEREAS, this Ordinance complies with the requirements of Section 6-29-760 of the Code of Laws of South Carolina and the ordinance adoption process proscribed in Section 2-28 of the Richland County Code of Ordinances.

NOW, THEREFORE, 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 Zoning Map of unincorporated Richland County is hereby amended to change the properties (TMS # TMS 12003-03-01, 12003-03-03, & 12007-02-01) described in Exhibit A, which is attached hereto, from RU Rural District zoning to GC General Commercial District zoning.

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

Section IV. This ordinance shall be enforced after the date of an affirmative Third Reading.

RICHLAND COUNTY COUNCIL

By: _____
Anthony G. Mizzell, Chair

Attest this _____ day of
_____, 2005.

Michielle R. Cannon-Finch
Clerk of Council

RICHLAND COUNTY ATTORNEY'S OFFICE

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

Public Hearing: November 29, 2005
First Reading: November 29, 2005
Second Reading: December 6, 2005
Third Reading: December 13, 2005 (tentative)

Exhibit A
Property Description

Richland County TMS 12003-03-01, 12003-03-03, & 12007-02-01:

Beginning at a nail (o), located on the eastern right-of-way of U.S. Highway 321 at the intersection of U.S. Highway 321 and Nelson Drive, thence continuing along the southern right-of-way of Nelson Drive N76°21'38"E for a distance of 7.09' to a point; thence turning and running along Nelson Drive N65°45'23"E for a distance of 95.32' to a point marked by a ½" rebar (o); thence turning and running along Nelson Drive N64°59'11"E for a distance of 176.01' to a 1" iron pipe (o); thence turning and running along Nelson Drive N64°58'56"E for a distance of 225.0' to a ½" rebar (n); thence turning and running along Nelson Drive N64°58'56"E for a distance of 17.08' to a ½" rebar (n); thence turning and running along property now or formerly of Grover and Dorothy Nelson S13°25'43" E for a distance of 172.94' to a ½" rebar; thence turning and running along property now or formerly of R. D. Williamson S60°30'39"W for a distance of 114.58' to a 1" pipe (o); for a distance of 181.35' to a ½" rebar (o) and for a distance of 77.09' to a 2" pipe (o); thence turning and running along property now or formerly of R. D. Williamson S79°56'07"W for a distance of 160.23' to a ½" (o) rod at the eastern side of the right-of-way of U. S. Highway 321; thence turning and running along the eastern side of the right-of-way of U. S. Highway 321 N01°52'48"W for a distance of 60.57' to a nail & cap (o); thence turning and running S88°06'01"W for a distance of 18.01' to a nail & cap (o); thence turning and running along the eastern side of the right-of-way of U. S. Highway 321 N01°55'17" for a distance of 104.02' to the point of beginning.

STATE OF SOUTH CAROLINA
COUNTY COUNCIL OF RICHLAND COUNTY
ORDINANCE NO. __-05HR

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 HEREIN (TMS # 21800-01-05) FROM RU (RURAL DISTRICT) TO RS-MD (RESIDENTIAL, SINGLE-FAMILY, MEDIUM DENSITY DISTRICT); AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, Article VIII of the South Carolina Constitution and Section 4-9-30 of the Code of Laws of South Carolina (the Home Rule Act) gives Richland County broad authority to provide a variety of services and functions within its jurisdiction, including, but not limited to, land use planning and land development regulation, and similar activities and services; and

WHEREAS, Title 6, Chapter 29, of the Code of Laws of South Carolina provides the statutory enabling authority for Richland County to engage in planning and regulation of development within its jurisdiction; and

WHEREAS, Section 6-29-720 of the Code of Laws of South Carolina requires the County to adopt the Land Use Element of its Comprehensive Plan in conformance with the requirements therein as a prerequisite to continuing implementation of its zoning authority; and

WHEREAS, the County Council adopted a Comprehensive Plan on May 3, 1999, in conformance with the requirements Title 6, Chapter 29, of the Code of Laws of South Carolina; and

WHEREAS, Section 6-29-760 of the Code of Laws of South Carolina provides the statutory authority and process to amend the Zoning Ordinance, codified as Chapter 26 of the Richland County Code of Ordinances; and

WHEREAS, this Ordinance complies with the requirements of Section 6-29-760 of the Code of Laws of South Carolina and the ordinance adoption process proscribed in Section 2-28 of the Richland County Code of Ordinances.

NOW, THEREFORE, 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 Zoning Map of unincorporated Richland County is hereby amended to change the property (TMS # 21800-01-05) described in Exhibit A, which is attached hereto, from RU Rural District zoning to RS-MD Residential, Single-Family, Medium Density District zoning.

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

Section IV. This ordinance shall be enforced after the date of an affirmative Third Reading.

RICHLAND COUNTY COUNCIL

By: _____
Anthony G. Mizzell, Chair

Attest this _____ day of _____, 2005.

Michielle R. Cannon-Finch
Clerk of Council

Public Hearing: November 29, 2005
First Reading: November 29, 2005
Second Reading: December 6, 2005
Third Reading: December 13, 2005 (tentative)

Exhibit A
Property Description

All those certain pieces, parcels, or tracts of land situate, lying and being approximately ten miles east of the City of Columbia, County of Richland, State of South Carolina, being approximately 40 acres in size and also being portions of Tracts 1 and No. 4, which contain 62 acres and 14 acres, more or less, respectively, which tracts are shown on a map of the J. T., Padgett Estate, prepared by D. T. Holt Surveyor, dated May 1952 to be recorded, with the 40 acre tract more fully described as follows:

Bounded on the West by lands now, or formerly, owned by Maurice Hall and Ken Motsinger measuring thereon for a distance of approximately 1400 feet, MOL; bounded on the North by lands now, or formerly, owned by East Wind Air Park measuring thereon for a distance of approximately 376 feet MOL and by lands now, or formerly owned by DDC Properties, Inc. and by Rabbit Run Lane measuring thereon for a distance of approximately 1400 feet MOL; bounded on the East by an unimproved County dirt Road (Garner's Ferry Point) measuring thereon for a distance of approximately 900 feet, MOL; bounded on the South by lands now, or formerly, owned by the Richland County Recreation Commission measuring thereon for a distance of approximately 1400 feet MOL.

TMS #21800-01-05

**STATE OF SOUTH CAROLINA
COUNTY COUNCIL OF RICHLAND COUNTY
ORDINANCE NO. ___-05HR**

AN ORDINANCE OF THE COUNTY COUNCIL OF RICHLAND COUNTY, SOUTH CAROLINA, AMENDING THE ZONING MAP OF UNINCORPORATED RICHLAND COUNTY, SOUTH CAROLINA, TO CHANGE THE ZONING DESIGNATION FOR THE REAL PROPERTIES DESCRIBED HEREIN (TMS # 16415-07-04/03) FROM RS-LD (RESIDENTIAL SINGLE-FAMILY LOW DENSITY DISTRICTS) TO NC (NEIGHBORHOOD COMMERCIAL DISTRICTS); AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, Article VIII of the South Carolina Constitution and Section 4-9-30 of the Code of Laws of South Carolina (the Home Rule Act) gives Richland County broad authority to provide a variety of services and functions within its jurisdiction, including, but not limited to, land use planning and land development regulation, and similar activities and services; and

WHEREAS, Title 6, Chapter 29, of the Code of Laws of South Carolina provides the statutory enabling authority for Richland County to engage in planning and regulation of development within its jurisdiction; and

WHEREAS, Section 6-29-720 of the Code of Laws of South Carolina requires the County to adopt the Land Use Element of its Comprehensive Plan in conformance with the requirements therein as a prerequisite to continuing implementation of its zoning authority; and

WHEREAS, the County Council adopted a Comprehensive Plan on May 3, 1999, in conformance with the requirements Title 6, Chapter 29, of the Code of Laws of South Carolina; and

WHEREAS, Section 6-29-760 of the Code of Laws of South Carolina provides the statutory authority and process to amend the Zoning Ordinance, codified as Chapter 26 of the Richland County Code of Ordinances; and

WHEREAS, this Ordinance complies with the requirements of Section 6-29-760 of the Code of Laws of South Carolina and the ordinance adoption process proscribed in Section 2-28 of the Richland County Code of Ordinances.

NOW, THEREFORE, 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 Zoning Map of unincorporated Richland County is hereby amended to change the properties (TMS # 16415-07-04/03) described in Exhibit A, which is attached hereto, from RS-LD Residential Single-Family Low Density District zoning to NC Neighborhood Commercial District zoning.

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

Section IV. This ordinance shall be enforced after the date of an affirmative Third Reading.

RICHLAND COUNTY COUNCIL

By: _____
Anthony G. Mizzell, Chair

Attest this _____ day of
_____, 2005.

Michielle R. Cannon-Finch
Clerk of Council

RICHLAND COUNTY ATTORNEY'S OFFICE

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

Public Hearing: November 29, 2005
First Reading: November 29, 2005
Second Reading: December 6, 2005
Third Reading: December 13, 2005 (tentative)

Exhibit A
Property Description

Lots 3 and 4, Block E on the plat of property of Andrew Patterson, Jr. made by Tomlinson Engineering Company dated March 31, 1939, recorded in the Office of the Clerk of Court for Richland County in Plat Book H at page 181.

**STATE OF SOUTH CAROLINA
COUNTY COUNCIL OF RICHLAND COUNTY
ORDINANCE NO. ___-05HR**

AN ORDINANCE OF THE COUNTY COUNCIL OF RICHLAND COUNTY, SOUTH CAROLINA, AMENDING THE ZONING MAP OF UNINCORPORATED RICHLAND COUNTY, SOUTH CAROLINA, TO CHANGE THE ZONING DESIGNATION FOR THE REAL PROPERTIES DESCRIBED HEREIN (TMS # 11206-04-01/02) FROM HI (HEAVY INDUSTRIAL DISTRICTS) TO GC (GENERAL COMMERCIAL DISTRICTS); AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, Article VIII of the South Carolina Constitution and Section 4-9-30 of the Code of Laws of South Carolina (the Home Rule Act) gives Richland County broad authority to provide a variety of services and functions within its jurisdiction, including, but not limited to, land use planning and land development regulation, and similar activities and services; and

WHEREAS, Title 6, Chapter 29, of the Code of Laws of South Carolina provides the statutory enabling authority for Richland County to engage in planning and regulation of development within its jurisdiction; and

WHEREAS, Section 6-29-720 of the Code of Laws of South Carolina requires the County to adopt the Land Use Element of its Comprehensive Plan in conformance with the requirements therein as a prerequisite to continuing implementation of its zoning authority; and

WHEREAS, the County Council adopted a Comprehensive Plan on May 3, 1999, in conformance with the requirements Title 6, Chapter 29, of the Code of Laws of South Carolina; and

WHEREAS, Section 6-29-760 of the Code of Laws of South Carolina provides the statutory authority and process to amend the Zoning Ordinance, codified as Chapter 26 of the Richland County Code of Ordinances; and

WHEREAS, this Ordinance complies with the requirements of Section 6-29-760 of the Code of Laws of South Carolina and the ordinance adoption process proscribed in Section 2-28 of the Richland County Code of Ordinances.

NOW, THEREFORE, 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 Zoning Map of unincorporated Richland County is hereby amended to change the properties (TMS # 11206-04-01/02) described in Exhibit A, which is attached hereto, from HI Heavy Industrial District zoning to GC General Commercial District zoning.

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

Section IV. This ordinance shall be enforced after the date of an affirmative Third Reading.

RICHLAND COUNTY COUNCIL

By: _____
Anthony G. Mizzell, Chair

Attest this _____ day of
_____, 2005.

Michielle R. Cannon-Finch
Clerk of Council

RICHLAND COUNTY ATTORNEY'S OFFICE

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

Public Hearing: November 29, 2005
First Reading: November 29, 2005
Second Reading: December 6, 2005
Third Reading: December 13, 2005 (tentative)

Exhibit A
Property Descriptions

TMS 11206-04-01, 2.46 acres on Key Road, near Columbia:

Beginning at a magnetic nail located on the southwestern right-of-way of Key Road approximately 400 feet northwest of the intersection of Key Road and Market Road near the City of Columbia; thence continuing along the southwest right-of-way of Key Road S45°29'47"E for a distance of 166.00' to a ½" rebar; thence turning and running along property now or formerly of Market Center, LLC S39°45'12"W for a distance of 482.00' to a 5/8" rebar; thence continuing along property now or formerly of Boyce R. Haigler S39°41'18"W for a distance of 80.61' to a 1" pinch top; thence continuing S40°01'22"W for a distance of 74.80' to a nail; thence turning and running along property now or formerly of Betty L. Jackson N49°58'04"W for a distance of 166.54' to a point on wall; thence turning and running along property now or formerly of Market Center, LLC N39°52'26"E for a distance of 650.34' to a magnetic nail, the point of beginning.

TMS 11206-04-02, 0.30 acres on Key Road, near Columbia:

Beginning at a ½" rebar on the southwestern right-of-way of Key Road approximately 235 feet northwest of the intersection of Key Road and Market Road near the City of Columbia; thence continuing along the southwest right-of-way of Key Road S45°29'47"E for a distance of 6.89' to a ½" rebar; thence turning and running along a right-of-way offset of Key Road S44°32'20"W for a distance of 22.31'; thence turning and running along the southwest right-of-way of Key Road S45°27'40"E for a distance of 13.84' to a 5/8" rebar; thence turning and running along property now or formerly of Warehouses, Inc. S40°01'01"W for a distance of 182.25' to a 5/8" rebar; thence turning and running S50°17'54"E for a distance of 151' to a 5/8" rebar; thence turning and running along the arc of a curve having a radius of 592.51', a length of 100.21', a delta angle of 9°41'25", a chord of 100.09', and a chord bearing of S37°54'50"W to a 1" pinch top; thence continuing along property now or formerly of Advanced Door Systems along the arc of a curve having a radius of 680.03', a length of 221.13', a delta angle of 18°37'53", a chord of 220.16' and a chord bearing of S25°11'33"W to a 5/8" rebar; thence turning and running along property now or formerly of Boyce R. Haigler N50°13'04"W for a distance of 21.60' to a ½" rebar; thence turning and running along the arc of a curve having a radius of 700.03', a length of 39.96', a delta angle of 3°16'14", a chord of 39.96', and a chord bearing of N17°44'57"E to a ½" rebar; thence continuing N49°52'04"W for a distance of 41.46' to a 5/8" rebar; thence turning and running along property now or formerly of Market Center, LLC N39°45'12"E for a distance of 482.00' to a ½" rebar, the point of beginning.

**STATE OF SOUTH CAROLINA
COUNTY COUNCIL OF RICHLAND COUNTY
ORDINANCE NO. ___-05HR**

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 HEREIN (TMS # 11213-05-02) FROM HI (HEAVY INDUSTRIAL DISTRICT) TO GC (GENERAL COMMERCIAL DISTRICT); AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, Article VIII of the South Carolina Constitution and Section 4-9-30 of the Code of Laws of South Carolina (the Home Rule Act) gives Richland County broad authority to provide a variety of services and functions within its jurisdiction, including, but not limited to, land use planning and land development regulation, and similar activities and services; and

WHEREAS, Title 6, Chapter 29, of the Code of Laws of South Carolina provides the statutory enabling authority for Richland County to engage in planning and regulation of development within its jurisdiction; and

WHEREAS, Section 6-29-720 of the Code of Laws of South Carolina requires the County to adopt the Land Use Element of its Comprehensive Plan in conformance with the requirements therein as a prerequisite to continuing implementation of its zoning authority; and

WHEREAS, the County Council adopted a Comprehensive Plan on May 3, 1999, in conformance with the requirements Title 6, Chapter 29, of the Code of Laws of South Carolina; and

WHEREAS, Section 6-29-760 of the Code of Laws of South Carolina provides the statutory authority and process to amend the Zoning Ordinance, codified as Chapter 26 of the Richland County Code of Ordinances; and

WHEREAS, this Ordinance complies with the requirements of Section 6-29-760 of the Code of Laws of South Carolina and the ordinance adoption process proscribed in Section 2-28 of the Richland County Code of Ordinances.

NOW, THEREFORE, 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 Zoning Map of unincorporated Richland County is hereby amended to change the property (TMS # 11213-05-02) described in Exhibit A, which is attached hereto, from HI Heavy Industrial District zoning to GC General Commercial District zoning.

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

Section IV. This ordinance shall be enforced after the date of an affirmative Third Reading.

RICHLAND COUNTY COUNCIL

By: _____
Anthony G. Mizzell, Chair

Attest this _____ day of
_____, 2005.

Michielle R. Cannon-Finch
Clerk of Council

RICHLAND COUNTY ATTORNEY'S OFFICE

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

Public Hearing: November 29, 2005
First Reading: November 29, 2005
Second Reading: December 6, 2005
Third Reading: December 13, 2005 (tentative)

Exhibit A

Property Description

All that certain piece, parcel or tract of land with buildings and improvements thereon, situate, lying and being in the County of Richland, State of South Carolina, containing 5.73 acres, more or less, as shown and delineated on a plat entitled "ALTA/ACSM Land Title Survey For Pinebelt, LLC, located at 1601 Shop Road near the City of Columbia, Richland County, South Carolina" surveyed by Glenn Associates Surveying, Inc., Michael R. Mills, PLS #11606, dated July 6, 2004, said property having the following metes and bounds as shown on said plat:

Beginning at a ½ inch iron pipe found on the southwestern Right-of-Way line of Shop Road, S-40-727, being the northwestern corner of the property herein described, a point 346.88 feet southeast of the intersection of Shop Road and Idlewild Boulevard, being the Point of Beginning of this description; running thence S57°51'56"E 661.91 feet along the southwestern Right-of-Way of Shop Road to a 1-¼ inch pipe found; thence S32°00'19"W 346.94 feet along property of Stone & Stone Associates, a North Carolina General Partnership, to a 5/8 inch rebar found; thence N64°38'43"W 62.82 feet to a 1 inch rebar set; thence N62°38'00"W 477.56 feet to a 1 inch rebar set; thence N62°32'47"W 124.91 feet to a ½ inch iron pipe found along the property of Statewide Investments, LLC and Darnall W. Boyd; thence along property of S & E Stainless, LLC N32°08'53"E 404.25 feet to a 5/8 inch rebar found, being the Point of Beginning, be all measurements a little more or less, the bearings described herein based on the S.C. State Grid System. The property herein described being bounded northeasterly by Shop Road, S-40-727, southeasterly by Stone & Stone Associates, a North Carolina General Partnership, southwesterly by Statewide Investments, LLC and Darnall W. Boyd, northwesterly by S & E Stainless, LLC.

