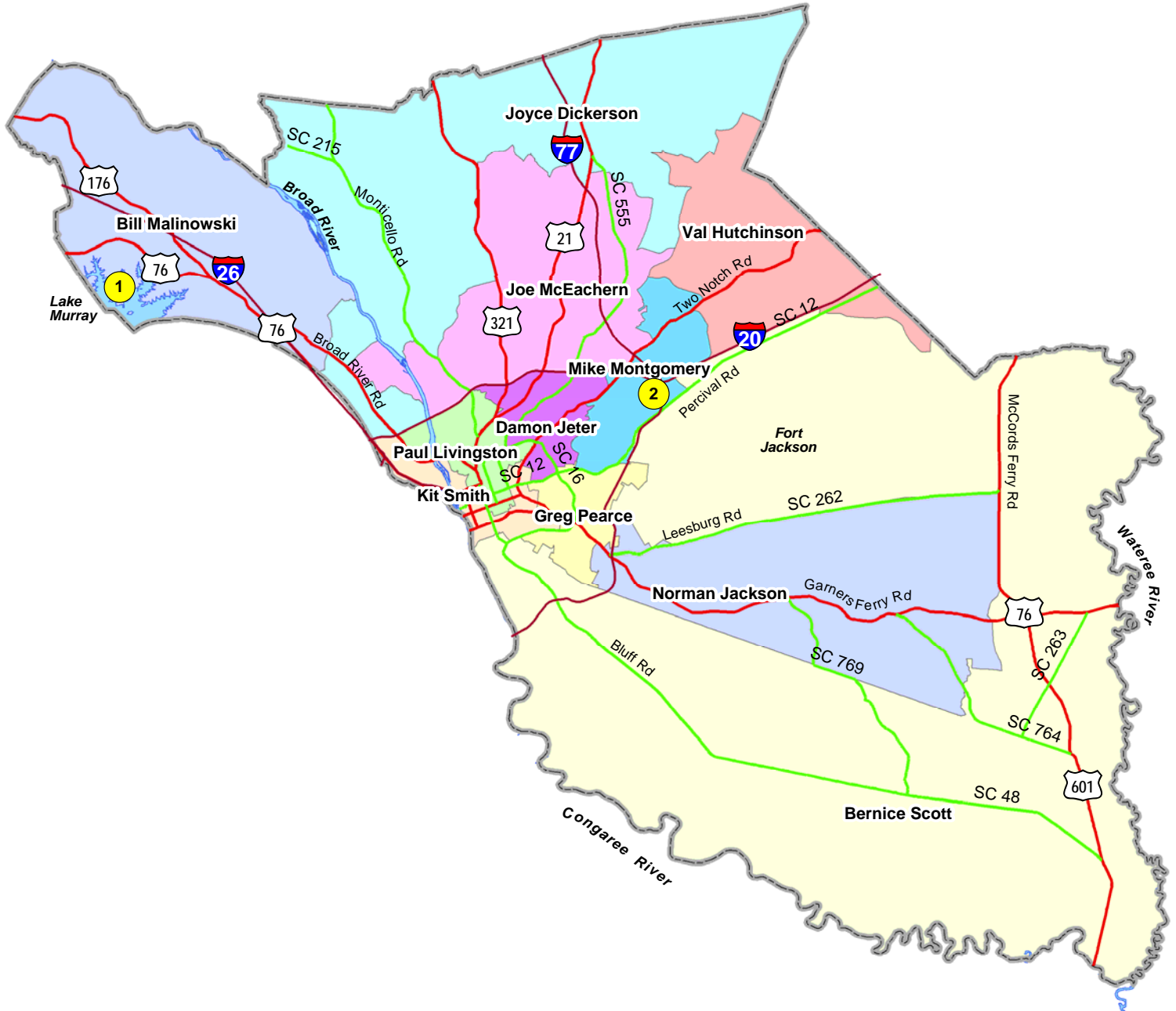


RICHLAND COUNTY
PLANNING COMMISSION



MARCH 3, 2008

RICHLAND COUNTY PLANNING COMMISSION MARCH 3, 2008



CASE NO.	APPLICANT	TMS NO.	LOCATION	DISTRICT
1. 08-05 MA	Baylen Moore	01409-03-05,06,07 & 01413-01-06	Brody Rd.	Malinowski
2. 08-06 MA	Seven Acre Cut, LLC	19802-01-18	Windsor Lake	Montgomery

RICHLAND COUNTY PLANNING COMMISSION

Monday, March 3, 2008

Agenda

1:00 PM

2020 Hampton Street

2nd Floor, Council Chambers

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

I. PUBLIC MEETING CALL TO ORDER Deas Manning, Chairman

II. PUBLIC NOTICE ANNOUNCEMENT

III. PRESENTATION OF MINUTES FOR APPROVAL
a. Consideration of the February Minutes

IV. AGENDA AMENDMENTS

V. SUBDIVISION REVIEW

SD-05-231		Page
Project Name:	Berkeley @ Lake Carolina Phase 10	01
LOCATION	Lake Carolina Dr.	

VI. NEW BUSINESS- RECONSIDERATION

CASE # SD-06-05		Page
APPLICANT	Indigo Hills	05
CURRENT ZONING	RS-LD (Residential Single Family - Low District) 44.45 acres	
PURPOSE	75 Single-Family Residential lots	
TAX MAP SHEET NUMBER (S)	01506-01-06 & 01506-02-15	
LOCATION		

VII. MAP AMENDMENTS

CASE # 08-05 MA		Page
APPLICANT	Baylen Moor	15
REQUESTED AMENDMENT	RU to RS-LD (1.39 acres)	
PURPOSE	Residential Low Density	
TAX MAP SHEET NUMBER (S)	01409-03-05,06,07 & 01413-01-06	
LOCATION	Brody Rd.	

CASE # 08-06 MA		Page
APPLICANT	Seven Acre Cut, LLC	23
REQUESTED AMENDMENT	RS-LD to RM-HD (4.66 acres)	
PURPOSE	Multi- Family Use	
TAX MAP SHEET NUMBER (S)	19802-01-18	
LOCATION	Windsor Lake	

VIII. TEXT AMENDMENT

a. Green Ordinance.....Page 31

IX. ROAD NAME APPROVALS..... Page 49

X. ADJOURNMENT



Richland County Planning & Development Services Department Subdivision Staff Report

PC MEETING DATE: March 3, 2008
RC PROJECT: SD-05-231
APPLICANT: Berkeley Phase 10, Lake Carolina
LOCATION: Lake Carolina Drive

TAX MAP NUMBER: 23200-01-78
ACREAGE: 15.38
EXISTING ZONING: PUD-2
NUMBER OF LOTS: 33

GROSS DENSITY: 2.1 DU/acre
WATER PROVIDER: City of Columbia
SEWER PROVIDER: Palmetto Utilities

Staff Recommendation

Conditional Approval

Background

Berkeley Phase 10 at Lake Carolina consists of 33 residential single family lots subject to the provisions of the in the Lake Carolina Planned Unit Development (PUD) and the development agreement.

Roads

The proposed lots have frontage on Harbor Vista Drive, privately maintained roadways of fifty (50) foot right of way.

Traffic Impact

The traffic generated by the Lake Carolina development and mitigation has been addressed in the Development Agreement.