Being the same property as conveyed to Pinebelt, LLC by Hawkeye Partners, a South Carolina General Partnership by deed recorded in the RMC office of Richland County, State of South Carolina in Record Book R0621 Page 2291, February 4, 2002 and shown and delineated on a plat prepared for Hawkeye Partners by Larry W. Smith, dated October 25, 1994 and recorded in the RMC Office for Richland County, State of South Carolina in Plat Book 52 Page 5778, and Plat Book 55 Page 5458. Reference Richland County TMS #11213-05-02.

STATE OF SOUTH CAROLINA
COUNTY COUNCIL OF RICHLAND COUNTY
ORDINANCE NO. ___-05HR

AN ORDINANCE OF THE COUNTY COUNCIL OF RICHLAND COUNTY, SOUTH CAROLINA, AMENDING THE ZONING MAP OF UNINCORPORATED RICHLAND COUNTY, SOUTH CAROLINA, TO CHANGE THE ZONING DESIGNATION FOR THE REAL PROPERTIES DESCRIBED HEREIN (TMS # 24700-02-08 & 21800-04-04/09/10) FROM RU (RURAL DISTRICTS) TO RS-LD (RESIDENTIAL, SINGLE-FAMILY, LOW DENSITY DISTRICTS); AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, Article VIII of the South Carolina Constitution and Section 4-9-30 of the Code of Laws of South Carolina (the Home Rule Act) gives Richland County broad authority to provide a variety of services and functions within its jurisdiction, including, but not limited to, land use planning and land development regulation, and similar activities and services; and

WHEREAS, Title 6, Chapter 29, of the Code of Laws of South Carolina provides the statutory enabling authority for Richland County to engage in planning and regulation of development within its jurisdiction; and

WHEREAS, Section 6-29-720 of the Code of Laws of South Carolina requires the County to adopt the Land Use Element of its Comprehensive Plan in conformance with the requirements therein as a prerequisite to continuing implementation of its zoning authority; and

WHEREAS, the County Council adopted a Comprehensive Plan on May 3, 1999, in conformance with the requirements Title 6, Chapter 29, of the Code of Laws of South Carolina; and

WHEREAS, Section 6-29-760 of the Code of Laws of South Carolina provides the statutory authority and process to amend the Zoning Ordinance, codified as Chapter 26 of the Richland County Code of Ordinances; and

WHEREAS, this Ordinance complies with the requirements of Section 6-29-760 of the Code of Laws of South Carolina and the ordinance adoption process proscribed in Section 2-28 of the Richland County Code of Ordinances.

NOW, THEREFORE, 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 Zoning Map of unincorporated Richland County is hereby amended to change the properties (TMS # 24700-02-08 & 21800-04-04/09/10) described in Exhibit A, which is attached hereto, from RU Rural District zoning to RS-LD Residential, Single-Family, Low Density District zoning.

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

Section IV. This ordinance shall be enforced after the date of an affirmative Third Reading.

RICHLAND COUNTY COUNCIL

By: _____
Anthony G. Mizzell, Chair

Attest this _____ day of

_____, 2005.

Michielle R. Cannon-Finch
Clerk of Council

Public Hearing: November 29, 2005
First Reading: November 29, 2005
Second Reading: December 6, 2005
Third Reading: December 13, 2005 (tentative)

Exhibit A
Property Description

Commencing at a point at the centerline of the intersection of US Highway 378 and Lower Richland Blvd.(S-40-37) and running Southerly along Lower Richland Blvd. (S-40-37) for a distance of $\pm 371'$ to an iron on the Eastern right-of-way of Lower Richland Blvd. (S-40-37), said iron being the Point of Beginning; thence, leaving the Eastern right-of-way of Lower Richland Blvd. (S-40-37) and running $S84^{\circ}14'46''E$ for a distance of $594.71'$ to an iron, said line bounded on the North by lands of N/F H. R. Developers, LLC; thence, turning and running $N65^{\circ}03'36''E$ for a distance of $333.70'$ to an iron, said line being bounded on the North by lands of N/F H. R. Developers, LLC; thence, turning and running $S77^{\circ}39'17''W$ for a distance of $325.35'$ to an iron, said line being bounded on the North by lands of N/F H. R. Developers, LLC; thence, continuing $S77^{\circ}41'30''E$ for a distance of $115.48'$ to an iron, said line being bounded on the North by lands of N/F Defender Chemical Company; thence, continuing $S77^{\circ}24'38''E$ for a distance of $37.10'$ to an iron, said line being bounded on the North by lands of N/F Defender Chemical Company; thence, continuing $S77^{\circ}33'50''E$ for a distance of $273.72'$ to an iron, said line being bounded on the North by lands of N/F Defender Chemical Company; thence, continuing $S77^{\circ}35'14''E$ for a distance of $175.44'$ to an iron, said line being bounded on the North by lands of N/F Defender Chemical Company; thence, continuing $S77^{\circ}31'20''E$ for a distance of $837.57'$ to an iron, said line being bounded on the North by lands of N/F B. C. Inabinet, Jr. Etal; thence, continuing $S77^{\circ}47'52''E$ for a distance of $1003.08'$ to an iron, said line being bounded on the North by lands of N/F Robin Bradley Etal; thence, continuing $S75^{\circ}52'27''E$ for a distance of $540.33'$ to an iron, said line being bounded on the North by lands of N/F James C. Hutchinson Etal; thence, continuing $S75^{\circ}25'53''E$ for a distance of $648.09'$ to an iron, said line being bounded on the North by lands of N/F Kevin L. Fisher; thence, turning and running $S04^{\circ}58'04''W$ for a distance of $23.04'$ to an iron, said line being bounded on the East by lands of N/F Lot 11, Block "D", Hunting Creek Farms; thence, continuing $S04^{\circ}55'10''W$ for a distance of $636.96'$ to an iron, said line being bounded on the East by lands of N/F Lots 12, 14, & 15, Block "D", Hunting Creek Farms; thence, continuing $S57^{\circ}27'13''W$ for a distance of $3084.92'$ to an iron, said line being bounded on the Southeast by lands of N/F Laura J. Hopkins Etal; thence, turning and running $N43^{\circ}17'24''W$ for a distance of $2259.40'$ to an iron, said line being bounded on the Southwest by lands of N/F Jane Hopkins Helms, Theodore J. Hopkins, Jr. & Weston Jay Brazell; thence, turning and running $N66^{\circ}43'47''W$ for a distance of $790.67'$ to an iron on the Eastern right-of-way of Lower Richland Blvd. (S-40-37), said line bounded on the South by lands of N/F Weston Jay Brazell; thence, turning and continuing along the Eastern right-of-way of Lower Richland Blvd. (S-40-37) $N08^{\circ}56'28''E$ for a distance of $257.27'$ to an iron on the Eastern right-of-way of Lower Richland Blvd. (S-40-37), said line being bounded on the West by Lower Richland Blvd. (S-40-37); thence, turning and leaving the Eastern right-of-way of Lower Richland Blvd. (S-40-37) and running $S85^{\circ}46'32''E$ for a distance of $359.68'$ to an iron, said line being bounded on the North by lands of N/F Laurinton Dairy Farm, LP; thence, turning and running $N08^{\circ}56'27''E$ for a distance of $314.51'$ to an iron, said line being bounded on the West by lands of N/F Laurinton Dairy Farm, LP; thence, turning and running $N77^{\circ}28'21''E$ for a distance of $359.16'$ to an iron on the Eastern right-of-way of Lower Richland Blvd. (S-40-37), said line being bounded on the South by lands of N/F Laurinton Dairy Farm, LP; thence, turning and continuing along the Eastern right-of-way of Lower Richland Blvd. (S-40-37) $N08^{\circ}-56'-26''E$ for a distance of $556.45'$ to an iron on the Eastern right-of-way of Lower Richland Blvd. (S-40-37), said iron being the Point of Beginning and said line being bounded on the West by Lower Richland Blvd. (S-40-37).

Property contains ± 205.88 acres and is shown as Parcel "A" on a Boundary Survey prepared for Laurinton Development, LLC by Civil Engineering of Columbia and on file at said office.

DRAFT

STATE OF SOUTH CAROLINA
COUNTY COUNCIL FOR RICHLAND COUNTY
ORDINANCE NO. ____-05HR

AN ORDINANCE AMENDING THE IMAGINE RICHLAND 2020 COMPREHENSIVE PLAN, ADOPTED ON MAY 3, 1999, BY INCORPORATING THE "SOUTHEAST RICHLAND NEIGHBORHOOD MASTER PLAN" INTO THE LOWER RICHLAND AREA PLAN.

WHEREAS, on May 3, 1999, Richland County Council adopted the Imagine Richland 2020 Comprehensive Plan pursuant to S.C. Code Section 6-29- 310, et al. (Ordinance No. 013-99HR); and

WHEREAS, Section 6-29-520 (B) of the South Carolina Code of Ordinances 1976, as amended (South Carolina Local Government Comprehensive Planning and Enabling Act of 1994, as amended), requires that recommendations for amendments to the Comprehensive Plan must be by Resolution of the Planning Commission; and

WHEREAS, the Richland County Planning Commission has unanimously approved a Resolution recommending that County Council adopt the "Southeast Richland Neighborhood Master Plan", dated November 3, 2005; and

NOW, THEREFORE, 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 as follows:

SECTION I. The Imagine Richland 2020 Comprehensive Plan is hereby amended by the incorporation of the "Southeast Richland Neighborhood Master Plan", dated November 3, 2005, and which is attached hereto, into the Lower Richland Area Plan.

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 _____, 2005.

RICHLAND COUNTY COUNCIL

BY: _____
Anthony G. Mizzell, Chair

DRAFT

ATTEST THIS THE ____ DAY

OF _____, 2005

Michielle R. Cannon-Finch
Clerk of Council

RICHLAND COUNTY ATTORNEY'S OFFICE

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

First Reading: November 15, 2005
Second Reading: December 6, 2005 (tentative)
Public Hearing: December 20, 2005 (tentative)
Third Reading: December 20, 2005 (tentative)

AMENDED DRAFT

STATE OF SOUTH CAROLINA
COUNTY COUNCIL FOR RICHLAND COUNTY
ORDINANCE NO. ____-05HR

AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES, CHAPTER 2, ADMINISTRATION; ARTICLE VIII, PERSONNEL REGULATIONS; DIVISION 8, GRIEVANCE PROCEEDINGS; SECTION 2-476, DEFINITIONS.

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 2, Administration; Article VIII, Personnel Regulations; Division 8, Grievance Proceeding; Section 2-476, Definitions; is hereby amended to read as follows:

Sec. 2-476. Definitions.

Grievance. A grievance is defined as any complaint by an employee that he or she has been treated unfairly, unlawfully, or in violation of his or her rights under county policies, with regard to any matter pertaining to his or her employment by the county. This definition includes, but is not limited to, discharge, suspension, involuntary transfer, promotion and demotion, but specifically does not include an employee's "Performance Enhancement Program" (P.E.P.) appraisal or the performance appraisal ratings, except as they may apply to allegations of discrimination based on race, religion, color, sex, age, national origin, or disability. If an employee believes that he or she has not received or been credited with or has otherwise lost wages or benefits to which he or she is entitled, ~~he must present his~~ a grievance must be presented in accordance with this procedure or such wages or benefits may be forfeited.

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 _____, 2005.

RICHLAND COUNTY COUNCIL

BY: _____
Anthony G. Mizzell, Chair

ATTEST THIS THE ____ DAY

OF _____, 2005

AMENDED DRAFT

Michielle R. Cannon-Finch
Clerk of Council

RICHLAND COUNTY ATTORNEY'S OFFICE

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

First Reading: December 6, 2005
Second Reading: December 13, 2005 (tentative)
Public Hearing:
Third Reading:

STATE OF SOUTH CAROLINA
COUNTY COUNCIL FOR RICHLAND COUNTY
ORDINANCE NO. ___-06HR

AN ORDINANCE AUTHORIZING DEED TO MIDLANDS FIRE PROTECTION FOR A CERTAIN PARCEL OF LAND KNOWN AS LOT 1 (APPROXIMATELY 4.564 ACRES TOTAL) IN THE RICHLAND NORTHEAST INDUSTRIAL PARK, A PORTION OF RICHLAND COUNTY TMS # 25800-04-01.

Pursuant to the authority 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 County of Richland and its employees and agents are hereby authorized to grant a deed to MIDLANDS FIRE PROTECTION for certain real property, as specifically described in the attached Deed, Lot 1 (approximately 4.564 acres) in the Richland Northeast Industrial Park, a portion of Richland County TMS # 25800-04-01, which is attached hereto and incorporated herein.

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

SECTION III. Conflicting Ordinances. 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 _____, 2006.

RICHLAND COUNTY COUNCIL

By: _____
Anthony G. Mizzell, Chair

Attest this _____ day of
_____, 2006.

Michielle R. Cannon-Finch
Clerk of Council

RICHLAND COUNTY ATTORNEY'S OFFICE

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

First Reading: December 6, 2005
Second Reading: December 13, 2005 (tentative)
Public Hearing:
Third reading:

STATE OF SOUTH CAROLINA
COUNTY COUNCIL FOR RICHLAND COUNTY
ORDINANCE NO. ___-06HR

AN ORDINANCE AUTHORIZING DEED TO FORUM DEVELOPMENT II, LLC FOR A CERTAIN PARCEL OF LAND KNOWN AS LOT 27 (APPROXIMATELY 2.699 ACRES TOTAL) IN THE RICHLAND NORTHEAST INDUSTRIAL PARK, A PORTION OF RICHLAND COUNTY TMS # 25800-04-01.

Pursuant to the authority 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 County of Richland and its employees and agents are hereby authorized to grant a deed to FORUM DEVELOPMENT II, LLC for certain real property, as specifically described in the attached Deed, Lot 27 (approximately 2.699 acres) in the Richland Northeast Industrial Park, a portion of Richland County TMS # 25800-04-01, which is attached hereto and incorporated herein.

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

SECTION III. Conflicting Ordinances. 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 _____, 2006.

RICHLAND COUNTY COUNCIL

By: _____
Anthony G. Mizzell, Chair

Attest this _____ day of
_____, 2006.

Michielle R. Cannon-Finch
Clerk of Council

RICHLAND COUNTY ATTORNEY'S OFFICE

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

First Reading: December 6, 2005
Second Reading: December 13, 2005 (tentative)
Public Hearing:
Third reading:

STATE OF SOUTH CAROLINA
COUNTY COUNCIL FOR RICHLAND COUNTY
ORDINANCE NO. ____-05HR

AN ORDINANCE AMENDING ORDINANCE NO. 074-04HR (THE RICHLAND COUNTY LAND DEVELOPMENT CODE); ARTICLE V, ZONING DISTRICTS AND DISTRICT STANDARDS; SECTION 26-141, TABLE OF PERMITTED USES, PERMITTED USES WITH SPECIAL REQUIREMENTS, AND SPECIAL EXCEPTIONS; "WHOLESALE TRADE" OF TABLE 20-V-2.; AND ARTICLE VI, SUPPLEMENTAL USE STANDARDS; SECTION 26-151, PERMITTED USES WITH SPECIAL REQUIREMENTS; SO AS TO PERMIT CERTAIN WHOLESALE USES WITH SPECIAL REQUIREMENTS IN THE GC GENERAL COMMERCIAL ZONING DISTRICT.

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

SECTION I. Article V (Zoning Districts and District Standards), Section 141 (Table of permitted Uses, Permitted Uses with Special Requirements, and Special Exceptions), "Wholesale Trade" of Table 20-V-2. of Ordinance No. 074-05HR, which was adopted by the Richland County Council on November 9, 2004, is hereby amended to read as follows:

(Ordinance continues on next page)

USE TYPES	RU	RR	SR-E	RS-LD	RS-MD	RS-HD	MH	RM-MD	RM-HD	OI	NC	RC	GC	M-1	LI	HI
Wholesale Trade																
Apparel, Piece Goods, and Notions													P	P	P	P
Beer/Wine/Distilled Alcoholic Beverages													<u>SR</u>	P	P	P
Books, Periodicals, and Newspapers													P	P	P	P
Chemicals and Allied Products														P	P	P
Drugs and Druggists' Sundries													<u>SR</u>	P	P	P
Durable Goods, Not Otherwise Listed													<u>SR</u>	P	P	P
Electrical Goods													<u>SR</u>	P	P	P
Farm Products, Raw Materials														P	P	P
Farm Supplies														P	P	P
Flowers, Nursery Stock, and Florist Supplies												P	P	P	P	P
Furniture and Home Furnishings													<u>SR</u>	P	P	P
Groceries and Related Products													P	P	P	P
Hardware													P	P	P	P
Jewelry, Watches, Precious Stones													P	P	P	P
Lumber and Other Construction Materials													<u>SR</u>	P		P
Machinery, Equipment and Supplies													<u>SR</u>	P	P	P
Market Showrooms (Furniture, Apparel, Etc.)													<u>SR</u>	P	P	P
Metal and Minerals														P	P	P
Motor Vehicles														P	P	P
Motor Vehicles, New Parts and Supplies													<u>SR</u>	P	P	P
Motor Vehicles, Tires and Tubes													<u>SR</u>	P	P	P
Motor Vehicles, Used Parts and Supplies														P	P	P
Nondurable Goods, Not Otherwise Listed													<u>SR</u>	P	P	P

USE TYPES	RU	RR	SR-E	RS-LD	RS-MD	RS-HD	MH	RM-MD	RM-HD	OI	NC	RC	GC	M-1	LI	HI
Paints and Varnishes													<u>SR</u>	P	P	P
Paper and Paper Products													P	P	P	P
Petroleum and Petroleum Products														SR		SR
Plumbing and Heating Equipment and Supplies													<u>SR</u>	P	P	P
Professional and Commercial Equipment and Supplies													P	P	P	P
Scrap and Recyclable Materials														SE	SE	SE
Sporting and Recreational Goods and Supplies (Except Sporting Firearms and Ammunition)													P	P	P	P
Sporting Firearms and Ammunition													<u>SR</u>	P	P	P
Timber and Timber Products														P	P	P
Tobacco and Tobacco Products													<u>SR</u>	P	P	P
Toys and Hobby Goods and Supplies													P	P	P	P