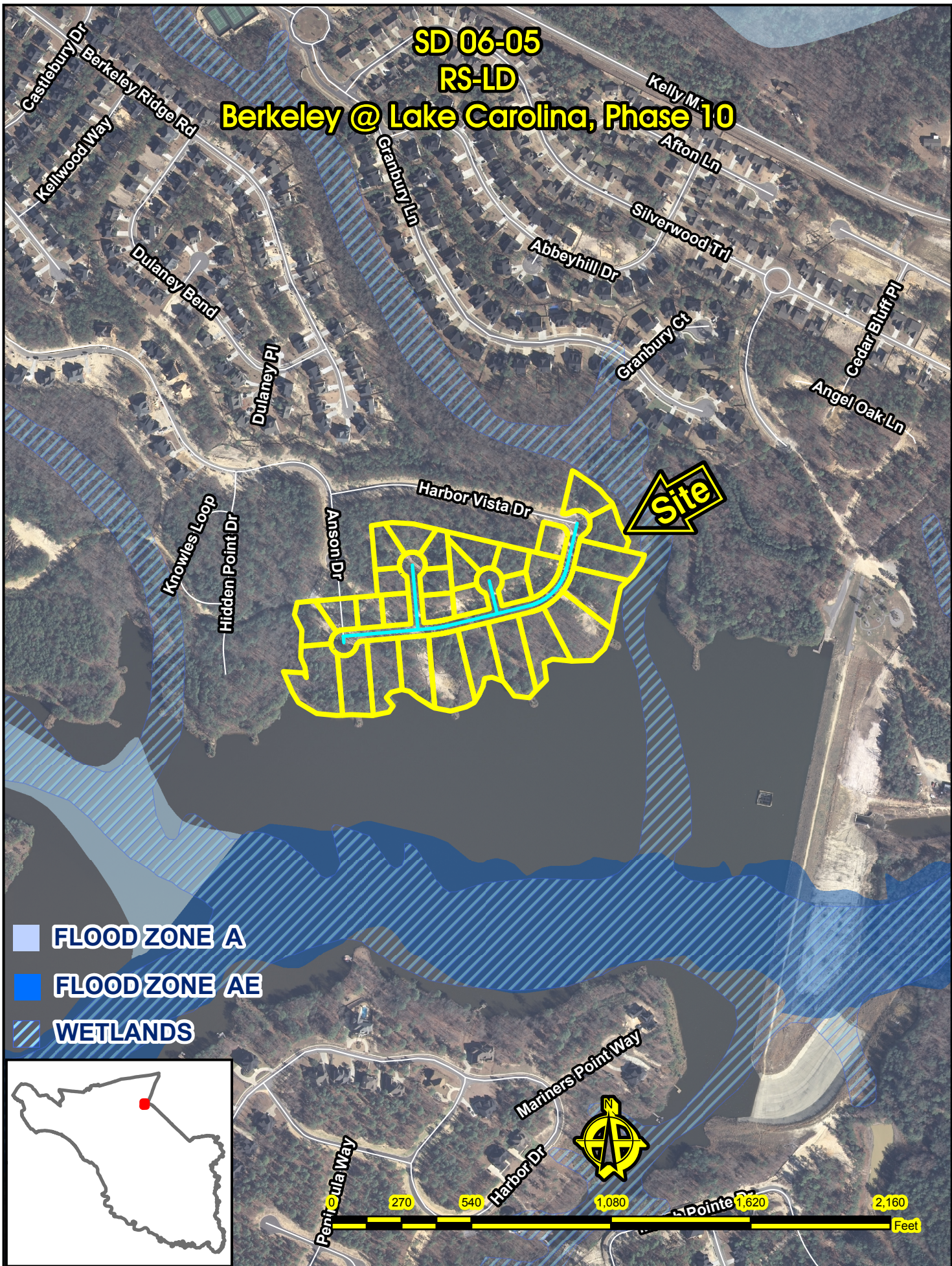
Conclusion

Berkeley at Lake Carolina consists of 103.9 acres approved as a Planned Unit Development for Lake Carolina and development agreement. The total acreage for the PUD is 1678 acres. Berkeley Phase 9 and 10 was presented at the DRT in March 2006. The approval included 27 lots for phase 10 which is being increased to 33 lots. The lots along Lake Carolina have be reduced to increase the number.

Planning Staff recommends approval of the amended plan with the following conditions:

1. Approval from the Richland County Public Works department regarding stormwater management.
2. Approval from Richland County Flood Coordinator.
3. Approval from E-911 Addressing.
4. Approval from the Richland County Fire Marshal.
5. Submission of a copy of approval from DHEC for the water and sewer line permits.
6. Submission of a controlled clearing plan for review and approval.
7. Approval from the City of Columbia for all water line easements.
8. Approval from Palmetto Utilities for all sewer line easements.
9. Adherence to the planned development and development agreement.

**SD 06-05
RS-LD
Berkeley @ Lake Carolina, Phase 10**



Memo

To: Planning Commissioners
From: Anna Almeida, Development Services Manager
CC: Joseph Kocy, Planning Director
Date: 2/26/2008
Re: Appeal – Indigo Hill Subdivision

A letter of appeal has been submitted by Mr. John Fallaw an adjoining property owner to the Indigo Hills subdivision.

Property is zoned: RS-MD minimum 8,500 square foot lots

Minimum Setbacks: 60 foot minimum lot width; 25 foot front; 20 foot rear; 13 foot total side setback, with 4 feet minimum for any one side.

Landscape Buffers: are not required, the subdivision abuts a low impact residential subdivision.

The average lot size is identified as 10,011 square feet, approximately 2.10 acres of green space is being provided.

A 25 foot natural buffer is being shown along the north, east and west bound property lines except for the following:

- Along the north bound property line Lot # 11 a 15 foot natural buffer is shown; and
- Along the south bound property line Lots# 36-39 a 25 foot natural buffer is shown and lots# 43, 44, ponds # 1 & 2 a 15 foot buffer is provided; and
- Along the east bound property line Lots # 1-3 a 15 foot natural buffer is shown.

Appeal issues:

1. Potential run-off from retention ponds; and
2. Setbacks and Buffers from existing property lines.

On January 23, 2008 the Development Review Team conditionally approved the “Sketch Plan” requiring delineation of the 100 year discharge elevations on the two ponds. Revised plans have been submitted for review; hard engineering for the ponds will be submitted at the “Preliminary/ Construction Phase” of the project. Minimum setbacks have been shown and the proposed buffers shown exceed the Richland County Land Development Code.

January 25, 2008

Richland County Planning Department
Attn : Jennie Sherry-Linder, Land Development Administrator
2020 Hampton Street
Columbia, SC 29202

Reference: Appeal to DRT Review of Liberty Homes' Indigo Hills Proposal
Project # SD-06-05

My name is John R. Fallaw and I am the property owner at 104 Willowood Parkway, Chapin, SC 29036. My residence is in Cedar Cove and is located adjacent to the proposed development Indigo Hills, project number SD-06-05.

One of the concerns that I would like to address is in regard to the two retention ponds that are being proposed by the developers of the proposed housing development. I would be the first to admit that I am not knowledgeable as to ordinances or regulations that pertain to retention ponds, but I would find it most unacceptable if any run-off from these retention ponds were to be allowed to run through Cedar Cove. Ecologically and aesthetically there would seem to be a more appropriate alternative.

Also, as an adjacent property owner I am concerned about a buffer zone or setback between the two neighborhoods. The setback between my property line and the end of the Cedar Cove property line varies from 15-20 feet as I understand. I have personally asked the individual who is developing Indigo Hills the extent of the setbacks he intends to have and I have yet to get an answer that actually stated the number of feet. That by itself concerns me since this development has been in the planning stages for quite some time, and I would hope that before any final approval is granted a definite number for the amount of setback would be known by all. In fairness, I would expect an equivalent amount of setback as now exists behind my property and the Cedar Cove property line.

Thank-you for the opportunity to express my concerns,



John R. Fallaw
803-732-4762 (H)
803-936-4243 (O)

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2008 JAN 25 AM 9:26
RICHLAND COUNTY
PLANNING AND DEVELOPMENT
SERVICES

January 25, 2008

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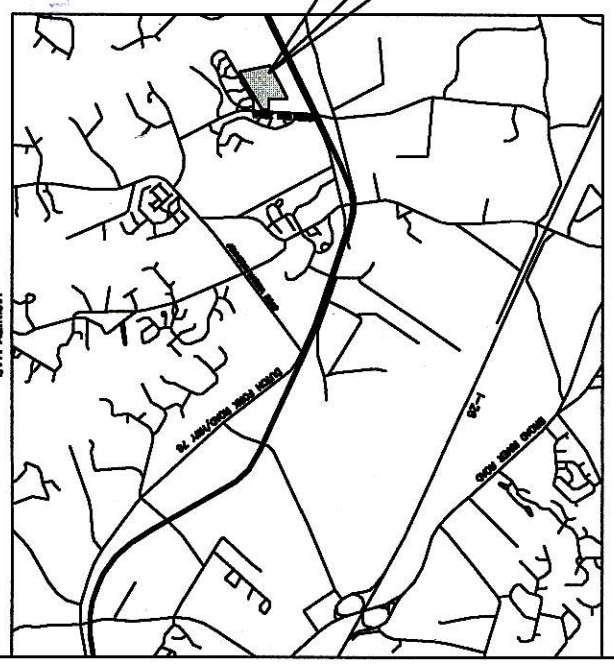
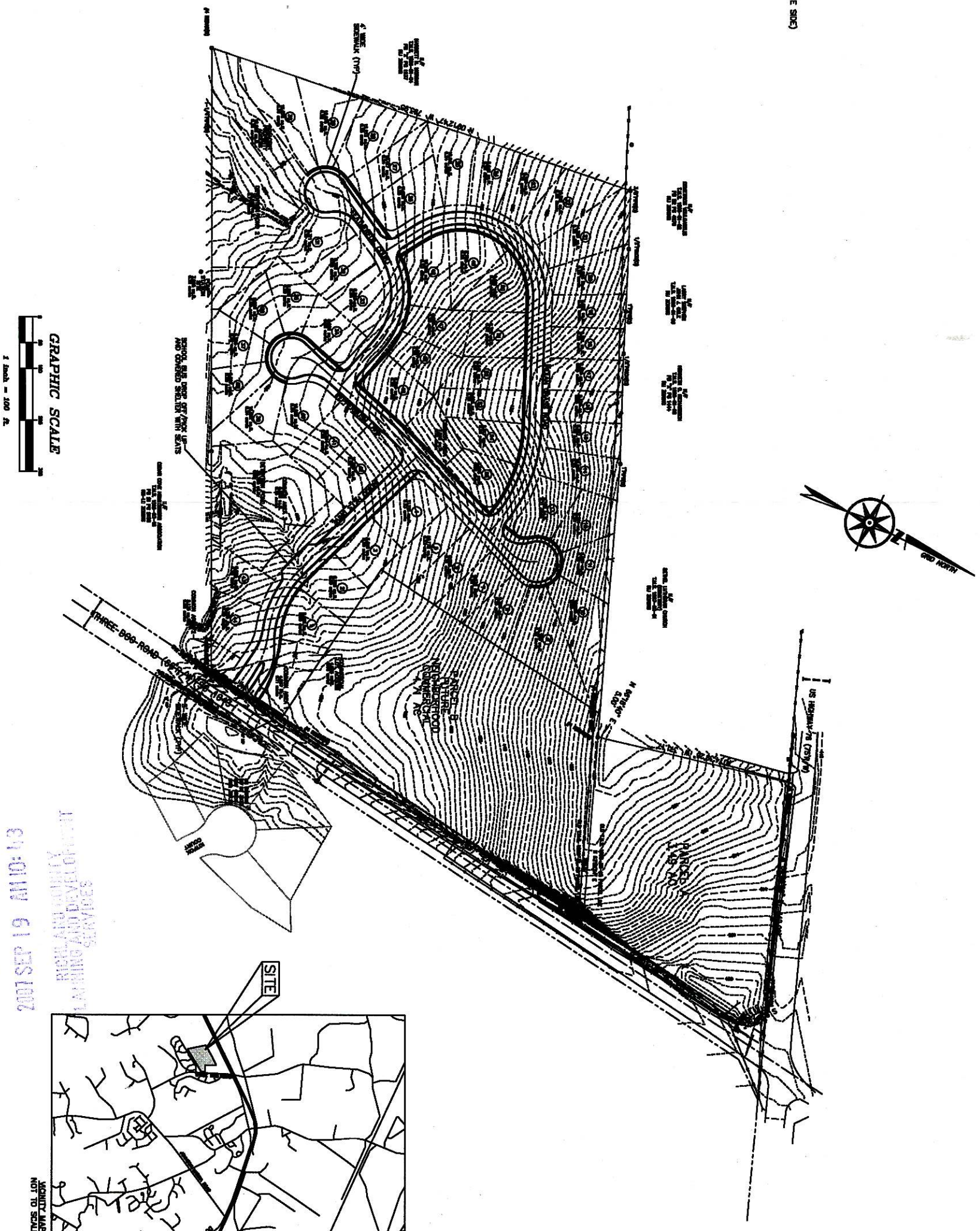
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PLANNING DEPARTMENT
SERVICES

THE ENGINEER AND ARCHITECT ASSOCIATES, INC. ALL RIGHTS RESERVED. APPROXIMATION ON LINE OF THE CENTER OF THE STREET IS SHOWN IN THIS PLAN. THE PROPOSED LOT LINES ARE SHOWN IN THIS PLAN. THE PROPOSED LOT LINES ARE SHOWN IN THIS PLAN. THE PROPOSED LOT LINES ARE SHOWN IN THIS PLAN.

DEVELOPER:
 RICE CREEK FARMS PARTNERSHIP
 1451 BILKING STREET
 COLUMBIA, SC 29201
 TELEPHONE: (803) 252-9465

LOT SUMMARY
 PARENT TRS # R01500-02-15, R01500-01-06
 EXISTING LAND USE = DLE
 PROPOSED LAND USE = SINGLE FAMILY RESIDENTIAL
 TOTAL AREA = 18.26 ACRES
 TOTAL NO. OF LOTS = 22 LOTS
 FRONT BUILDING SETBACK LINE = 25'
 REAR BUILDING SETBACK LINE = 12' TOTAL (4' MIN. FOR ANY ONE SIDE)
 SANITARY SEWER DISPOSAL = RICHLAND COUNTY SEWER
 WATER DISTRIBUTION = CITY OF COLUMBIA
 STORM DRAINAGE = RICHLAND COUNTY
 MINIMUM LOT AREA PROVIDED = 8,592 S.F. / 0.20 AC.
 MINIMUM LOT AREA PROVIDED = 18,740 S.F. / 0.43 AC.
 AVERAGE LOT AREA = 8,511 S.F. / 0.20 AC.
 ZONING = RS-40
 WIDTH OF RIGHT-OF-WAY = 50' (VARIES @ ENTRANCE)
 AREA OF STREET RIGHT-OF-WAY = 143,934 S.F. / 3.30 ACRES
 TYPE OF STREET = LOCAL RESIDENTIAL (PUBLIC)
 COMMON AREA GREEN SPACE = 0.46 AC.
 RETENTION POND(S) = 1.89 AC.
 TOTAL GREEN SPACE = 2.12 AC. (11.42 %)

- LEGEND**
- RICH PINE (GROUND)
 - 40' ROUND (CITY)
 - 30' ROUND (CITY)
 - 20' ROUND (CITY)
 - WATER LETTER
 - POWER POLE
 - WATER VALVE
 - FIRE HYDRANT
 - CATCH BASIN
 - YARD MILET
 - TELEPHONE (PERSNTL)
 - TV (PERSNTL)
 - FENCE
 - STORM DRAIN PIPE
 - SEWER PIPE
 - OVERHEAD WIRE
 - WATER LINE



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 PLANNING AND DEVELOPMENT
 SERVICES