SECTION II. Article VI, Supplemental Use Standards; Section 151, Permitted Uses with Special Requirements; Subsection (b), Permitted Uses with Special Requirements Listed by Zoning District; of Ordinance No. 074-05HR, which was adopted by the Richland County Council on November 9, 2004, is hereby amended to read as follows:

- (b) *Permitted uses with special requirements listed by zoning district.*
 - (1) Accessory Dwellings - (RU, RR, RS-E, RS-LD, RS-MD, RS-HD, M-1)
 - (2) Amusement or Water Parks, Fairgrounds - (GC, M-1, LI)
 - (3) Animal Shelters - (GC, M-1, LI)
 - (4) Antennas - (All Districts)
 - (5) Athletic Fields - (NC, RC)
 - (6) Banks, Finance, and Insurance Offices – (NC, RC)
 - (7) Barber Shops, Beauty Salons, and Related Services - (RU, RM-MD, RM-HD)
 - (8) Bars and other Drinking Places - (RC, GC, M-1, LI)
 - (9) Batting Cages - (GC, M-1, LI)
 - (10) Bed and Breakfast Homes/Inns - (RR, RM-MD, RM-HD, RC)
 - (11) Beer/Wine/Distilled Alcoholic Beverages – (GC)
 - ~~(11)~~ (12) Buildings, High-Rise, Four (4) or Five (5) Stories – (RM-HD, GC)
 - ~~(12)~~ (13) Car and Light Truck Washes- (RC)
 - ~~(13)~~ (14) Cemeteries and Mausoleums - (OI, NC, RC, GC, M-1, LI, HI)
 - ~~(14)~~ (15) Clubs or Lodges – (RU)
 - ~~(15)~~ (16) Continued Care Retirement Communities - (RM-MD, RM-HD, OI, RC, GC)
 - ~~(16)~~ (17) Construction, Building, General Contracting, with Outside Storage - (M-1, LI)
 - ~~(17)~~ (18) Construction, Building, Heavy, with Outside Storage - (M-1, LI)

- (~~18~~ 19) Construction, Special Trades, with Outside Storage - (M-1, LI)
- (~~19~~ 20) Country Clubs with Golf Courses - (RU, GC, M-1, LI)
- (~~20~~ 21) Day Care, Adult, Home Occupation (6 or Less) – (OI, NC, RC, GC)
- (~~21~~ 22) Day Care Centers, Adult - (OI, NC, RC, GC)
- (~~22~~ 23) Day Care, Child, Family Day Care, Home Occupation (5 or less) - (OI, NC, RC, GC)
- (~~23~~ 24) Day Care, Child, Group Day Care, Home Occupation (6 to 12) – (OI, NC, RC, GC)
- (~~24~~ 25) Day Care Centers, Child, Licensed Centers - (OI, NC, RC, GC, M-1, LI)
- (26) Drugs and Druggists' Sundries – (GC)
- (27) Durable Goods, Not Otherwise Listed – (GC)
- (~~25~~ 28) Dwellings, Manufactured Homes on Individual Lots - (RU, MH)
- (~~26~~ 29) Dwellings, Manufactured Homes on Individual Lots - (RR, RS-E)
- (~~27~~ 30) Dwellings, Single Family, Zero Lot Line, Common and Parallel - (Common: RM-MD, RM-HD, OI, GC, M-1; Parallel: RS-E, RS-LD, RS-MD, RS-HD, RM-MD, RM-HD, OI, M-1)
- (31) Electrical Goods – (GC)
- (~~28~~ 32) Fuel Oil Sales (Non-Automotive) - (M-1, HI)
- (33) Furniture and Home Furnishings – (GC)
- (~~29~~ 34) Golf Courses - (GC, M-1, LI)
- (~~30~~ 35) Golf Driving Ranges (Freestanding) - (RC, GC, M-1, LI)
- (~~31~~ 36) Go-Cart, Motorcycle, and Similar Small Vehicle Tracks - (GC)
- (~~32~~ 37) Group Homes (9 or Less) - (RU, RR, RS-E, RS-LD, RS-MD, RS-HD, MH, RM-MD, RM-HD)
- (~~33~~ 38) Home Occupations - (RU, RR, RS-E, RS-LD, RS-MD, RS-HD, MH, RM-MD, RM-HD, OI, NC, RC, GC)

- (~~34~~ 39) Kennels - (RU, OI, RC, GC, M-1, LI)
- (~~35~~ 40) Libraries -- (RU, RR, RS-E, RS-LD, RS-MD, RS-HD, MH, RM-MD, RM-HD)
- (41) Lumber and Other Construction Materials -- (GC)
- (42) Machinery, Equipment and Supplies -- (GC)
- (~~36~~ 43) Manufactured Home Sales -- (GC, M-1)
- (~~37~~ 44) Manufactured Home Parks -- (MH, M-1)
- (~~38~~ 45) Market Showrooms - (GC)
- (46) Motor Vehicles, New Parts and Supplies -- (GC)
- (47) Motor Vehicles, Tires and Tubes -- (GC)
- (48) Nondurable Goods, Not Otherwise Listed -- (GC)
- (49) Paints and Varnishes -- (GC)
- (~~39~~ 50) Pet Care Services -- (NC, RC)
- (~~40~~ 51) Petroleum and Coal Products Manufacturing - (HI)
- (~~41~~ 52) Petroleum and Petroleum Products - (M-1, HI)
- (~~42~~ 53) Places of Worship -- (RU, RR, RM-MD, RM-HD, RC)
- (54) Plumbing and Heating Equipment and Supplies -- (GC)
- (~~43~~ 55) Poultry Farms -- (RU)
- (~~44~~ 56) Produce Stands -- (RU)
- (~~45~~ 57) Public or Private Parks- (All Districts)
- (~~46~~ 58) Public Recreation Facilities- (All Districts)
- (~~47~~ 59) Radio, Television, and Other Similar Transmitting Towers -- (M-1)
- (~~48~~ 60) Recreational Vehicle Parks and Recreation Camps -- (RU)
- (~~49~~ 61) Rental Centers, With Outside Storage -- (GC)

- (~~50~~ 62) Repair and Maintenance Service, Appliance and Electronics - (RC, GC, M-1, LI)
- (~~54~~ 63) Research and Development Services – (OI)
- (~~52~~ 64) Schools, Including Public and Private Schools, Having a Curriculum Similar to Those Given in Public Schools - (RU, RR, RS-E, RS-LD, RS-MD, RS-HD, MH, RM-MD, RM-HD)
- (~~53~~ 65) Sexually Oriented Businesses - (GC)
- (66) Sporting Firearms and Ammunition – (GC)
- (~~54~~ 67) Swimming Pools - (RU, RR, RS-E, RS-LD, RS-MD, RS-HD, MH, RM-MD, RM-HD, OI, NC, RC, GC)
- (68) Tobacco and Tobacco Products – (GC)
- (~~55~~ 69) Utility Substations - (All Districts)
- (~~56~~ 70) Veterinary Services (Non-Livestock, May Include Totally Enclosed Kennels Operated in Connection with Veterinary Services) - (OI, NC)
- (~~57~~ 71) 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) - (OI, NC, RC, GC)
- (~~58~~ 72) Warehouses (Self Storage) - (RC, GC, M-1, LI)
- (~~59~~ 73) Yard Sales - (RU, RR, RS-E, RS-LD, RS-MD, RS-HD, MH, RM-MD, RM-HD, OI, NC, RC, GC)
- (~~60~~ 74) Zoos and Botanical Gardens – (GC, M-1)

SECTION III. Article VI, Supplemental Use Standards; Section 151, Permitted Uses with Special Requirements; Subsection (c), Standards; of Ordinance No. 074-05HR, which was adopted by the Richland County Council on November 9, 2004, is hereby amended to read as follows:

- (c) *Standards.* The development standards listed herein are additional to other requirements of this chapter. These development standards are use-specific and apply to those uses designated with an “SR” in the Table of Permitted Uses, Permitted Uses with Special Requirements, and Special Exceptions (Table 26-V-2. Section 26-141).

(1) *Accessory dwellings.*

- a. Use districts: Rural; Rural Residential; Residential, Single-Family, Estate; Residential, Single-Family, Low Density; Residential, Single-Family, Medium Density; Residential, Single-Family, High Density, M-1 Light Industrial.
- b. Accessory dwellings shall be located only on lots containing one single-family detached structure. (However, other conforming accessory structures may also be located on the lot).
- c. Only one accessory dwelling shall be permitted per single-family dwelling.
- d. If the accessory dwelling is located within the same structure as the principal dwelling, the principal dwelling shall not be altered in any way so as to appear from a public or private road to be multi-family housing.
- e. A manufactured home may not be used as an accessory dwelling.
- f. The gross floor area of the accessory dwelling shall not exceed five hundred (500) square feet or contain more than one-fourth of the heated floor area of the principal single-family dwelling, whichever is greater.

(2) *Amusement or waterparks, fairgrounds.*

- a. Use districts: General Commercial; M-1 and LI Light Industrial.
- b. The minimum lot size for an amusement park, waterpark, or fairground shall be five (5) acres.
- c. No principal building or structure shall be located within fifty (50) feet of any property line.
- d. Security fencing, a minimum of six (6) feet in height, shall be provided along the entire boundary of the park activities.
- e. No amusement equipment, machinery, or mechanical device of any kind may be operated within two hundred (200) feet of any residentially zoned property.

(3) *Animal shelters.*

- a. Use districts: General Commercial; M-1 and LI Light Industrial.

- b. Any building (which is part of an animal shelter) housing animals shall be located a minimum of one hundred and fifty (150) feet from any residentially zoned or developed property.
- c. Fenced outdoor runs are allowed for use during the hours of 6:00 am to 10:00 p.m.; however, no animal may be kept in the run for boarding purposes, and pens for the animals must be located indoors. Feeding of animals must be conducted indoors and is prohibited in the runs.
- d. All animal refuse and food must be kept in airtight containers and disposed of on a regular basis. Animal wastes shall not be stored any closer than fifty (50) feet from any property line or surface water.

(4) *Antennas.*

- a. Use districts: All Districts.
- b. In residential districts, no antenna shall be permitted between the front of a principal structure and any adjacent public road. In the case of corner lots, no antenna shall be permitted between the side of a principal structure and the road. No dish type antenna more than eighteen (18) inches in diameter shall be placed on the roof or other portion of a building so as to be visible from any adjacent property.
- c. In nonresidential districts, antennas may be placed at any location that is not visible from any adjacent public road. Antennas may be placed on top of a principal structure less than thirty (30) feet in height, provided that screening is provided with materials compatible with the principal structure at least equal in height to the antenna. Antennas may be placed on top of a flat roofed structure that exceeds thirty (30) feet in height. Antennas erected on any pitched roof structure, regardless of height of the structure, must be screened with materials compatible with the principal structure. The screening shall not be less than the height of the antenna. In these districts, dish type antennas measuring less than three (3) feet in diameter may be placed at any location on a principal structure, except for the building façade or any road oriented side wall.

(5) *Athletic fields.*

- a. Use districts: Neighborhood Commercial; Rural Commercial.

- b. All athletic fields shall have primary access to collector or thoroughfare roads.
 - c. Lights shall be positioned and shielded so as not to shine onto adjacent properties.
 - d. Loud speaker systems shall not be operated before 8:00 a.m. or after 10:00 p.m.
- (6) *Banks, finance, and insurance offices.*
- a. Use districts: Neighborhood Commercial; Rural Commercial.
 - b. No drive-thru service permitted.
- (7) *Barber shops, beauty salons, and related services.*
- a. Use districts: Rural; Residential, Multi-Family, Medium Density; Residential, Multi-Family, High Density.
 - b. No more than four (4) workstations are permitted.
 - c. Signage shall be limited to a single sign, not to exceed three (3) square feet and not containing internal lighting. Such signage shall be attached to the building.
- (8) *Bars and other drinking places.*
- a. Use districts: Rural Commercial; General Commercial; M-1 and LI Light Industrial.
 - b. Lots used for drinking places shall be located no closer than four hundred (400) feet from any other lot used as a drinking place, and shall be no closer than six hundred (600) feet to any lot which contains a school (public or private) or a place of worship.
 - c. Bars and other drinking places shall provide adequate off-street parking at a rate of twelve (12) spaces for each one thousand (1,000) square feet of gross floor area.
 - d. Parking areas related to the establishment of a bar or other drinking place shall be located no closer than thirty (30) feet to the property line of residentially zoned or used property.

- e. A minimum six (6) foot high opaque fence shall be erected adjacent to the property line of abutting residentially zoned or used property.

(9) *Batting cages.*

- a. Use districts. General Commercial; M-1 and LI Light Industrial.
- b. No equipment, machinery, or mechanical device of any kind shall be operated within two hundred (200) feet of any residentially zoned property.
- c. Fencing, netting or other control measures shall be provided around the perimeter of the batting area to prevent balls from leaving the designated area.
- d. Lights shall be positioned and shielded so as not to shine onto adjacent properties.
- e. Loud speaker systems shall not be operated before 8:00 a.m. or after 10:00 p.m.

(10) *Bed and breakfast homes/inns.*

- a. Use districts: Rural Residential; Residential, Multi-Family, Medium Density; Residential, Multi-Family, High Density; Rural Commercial.
- b. Bed and breakfast homes/inns shall be located a minimum of one thousand five hundred (1,500) feet from any other bed and breakfast home/inn
- c. The owner or manager of the home/inn shall reside on the property.
- d. The maximum number of guest rooms provided by the bed and breakfast home/inn shall be five (5).
- e. Activities and functions designed to accommodate the guests shall take place within the principal structure.
- f. Off-street parking for bed and breakfast homes/inns shall be provided as required in Section 26-173 of this chapter. Parking shall be provided on the same lot on which the bed and breakfast inn is located, at the rear of the lot, and screened (with vegetation) from adjacent properties and from the road.

- g. In the residential districts, signage shall be limited to a single sign, not to exceed three (3) square feet and not containing internal lighting. Such signage shall be attached to the building.
- h. Exterior lighting shall be residential in nature and shall not be directed toward adjacent properties.
- i. No meals may be served to anyone other than staff and guests registered at the inn.
- j. No exterior alterations, other than those necessary to ensure the safety and accessibility of the structure, shall be made to any building for the purpose of providing a bed and breakfast home/inn.

(11) Beer/Wine/Distilled Alcoholic Beverages.

- a. Use districts: General Commercial.
- b. The aggregate gross floor area shall be limited to no more than [REDACTED] 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 be directed and shielded so as not to shine onto adjacent properties.
- g. No parking space or drive shall be located closer than twenty (20) feet to a residence.
- h. There shall be a minimum landscaping buffer around the perimeter of the property of no less than fifteen (15) feet in width.

(12) Buildings, high-rise, four (4) or five (5) stories.

- a. Use districts: Residential, Multi-Family, High Density; Office and Institutional; General Commercial.
- b. The minimum lot size to establish a high-rise building shall be one (1) acre.

- c. The minimum lot width to establish a high-rise building shall be one hundred and fifty (150) feet.
- d. A high-rise structure shall be set back a minimum of twenty-five (25) feet from all property lines.
- e. In the RM-HD District, the maximum lot coverage for a high-rise building shall be thirty-five percent (35%). In the GC and OI Districts, the maximum lot coverage for a high-rise building shall be forty-five percent (45%).
- f. Increase of allowable lot coverage:
 - 1. Additional lot coverage may be allowed on a foot for foot basis equal to the number of square feet provided on the structure above the first level in the form of landscaped roof gardens, solariums, recreational spaces and the like made available generally to tenants. In no case shall such an increase in coverage exceed an amount equal to ten percent (10%) of the total lot area upon which the high-rise structure is located.
 - 2. Parking lots or structures to accommodate required parking may be erected to cover not more than thirty percent (30%) of the total lot area in addition to the coverage listed in paragraph e. of this subsection.
- g. No portion of any high-rise building shall project through imaginary planes leaning inward over the lot from the exterior lot lines of the parcel at angles representing two (2) feet in height for each one (1) foot of horizontal distance from such lot line.
- h. Parking and loading facilities shall be provided as required by Section 26-173 and Section 26-174 of this chapter. No parking lots shall be permitted within any required setback.

~~(12~~ 13) *Car and light truck washes.*

- a. Use districts: Rural Commercial.
- b. Buildings shall not be less than seventy-five (75) feet from any interior side or rear property line that adjoins a residentially zoned or used property.
- c. The hours of operation shall be limited to the hours between 7:00 a.m. and 10:00 p.m.

- d. Adequate provisions shall be made for the safe and efficient disposal of waste products.

(~~13~~ 14) *Cemeteries and mausoleums.*

- a. Use districts: Office and Institutional; Neighborhood Commercial; Rural Commercial; General Commercial; M-1 and LI Light Industrial; Heavy Industrial.
- b. A minimum of three (3) contiguous acres shall be required to establish a cemetery or a mausoleum not located on the same tract of land as a place of worship.
- c. Primary access to the facility shall be from a collector or thoroughfare road.

(~~14~~ 15) *Clubs or lodges.*

- a. Use districts: Rural.
- b. A club or lodge may not be used after 12:00 midnight, Sunday through Thursday, and after 1:00 a.m. on Fridays and Saturdays.
- c. Sexually oriented businesses are not permitted in a club or lodge.

(~~15~~ 16) *Continued care retirement communities.*

- a. Use districts: Residential, Multi-Family, Medium Density; Residential, Multi-Family, High Density; Office Institutional; Rural Commercial; General Commercial.
- b. The minimum lot size to establish a continued care retirement community shall be one (1) acre.
- c. No parking space or driveway shall be located closer than twenty (20) feet to any other residence not a part of the community.
- d. The front setback shall be the same as permitted in the respective district, but shall not be less than the lesser setback of any existing homes on adjacent lots. The side and rear setbacks shall be twenty (25) feet.
- e. All facilities shall be solely for the use of the residents and their guests.

(~~16~~ 17) *Construction, building, general contracting, with outside storage.*

- a. Use districts: M-1 and LI Light Industrial.

- b. All outside storage shall be completely screened from adjacent roads and residentially zoned or used properties.

(~~17~~ 18) *Construction, building, heavy, with outside storage.*

- a. Use districts: M-1 and LI Light Industrial.
- b. All outside storage shall be completely screened from adjacent roads and residentially zoned or used properties.

(~~18~~ 19) *Construction, special trades, with outside storage.*

- a. Use districts: M-1 and LI Light Industrial.
- b. All outside storage shall be completely screened from adjacent roads and residentially zoned or used properties.