REV. NO.	DESCRIPTION	DATE

DATE	BY	DESCRIPTION

DICKINSON
 COMMUNITY INFRASTRUCTURE CONSULTANTS

1001 PARKWAY DRIVE, SUITE 101
 COLUMBIA, SC 29203
 (803) 799-4381

Other Locations:
 South Carolina
 Georgia
 Florida

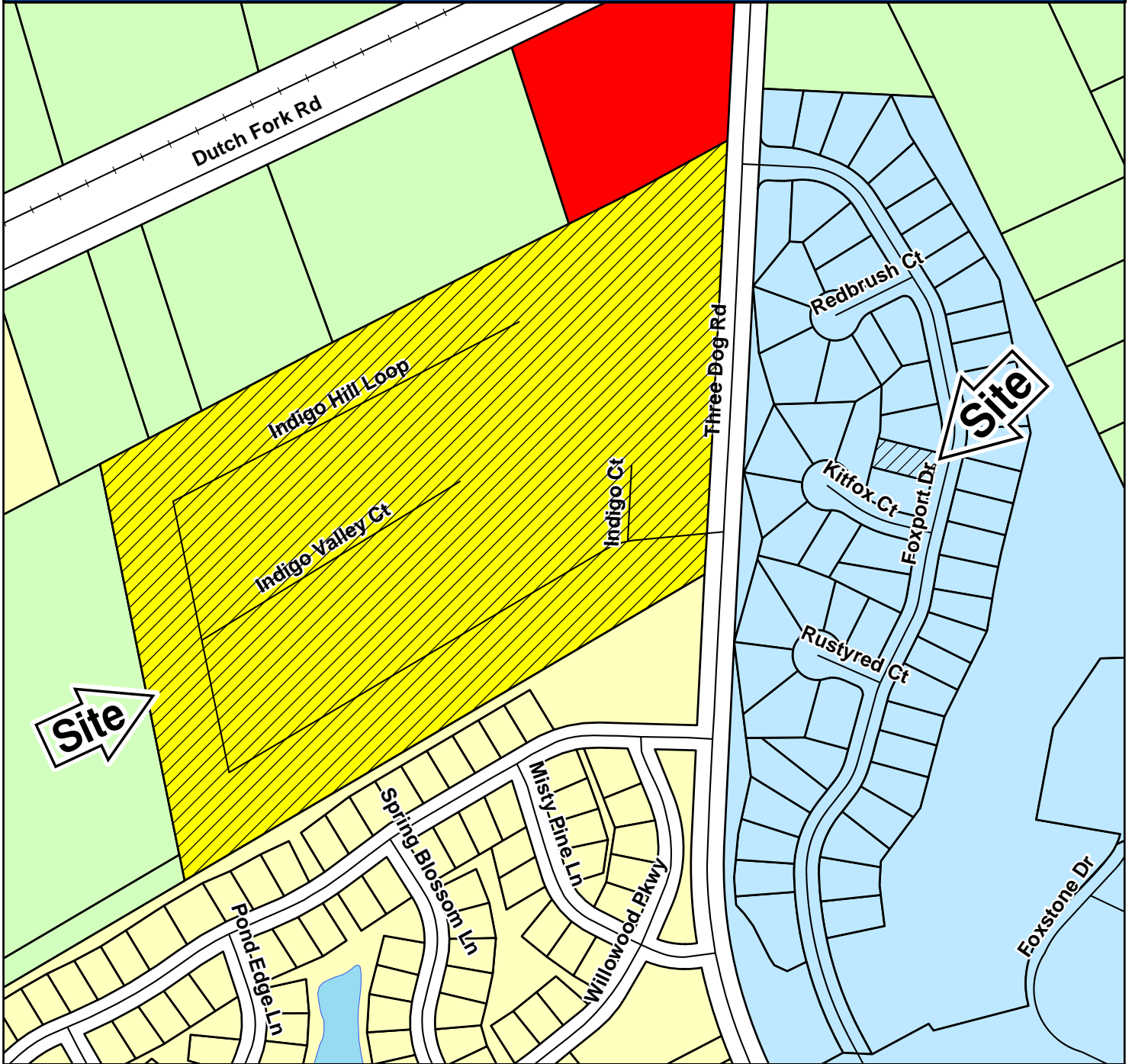
INDIGO HILLS SUBDIVISION
 PREPARED FOR
 RICE CREEK FARMS PARTNERSHIP
 NEAR COLUMBIA, RICHLAND COUNTY, SOUTH CAROLINA

SKETCH PLAN

1 1



















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SD 06-05 MA RS-LD

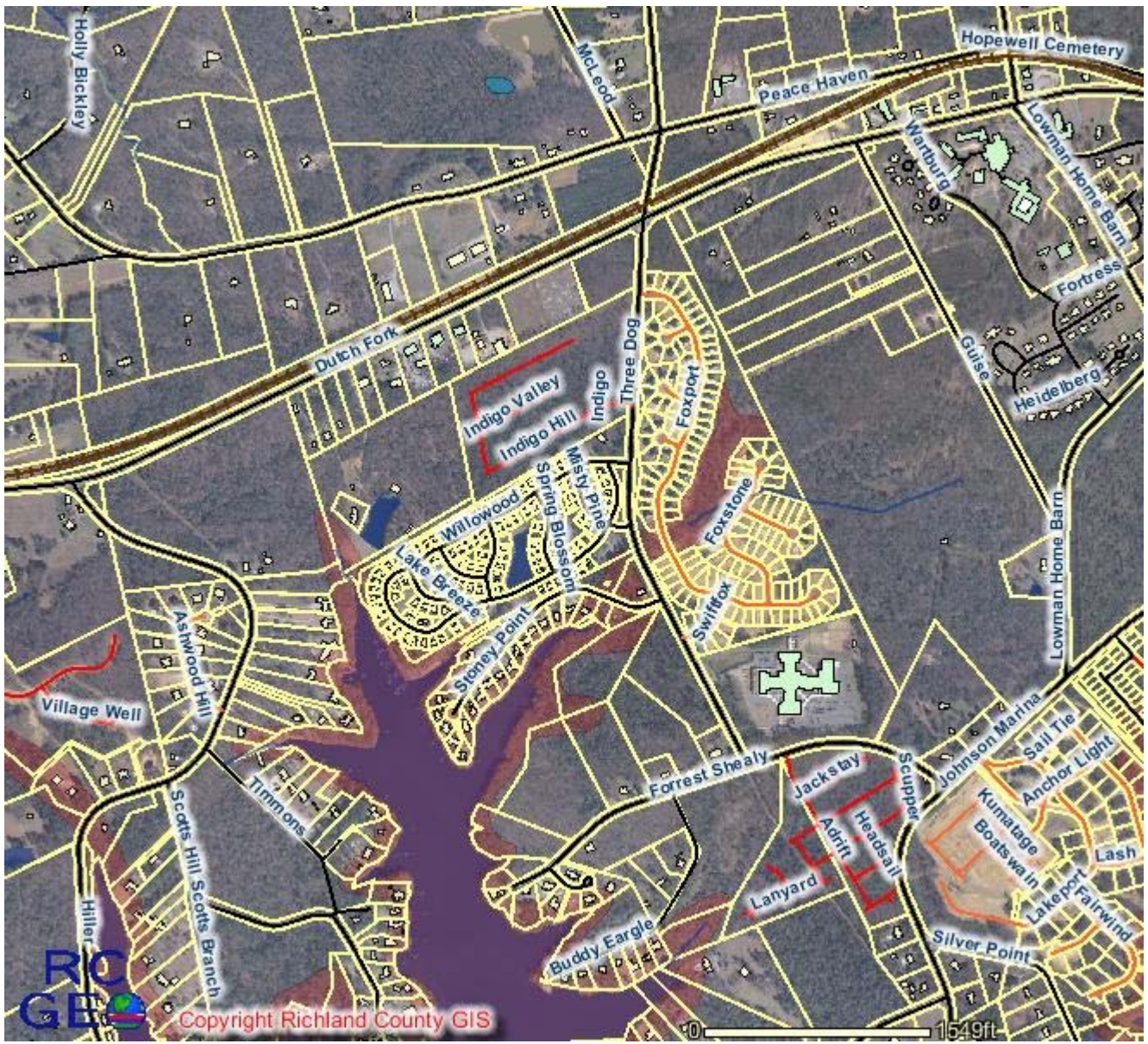


ZONING CLASSIFICATIONS



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





**RICHLAND COUNTY PLANNING &
DEVELOPMENT SERVICES DEPARTMENT**

DEVELOPMENT REVIEW TEAM STAFF REPORT

January 10, 2008

RC Project # SD-06-05 Indigo Hills Subdivision Sketch Plan	Applicant: Rice Creek Farms Partnership c/o Joe Clark
General Location: Corner of Three Dog Road and Dutch Fork Road, Northwest Richland County	
Tax Map Number: R01506-01-06 & 01500-02-15	Subject Area: 18.56 acres
Current Parcel Zoning: RS-MD (Residential - Single-Family, Medium-Density)	Proposed Use: 55 Single-Family Residential Lots