(~~19~~ 20) *Country clubs with golf courses.*

- a. Use districts: Rural; General Commercial; M-1 and LI Light Industrial.
- b. There shall be a minimum fifty (50) foot setback between clubhouses, swimming pools, lighted tennis courts, or athletic fields and adjacent residentially zoned or used property.
- c. In the Rural District, club facilities may not be used between 12:00 midnight and 7:00 a.m., Sunday through Thursday and between 1:00 a.m. and 7:00 a.m. on Friday and Saturday nights.

(~~20~~ 21) *Day care, adult, home occupation (six or less).*

- a. Use districts: Office and Institutional; Neighborhood Commercial; Rural Commercial; General Commercial.
- b. An adult day care, home occupation, with six (6) or fewer attendees must be operated in an occupied residence.
- c. Client pick-up and drop-off shall not obstruct traffic flow on adjacent public roads.
- d. Parking shall not be located in the front yard.
- e. All other state and federal regulations shall be met.

(~~21~~ 22) *Day care centers, adult.*

- a. Use districts: Office and Institutional; Neighborhood Commercial; Rural Commercial; General Commercial.

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

(~~22~~ 23) *Day care, child, family day care, home occupation (five or less).*

- a. Use districts: Office and Institutional; Neighborhood Commercial; Rural Commercial; General Commercial.
- b. Any outdoor play area shall be fenced or otherwise enclosed on all sides and shall not include driveways, parking areas, or land otherwise unsuited for children's play space.
- c. Client pick-up and drop-off shall not obstruct traffic flow on adjacent public roads.
- d. Parking shall not be located in the required front yard.
- e. All other state and federal regulations shall be met.

(~~23~~ 24) *Day care, child, group day care, home occupation (6 to 12).*

- a. Use districts: Office and Institutional; Neighborhood Commercial; Rural Commercial; General Commercial.
- b. A child group day care home occupation, must be operated in an occupied residence.
- c. Any outdoor play area shall be fenced or otherwise enclosed on all sides and shall not include driveways, parking areas, or land otherwise unsuited for children's play space.
- d. Client pick-up and drop-off shall not obstruct traffic flow on adjacent public roads.
- e. Parking shall not be located in the required front yard.
- f. All other state and federal regulations shall be met.

(24 ~~25~~) *Day care centers, child, licensed centers.*

- a. Use districts: Office and Institutional; Neighborhood Commercial; Rural Commercial; General Commercial; M-1 and LI Light Industrial.

- b. Any outdoor play area shall be fenced or otherwise enclosed on all sides and shall not include driveways, parking areas, or land otherwise unsuited for children's play space.
- c. Client pick-up and drop-off shall not obstruct traffic flow on adjacent public roads.
- d. All other state and federal regulations shall be met.

(26) Drugs and Druggists' Sundries.

- a. Use districts: General Commercial.
- b. The aggregate gross floor area shall be limited to no more than [REDACTED] 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 be directed and shielded so as not to shine onto adjacent properties.
- g. No parking space or drive shall be located closer than twenty (20) feet to a residence.
- h. There shall be a minimum landscaping buffer around the perimeter of the property of no less than fifteen (15) feet in width.

(27) Durable Goods, Not Otherwise Listed.

- a. Use districts: General Commercial.
- b. The aggregate gross floor area shall be limited to no more than [REDACTED] 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 be directed and shielded so as not to shine onto adjacent properties.
- g. No parking space or drive shall be located closer than twenty (20) feet to a residence.
- h. There shall be a minimum landscaping buffer around the perimeter of the property of no less than fifteen (15) feet in width.

(25 ~~28~~) *Dwellings, manufactured homes on individual lots.*

- a. Use districts: Rural, Manufactured Home Park.
- b. Manufactured homes must meet the standards set by the Federal Manufactured Housing Construction and Safety Standards Act of 1974 (which became effective June 15, 1976), as revised and in effect on the date the application is made for a land development permit.
- c. The tongue, axles, transporting lights, and removable towing apparatus must be removed subsequent to final placement.
- d. Manufactured home skirting or a continuous, permanent masonry foundation, unpierced except for openings required by the building code for ventilation, utilities and access, shall be installed under the manufactured home.

(26 ~~29~~) *Dwellings, manufactured homes on individual lots.*

- a. Use districts: Rural Residential; Residential, Single-Family, Estate.
- b. Manufactured homes must meet the standards set by the Federal Manufactured Housing Construction and Safety Standards Act of 1974 (which became effective June 15, 1976), as revised and in effect on the date the application is made for a land development permit.
- c. The tongue, axles, transporting lights, and removable towing apparatus must be removed subsequent to final placement.
- d. The manufactured home shall be oriented so that the side containing the front entrance door shall be no more than twenty (20) degrees from parallel to the front property line, except on

corner lots. The front of the manufactured home is that side which has an entrance door leading to a living room, foyer, or hall.

- e. The exterior siding shall consist predominately of vinyl or aluminum horizontal lap siding (that does not exceed the reflectivity of gloss white paint), wood, or hardboard, comparable in composition, appearance, and durability to the exterior siding commonly used in standard residential construction.
- f. A continuous, permanent masonry foundation, unpierced except for openings required by the building code for ventilation, utilities and access, shall be installed under the manufactured home. The foundation shall be excavated and shall be exposed no more than twelve (12) inches above grade.
- g. The pitch of the manufactured home's roof shall have a minimum vertical rise of three feet for each twelve feet of horizontal run (3:12) and the roof shall be finished with a type of roof that is commonly used in standard residential construction.
- h. The manufactured home shall have a length not exceeding four (4) times its width, excluding additions.
- i. There shall be a porch, at the main entrance to the manufactured home, which is a minimum of six (6) feet by six (6) feet in size.

~~(27 30)~~ 30 *Dwellings, single family, zero lot line, common and parallel.*

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

Use districts: Parallel: Residential, Single-Family, Estate; Residential, Single-Family, Low Density; Residential, Single-Family, Medium Density; Residential, Single-Family, High Density; Residential, Multi-Family, Medium Density; Residential, Multi-Family, High Density; Office and Institutional.
- b. The lot proposed for zero lot line development must be under the same ownership as the adjacent lot at the time of initial construction, or the owner of adjacent properties must record an agreement or deed restriction, in writing, consenting to the development of zero setback. The maintenance and drainage easement required in subsection e. below must be provided as part of this agreement and deed restriction.

- c. For common lot line dwellings, the dwelling unit shall be placed on one interior side property line with a zero setback, and the dwelling unit setback on the other interior side property line shall be a minimum of twelve (12) feet. Patios, pools, garden features, and other similar elements shall be permitted within the twelve (12) foot setback area; provided, however, no structure shall be placed within easements required by subsection e. below.
- d. The wall of a dwelling located on the lot line shall have no windows, doors, air conditioning units, or any other type of openings. An atrium or court shall be permitted on the zero lot line side when such court or atrium is enclosed by two (2) walls of the dwelling unit, and a solid wall of at least six (6) feet in height is provided on the zero lot line extending to the front and/or rear of the dwelling unit. Said wall shall be constructed of the same materials as exterior walls of the unit.
- e. A perpetual five (5) foot maintenance easement shall be provided on the lot adjacent to the zero lot line property, which shall be kept clear of structures. This easement shall be shown on the plat and incorporated into each deed transferring title to the property. Roof overhangs and footings may penetrate the easement on the adjacent lot a maximum of twenty-four (24) inches, but the roof shall be so designed that water runoff from the dwelling placed on the lot line is controlled by gutters or other approved methods.

(31) Electrical Goods.

- a. Use districts: General Commercial.
- b. The aggregate gross floor area shall be limited to no more than [REDACTED] 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 be directed and shielded so as not to shine onto adjacent properties.
- g. No parking space or drive shall be located closer than twenty (20) feet to a residence.

h. There shall be a minimum landscaping buffer around the perimeter of the property of no less than fifteen (15) feet in width.

(28 32) Fuel oil sales, non-automotive.

- a. Use districts: M-1 Light Industrial; Heavy Industrial.
- b. Gravel or paved roadways shall be provided to all storage tanks.
- c. Security fencing, a minimum of six (6) feet in height, shall be provided along the entire boundary of such facilities.
- d. Storage tanks protected by either an attached extinguishing system approved by the fire marshal, or an approved floating roof, shall not be located closer to an exterior property line than a distance of either the diameter or the height of the tank, whichever is greater. However, regardless of the diameter or height of the tank, in no event shall the required distance be greater than one hundred twenty (120) feet. Storage tanks not equipped as indicated above shall not be located closer to an exterior property line than a distance equal to one and one half (1½) times of either the diameter or the height of the tank, whichever is greater. However, regardless of the diameter or height of the tank, in no event shall the required distance be greater than one hundred seventy-five (175) feet. Storage tanks and loading facilities shall be located a minimum of five hundred (500) feet from any existing residence or residentially zoned property.
- e. All storage facilities shall comply with the latest regulations of the National Fire Protection Association.
- f. All other federal, state, and local laws shall be met.

(33) Furniture and Home Furnishings.

- a. Use districts: General Commercial.
- b. The aggregate gross floor area shall be limited to no more than [REDACTED] 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 be directed and shielded so as not to shine onto adjacent properties.
- g. No parking space or drive shall be located closer than twenty (20) feet to a residence.
- h. There shall be a minimum landscaping buffer around the perimeter of the property of no less than fifteen (15) feet in width.

(~~29~~ 34) *Golf courses.*

- a. Use districts: General Commercial; M-1 and LI Light Industrial.
- b. There shall be a minimum fifty (50) foot setback between clubhouses or other non-course facilities and adjacent residentially zoned or used property.

(~~30~~ 35) *Golf driving ranges (freestanding).*

- a. Use districts: Rural Commercial; General Commercial; M-1 and LI Light Industrial.
- b. Fencing, netting, or other control measures shall be provided around the perimeter of the driving area to prevent balls from leaving the property.
- c. No equipment, machinery, or mechanical device of any kind shall be operated within two hundred (200) feet of any residentially zoned or used property.
- d. Operations shall not begin before 9:00 a.m. nor continue after 10:00 p.m.

(~~31~~ 36) *Go-cart, motorcycle, and similar small vehicle tracks.*

- a. Use districts: General Commercial.
- b. Security fencing, a minimum of six (6) feet in height, shall be provided along the entire boundary of the track activities.
- c. No equipment, machinery, or mechanical device of any kind shall be operated within two hundred (200) feet of any residentially zoned or used property.

- d. Hours of operation shall be limited to 9:00 a.m. to 10:00 p.m.

(~~32~~ 37) *Group homes (nine persons or less).*

- a. Use districts: Rural; Rural Residential; Residential, Single-Family, Estate; Residential, Single-Family, Low Density; Residential, Single-Family, Medium Density; Residential, Single-Family, High Density; Manufactured Home Park; Residential, Multi-Family, Medium Density; Residential, Multi-Family, High Density
- b. Location approval is subject to Section 6-29-770 of the South Carolina Code of Laws, as amended.

(~~33~~ 38) *Home occupations.*

- a. Use districts: Rural; Rural Residential; Residential, Single-Family, Estate; Residential, Single-Family, Low Density; Residential, Single-Family, Medium Density; Residential, Single-Family, High Density; Manufactured Home Park; Residential, Multi-Family, Medium Density; Residential, Multi-Family, High Density; Office and Institutional; Neighborhood Commercial; Rural Commercial; General Commercial.
- b. Home occupations shall be conducted entirely within the principal dwelling or an accessory structure, if such accessory structure meets all setback requirements for a principal structure in the district in which it is located. Home occupations shall be clearly incidental and secondary to the use of the dwelling unit for residential purposes, and shall not change the outward appearance of the structure.
- c. An area equal to not more than twenty-five percent (25%) of the floor area of the principal dwelling may be utilized for the home occupation. If the home occupation is housed in an accessory structure, the accessory structure can be no larger than twenty-five percent (25%) the gross floor area of the principal dwelling.
- d. Only persons residing on the premises may be employed by the home occupation.
- e. The home occupation shall not involve the retail sale of merchandise manufactured off the premises. No display of goods, products, services, merchandise, or any form of advertising shall be visible from outside the dwelling.
- f. No outside storage shall be allowed in connection with any home occupation.

- g. Instruction in music, dance, art or similar subjects shall be limited to four (4) students at a time.
- h. No traffic shall be generated by the home occupation in greater volumes than would normally be expected in a residential neighborhood, and any parking need generated by the home occupation shall be provided for off street and other than in the front yard.
- i. Signage for the home occupation shall be regulated in accordance with Section 26-180 of this chapter.

~~(34~~ 39) *Kennels.*

- a. Use districts: Rural; Office and Institutional; Rural Commercial; General Commercial, M-1 and LI Light Industrial.
- b. Any building (which is part of a kennel) housing animals shall be located a minimum of one hundred and fifty (150) feet from any residentially zoned or used property.
- c. Fenced outdoor runs are allowed for use only during the hours of 6:00 a.m. to 10:00 p.m.; however, no animal may be kept in the run for boarding purposes, and pens for the animals must be located indoors. Feeding of animals must be conducted indoors and is prohibited in the runs.
- d. All animal refuse and food must be kept in airtight containers and disposed of on a regular basis. Animal wastes shall not be stored any closer than fifty (50) feet from any property line or surface waters.

~~(35~~ 40) *Libraries.*

- a. Use districts: Rural; Rural Residential; Residential, Single-Family, Estate; Residential, Single-Family, Low Density; Residential, Single-Family, Medium Density; Residential, Single-Family, High Density; Manufactured Home Park; Residential, Multi-Family, Medium Density; Residential, Multi-Family, High Density.
- b. No parking shall be allowed in the required front yard.

(41) *Lumber and Other Construction Materials.*

- a. Use districts: General Commercial.

- b. The aggregate gross floor area shall be limited to no more than [REDACTED] 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 be directed and shielded so as not to shine onto adjacent properties.
- g. No parking space or drive shall be located closer than twenty (20) feet to a residence.
- h. There shall be a minimum landscaping buffer around the perimeter of the property of no less than fifteen (15) feet in width.

(42) Machinery, Equipment and Supplies.

- a. Use districts: General Commercial.
- b. The aggregate gross floor area shall be limited to no more than [REDACTED] 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 be directed and shielded so as not to shine onto adjacent properties.
- g. No parking space or drive shall be located closer than twenty (20) feet to a residence.
- h. There shall be a minimum landscaping buffer around the perimeter of the property of no less than fifteen (15) feet in width.

(36 ~~43~~) *Manufactured home sales.*

- a. Use districts: General Commercial; M-1 Light Industrial.
- b. Sales and storage areas shall be screened from adjacent residentially zoned or used properties.

(37 ~~44~~) *Manufactured home parks.*

- a. Use districts: Manufactured Home; M-1 Light Industrial.
- b. All manufactured home park development plans must be approved by DHEC.
- c. Uses permitted within any manufactured home park shall be regulated in accordance with the underlying zoning district. See Article V. of this chapter. Unless otherwise, specified, all minimum development standards for the underlying zoning district apply.
- d. All manufactured home parks must provide water and sanitary sewer to each manufactured home site, subject to DHEC requirements. All manufactured homes within the site are required to connect to water, sanitary sewers, and electricity.
- e. The minimum area required for the development of a manufactured home park shall be five (5) acres.
- f. The maximum density of a manufactured home park shall not exceed six (6) units per acre.
- g. A minimum of seven thousand two hundred sixty (7,260) square feet is required for each manufactured home site within the manufactured home park development.
- h. A minimum width of sixty (60) feet is required for each manufactured home site within the manufactured home park development.
- i. All manufactured homes shall be set back from exterior road rights-of-way a minimum of thirty-five (35) feet, and shall be set back a minimum of fifteen (15) feet from all other exterior property lines.

If the landscape and buffer yard standards require additional setbacks, the most restrictive shall apply. See Section 26-176 of this chapter.

- j. All manufactured homes shall be set back from interior road rights-of-way a minimum of fifteen (15) feet. Additionally, the following minimum spacing between manufactured home structures shall apply:
 - 1. Front to front: 35 feet.
 - 2. Front to side: 25 feet.
 - 3. Front to rear: 35 feet.
 - 4. Rear to rear: 25 feet.
 - 5. Rear to side: 25 feet.
 - 6. Side to side: 25 feet.
- k. Common area open space (meeting the requirements set forth in Sections 26-184(b)(2)&(3) of this chapter) shall be provided for each manufactured home park. A minimum of twenty percent (20%) of the total development area shall be reserved for open space. However, in no event shall the required open space within a manufactured home development be less than three hundred (300) square feet. In order to expand an existing manufactured home park development, the minimum open space requirements must be met.

~~(38 45)~~ *Market showrooms.*

- a. Use districts: General Commercial.
- b. Display areas shall exist within permanent buildings only.

(46) *Motor Vehicles, New Parts and Supplies.*

- a. Use districts: General Commercial.
- b. The aggregate gross floor area shall be limited to no more than [REDACTED] 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 be directed and shielded so as not to shine onto adjacent properties.
- g. No parking space or drive shall be located closer than twenty (20) feet to a residence.
- h. There shall be a minimum landscaping buffer around the perimeter of the property of no less than fifteen (15) feet in width.

(47) Motor Vehicles, Tires and Tubes.

- a. Use districts: General Commercial.
- b. The aggregate gross floor area shall be limited to no more than [REDACTED] 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 be directed and shielded so as not to shine onto adjacent properties.
- g. No parking space or drive shall be located closer than twenty (20) feet to a residence.
- h. There shall be a minimum landscaping buffer around the perimeter of the property of no less than fifteen (15) feet in width.

(48) Nondurable Goods, Not Otherwise Listed.

- a. Use districts: General Commercial.
- b. The aggregate gross floor area shall be limited to no more than [REDACTED] 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 be directed and shielded so as not to shine onto adjacent properties.
- g. No parking space or drive shall be located closer than twenty (20) feet to a residence.
- h. There shall be a minimum landscaping buffer around the perimeter of the property of no less than fifteen (15) feet in width.

(49) *Paintsand Varnishes.*

- a. Use districts: General Commercial.
- b. The aggregate gross floor area shall be limited to no more than [REDACTED] 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 be directed and shielded so as not to shine onto adjacent properties.
- g. No parking space or drive shall be located closer than twenty (20) feet to a residence.
- h. There shall be a minimum landscaping buffer around the perimeter of the property of no less than fifteen (15) feet in width.

(39 50) *Pet Care Services.*

- a. Use districts: Neighborhood Commercial, Rural Commercial.