STAFF ANALYSIS

Indigo Hills is a proposed single-family residential community to be located on Three Dog Road in northwest Richland County. The property has approximately 160 feet of frontage on Three Dog Road. The proposed development, as shown on the Sketch Plan dated 7/18/07, includes 55 lots on approximately 19 acres. The subject property is heavily wooded and located in Flood Zone “X”, with a 50 foot elevation change throughout the property.

The property is currently zoned Residential - Single-Family, Medium-Density (RS-MD). County Council approved a request to rezone the 19.31-acre property from Rural District (RU) to RS-MD on March 7, 2006. The RS-MD district is intended as a single-family, detached residential district of medium densities, with a minimum lot size of 8500 square feet and a minimum lot width of 60 feet. The 4.71-acre parcel labeled “Parcel B” and represented as Neighborhood Commercial on the Sketch Plan was subdivided from the 19-acre tract on 12/22/05. On June 20, 2006, County Council approved a request to rezone the 3.5-acre parcel at the corner of Dutch Fork Road and Three Dog Road from Rural District (RU) to General Commercial (GC). This parcel is represented as “Parcel A” on the Sketch Plan.

A Sketch Plan was previously approved for this subdivision by the Planning and Development Services Department on January 8, 2007. The original sketch plan was designed with 76 lots to have access off a series of cul-de-sac roads. The road layout has since been changed and the number of lots has dropped to 55. The largest lot shown is 16,740 square feet, and the smallest lot shown is 8,502 square feet. Lot dimensions (widths) are not shown on the sketch plan. One entrance remains on Three Dog Road. All internal roads are 50 foot rights-of-way. A 5-foot sidewalk is shown along Three Dog Road and a 4-foot wide sidewalk is shown along one side of all internal roads. A school bus drop-off and pick-up shelter is shown along the entrance drive. A 50-foot access is shown adjacent to Lot 1 for access to Parcel B. Another 50-foot access is shown at the rear of the property for access to the adjacent property. The total open space provided for the development is 2.12 acres; 1.66 acres consists of the detention ponds, and the remaining .46 acres is dedicated common area.

City of Columbia will provide water service, and a pump station is to be located on-site to provide sanitary sewer service. A Traffic Management Plan was submitted.

Existing Zoning and Land Use

	Existing Zoning	Existing Land Use
Subject Parcels	RS-MD	Vacant / Wooded
Adjacent Northwest	RU	Single-Family Residences / Cemetery
Adjacent Northeast	GC	Vacant / Wooded
Adjacent Southeast	RS-LD	Single-Family Residences
Adjacent Southwest	RU	Single-Family Residence



Richland County Planning & Development Services Department Map Amendment Staff Report

PC MEETING DATE: March 3, 2008
RC PROJECT: 08-05MA
APPLICANT: Baylen Moore
PROPERTY OWNER: Teresa Deberry, Riley Newman, Brian Cowsert, Baylen Moore
LOCATION: Brody Road

TAX MAP NUMBER: 01409-03-05, 06, 07 & 01413-01-06
ACREAGE: 1.39
EXISTING ZONING: RU
PROPOSED ZONING: RS-LD

PC SIGN POSTING: February, 2008

Staff Recommendation

Approval

Background /Zoning History

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

Summary

The Residential Single-Family- Low Density District (RS-LD) is intended as a single-family, detached residential district, and the requirements for this district are designed to maintain a suitable environment for single family living. Non-single family development normally required to provide the basic elements of a balanced and attractive residential area is also permitted. The minimum lot area is 12,000 square feet; and no more than one (1) principal dwelling unit on a lot except for permitted accessory dwellings.

Roads

The site is located on Brody Road which intersects Johnson Marina Road. Johnson Marina Road is classified as a two lane undivided collector road currently maintained by SCDOT.

Existing Zoning

<u>North:</u>	RU/PDD	Single Family homes; Lighthouse Marina
<u>South:</u>	RS-LD	The Havens subdivision
<u>East:</u>	RU	Single Family homes
<u>West:</u>	RU	Single Family homes

Plans & Policies

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

Objective: “In areas with environmentally sensitive lands of limited infrastructure, low density development is encouraged”.

Compliance: The existing lots conform to the low density intent.

Principal: “Residential development should be limited to individual dwellings on individual lots”.

Compliance: The proposed dwelling will be limited to an individual lot of record and the existing homes currently meet this standard.

Traffic Impact

The current traffic counts were received from SCDOT in May, 2007 and represent the Annual Average Daily Trips in 2006. The nearest count station is # 559 located on Johnson Marina Road south of Lowman Home Road. The current traffic volume is 1,750 ADT which is currently at a level-of-service “A”.

Conclusion

The current parcels range in square feet from 11,993 to 18,857. Therefore, currently legal non-conforming for the Rural Distinct (RU) minimum lot size required for the existing zoning of 33,000 square feet. Section 26-251 of the Richland County Land Development Code governs non conformities.

Map Amendments have been granted on continuous and adjacent properties beginning in 1991. The last map amendment granted for Residential Single-Family Low Density (RS-LD) was 2006.

Lot size which is not in conformance with the current regulations, may continue in perpetuity providing proposed uses meet all applicable dimensional requirements. Jurisdictions may not create non-conformities by action, however, State Law Chapter 6, 6-29-730 states that a jurisdiction may provide for the substitution of nonconformities. The interpretation, which has concluded to not “increase the non-conformity”.

In this case, the four parcels currently have a non-conformity in a range of 64 percent to 57 percent non-conformity. The newly created “non-conformity” would be reduced to one parcel and of less than 1 percent non-conformity.

Planning Staff recommends approval of this map amendment.

Zoning Public Hearing Date



















March 25, 2008

Case 08-05 MA RU to RS-LD



ZONING CLASSIFICATIONS



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

CASE 08-05 MA RU to RS-LD

TMS 01409-03-05, 06, 07 & 01413-01-06



CASE 08-05 MA

From RU to RS-LD

TMS# 01409-03-05, 06, 07 & 01413-01-06

Brody Rd.





LOOKING AT SITE



LOOKING AT SITE



LOOKING TOWARDS
THE LAKE



LOOKING TOWARDS
JOHNSON MARINA RD.



Richland County Planning & Development Services Department Map Amendment Staff Report

PC MEETING DATE: March 3, 2008

RC PROJECT: 08-06 MA
APPLICANT: Patrick Palmer
PROPERTY OWNER: Seven Acre Cut, LLC

LOCATION: Windsor Lake Blvd.

TAX MAP NUMBER: 19802-01-18
ACREAGE: 4.66
EXISTING ZONING: RS-LD
PROPOSED ZONING: RM-HD

PC SIGN POSTING: February, 2008

Staff Recommendation

Approval

Background /Zoning History

According to County records the current zoning of Residential-Single Family – Low Density (RS-LD) reflects the original zoning as adopted September 7, 1977.