- b. All pet care services shall be conducted inside an enclosed structure.

(~~40~~ 51) *Petroleum and coal products manufacturing.*

- a. Use districts: Heavy Industrial.
- b. Gravel or paved roadways shall be provided to all storage tanks.
- c. Security fencing, a minimum of six (6) feet in height, shall be provided along the entire boundary of such facilities.
- d. Storage tanks protected by either an attached extinguishing system approved by the fire marshal, or an approved floating roof, shall not be located closer to an exterior property line than a distance of either the diameter or the height of the tank, whichever is greater. However, regardless of the diameter or height of the tank, in no event shall the required distance be greater than one hundred twenty (120) feet. Storage tanks not equipped as indicated above shall not be located closer to an exterior property line than a distance equal to one and one half (1½) times the greater dimension of either the diameter or the height of the tank. However, regardless of the diameter or height of the tank, in no event shall the required distance be greater than one hundred seventy-five (175) feet. Storage tanks and loading facilities shall be located a minimum of five hundred (500) feet from any existing residence or residentially zoned property.
- e. All storage facilities shall comply with the latest regulations of the National Fire Protection Association.
- f. All other federal, state, and local laws shall be met.

(~~41~~ 52) *Petroleum and petroleum products.*

- a. Use districts: Heavy Industrial; M-1 Light Industrial.
- b. Gravel or paved roadways shall be provided to all storage tanks.
- c. Security fencing, a minimum of six (6) feet in height, shall be provided along the entire boundary of such facilities.
- d. Storage tanks protected by either an attached extinguishing system approved by the fire marshal, or an approved floating roof, shall not be located closer to an exterior property line than a distance of either the diameter or the height of the tank, whichever is greater.

However, regardless of the diameter or height of the tank, in no event shall the required distance be greater than one hundred twenty (120) feet. Storage tanks not equipped as indicated above shall not be located closer to an exterior property line than a distance equal to one and one half (1½) times the greater dimension of either the diameter or the height of the tank. However, regardless of the diameter or height of the tank, in no event shall the required distance be greater than one hundred seventy-five (175) feet. Storage tanks and loading facilities shall be located a minimum of five hundred (500) feet from any existing residence or residentially zoned property.

- e. All storage facilities shall comply with the latest regulations of the National Fire Protection Association.
- f. All other federal, state, and local laws shall be met.

(42 53) *Places of worship.*

- a. Use districts: Rural; Rural Residential; Residential, Multi-Family, Medium Density; Residential, Multi-Family, High Density; Rural Commercial.
- b. Facilities for a place of worship located on a site of three (3) acres or more shall have primary access to the facility from a collector of thoroughfare road.
- c. No parking space or drive shall be located closer than twenty (20) feet to a residence not associated with the place of worship. No parking area may be located in the front setback.
- d. The front setback shall be the same as permitted in the respective district, but shall not be less than the lesser setback of any existing homes on adjacent lots. The side and rear setbacks shall be thirty (30) feet.

(54) *Plumbing and Heating Equipment and Supplies.*

- a. Use districts: General Commercial.
- b. The aggregate gross floor area shall be limited to no more than [REDACTED] 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 be directed and shielded so as not to shine onto adjacent properties.
- g. No parking space or drive shall be located closer than twenty (20) feet to a residence.
- h. There shall be a minimum landscaping buffer around the perimeter of the property of no less than fifteen (15) feet in width.

(43 55) *Poultry farms*

- a. Use districts: Rural.
- b. Not more than one (1) animal unit shall be kept per six thousand (6,000) square feet of land.
- c. All areas containing poultry shall be located no closer than one hundred and fifty (150) feet from any abutting residentially zoned or used property.

(44 56) *Produce stands.*

- a. Use districts: Rural.
- b. Produce stands operating year-round must be located on the property on which the crops for sale are produced.
- c. Produce stands operating seasonally (i.e. for no more than six (6) months in any one calendar year) shall be located no closer than five (5) feet from a road right-of-way. Adequate off-street parking shall be provided.

(45 57) *Public or private parks.*

- a. Use districts: All Districts.
- b. Overflow parking shall be designated on the site plan and shall be kept available to handle all traffic from special events.
- c. All parks greater than ten (10) acres shall have primary access to a collector or thoroughfare road.

(46 58) *Public recreation facilities.*

- a. Use districts: All Districts.
- b. Overflow parking shall be designated on the site plan and shall be kept available to handle all traffic from special events.
- c. All recreation facilities greater than ten (10) acres shall have primary access to a collector or thoroughfare road.
- d. Lights shall be positioned and shielded so as not to shine onto adjacent properties.
- e. Loud speaker systems shall not be operated before 8:00 a.m. or after 10:00 p.m.

(47 59) *Radio, Television, and Other Similar Transmitting Towers.*

- a. Use districts: M-1 Light Industrial.
- b. Communication towers shall have a maximum height of three hundred (300) feet. For towers on buildings, the maximum height shall be twenty (20) feet above the roofline of buildings forty (40) feet or four stories in height or less. For buildings greater than four stories or forty-one (41) feet in height, the maximum height of communication towers shall be forty feet above the roofline.
- c. The minimum setbacks for communication towers from certain uses shall be as follows:
 1. In no case shall a communication tower be located within fifty (50) feet of a residential zoning district or an inhabited residential dwelling.
 2. For towers in excess of fifty (50) feet, the setback shall increase one (1) foot for each foot of height of the tower as measured from the base of the tower. The maximum required separation being two hundred and fifty (250) feet.
- d. The proposed user must show proof of an attempt to collocate on existing communication towers, and must be willing to allow other users to collocate on the proposed tower in the future subject to engineering capabilities of the structure. Evidence of an attempt to collocate must show that alternative towers, buildings, or other structures are not available for use within the applicant's tower site

search area that are structurally capable of supporting the intended antenna or meeting the applicant's necessary height criteria, or provide a location free of interference from other communication towers.

- e. Towers shall be illuminated as required by the Federal Communications Commission, Federal Aviation Administration, or other regulatory agencies. However, no nighttime strobe lighting shall be incorporated unless required by the Federal Communications Commission, the Federal Aviation Administration, or other regulatory agency.
- f. Each communication tower and associated buildings shall be enclosed within a fence at least seven (7) feet in height.
- g. Each communication tower site shall be landscaped in accordance with the requirements of Section 26-176 of this chapter.
- h. No signage may be attached to any portion of a communications tower. Signs for the purpose of identification, warning, emergency function or contact or other as required by applicable state or federal rule, law, or regulation may be placed as required by standard industry practice.
- i. A communications tower which is no longer used for communications purposes must be dismantled and removed within one hundred twenty (120) days of the date the tower is taken out of service.

~~(48 60)~~ *Recreational vehicle parks and recreation camps.*

- a. Use districts: Rural.
- b. Uses permitted within a recreational vehicle park and recreation camp shall include: recreational vehicle sites, camp sites, recreation facilities, common buildings and facilities (laundry, dining, etc.), and management offices (which may include living quarters for the operator or manager of the park/camp).
- c. A minimum of five (5) acres is required for a recreational vehicle park or recreation camp.
- d. For recreational vehicle parks, there shall be a minimum net space of six hundred ninety (690) square feet for each RV space. A distance of at least ten (10) feet shall be maintained between trailers and/or structures. Any accessory structures or attachments

shall, for the purpose of this requirement, be considered a part of the trailer or recreational vehicle.

- e. For recreational vehicle parks, each travel trailer or recreational vehicle area shall be connected to an approved water supply system that provides an accessible, adequate, safe, and potable supply of water. An adequate and safe sewer system, approved by DHEC, shall be provided in all travel trailer/recreational vehicle parking areas.
- f. In recreational vehicle parks, neither any person nor any travel trailer/recreational vehicle shall occupy a trailer space or travel trailer parking space for a period in excess of thirty (30) days. A registry of all occupants, the space occupied, the time of arrival, and time of departure shall be maintained by the owner or operator of the travel trailer/recreational vehicle parking facility.
- g. Adequate off-street parking and maneuvering space shall be provided on site. The use of any public road, sidewalk, or right-of-way for the purpose of parking or maneuvering vehicles is prohibited.

~~(49~~ 61) *Rental centers, with outside storage.*

- a. Use districts: General Commercial.
- b. All storage areas shall be screened from adjacent residentially zoned or used properties.
- c. Lighting shall be directed and shielded so as not to shine across to adjacent properties.

~~(50~~ 62) *Repair and maintenance service, appliance and electronics.*

- a. Use districts: Rural Commercial; General Commercial; M-1 and LI Light Industrial.
- b. No outside storage of appliances, equipment, or parts shall be permitted.

~~(51~~ 63) *Research and development services.*

- a. Use districts: Office and Institutional.
- b. Research using dangerous hazardous materials is prohibited.

- c. All research and development operations must be conducted indoors.

(~~52~~ 64) *Schools, including public and private schools, having a curriculum similar to those given in public schools.*

- a. Use districts: Rural; Rural Residential; Residential, Single-Family, Estate; Residential, Single-Family, Low Density; Residential, Single-Family, Medium Density; Residential, Single-Family, High Density; Manufactured Home Park; Residential, Multi-Family, Medium Density; Residential, Multi-Family, High Density.
- b. The minimum lot size for a school shall be two (2) acres.
- c. Parking and active recreation areas shall not be located within any required setback.
- d. Primary access shall be provided from a collector or a thoroughfare road.

(~~53~~ 65) *Sexually oriented businesses.*

- a. Use districts: General Commercial.
- b. It is the purpose of this subsection to regulate sexually oriented businesses to promote the health, safety, morals, and general welfare of the citizens of Richland County. Furthermore, the purpose of these regulations is to establish reasonable and uniform regulations to prevent the continued deleterious location and concentration of sexually oriented businesses within the county. The provisions of this subsection have neither the purpose nor the effect of imposing a limitation or restriction on the content of any communicative materials, including sexually oriented materials. Similarly, it is not the intent or effect of these regulations to restrict or deny access by adults to sexually oriented materials protected by the First Amendment, or to deny access by the distributors and exhibitors of sexually oriented entertainment to their intended market. Neither is it the intent or effect of this subsection to condone or legitimize the distribution of obscene material.
- c. *Classification.* Sexually oriented businesses are classified as follows:
 - 1. Adult arcades;
 - 2. Adult bookstores or adult video stores;

3. Adult cabarets;
4. Adult motels;
5. Adult motion picture theaters;
6. Adult theaters;
7. Escort agencies;
8. Nude model studios; and
9. Sexual encounter centers.

d. *Permit and/or license required:*

1. A person commits a misdemeanor if he or she operates a sexually oriented business without a valid permit and/or license, issued by the county for the particular type of business.
2. An application for a permit and/or license must be made on a form provided by the Richland County Planning Department. The application must be accompanied by a sketch or diagram showing the configuration of the premises, including a statement of total floor space occupied by the business. The sketch or diagram need not be professionally prepared, but must be drawn to a designated scale or drawn with marked dimensions of the interior of the premises to an accuracy of plus or minus six (6) inches.
3. The applicant must be qualified according to the provisions of this section, and the premises must be inspected and found to be in compliance with the law by the health department, fire department, and building official. The health department, fire department, and building official shall complete their inspections and certify same to the zoning administrator within twenty-one (21) days of receipt of the application by said zoning administrator.
4. If a person who wishes to operate a sexually oriented business is an individual, he or she must sign the application for a permit and/or license as applicant. If a person who wishes to operate a sexually oriented business

is other than an individual, each individual who has a ten percent (10%) or greater interest in the business must sign the application for a permit and/or license as applicant. If a corporation is listed as owner of a sexually oriented business or as the entity that wishes to operate such a business, each individual having a ten percent (10%) or greater interest in the corporation must sign the application for a permit and/or license as applicant.

5. The fact that a person possesses other types of state or county permits and/or licenses does not exempt him or her from the requirement of obtaining a sexually oriented business permit and/or license.
- e. *Issuance of permit and/or license.* The zoning administrator shall approve the issuance of a permit and/or license to an applicant within thirty (30) days after receipt of an application unless he or she finds one or more of the following to be true:
1. An applicant is under eighteen (18) years of age.
 2. An applicant or applicant's spouse is overdue in his payment to the county of taxes, fees fines, or penalties assessed against him or imposed upon him in relation to a sexually oriented business.
 3. An applicant has failed to provide information reasonably necessary for issuance of the permit and/or license or has falsely answered a question or request for information on the applicant form.
 4. An applicant is residing with a person who has been denied a permit and/or license by the county to operate a sexually oriented business within the preceding twelve (12) months, or residing with a person whose license to operate a sexually oriented business has been revoked within the preceding twelve (12) months.
 5. The premises to be used for the sexually oriented business have not been approved by the health department, fire department, and the building official as being in compliance with applicable laws and ordinances.
 6. The permit and/or license fee required by this ordinance has not been paid.

7. An applicant of the proposed establishment is in violation of or is not in compliance with any of the provisions of this section.
 8. The permit and/or license, if granted, shall state on its face the name of the person or persons to whom it is granted, the expiration date, and the address of the sexually oriented business. The permit and/or license shall be posted in a conspicuous place at or near the entrance to the sexually oriented business so that it may be easily read at any time.
- f. *Fees.* The annual fee for a sexually oriented business permit and/or license is five hundred (\$500.00) dollars.
- g. *Inspection.*
1. An applicant or permittee and/or licensee shall permit representatives of the sheriff's department, health department, fire department, planning department, or other county departments or agencies to inspect the premises of a sexually oriented business for the purpose of ensuring compliance with the law, at any time it is occupied or open for business.
 2. A person who operated a sexually oriented business, or his/her agent or employee, commits a misdemeanor if he or she refuses to permit such lawful inspection of the premises at any time it is occupied or open for business.
- h. *Expiration of permit and/or license.*
1. Each permit and/or license shall expire one year from the date of issuance and may be renewed only by making application as provided in subsection e. above. Application for renewal should be made at least thirty (30) days before the expiration date, and when made less than thirty (30) days before the expiration date, the expiration of the permit and/or license will not be affected.
 2. When the zoning administrator denies renewal of a license, the applicant shall not be issued a permit and/or license for one (1) year from the date of denial. If, subsequent to denial, the zoning administrator finds that the basis for denial of the renewal permit and/or license has been corrected or abated, the applicant may be granted a permit

and/or license, if at least ninety (90) days have elapsed since the date denial became final.

- i. *Suspension.* The zoning administrator shall suspend a permit and/or license for a period not to exceed thirty (30) days if he or she determines that a permittee and/or licensee or an employee of a permittee and/or licensee has:
 1. Violated or is not in compliance with any provision of this section;
 2. Engaged in excessive use of alcoholic beverages while on the sexually oriented business premises;
 3. Refused to allow an inspection of the sexually oriented business premises as authorized by this section; or
 4. Knowingly permitted gambling by an person on the sexually oriented business premises.

- j. *Revocation.*
 1. The zoning administrator shall revoke a permit and/or license if a cause of suspension in subsection i. above occurs and the permit and/or license has been suspended within the preceding twelve (12) months.
 2. The zoning administrator shall revoke a permit and/or license if he or she determines that:
 - (a) A permittee and/or licensee gave false or misleading information in the material submitted to the planning department during the application process;
 - (b) A permittee and/or licensee or an employee has knowingly allowed possession, use, or sale of controlled substances on the premises;
 - (c) A permittee or licensee or an employee has knowingly allowed prostitution on the premises;
 - (d) A permittee and/or licensee or an employee knowingly operated the sexually oriented business during a period of time when the permittee's and/or licensee's permit and/or license was suspended;

- (e) A permittee and/or licensee or an employee has knowingly allowed any act of sexual intercourse, sodomy, oral copulation, masturbation, or other sexual conduct to occur in or on the permitted and/or licensed premises;
 - (f) A permittee and/or licensee is delinquent in payment to the county or state for any taxes or fees past due
3. When the zoning administrator revokes a permit and/or license, the revocation shall continue for one (1) year, and the permittee and/or licensee shall not be issued a sexually oriented permit and/or license for one (1) year from the date revocation became effective. If, subsequent to revocation, the zoning administrator finds that the basis for the revocation has been corrected or abated, the applicant may be granted a permit and/or license if at least ninety (90) days have elapsed since the date the revocation became effective.
- k. *Transfer of permit and/or license.* A permittee and/or licensee shall not transfer his/her permit and/or license to another, nor shall a permittee and/or licensee operate a sexually oriented business under the authority of a permit and/or license, at any place other than the address designated in the application.
- l. *Location of Sexually Oriented Businesses:*
- 1. A person commits a misdemeanor if he or she operates or causes to be operated a sexually oriented business outside of a designated GC General Commercial District. All sexually oriented businesses shall be located within a GC General Commercial District.
 - 2. A person commits a misdemeanor if he or she operates or causes to be operated a sexually oriented business within one thousand (1,000) feet of any place of worship, a public or private elementary or secondary school, a child daycare center or a pre-school, a boundary of any residential district, a public park adjacent to any residential district, or the property line of a lot devoted to residential use.
 - 3. A person commits a misdemeanor if he or she causes or permits the operation, establishment, substantial

enlargement, or transfer of ownership or control of a sexually oriented business within one thousand (1,000) feet of another sexually oriented business.