Summary

The RM – HD District is intended to provide for high-density residential development in Richland County, allowing compact development consisting of the full spectrum of residential unit types where adequate public facilities are available. This district is intended to allow a mix of residential unit types where adequate public facilities are available. This district is intended to allow a mix of residential unit types to provide a balance of housing opportunities while maintaining neighborhood compatibility. This district may serve as a transitional district between lower density residential and low intensity commercial uses.

No minimum lot area, except as determined by DHEC. Maximum density for residential uses is no more than sixteen (16) dwelling units per acre.

Gross maximum density - 74 dwelling units.

Roads

The site is located on State frontage (SF-2918) which is off of Windsor Lake Boulevard. Windsor Lake Boulevard is classified as a two lane collector road currently maintained by SCDOT.

Existing Zoning

<u>North:</u>	RM-HD	Apartments/ Lake
<u>South:</u>	RS-LD	Single Family Dwelling/I-20
<u>East:</u>	RM-HD	Vacant
<u>West:</u>	RS-LD	Single Family Dwelling/I-20

Plans & Policies

The Imagine Richland 2020 Comprehensive Plan/ “Northeast Area Proposed Land Use Map” designates this area as Commercial Area in the Established Urban Area.

Objective: “Minimize incompatibility between existing and proposed land uses”.

Compliance: The proposed request would be compatible with existing land uses.

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

Compliance: The water and sewer are readily available.

Principal: “The Established Urban Area should contain overall higher density levels and should conform to the Proposed Land Use Map”.

Compliance: Though the recommended land use map designates this as commercial, one of the components of commercial is the identical density to the requested map amendment zoning.

Traffic Impact

The current traffic counts were received from SCDOT in May, 2007 and represent the Annual Average Daily Trips in 2006. The nearest count station is # 427 located on Windsor Lake Boulevard east of the site. The current traffic volume is 3,200 ADT which is currently at a level-of-service “”.

Conclusion

The subject parcel is 4.66 acres and contiguous with the requested zoning of Residential Multi-Family District (RM-HD), developed with multi-family dwellings with a maximum density of sixteen (16) units per acre. The maximum dwelling units for the parcel is 74 units. The adjacent property is vacant. The Interstate 20 is the western border of the parcel.

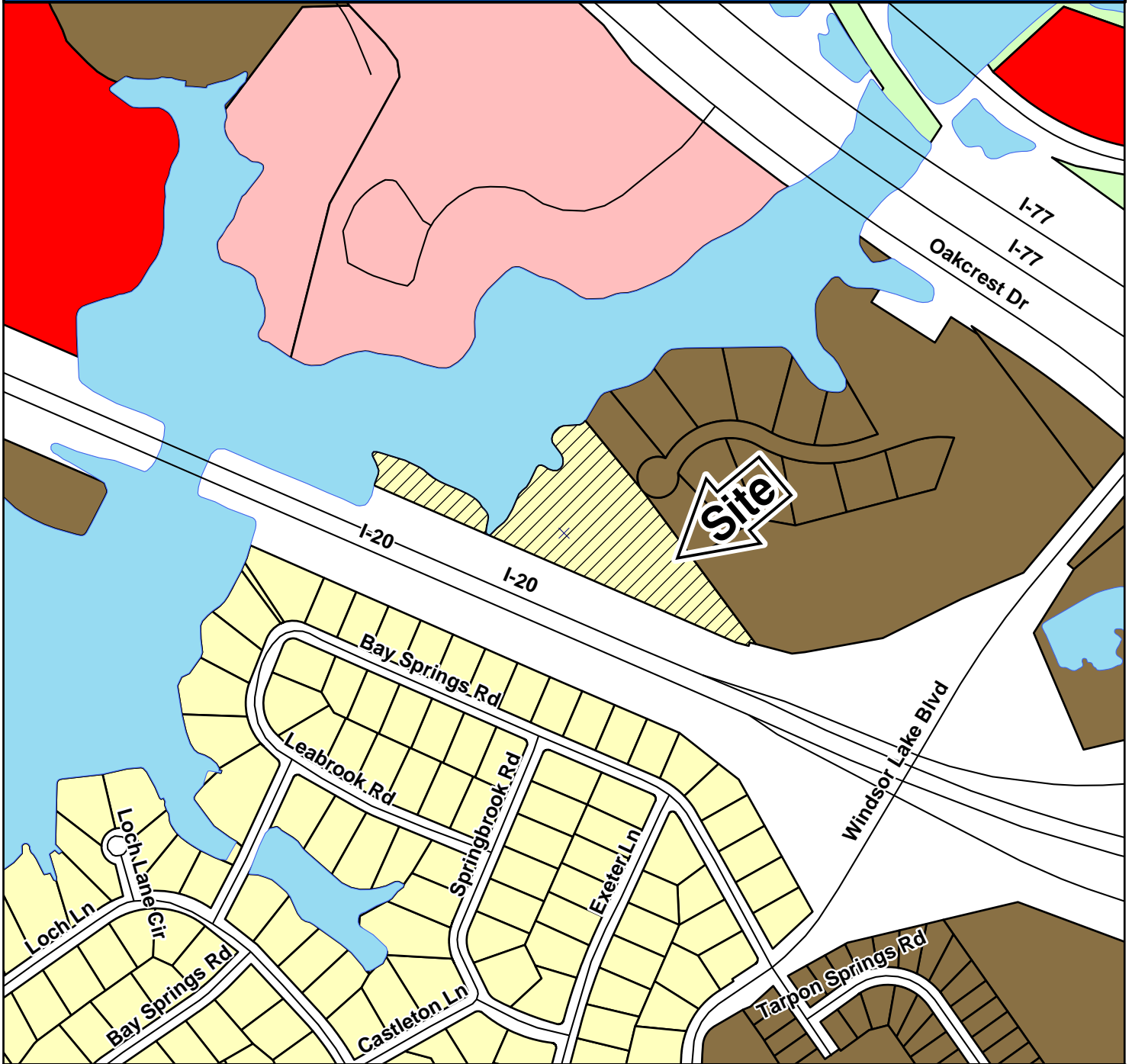
The access to the subject parcel is the only question. It appears to be a frontage road that has been closed. The parcel is adjacent to land that has the proposed zoning and frontage on Winder Lake Blvd.

Planning Staff recommends approval of this map amendment.

Zoning Public Hearing Date

March 25, 2008

Case 08-06 MA RS-LD to RM-HD



ZONING CLASSIFICATIONS



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

**CASE 08-06 MA
RS-LD to RM-HD**

TMS 19802-01-18



CASE 08-06 MA

From RS-LD to RM-HD

TMS# 19802-01-18

Windsor Lake Blvd.





STATE OF SOUTH CAROLINA
COUNTY COUNCIL FOR RICHLAND COUNTY
ORDINANCE NO. ___-08HR

AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES; CHAPTER 26, LAND DEVELOPMENT; ARTICLE VII, GENERAL DEVELOPMENT, SITE, AND PERFORMANCE STANDARDS; SO AS TO ESTABLISH A GREEN CODE SETTING FORTH OPTIONAL STANDARDS FOR CERTAIN PARCELS THAT MAY BENEFIT FROM THE APPLICATION OF ENVIRONMENTAL PROTECTION STANDARDS.

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

SECTION I. The Richland County Code of Ordinances, Chapter 26, Land Development; Article II, Rules of Construction/Definitions; Section 26-22, Definitions; is hereby amended to include in the appropriate alphabetical order, the following definitions:

Conservation Area. Any parcel or area of undeveloped land conserved in its natural state for perpetuity through deeds or other legal measures.

Conservation subdivision. A subdivision that concentrates buildings in specific areas on site and maximizes open space, preservation of environmentally sensitive areas.

Neighborhood Green. An open space available for unstructured recreation, its landscaping consists of grassy areas, trees and approximately one-acre or less surrounded by structures/dwellings within the boundaries of the development.

Pocket Park. A small neighborhood park of approximately one-acre or less.

SECTION II. The Richland County Code of Ordinances, Chapter 26, Land Development; Article VII, General Development, Site, and Performance Standards; so as to establish a Green code setting forth optional standards for certain parcels that may benefit from the application of environmental protection standards; thereby creating a new section to read as follows:

Sec. 26-186. Green Code standards.

(a) *Purpose.* Green Code standards are intended to encourage the development of residential communities based upon the *Comprehensive Plan for Richland County*, and which are designed to:

- (1) Preserve and protect environmental resources, scenic vistas, and natural and cultivated landscapes; and

- (2) Enhance land, water, air and tree resources by minimizing the area of land disturbance, reducing impervious surface, optimizing stream buffers, preserving tree cover and encouraging retention and protection of Conservation Areas; and
- (3) Reduce infrastructure maintenance costs as a result of efficient community design; and
- (4) Provide a Conservation Area and pedestrian linkages and wildlife corridors among residential communities and to encourage recreation opportunities; and
- (5) Preserve significant historical and archeological features; and to preserve and protect contiguous undeveloped areas within the development.

(b) *Applicability/Establishment.* The owner of property within an RU, RS-E, RS-LD, RS-MD, or RS-HD zoning district may apply the development standards found within this section, in lieu of the development standards set forth for the applicable zoning district, subject to meeting the requirements of this section.

(c) *Application.* A property owner desiring to use the development standards of this section must first submit an application to the Planning department. The application shall be accompanied by an “Existing Features Site Analysis Plan” (see subsection (e), below), and a “Concept Plan” (see subsection (f), below). An application will not be accepted if the property has been completely timber harvested within the past twenty-four (24) months. In addition, property must utilize a public sanitary sewer, unless the owner obtains prior approval from DHEC to utilize a well and septic tank system.

(d) *Approval by the County’s Soil and Water Department.* A Conservation Area that delineates the land that is to be set aside for conservation purposes must be certified and accepted by the Richland County Soil and Water department. The Planning department shall submit this information to the Soil and Water department for review.

(e) *Existing Features Site Analysis Plan.* At time of development, and prior to preparing the Concept Plan, an Existing Features Site Analysis Plan, sealed by a registered engineer or landscape architect, shall be prepared and submitted by the applicant or developer.

- (1) The purposes of the Existing Features Site Analysis Plan are to:

- a. Delineate areas that have been identified as worthy of permanent protection as a Conservation Area because of their environmental values.
 - b. Set forth the particulars of the site, including boundary, topographic data (minimum 2 foot contour intervals), existing structures and utility easements. County topographical data, current GIS data other published data will be acceptable.
 - c. Provide the starting point for design of the conservation subdivision with built areas being designed as separate from the areas delineated as worthy of permanent protection.
- (2) The Existing Features Site Analysis Plan shall include, at a minimum, the following information:
- a. Perennial and intermittent streams, FEMA designated 100-Year Flood Hazard Zones and Wetlands. The source of this information shall also be indicated. USACE approved delineation is not required. Delineation of stream buffers along intermittent streams and perennial streams. The required buffers are:

For an Intermittent stream – a 25 foot buffer on each side, and

For a Perennial stream – a 50 foot buffer on each side.

Natural vegetation shall not be disturbed, except for utility crossings within the required buffers. Disturbed areas must be restored with a native perennial covering.
 - b. Identification of tree lines, native woodlands, open fields or meadows, peaks or rock outcroppings, and prime agricultural land.
 - c. Delineation of tree resource areas by type, such as hardwoods, pines or mixed; and old or new growth, as determined by existing and published data.
 - d. Delineation of steep slope areas (25% or greater). The designer shall protect vegetative cover on slopes greater than 40%.
 - e. Identification of historical, archeological or other significant features.
 - f. Identification of the Conservation Area, Open Space, or common areas contiguous to the project.

- g. Identification of protected plant species as listed by the South Carolina Department of Natural Resources, to be certified by a registered landscape architect, forester, arborist, biologist, botanist or horticulturist.
- h. The plan also shall include certification that timber harvesting activity has not occurred on the primary conservation area property in the previous twenty-four (24) months prior to the approval of a Concept Plan.

(f) *Concept Plan.* At time of development application, a Concept Plan shall be submitted by the developer for review and approval in accordance with the requirements and procedures of this chapter. A Concept Plan shall consist of either a site plan or a sketch plan, including the following information:

- (1) Delineation and specifications of a Conservation Area, including calculations, of any “Pocket Parks,” “Neighborhood Greens,” play areas, or trail system to be constructed.
- (2) A typical detail on the plan indicating minimum lot width, building setback lines, off-street parking, street trees, sidewalks, and street pavement and right-of-way width.
- (3) Minimum Lot width area and percent of floodplain specifications in tabular form; and density calculations (gross and net).

(g) *Conservation Area Requirements.* In order to use the development standards of this section, the Conservation Area shall meet the following requirements:

- (1) *Delineation.* Priority shall be given in delineating Conservation Areas as those areas of significance identified in the Existing Features Site Analysis Plan, around which the built areas are designed.
- (2) *Undeveloped and Natural.* The Conservation Area shall remain undeveloped and natural except for the provision of non-motorized passive recreation opportunities, such as running, walking, biking, and similar outdoor activities. Wetland and stream bank mitigation projects are also permitted.

“Primary Conservation Areas” are required to be included in the Conservation Area. These areas shall be covered by a provision for permanent protection and shall include 100-Year floodplains, stream buffer zones, and slopes greater than forty percent (40%) consisting of a contiguous area of at least 5,000 square feet, wetlands, endangered or

threatened species or their habitat, archeological sites, cemeteries or burial grounds.

“Secondary Conservation Areas” are features that are acceptable and desirable for Conservation Area designation, and may be covered by the provisions for permanent protection. These include important historic sites, existing healthy, native forests of at least one (1) contiguous acre, scenic view sheds, peaks and rock outcroppings, prime agriculture lands consisting of at least five (5) contiguous acres, and existing trails that connect the tract to neighboring areas. Also considered Secondary Conservation Areas are “Pocket Parks,” “Neighborhood Greens” and storm water management facilities and practices, and these may be constructed and maintained in the Conservation Area. However, “Pocket Parks” and “Neighborhood Greens” shall not exceed twenty percent (20%) of the total required Conservation Area.

- (3) *Exclusions.* The following features are excluded from the minimum amount of Conservation Area that must be set aside:
 - a. Residential yards.
 - b. Proposed Permanent Lakes that may be used for wet detention. However, existing lakes that are used for stormwater detention shall be credited at one hundred percent (100%), and no more than fifty percent (50%) of land area located within a proposed permanent wet stormwater basin may be credited.
 - c. Recreation Area Improvements. Impervious surfaces in recreation areas shall not be credited.
 - d. Land area within power, gas pipeline easements, sewer line easements or pump stations shall not be credited unless these easements contain sensitive areas and are approved for common use areas.
 - e. Land area devoted to public or private streets or any land that has been, or is to be, conveyed to a public agency via a purchase agreement for such use as parks, schools, or other public facilities, shall not be credited.
 - f. Dry stormwater detention basins shall not be credited.
- (4) *Ownership.* Conservation Area shall be owned in fee-simple by a mandatory property owner's association; or other entity empowered to accept easements in perpetuity. The developer shall record the deed to the Conservation Area prior to, or concurrent with, the recording of the

first final subdivision plat. An access easement following the alignment of future public streets is acceptable. However, “Pocket Parks” or “Neighborhood Greens” shall be deeded concurrent with the phase of the final subdivision plat of which it is a part.