4. A person commits a misdemeanor if he or she causes or permits the operation, establishment, or maintenance of more than one (1) sexually oriented business in the same building, structure, or portion thereof, or the increase of floor areas of any sexually oriented business in any building, structure, or portion thereof containing another sexually oriented business.
5. For the purpose of this Section 26-151(c)(53), measurement shall be made in a straight line, without regard to intervening structures or objects, from the nearest portion of the building or structure used as a part of the premises where a sexually oriented business is conducted, to the nearest property line of the premises of a place of worship or public or private elementary or secondary school, or to the nearest boundary of an affected public park, residential zoning district, or a residential lot.
6. For the purpose of subsection 3. above, the distance between any two (2) sexually oriented businesses shall be measured in a straight line, without regard to intervening structures or objects, from the closest exterior wall of the structure in which the businesses are located.
7. Any sexually oriented business lawfully operating on August 1, 1987 that is in violation of subsections 1. through 6. above shall be deemed a nonconforming use. The nonconforming use will be permitted to continue for a period not to exceed two (2) years, unless sooner terminated for any reason or voluntarily discontinued for a period of thirty (30) days or more. Such nonconforming uses shall not be increased, enlarged, extended, or altered except that the use may be changed to a conforming use. If two (2) or more sexually oriented businesses are within one thousand (1,000) feet of one another and otherwise in a permissible location, the sexually oriented business which was first established and continually operating at a particular location is the conforming use and the later-established business(es) is nonconforming.
7. A sexually oriented business lawfully operating as a conforming use is not rendered a nonconforming use by the

location, subsequent to the grant or renewal of the sexually oriented business permit and/or license, of a place of worship, public or private elementary or secondary school, public park, residential district, or residential lot within one thousand (1,000) feet of the sexually oriented business. This provision applies only to the renewal of a valid permit and/or license, and does not apply when an application for a permit and/or license is submitted after a permit and/or license has expired or has been revoked.

m. *Additional regulations for adult motels.*

1. Evidence that a sleeping room in a hotel, motel, or a similar commercial establishment has been rented and vacated two (2) or more times in a period of time that is less than ten (10) hours creates a rebuttable presumption that the establishment is an adult motel as that term is defined in this chapter.
2. A person commits a misdemeanor, if, as the person in control of a sleeping room in a hotel, motel, or similar commercial establishment that does not have a sexually oriented permit and/or license, he/she rents or sub-rents a sleeping room to a person and, within ten (10) hours from the time the room is rented, he/she rents or sub-rents the same sleeping room again.
3. For purposes of subsection 2. above, the terms “rent” or “sub-rent” mean the act of permitting a room to be occupied for any form of consideration.

n. *Regulations pertaining to exhibition of sexually explicit films or videos.*

1. A person who operates or causes to be operated a sexually oriented business, other than an adult motel, which exhibits on the premises in a viewing room of less than one hundred fifty (150) square feet of floor space, a film, video cassette, or other video reproduction that depicts specified sexual activities or specified anatomical areas, shall comply with the following requirements:
 - (a) Upon application for a sexually oriented permit and/or license, the application shall be accompanied by a diagram of the premises showing a plan thereof specifying the location of one or more manager’s

stations and the location of all overhead lighting fixtures and designating any portion of the premises in which patrons will not be permitted. A manager's station may not exceed thirty-two (32) square feet of floor area. The diagram shall also designate the place at which the permit will be conspicuously posted, if granted. A professionally prepared diagram in the nature of an engineer's or architect's blueprint shall not be required; however, each diagram should be oriented to the north or to some designated street or object and should be drawn to a designated scale or with marked dimensions sufficient to show the various internal dimensions of all areas of the interior of the premises to an accuracy of plus or minus six (6) inches. The zoning administrator may waive the foregoing diagram for renewal applications if the applicant adopts a diagram that was previously submitted and certifies that the configuration of the premises has not been altered since it was prepared.

- (b) The application shall be sworn to be true and correct by the applicant.
- (c) No alteration in the configuration or location of a manager's station may be made without the prior approval of the zoning administrator.
- (d) It is the duty of the owner(s) and operator(s) of the premises to ensure that at least one (1) employee is on duty and situated in each manager's station at all times that any patron is present inside the premises.
- (e) The interior of the premises shall be configured in such a manner that there is an unobstructed view from a manager's station of every area of the premises to which any patron is permitted access for any purpose, excluding restrooms. Restrooms may not contain video reproduction equipment. If the premises has two (2) or more manager's stations designated, then the interior of the premises shall be configured in such a manner that there is an unobstructed view of each area of the premises to which any patron is permitted access for any purpose from at least one (1) of the manager's

stations. The view required in this subsection must be by direct line of sight from the manager's station.

- (f) It shall be the duty of the owner(s) and operator(s), and it shall also be the duty of any agents and employees present in the premises, to ensure that the view area specified in subsection (e) above remains unobstructed by any doors, walls, merchandise, display racks or other materials at all times and to ensure that no patron is permitted access to any area of the premises that has been designated as an area in which patrons will not be permitted in the application filed pursuant to subsection (a) above.
- (g) No viewing room may be occupied by more than one (1) person at any time.
- (h) The premises shall be equipped with overhead lighting fixtures of sufficient intensity to illuminate every place to which patrons are permitted access at an illuminations of not less than one (1) foot-candle as measured at the floor level.
- (i) It shall be the duty of the owner(s) and operator(s), and it shall also be the duty of any agents and employees present in the premises, to ensure that the illuminations described above, is maintained at all times that any patron is present in the premises.

2. A person having a duty under subsection (a) through (i) of subsection 1. above commits a misdemeanor if he or she knowingly fails to fulfill that duty.

o. *Exemptions.* It is a defense to prosecution under subsections (53)e. and (53)l. above that a person appearing in a state of nudity did so in a modeling class operated:

- 1. By a proprietary school licensed by the State of South Carolina; or by a college, junior college, or university supported entirely or partly by taxation; or
- 2. By a private college or university that maintains and operates educational programs in which credits are transferable to a college, junior college, or university supported entirely or partly by taxation; or

3. In a structure:

- (a) Which has no sign visible from the exterior of the structure and no other advertising that indicates a nude person is available for viewing; and
- (b) Where, in order to participate in a class a student must enroll at least three (3) days in advance of the class; and
- (c) Where no more than one (1) nude model is present at any one (1) time.

(66) Sporting Firearms and Ammunition.

- a. Use districts: General Commercial.
- b. The aggregate gross floor area shall be limited to no more than [REDACTED] 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 be directed and shielded so as not to shine onto adjacent properties.
- g. No parking space or drive shall be located closer than twenty (20) feet to a residence.
- h. There shall be a minimum landscaping buffer around the perimeter of the property of no less than fifteen (15) feet in width.

(54 67) Swimming pools.

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

and Institutional; Neighborhood Commercial; Rural Commercial; General Commercial.

- b. Swimming pools shall be protected by a fence or equal enclosure, a minimum of four (4) feet in height, and equipped with a self-closing gate provided with hardware for permanent locking.
- c. No private residential swimming pool that is located in a residential district shall be operated as, or in conjunction with, a business, day care operation, bed and breakfast, or a home occupation.
- d. Pools shall be located so as to comply with the minimum setback requirements for accessory buildings.

(68) Tobacco and Tobacco Products.

- a. Use districts: General Commercial.
- b. The aggregate gross floor area shall be limited to no more than [REDACTED] 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 be directed and shielded so as not to shine onto adjacent properties.
- g. No parking space or drive shall be located closer than twenty (20) feet to a residence.
- h. There shall be a minimum landscaping buffer around the perimeter of the property of no less than fifteen (15) feet in width.

(55 69) Utility substations.

- a. Use districts: All Districts.
- b. All buildings shall observe accessory building setbacks. Transformer stations shall observe the principal building setback regulations.

- c. Equipment that produces noise or sound in excess of seventy (70) decibels shall be located no closer than one hundred (100) feet to the nearest residence.
- d. Transformer stations shall be screened from adjacent properties and from roads with a vegetative screen that, at a minimum, meets the standards listed in Section 26-176(h).

~~(56~~ 70) *Veterinary services (non-livestock, may include a totally enclosed kennel operated in connection with veterinary services).*

- a. Use districts: Office and Institutional; Neighborhood Commercial.
- b. Veterinary services shall not include provisions for kennels or boarding of animals not undergoing treatment.
- c. All buildings used in the operation shall be soundproofed and air-conditioned.
- d. Outside activity shall be limited to six (6) hours per day or fewer.
- e. Where the lot is adjacent to a residential zoning district or residential use, a side yard of not less than ten (10) feet shall be maintained.
- f. All animal refuse and food must be kept in airtight containers and disposed of on a regular basis.

~~(57~~ 71) *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).*

- a. Use districts: Office and Institutional; Neighborhood Commercial; Rural Commercial; General Commercial.
- b. Warehouses (enclosed, general storage, non-hazardous) are allowed in the various districts listed above as follows:
 - 1. In the Office and Institutional and the Neighborhood Commercial districts, warehousing is permitted as an accessory use not involving over two thousand (2,000) square feet of floor area.
 - 2. In the Rural Commercial and the General Commercial districts, warehousing is permitted as an accessory use not

involving over twelve thousand (12,000) square feet of gross floor area.

(~~58~~ 72) *Warehouses (self-storage.)*

- a. Use districts: Rural Commercial, General Commercial, M-1 and LI Light Industrial.
- b. Fencing or walls shall be required around the perimeter of the development. The fence or wall shall be a minimum of six (6) feet in height.
- c. Any side of the building providing doorways to storage areas shall be set back from the property line not less than an additional twenty-five (25) feet of the required setback.
- d. Off-street parking shall be as follows:
 1. One space for each ten (10) storage cubicles. This parking requirement may be satisfied with parking lanes as established below.
 2. Two parking spaces for any manager's quarters.
 3. In addition to subsection 1. above, one (1) space for every fifty (50) storage cubicles, to be located adjacent to the project office for the use of prospective clients.
- e. On-site driveway widths shall be required as follows:
 1. All one-way driveways shall provide for one ten (10) feet parking lane and one fifteen (15) feet travel lane. Traffic direction and parking shall be designated by signage or painting.
 2. All two-way driveways shall provide for one ten (10) feet parking lane and two twelve (12) feet travel lanes.
 3. The parking lanes may be eliminated when the driveway does not directly serve any storage cubicles.
- f. Retail and wholesale uses, and the storage of hazardous materials, shall be prohibited in self storage warehouses. Notice of such prohibition shall be given to customers by a conspicuous sign posted at the entrance to the property, or by provisions in the lease agreement, or both.

- g. Any outside storage area for vehicles, trailers, campers, boats, or the like shall be separate from any structures and located to one side or to the rear of the development. Spaces shall be located a minimum of twenty-five (25) feet from any adjacent property line, and in no case shall these spaces be counted towards meeting the parking requirements of this subsection d. above.
- h. All lights shall be shielded so as to direct light onto the uses established, and away from adjacent property; but lighting may be of sufficient intensity to discourage vandalism and theft.

~~(59~~ 73) *Yard Sales.*

- a. Use districts: Rural; Rural Residential; Residential, Single-Family, Estate; Residential, Single-Family, Low Density; Residential, Single-Family, Medium Density; Residential, Single-Family, High Density; Manufactured Home Park; Residential, Multi-Family, Medium Density; Residential, Multi-Family, High Density; Office and Institutional; Neighborhood Commercial; Rural Commercial; General Commercial.
- b. Yard sales shall be limited to two (2) occurrences within a twelve (12) month period.
- c. Each occurrence shall be no longer than two (2) days and only during the daylight hours.

~~(60~~ 74) *Zoos and Botanical Gardens.*

- a. Use districts: General Commercial; M-1 Light Industrial.
- b. There shall be a minimum one hundred (100) foot setback between all activities associated with the use and any adjacent residential property.
- c. All zoos and botanical gardens shall have primary access to collector or thoroughfare roads.

SECTION IV. All remaining provisions of Ordinance No. 074-04HR shall remain in full force and effect.

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

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

SECTION VII. This ordinance shall be effective from and after _____, 2005.

RICHLAND COUNTY COUNCIL

BY: _____
Anthony G. Mizzell, Chair

Attest this the ____ day of
_____, 2005

Michielle R. Cannon-Finch
Clerk of Council

RICHLAND COUNTY ATTORNEY’S OFFICE

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

Public Hearing: November 29, 2005
First Reading: November 29, 2005
Second Reading: December 13, 2005 (tentative)
Third Reading:

STATE OF SOUTH CAROLINA
COUNTY COUNCIL FOR RICHLAND COUNTY
ORDINANCE NO. _____

AN ORDINANCE ESTABLISHING AND APPROVING A PLAN FOR THE REDEVELOPMENT OF A PORTION OF RICHLAND COUNTY, SOUTH CAROLINA, PURSUANT TO A REDEVELOPMENT PLAN; DESIGNATING A REDEVELOPMENT PROJECT AREA; MAKING FINDINGS REGARDING THE REDEVELOPMENT PROJECT AREA; DESIGNATING REDEVELOPMENT PROJECTS; APPROVING A TAX INCREMENT FINANCING PLAN FOR SUCH REDEVELOPMENT PROJECTS; AND OTHER MATTERS RELATING THERETO.

Pursuant to the authority 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 1. Findings and Determinations. The County Council (the "Council") of Richland County, South Carolina (the "County"), hereby finds and determines:

(a) Pursuant to Section 4-9-10, Code of Laws of South Carolina 1976, as amended (the "Code") and the result of a referendum held in accordance therewith, the Council-Administrator form of government was adopted and the County Council constitutes the governing body of the County.

(b) Article 10, Section 14(10) of the Constitution of the State of South Carolina, 1895, as amended (the "Constitution") provides that the General Assembly may authorize by general law that indebtedness for the purpose of redevelopment within counties may be incurred and that debt service of such indebtedness be provided from the added increments of tax revenue to result from any such redevelopment.

(c) Pursuant to Title 6, Chapter 33 of the Code, the Tax Increment Financing Act for Counties (the same hereinafter referred to as the "Act"), the governing bodies of the several counties of the State may adopt redevelopment plans, establish redevelopment project areas and undertake tax increment financing for redevelopment project costs.

(d) Pursuant to the Act, the County is vested with all powers consistent with the Constitution necessary, useful and desirable to enable it to accomplish redevelopment in areas which are or threaten to become blighted.

(e) The County has caused to be prepared a redevelopment plan entitled "Tax Increment Financing Plan for the Redevelopment of the Olympia Whaley Granby Community" dated _____, 2005 (the "Redevelopment Plan") which contains a statement of the County's objectives with regard to the Redevelopment Plan. A copy of the Redevelopment Plan is attached and incorporated herein as Exhibit A to this Ordinance.

(f) The Redevelopment Plan provides a comprehensive program of the County for the redevelopment of the areas of the County described therein and as described and designated in Section 3 hereof (such areas being hereinafter referred to as the "Redevelopment Project Area").

(g) The Redevelopment Plan and other matters and information presented to the Council exhibit that the Redevelopment Project Area is a conservation area (as defined in the Act) and that conditions therein are detrimental to the public safety, health and general welfare; and the private initiatives are unlikely to

alleviate these conditions without substantial public assistance. Property values in the Redevelopment Project Area would remain static or decline without public intervention. The eradication of the conditions within the Redevelopment Project Area and the improvement of such area by the Redevelopment Projects described in the Redevelopment Plan and herein are essential to the public interest and the public safety, health, and general welfare of the citizens of the County.

(h) The Redevelopment Project Area includes approximately 1,200 parcels of real property comprising approximately 813 acres. The Redevelopment Project Area, together with all other redevelopment project areas of the County, does not exceed five percent of the total acreage of the County.

(i) In order to promote the health, public safety, and general welfare of the public, such conditions must be eliminated, and redevelopment of the Redevelopment Project Area must be undertaken. It is unlikely that private initiatives will alleviate these conditions without substantial public assistance. To remove and alleviate such conditions, it is necessary to encourage private investment and enhance the tax base of the taxing entities by the redevelopment of the Redevelopment Project Area, and the improvement of the area by the Redevelopment Projects herein authorized, which objectives are herein declared to be essential to the public interest of the County and its citizens.

(j) The Council is advised of the opportunity to attract significant new investment within the Redevelopment Project Area. The tax increment district is created with the intent of providing the opportunity for appropriate redevelopment in the Redevelopment Project Area. In part, a tax increment financing plan has been conceived to assist in the sequence of redevelopment and planned development in order to provide balanced growth to meet a variety of community and neighborhood needs. It will assist in the development of public facilities and services for residential and commercial land uses. The County intends to complete a combination of projects including road construction and enhancements, storm and urban stream restoration, water and sewer line extensions, improvement of fire suppression capabilities, public parking, and public park and recreational facilities. The Redevelopment Projects will be developed in phases over the course of the next decade. A listing of all real property in the Redevelopment Project Area is included herein as a portion of Exhibit A. A description of the boundaries of the Redevelopment Project Area is included herein as Exhibit B.

(k) The amount of indebtedness to be supported by tax increment financing will include up to \$7,500,000 Tax Increment Bonds of the County to be issued from time to time as permitted by the Act (the "Bonds"), which will be used to finance public improvements in the Redevelopment Project Area. The term of the Bonds issued to finance such improvements set forth in the Redevelopment Plan will not exceed 15 years from the date of their respective issuance. The Redevelopment Plan will have no effect on the existing revenues of the affected taxing districts, the City of Columbia and School District No. 1 of Richland County, South Carolina (the "Taxing Districts"). Such Taxing Districts will forego an incremental portion of their future revenue growth for the period of the Redevelopment Plan. Tax increment financing undertaken pursuant to the Redevelopment Plan will have no impact on personal property taxes collected within the Redevelopment Project Area.

(l) The use of incremental tax revenues to provide for the payment of redevelopment project costs as defined in the Act incurred by the County, including debt service on the Bonds, for public improvements is of benefit to the Taxing District, inasmuch as such Taxing Districts would not likely derive the benefits of an increased assessment base without the implementation of the Redevelopment Plan, and each Taxing District benefits from the implementation of the Redevelopment Plan.

(m) The Redevelopment Projects will not include any residential development. The private investment contemplated in the Redevelopment Plan is primarily residential which will include age

restricted communities and housing opportunities for current residents of the County. The estimated impact on public school enrollment is nominal.

(n) (A) Pursuant to Section 6-33-80, Code of Laws of South Carolina 1976, as amended, if a Taxing District does not file an objection to the Redevelopment Plan at or prior to the date of the public hearing, the Taxing District is considered to have consented to the Redevelopment Plan and the issuance of obligations under the terms of Section 6-33-80, Code of Laws of South Carolina 1976, as amended, to finance the Redevelopment Project, provided that the actual term of obligations issued is equal to or less than the term stated in the notice of public hearing. The County may issue obligations to finance the Redevelopment Project to the extent that each affected Taxing District consents to the Redevelopment Plan. The tax increment for a Taxing District that does not consent to the Redevelopment Plan must not be included in a Special Tax Allocation Fund (the "Special Tax Allocation Fund").

(B) Negotiations with the School District are ongoing and may result in an agreement between the County and the School District setting forth certain terms and conditions upon which the School District would consent to participation in the Redevelopment Plan. The Chairman of County Council and the County Administrator are authorized to enter into such agreements provided that the revenue expected to be available for deposit into the Special Tax Allocation Fund is increased as a result of the operation of said agreements.

(o) The total expenditures for public improvements which will not exceed \$36,300,000, some of which will be funded with proceeds of tax increment bonds for the Redevelopment Projects, to include:

Villages Streetscaping and Traffic Calming. \$1.2M. Streetscaping project on Heyward Street, Whaley Street, and Olympia Avenues that includes ADA access, sidewalks, pedestrian crossings, street lighting, and landscaping. Provides sidewalks connections to Olympia School, the Three Rivers Greenway, Olympia Park, the Proposed Mill Town Commons Park, Pacific Park, and the University of South Carolina.

Mill Town Commons Park: \$.95M. Creates a public park among the grand trees at the intersection of Whaley Street and Olympia Avenue. Serves as high quality public space adjacent to the Mill Town Commons, a private sector development site that will serve as a village center. This project is immediately north of the Olympia Granby Mills.

Three Rivers Greenway Extension along Rocky Branch: \$.9M. Extends the Three Rivers Greenway project along Rocky Branch and integrates this section into the regional Greenway system. This Extension within the Redevelopment Project Area connects the Olympia Park and Granby Olympia Mills area to the east toward the main University of South Carolina campus and to the west to the rivers. It will provide recreational capacity, ADA, and alternative transportation access within the core of the District.

Rocky Branch Stream Restoration: \$1.5M: Currently major portions of the Redevelopment Project Area are impacted by flooding along the course of Rocky Branch. This condition restricts both the development and recreational potential of the area bordering the Rocky Branch. This project opens the stream for efficient storm water discharge, restores a natural environment, and makes possible the addition of the Three Rivers Greenway Extension along Rocky Branch.

Olympia Sewer \$.5M. Extends sanitary sewer to areas of Olympia outside the city limits that do not have City sewer service.

Contingency \$1.01M.

(p) The Council intends to fund the debt service of indebtedness to be incurred for such purposes from the added increment of tax revenues to result from such redevelopment as authorized in Article X, Section 14 (10) of the South Carolina Constitution and the Act.

(q) The Redevelopment Plan will afford maximum opportunity for the redevelopment of the Redevelopment Project Area by private enterprise in a manner consistent with the needs of the County.

(r) All prerequisites having been accomplished, it is now necessary and in the best interest of the County in order to proceed further that (i) a Redevelopment Project Area be designated, and (ii) a Redevelopment Plan and a Tax Increment Financing Plan be approved. Such redevelopment is in the interest of the health, safety, and general welfare of the citizens of the County.

SECTION 2. Existence of Conservation Areas. The County Council does hereby expressly find that the redevelopment project area is a "conservation area" as defined in Section 6-33-30 of the Code. Specific conditions are set forth in Section 1(h) hereof and in the Redevelopment Plan.

SECTION 3. Determination of and Description of Redevelopment Project Area. For the purpose of this Ordinance, "Redevelopment Projects" and "Redevelopment Project Area" as used subsequently herein are defined in Section 36-33-30 of the Code. For the purpose of this Ordinance and any Redevelopment Projects to be undertaken pursuant hereto, the "Redevelopment Project Area" shall be that area described in Exhibit B hereto.

SECTION 4. Approval of Redevelopment Plan. The Council does hereby expressly approve and adopt the "Tax Increment Financing Plan for the Redevelopment of the Olympia Whaley Granby Community" dated August ____, 2005, for the redevelopment of the Redevelopment Project Area, which Redevelopment Plan includes reference to statements of objectives of the County with regard to the Redevelopment Plan, sets forth the need for the proposed use of the proceeds of the obligations in relationship to the Redevelopment Plan, sets forth the cost estimates of the redevelopment program and the project sources of revenue to be used to meet the costs, including estimates of tax increments and the total amount of indebtedness to be incurred, all as set forth in the Redevelopment Plan.

SECTION 5. Approval of List of Real Property in Redevelopment Project Area. The Council does hereby expressly approve the list of all real property as fully set forth in a portion of Exhibit A hereto.

SECTION 6. Approval of Designation of Real Property in Redevelopment Project Area. The Council does hereby expressly approve the designation of all property included in the Redevelopment Project Area as set forth in Section 3 above.

SECTION 7. Duration of Redevelopment Plan; Impact of Redevelopment Plan on Taxing Districts. The Council hereby determines that the duration of the Redevelopment Plan shall be 15 years from the date of enactment of this Ordinance. The Council determines that any adverse impact caused by the Redevelopment Plan upon the revenues of the Taxing Districts, resulting from taxes attributable to the increase in the then current assessed value over and above the initial assessed value used to retire the Bonds is minimal. The Council furthermore determines that the long-term impact will be beneficial following the inducement by the County of substantial private investment in the Redevelopment Project Area as a result of the initiatives undertaken pursuant to the Redevelopment Plan.

SECTION 8. Findings. The Council specifically finds that (a) the Redevelopment Project Area above defined is a "conservation area" and that private initiatives are unlikely to alleviate these conditions without substantial public assistance, (b) property values in the area would remain static or decline without public intervention, and (c) redevelopment is in the interest of the health, safety, and general welfare of the County's citizens.

SECTION 9. Notice of Public Hearing. The Council hereby ratifies and approves the publication of a notice of public hearing regarding the Redevelopment Plan and this Ordinance, such notice being in the form attached hereto as Exhibit C, having been published in The State, a newspaper of general circulation in Richland County, not less than 15 days prior to the date of such public hearing.

SECTION 10. Notice. Pursuant to Section 6-33-80 of the Code, a notice of the enactment of this Ordinance shall be published in The State, a newspaper of general circulation in Richland County. Such notice shall be in substantially the form set forth in Exhibit D hereof.

SECTION 11. Repeal of Conflicting Ordinances. All ordinances or parts of ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

SECTION 12. Ordinance in Full Force and Effect. This entire Ordinance shall be and become finally binding immediately after same shall have received first and second readings, given in the manner required by law.

[Signature page to follow]

Enacted this _____ day of _____, 2005.

RICHLAND COUNTY, SOUTH CAROLINA

By: _____
Anthony G. Mizzell, Chair
Richland County Council

(SEAL)

ATTEST THIS _____ DAY OF

_____, 2005:

Michielle R. Cannon-Finch
Clerk of County Council

RICHLAND COUNTY ATTORNEY'S OFFICE

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

First Reading: October 18, 2005
Public Hearing: December 13, 2005 (tentative)
Second Reading: December 13, 2005 (tentative)
Third Reading

Signature Page to Ordinance

EXHIBIT A

REDEVELOPMENT PLAN
(INCLUDING A LIST OF ALL PROPERTY IN THE
REDEVELOPMENT PROJECT AREA)

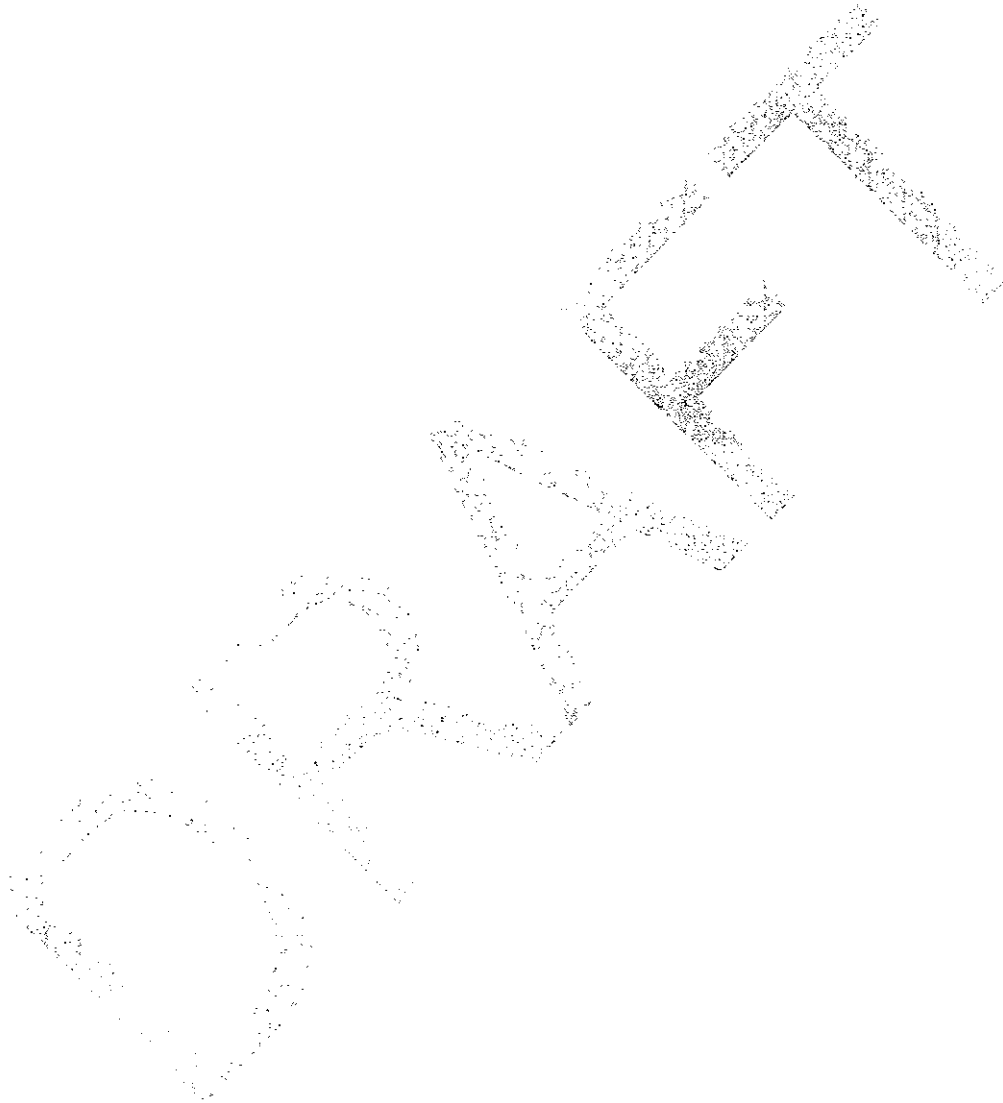


EXHIBIT B

PARCELS WITHIN THE
REDEVELOPMENT PROJECT AREA



EXHIBIT C

NOTICE OF PUBLIC HEARING

TAX INCREMENT FINANCING PLAN
FOR THE REDEVELOPMENT OF AREAS IN
THE COUNTY OF RICHLAND

Notice is hereby given to all taxing districts that on _____, at _____ p.m. in County Council Chambers, 2020 Hampton Street, 1st Floor, Columbia, South Carolina, the County Council will hold a Public Hearing.

The purpose of the hearing is to consider the Tax Increment Financing Redevelopment Plan and adoption of an ordinance creating a tax increment financing district within the incorporated boundaries of the County of Richland, South Carolina. All interested persons will be given an opportunity to be heard at this public hearing.

Each taxing district affected by the tax increment financing district is welcome to submit written comments to the County of Richland, South Carolina, concerning the subject of the hearing. Comments should be submitted on or by _____ to _____, _____, Columbia, South Carolina 29204.

Redevelopment projects and improvements will include but not be limited to: traffic intersections and lights; pedestrian crosswalks; road construction and re-routing; park construction; and any other public works, which may be purchased or constructed pursuant to section 6-21-50 of the Code of Laws of South Carolina. The enclosed Redevelopment Plan describes the type of projects with the estimated cost.

The enclosed map and description give boundaries of the proposed Tax Increment Financing Districts. The boundaries of the redevelopment project area as set forth in the Redevelopment Plan are attached as Exhibit A.

The County of Richland will incur indebtedness for the purpose of redevelopment and that debt service will be provided from the added increments of tax revenues that result from the redevelopment projects. The estimated maximum term of obligations to be issued under the redevelopment plan is _____ years. The total estimated cost of the project is \$ _____ to be funded initially with timed issues not to exceed \$7,500,000 of tax increment financing bonds and/or the use of current TIF cash revenues.

A copy of the Redevelopment Plan is available at the County Administrator's Office, 2020 Hampton Street, 4th Floor, Columbia, South Carolina.

This notice is pursuant to Title 31, Chapter 6, TAX INCREMENT FINANCING FOR REDEVELOPMENT PROJECTS, South Carolina Code of Laws.

EXHIBIT D

NOTICE OF ADOPTION BY THE RICHLAND COUNTY COUNCIL
OF AN ORDINANCE APPROVING THE
TAX INCREMENT FINANCING PLAN FOR THE REDEVELOPMENT OF
THE OLYMPIA WHALEY GRANBY COMMUNITY

NOTICE IS HEREBY GIVEN that the County Council of Richland County, South Carolina, on _____, 2005 enacted an Ordinance, entitled:

AN ORDINANCE ESTABLISHING AND APPROVING A PLAN FOR THE REDEVELOPMENT OF A PORTION OF RICHLAND COUNTY, SOUTH CAROLINA, PURSUANT TO A REDEVELOPMENT PLAN; DESIGNATING A REDEVELOPMENT PROJECT AREA; MAKING FINDINGS REGARDING THE REDEVELOPMENT PROJECT AREA; DESIGNATING REDEVELOPMENT PROJECTS; APPROVING A TAX INCREMENT FINANCING PLAN FOR SUCH REDEVELOPMENT PROJECTS; AND OTHER MATTERS RELATING THERETO.

The Ordinance approved the Tax Increment Financing Plan for the Redevelopment of the Olympia Whaley Granby Community dated _____, and designated certain areas of the County as a "redevelopment project area" as described in the Ordinance and the Redevelopment Plan. Copies of the Ordinance and the Redevelopment Plan are available during normal business hours in the offices of the County Administrator, 2020 Hampton Street, 4th Floor, Columbia, South Carolina 29801.

This notice is given pursuant to the provisions of Act No. 452 (1984 Acts) known as the Tax Increment Financing Law, now contained as Sections 6-33-10 to 6-33-120, South Carolina Code of Laws 1976, as amended.

Notice is further given that any interested party may, within 20 days after the publication of the Notice of Adoption of the Ordinance Approving the Redevelopment Plan, but not afterwards, challenge the validity of the adoption of such Redevelopment Plan by action de novo in the Court of Common Pleas in Richland County.

RICHLAND COUNTY, SOUTH CAROLINA



**RICHLAND COUNTY COUNCIL
ECONOMIC DEVELOPMENT COMMITTEE**

Paul Livingston, Chair
District 4

L. Gregory Pearce, Jr.
District 6

Damon Jeter
District 3

**WORK SESSION
Agenda**

**Administration Building
2020 Hampton Street
Administrator's Conference Room
December 13, 2005
5:00 PM**

CALL TO ORDER

ADOPTION OF AGENDA

- 1. Consolidated Properties, LLC**

EXECUTIVE SESSION

ADJOURN

ELLIS LAWHORNE

WILLIAM P. McELVEEN, JR.
803 212 4957
bmcelveen@ellislawhorne.com

Mr. Milton Pope
Interim County Administrator
Richland County, South Carolina
2020 Hampton Street
Columbia, South Carolina 29201

RE: Consolidated Properties, LLC and Stage Two Properties Limited Partnership

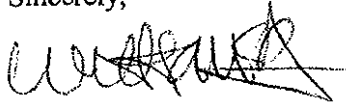
Dear Mr. Pope:

The above taxpayers are currently parties to certain agreements with Richland County dated on or about December 31, 1998 pursuant to which the taxpayers transferred title to certain assets to Richland County and leased the same assets back pursuant to certain payments to be made by the taxpayers in lieu of ad valorem taxes (the "FILOT Transaction").

On behalf of the taxpayers I am writing to request that the FILOT Transaction be converted to a structure whereby the taxpayers will regain title to the leased assets but will continue to enjoy the benefits of the negotiated payments in lieu of property taxes. Accordingly, the taxpayers respectfully request that this matter be placed on the November 15, 2005 agenda of the Economic Development Committee of Richland County Council for consideration. Please let me know what additional information you will need to consider this request. Thank you for your assistance and attention to this matter.

With kindest regards,

Sincerely,



William P. McElveen, Jr.

WPM/abm

c.c. Ms. Ashley Jacobs
Ray E. Jones, Esquire
Mr. James G. Wise

Richland County Council

Rules and Appointments Committee



Joseph McEachern
Chairman
District Seven

Paul Livingston
District Four

Mike Montgomery
District Eight

Staffed by:

Monique Walters
Assistant to the Clerk of
Council

RICHLAND COUNTY COUNCIL REGULAR SESSION MEETING DECEMBER 13, 2005

REPORT OF THE RULES AND APPOINTMENTS COMMITTEE

I. NOTIFICATION OF VACANCIES ON BOARDS, COMMISSIONS, AND COMMITTEES

A. Historic Columbia Foundation-1

There will be one term expiring in January.

Willie Harriford, Jr. January 8, 2006*

B. Performing Arts Center Board-1

One term will be expiring in January.

Anthony E. Morgan January 8, 2006*

II. NOTIFICATION OF APPOINTMENTS TO BOARDS, COMMISSIONS, AND COMMITTEES

C. Lexington/Richland Alcohol and Drug Abuse Council-2

There are two appointments to be made to this council for two expiring terms; applications were received from the following:

Henry Counts, Prevention Specialist, LRADAC
Margaret Gregory, Account Manager, WOLO TV*
Victoria B. Kelley, Outpatient Resource Mgr., Providence Hosp.*

D. Music Festival Commission-1

There is one appointment to be made to this committee. There are no applications at this time.

E. Performing Arts Center Board-2

There are two appointments to be made to this board; no applications were received at this time.

F. Richland Memorial Hospital Board-3

There are three appointments to be made to this board; applications were received from the following:

Bill Bradshaw, Consulting
Holly P. Carlisle, Real Estate
Dr. Jerry Odom, Professor, USC
Dr. Nowamagbe A. Omoigui, Cardiologist
Ann Pringle Washington, Pres/Sr. Marketing Executive, Kolopro Promotions, Inc.*

III. AMENDMENT TO GRIEVANCE ORDINANCE

IV. GUIDELINES FOR COUNCIL RETREAT DISCUSSIONS

* Eligible for reappointment

Report prepared and submitted by:
Monique Walters, Assistant to the Clerk of Council

1st Appt. 1/21/03



**APPLICATION FOR SERVICE ON RICHLAND COUNTY
COMMITTEE, BOARD OR COMMISSION**

APPLICANT MUST RESIDE IN RICHLAND COUNTY

Name: MARGARET GREGORY

Home Address: 141 ELSTON RD. IRMO SC 29063

Office Address: 587 SHAKESPEARE RD. COLA SC 29223

Job Title and Employer: ACCOUNT MANAGER - WOLUW

Telephone: (Home) 732-0224 (Work) 754-7525

Educational Background: BACHELOR DEGREE - USC

Professional Background: ADVERTISING / MARKETING / PR / LAW ENFORCEMENT

Male Female Age: 18-25 26-50 Over 50

Name of Committee in which interested: BOARD OF DIRECTORS - LRADAC

Reason for interest: To continue service @ a higher level with an organization where I have been a volunteer since 1993.

Characteristics/Qualifications which would be an asset to Committee/Board/Commission: _____

I have served as a volunteer for LRADAC since 1993 as member of Policy Development & Public Awareness Committee. Served as chair of Policy Development committee since 1996. Presently serve on any County Board/Commission/Committee: LRADAC

Any other information you wish to give: I feel serving to the Board would allow me to further help LRADAC achieve its goals of education/branding for children.

BUDDY MEETZ

Received by: _____ Applicant's Signature/Date: [Signature] 3-19-02

Return to: Clerk of Council, Post Office Box 192, Columbia, S. C. 29202.
For information, call 748-4600.

One form must be submitted for each committee on which you wish to serve.

It is the policy of Richmond County to require disclosure of any personal or financial interest that may be influenced by decisions of the board for which any citizen applies for membership.

Such conflict of interest does not preclude service but shall be disclosed before appointment. The clerk of Council shall be notified of any change on an annual basis and members of all boards shall be required to abstain from voting or influencing through discussion or debate or any other way, decisions of the board affecting those personal and financial interests.

All statements so filed shall be signed and verified by the filer. The verification shall state that the filer has used all reasonable diligence in its preparation, and that to the best of his or her knowledge it is true and complete.

Any person who willfully files a false or incomplete statement of disclosure or no change of condition, or who willfully fails to make any filing required by this article, shall be subject to such discipline, including censure and disqualification from the Board or Commission, as the County Council, by majority vote of the council, shall direct.

STATEMENT OF FINANCIAL OR PERSONAL INTERESTS

Do you have any financial or personal interest in any business or corporation (profit or not-for-profit) that could be potentially affected by the actions of the board?

Yes _____ No _____

If yes, list below:

Signature: 
Date: 3-13-02 Appointments are current for one year.

Attn: Vickie Kelley

1st Appt. 1/20/04 - 1/20/07



APPLICATION FOR SERVICE ON RICHLAND COUNTY COMMITTEE, BOARD OR COMMISSION

APPLICANT MUST RESIDE IN RICHLAND COUNTY

Name: Victoria B. Kelley

Home Address: 132 Watson Way Columbia SC 29229

Office Address: 120 Gateway Corp Blvd Columbia SC 29204

Job Title and Employer: Outpatient Resource Manager, Providence Hosp.

Telephone: (home) 803-699-3022 (work) 803-8654552

Educational Background: Diploma in Nursing

Professional Background: Nursing in the acute care setting, case management

Male Female Age: 18-25 26-50 Over 50

Name of Committee in which interested: Lexington/Richland Drug & Alcohol Abuse Council

Reason for interest: There is a direct correlation with the changes in families

Crime + student successes or failure all relating to drugs and alcohol. Having been exposed to a family member dealing with addiction, this board would give me the opportunity to work to support

Characteristics/Qualifications which would be an asset to Committee/Board/Commission: Changes

My clinical background in nursing would allow me to bring this insight to the board. I firmly believe in our

need to intervene in addictions as early as possible. I have a strong history of working well with others to make changes.

Presently serve on any County Board/Commission/Committee? No

Any other information you wish to give?

Recommended by Council Member(s):

Received by/Date Applicant's Signature/Date Victoria B Kelley 12/10/02

Return to: Clerk of Council, Post Office Box 192, Columbia, S. C. 29202. For information, call 748-4600.

One form must be submitted for each committee on which you wish to serve.

It is the policy of Richland County to require disclosure of any personal or financial interest that may be influenced by decisions of the board for which any citizen applies for membership.

Such conflict of interest does not preclude service but shall be disclosed before appointment. The clerk of Council shall be notified of any change on an annual basis and members of all boards shall be required to abstain from voting or influencing through discussion or debate or any other way, decisions of the board affecting those personal and financial interests.

All statements so filed shall be signed and verified by the filer. The verification shall state that the filer has used all reasonable diligence in its preparation, and that to the best of his or her knowledge it is true and complete.

Any person who willfully files a false or incomplete statement of disclosure or no change of condition, or who willfully fails to make any filing required by this article, shall be subject to such discipline, including censure and disqualification from the Board or Commission, as the County Council, by majority vote of the council, shall elect.

STATEMENT OF FINANCIAL OR PERSONAL INTERESTS

Do you have any financial or personal interest in any business or corporation (profit or not-for-profit) that could be potentially affected by the actions of the board?

Yes _____ No _____

If so, list below:

Signature: *Victoria S Helley*

Date: *12/9/02*

Applications are current for one year.



APPLICATION FOR SERVICE ON RICHLAND COUNTY COMMITTEE, BOARD OR COMMISSION

Applicant must reside in Richland County.

Name: Bill BRADSHAW

Home Address: 1675 Tanglewood Rd Columbia, S.C. 29204

Telephone: (home) (803) 254-1662 (work) (803) 429-8009

Office Address: 1675 Tanglewood Rd Columbia SC 29204

Educational Background: BA/Broadcast Journalism - University of South Carolina (1985)

Professional Background: Owned retail store, Insurance and Investment sales, Consulting

Male [checked] Female [] Age: 18-25 [] 26-50 [] Over 50 []

Name of Committee in which interested: Palmetto Richland Hospital board.

Reason for interest: I care about the quality of health care in our community and have gained valuable experience through my involvement on the Palmetto Health Foundation board.

Your characteristics/qualifications, which would be an asset to Committee/Board/ Commission:

Honest, caring, hard working. I have lived in Columbia ever since playing football at USC and graduating in 1985. Owned and operated retail business, financial management and sales.

Presently serve on any County Board/Commission/Committee? No

Any other information you wish to give?

Recommended by Council Member(s): Greg Pearce and Mike Montgomery

Hours willing to commit each month: 10

CONFLICT OF INTEREST POLICY

It is the policy of Richland County to require disclosure of any personal or financial interest that may be influenced by decisions of the board for which any citizen applies for membership.

Such conflict of interest does not preclude service but shall be disclosed before appointment. The Clerk of Council shall be notified of any change on an annual basis and members of all boards shall be required to abstain from voting or influencing through discussion or debate or any other way, decisions of the board affecting those personal and financial interests.

All statements so filed shall be signed and verified by the filer. The verification shall state that the filer has used all reasonable diligence in its preparation, and that to the best of his or her knowledge it is true and complete.

Any person who willfully files a false or incomplete statement of disclosure or no change of condition, or who willfully fails to make any filing required by this article, shall be subject to such discipline, including censure and disqualification from the Board or Commission, as the County Council, by majority vote of the council, shall elect.

STATEMENT OF FINANCIAL OR PERSONAL INTERESTS

Do you have any financial or personal interest in any business or corporation (profit or not-for-profit) that could be potentially affected by the actions of the board?

Yes _____ No ✓ _____

If so, describe: _____

Bill Bradshaw
Applicant's Signature

12-02-05
Date

Return to:
Clerk of Council, Post Office Box 192, Columbia, SC 29202.
For information, call 576-5060.

One form must be submitted for each committee on which you wish to serve.

Applications are current for one year.

Staff Use Only	
Date Received: _____	Received by: _____
Date Sent to Council: _____	
Status of Application: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> On file	

12/07/2005 09:20 5752136

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APPLICATION FOR SERVICE ON RICHLAND COUNTY COMMITTEE, BOARD OR COMMISSION

Applicant must reside in Richland County.

Name: Holly P. Carlisle
Home Address: 5717 Lakeshore Dr., Cala, SC 29206
Telephone: (home) 782 8038 (work)
Office Address:
Educational Background: BA, MA
Professional Background: real estate
Male [] Female [] Age: 18-25 [] 26-50 [] Over 50 [x]
Name of Committee in which interested: RMH
Reason for interest: Richland Memorial saved my infant son's life
Your characteristics/qualifications, which would be an asset to Committee/Board/ Commission: former board member: Wachovia, Columbia Zoning, Children's Chance
Presently serve on any County Board/Commission/Committee? no
Any other information you wish to give?
Recommended by Council Member(s):
Hours willing to commit each month: as needed

CONFLICT OF INTEREST POLICY

It is the policy of Richland County to require disclosure of any personal or financial interest that may be influenced by decisions of the board for which any citizen applies for membership.

Such conflict of interest does not preclude service but shall be disclosed before appointment. The Clerk of Council shall be notified of any change on an annual basis and members of all boards shall be required to abstain from voting or influencing through discussion or debate or any other way, decisions of the board affecting those personal and financial interests.

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All statements so filed shall be signed and verified by the filer. The verification shall state that the filer has used all reasonable diligence in its preparation, and that to the best of his or her knowledge it is true and complete.

Any person who willfully files a false or incomplete statement of disclosure or no change of condition, or who willfully fails to make any filing required by this article, shall be subject to such discipline, including censure and disqualification from the Board or Commission, as the County Council, by majority vote of the council, shall elect.

STATEMENT OF FINANCIAL OR PERSONAL INTERESTS

Do you have any financial or personal interest in any business or corporation (profit or not-for-profit) that could be potentially affected by the actions of the board?

Yes _____ No ✓

If so, describe: _____

Wally P. Carlisle 12/7/05
Applicant's Signature Date

Return to:
Clerk of Council, Post Office Box 192, Columbia, SC 29202.
For information, call 576-3060.

One form must be submitted for each committee on which you wish to serve.

Applications are current for one year.

Staff Use Only	
Date Received: _____	Received by: _____
Date Sent to Council: _____	
Status of Application:	<input type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> On file



APPLICATION FOR SERVICE ON RICHLAND COUNTY COMMITTEE, BOARD OR COMMISSION

APPLICANT MUST RESIDE IN RICHLAND COUNTY

Name: Dr. Jerry Odom
Home Address: 510 Eagle Pointe Drive, Columbia, S.C. 29229
Office Address: Dept. of Chemistry & Biochemistry, USC, Columbia, S.C. 29208
Job Title and Employer: Professor, USC
Telephone: (home) 736-2051 (work) 777-2958
Educational Background: B.S. (UNC-CH); Ph.D. (Indiana Univ.)
Professional Background:

Male [checked] Female [] Age: 18-25 [] 26-50 [] Over 50 [checked]

Name of Committee in which interested: Richland Memorial Hospital Board of Trustees

Reason for interest: I have a long-standing interest in the health sciences and the delivery of health services in the Midlands

Characteristics/Qualifications which would be an asset to Committee/Board/ Commission: Have served as Chair, Dept. of Chemistry & Biochemistry, Dean, College of Science & Mathematics and as Executive Vice-President for Academic Affairs and Provost at USC. Have experience in management and fiscal affairs of large institutions.

Presently serve on any County Board/Commission/Committee? No

Any other information you wish to give?

Recommended by Council Member(s):

Received by/Date Applicant's Signature/Date J. R. Odom 12/5/05

Return to: Clerk of Council, Post Office Box 192, Columbia, S. C. 29202. For information, call 748-4616.

One form must be submitted for each committee on which you wish to serve.



APPLICATION FOR SERVICE ON RICHLAND COUNTY COMMITTEE, BOARD OR COMMISSION

APPLICANT MUST RESIDE IN RICHLAND COUNTY

Name: NOWAMAGBE A. OMOIGUI, MD, FACC
Home Address: 117 PEBBLE CREEK ROAD COLA 29223
Office Address: 114 Gateway Corporate Boulevard, COLA 29203
Job Title and Employer: PRESIDENT, Cardiovascular Care Group, PA
Telephone: (home) 803-699-6251 (work) 803-227 3540 Cell: 600-5799 6005795
Educational Background: MD, MPH (Health Management)
Professional Background: PHYSICIAN, CARDIOLOGIST, HEALTH POLICY EXPERT
Male [X] Female [] Age: 18-25 [] 26-50 [X] Over 50 []
Name of Committee in which interested: Palmetto RMA Board
Reason for interest: 1) Lifelong interest in Health Policy 2) Desire to serve the community

Characteristics/Qualifications which would be an asset to Committee/Board/ Commission:
1) Physician - MD; former President Congaree Medical, Dental & Health Assoc
2) formal MPH degree (University of Illinois)
3) formal Training in Health Policy (Stanford University)

Presently serve on any County Board/Commission/Committee? No

Any other information you wish to give?
4) former Associate Professor and Chief of Cardiology University of South Carolina and DVAMC

Recommended by Council Member(s): James Omoigui 11/21/05

Received by/Date Applicant's Signature/Date

Return to: Clerk of Council, Post Office Box 192, Columbia, S. C. 29202. For information, call 748-4600.

One form must be submitted for each committee on which you wish to serve.

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STATEMENT OF FINANCIAL OR PERSONAL INTERESTS

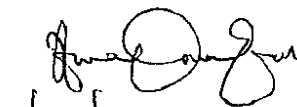
Do you have any financial or personal interest in any business or corporation (profit or not-for-profit) that could be potentially affected by the actions of the board?

Yes _____

No _____

If so, list below:

Signature:



Date:

11/21/05

Applications are current for one year.



**APPLICATION FOR SERVICE ON RICHLAND COUNTY
COMMITTEE, BOARD OR COMMISSION**

APPLICANT MUST RESIDE IN RICHLAND COUNTY

Name: ANN PRINGLE WASHINGTON

Home Address: 3513 OLD EASTOVER ROAD, EASTOVER, SC 29044

Office Address: PO BOX 158, EASTOVER, SC 29044
KOLORPRO PROMOTIONS, INCORPORATED

Job Title and Employer: PRESIDENT & SENIOR MARKETING EXECUTIVE

Telephone: (home) (803) 353-8516 (work) (803)353-0167

Educational Background: B.A. Degree, Columbia College; Webster University
Graduate Study

Professional Background: previous experience with SC Office of the Attorney General
and the SC Senate Judiciary Committee.

Male Female Age: 18-25 26-50 Over 50

Name of Committee in which interested: RICHLAND MEMORIAL HOSPITAL BOARD OF TRUSTEES

Reason for interest: I am seeking an opportunity to better serve my community.

Characteristics/Qualifications which would be an asset to Committee/Board/ Commission: _____

I am a well versed citizen of the Lower Richland Community and understand the health needs of its residents. Also, I am personable and have an unassuming personality that aids in my ability to communicate with individuals of various social and economic backgrounds. Currently, I serve on the Executive Board of Directors for the Greater Columbia Chamber of Commerce and past chair of its Minority Business council.

Presently serve on any County Board/Commission/Committee? NO

Any other information you wish to give? Please refer to attach biographical sketch.

Recommended by Council Member(s): Bernice G.Scott

Monique Walters
Received by/Date 3/23/01 Applicant's Signature/Date *[Signature]*

Return to: Clerk of Council, Post Office Box 192, Columbia, S. C. 29202.
For information, call 748-4616.

One form must be submitted for each committee on which you wish to serve.

It is the policy of Richland County to require disclosure of any personal or financial interest that may be influenced by decisions of the board for which any citizen applies for membership.

Such conflict of interest does not preclude service but shall be disclosed before appointment. The clerk of Council shall be notified of any change on an annual basis and members of all boards shall be required to abstain from voting or influencing through discussion or debate or any other way, decisions of the board affecting those personal and financial interests.

All statements so filed shall be signed and verified by the filer. The verification shall state that the filer has used all reasonable diligence in its preparation, and that to the best of his or her knowledge it is true and complete.

Any person who willfully files a false or incomplete statement of disclosure or no change of condition, or who willfully fails to make any filing required by this article, shall be subject to such discipline, including censure and disqualification from the Board or Commission, as the County Council, by majority vote of the council, shall elect.

STATEMENT OF FINANCIAL OR PERSONAL INTERESTS

Do you have any financial or personal interest in any business or corporation (profit or not-for-profit) that could be potentially affected by the actions of the board?

Yes X No

In addition to being President of KolorPro Promotions, Inc., I am also a partner of ABP Engineering Services, Inc., and Rare Properties, LLC.
If so, list below:

KolorPro Promotions, Inc.
PO Box 158
Eastover, SC 29044-0158

Rare Properties, LLC.
PO Box 159
Eastover, SC 29044-0159

ABP Engineering Services
PO Box 534
Eastover, SC 29044

Signature: *[Handwritten Signature]*

Date: 05-23-01

Applications are current for one year.

Biographical Sketch
Ann Pringle Washington

Entrepreneur

Ann is majority owner, President and Chief Executive Officer of KolorPro Promotions, Incorporate, which was founded in 1993. She is also a partner with ABP Engineering Services, Incorporated.

Certifications/Awards

- 2000 Carolinas Minority Supplier 2000 Award
- 1999 Minority Small Business Person of the Year
- 1999 U.S. Small Business Advocate for Women in Business Award
- 1999 Finalist YWCA TWIN Business Owner & Entrepreneur Award
- 1999 Gubernatorial Appointee Agency Head Salary Commission
- 1999 Finalist for BB&T Trailblazer Award
- 1998 Outstanding Career Achiever, Columbia College

Activities

- Chair, Lower Richland Community Board
- Past Chair, Minority Business Council
- Executive Board Member, Greater Columbia Chamber of Commerce
- Chair, Issues Committee
- Member, Columbia College Board of Visitors
- Board Member, Workforce Development Council
- Past Vice President, Columbia Business & Professional Women
- Consultant, Junior Achievement
- etc.

Church Affiliation

- Member, Saint Phillip A.M.E. Church
- Past President Stewardess Board No. 3
- Chair, Vision 2025 Committee

Prior Work Experience/Education

- B.A. Degree - Public Affairs, Columbia College
- Graduate Study - Webster University
- Certified Investigator (White Collar Crime-Judges & Lawyers)
- Mediator, South Carolina Senate

Personal

Married to Richard Washington. Richard and Ann are also the owners of RARE PROPERTIES, LLC, a rental property holding company. They are the parents of two (2) adult children: both are graduates of Dreher High School and Clemson University respectively. Ebonia Denise is an electrical engineering undergraduate, with a masters in biomedical engineering from Northwestern University. She now resides in New Jersey, and holds a position as a biomedical engineer with the Ethicon Division of Johnson and Johnson. Ricard is a mechanical engineering graduate. After several years as an engineering manager, he joined KolorPro as its manager of operations. He is working in conjunction with his parents to vault KolorPro into the technology arena. Ricard is also co-owner of a web based company, "blackevent.com," which is a chronology of events.