- (5) *Property Owner’s Association.* The property owner’s association bylaws or covenants, at a minimum, shall contain the following provisions:
 - a. Governance of the association.
 - b. Lien rights to the association for maintenance expenses and tax obligations.
 - c. Responsibility for maintenance of the open space.
 - d. Responsibility for insurance and taxes.
 - e. Automatic compulsory membership of all lot purchasers and their successors; and compulsory assessments.
 - f. Conditions and timing of transferring control of the association from the developer to the lot owners.
 - g. Guarantee that the association will not be dissolved without the advance approval of the Richland County Council.
- (6) *Maintenance.* The property owner’s association, or other entity approved in advance by the Planning department, shall be responsible for the continuous maintenance and/or preservation of buffers, Conservation Area, trails and recreation areas.
- (7) *Conservation Surety.* A Conservation Area delineated on the Final Plat and required to be in a Primary Conservation Area shall be permanently protected by either one or both of the following options:
 - a. *Option 1. Conveyance to Other Qualified Organizations or Entities.* Except for “Pocket Parks” or “Neighborhood Greens,” developed recreation areas or Secondary Conservation Areas not desired for permanent protection, the Conservation Area shall be permanently protected by the: 1) recording of a covenant or conveyance of an easement which runs in perpetuity under South Carolina law in favor of any corporation, trust, or other organization holding land for the use of the public or certain governmental entities; or 2) conveyance of a conservation easement running in perpetuity to a third party “qualified

organization” recognized by Federal Treasury Regulation Section 1.170A-14(c)(1). Qualified organizations recognized by this Treasury Regulation include, but may not be limited to, governmental entities, local and national land trusts, or other conservation groups that are organized or operated primarily or substantially for one of the conversation purposes specified in the Internal Revenue Code. Governmental entities that qualify to be named in covenants or to receive conservation easements under the Treasury Regulation referred to above for purposes of this section shall include the Federal government, the State of South Carolina, Richland County, or authorities of the State of South Carolina or Richland County. If a covenant is recorded or an easement conveyed in favor of a governmental entity, formal acceptance by the governmental entity or qualified conservation organization shall be obtained prior to the recording of the covenant or conveyance of the easement. The developer shall record the necessary legal instrument to accomplish protection of the Conversation Area prior to, or concurrent with, the recording of the Final Plat. Both the deed and the Final Plat shall contain, at a minimum, the following covenant:

“The Conservation Area conveyed by deed and shown on the Final Plat shall remain permanently protected and shall not be disturbed or cleared except to clean up storm damage, and shall have the following goals: 1) protection of streams, floodplains and wetlands; 2) protection of steep slopes; 3) protection of woodlands, open fields and meadows; 4) protection of historical and archeological features; 5) protection of significant wildlife habitats; 6) protection of scenic vistas; and 7) passive recreation and connectivity with nearby open spaces. The following uses may be allowed: passive recreational amenities, such as pervious-surface paths and minimal parking spaces; picnic and restroom facilities (constructed facilities shall not exceed fifteen percent (15%) of the Conservation Area). This covenant is intended to benefit said area to the public and the use of same to the subdivision lot owners and residents, and it shall run in perpetuity.”

- b. Option 2. *Conveyance to the Public and Subdivision Lot Owners.* A deed conveying ownership of the Conservation Area to the mandatory property owner’s association shall be recorded and delivered prior to, or concurrent with, the approval of the Final Plat for the first phase of the subdivision. The legal instrument shall contain, at a minimum, the same language required to be placed on a deed as stated in Option 1 of this Section.

(h) *Density*. The residential gross density in each zoning district is established in other sections of this Code; provided, however, bonus density shall be granted based on meeting open space conservation targets as follows:

- 30% required minimum open space – 10% bonus density
- 40% open space provided – 20% bonus density
- 50% open space provided – 30% bonus density

Density bonus can be applied on a pro-rata basis for open space amounts falling between the benchmarks.

(i) *Development Requirements*. Subdivisions shall meet the following requirements:

- (1) Minimum Subdivision Size: 10 contiguous acres.
- (2) Lot Area: No minimum.
- (3) Minimum Yard Areas (Setbacks):
 - a. Front: 20 feet; provided, however, the front yard setback may be reduced to 5 feet if dwellings are provided side or rear entry garages.
 - b. Rear: 20 feet.
 - c. Side: 5 feet.
 - d. Corner lots secondary side $\frac{1}{2}$ front or 10 feet
 - e. For alley loaded or neo-traditional developments:
 - Front: 10 feet
 - Rear: 15 feet
 - Side: 3 feet, 6 feet combined
 - Corner lots secondary side 10 feet
 - f. For a zero “lot line” development:
 - Front: 15 feet
 - Rear: 15 feet
 - Side: 4 feet, 6 feet combined
 - Corner lots secondary side 7 $\frac{1}{2}$ feet
- (4) Street Frontage Buffer along existing roads: 15 feet in width (not part of any building lot). The street frontage buffer shall remain undisturbed and natural, except for entrance features, necessary street construction activities, right-of-way crossings, public utility easements, and corner

right-of-way miters or radii. If the required street frontage buffer is void of vegetation, it shall be planted in accordance to landscape buffer type “A” to provide an effective visual screen, which may include landscaped berms and decorative fences. The street frontage buffer may be counted towards Conservation Area calculations.

- (5) Maximum Height: 3 stories above ground level.
- (6) Homes shall be constructed of durable material. If vinyl is used, a brick, stacked stone or stucco façade must be provided. Soffits may be constructed of vinyl.
- (7) Yards: All disturbed areas on dwelling lots shall be stabilized with sod, or landscaped with mulch and native plants for landscaping and stabilization of the entire lot.
- (8) Garages: Dwellings shall have a minimum of two-car garages.
- (9) Street trees shall be provided along all roads at intervals of twenty-five (25) feet and shall be 2½ inch caliper/10 feet in height at time of planting.
- (10) Proposed utilities shall be located underground.
- (11) Community streets shall be as follows:
 - a. Main Streets – twenty-four (24) feet pavement width with 1.5 feet minimum rolled curb.
 - b. Park Streets – seventeen (17) feet pavement width with 1.5 feet minimum rolled curb on outside and one (1) foot ribbon curb inside.
 - c. Street Lighting - if street lighting is proposed, a pedestrian scale shall be utilized (maximum 12 feet in height).
 - d. All streets shall conform to Richland County standards for pavement section, horizontal and vertical curvature. All streets in the community will have sidewalks on at least one side. Sidewalks shall provide access to community trail systems. All sidewalks shall be a minimum of five (5) feet wide and meet ADA standards.
- (12) Storm water management. Where possible, detention shall be accomplished in wet ponds. In addition, low impact development options shall be utilized when feasible throughout the community.

However, in either case, storm water controls shall meet Richland County's standards.

- (13) The maximum impervious surface allowed is fifty percent (50%) of the developed area.
- (14) Certification shall be issued by the Richland County Council for the completion of development that meets the within Green code standards, which enhances the environment, improves our quality of life, and prioritizes Green Development.
- (15) Appeals. The Board of Zoning Appeals, consistent with section 26-58, shall hear appeals of decisions of the Planning department pertaining to this section (26-186).

Secs. 26-187 – 26-200. Reserved.

SECTION III. The Richland County Code of Ordinances, Chapter 26, Land Development; Article V, Zoning Districts and District Standards; Section 26-85, RU Rural District; Subsection (c), Development Standards; is thereby amended to read as follows:

- (c) *Development standards.* See also Article V., Section 26-131. Table of Area, Yard, and Height Requirements. Provided, however, if a developer can meet the requirements found within Section 26-186, the development standards of 26-186 (i) may be substituted for the standards required in this subsection.
 - (1) *Minimum lot area/maximum density:* Minimum lot area: 33,000 square feet (one acre), or as determined by the DHEC, but in no case shall it be less than 33,000 square feet. Maximum density standard: no more than one (1) principal dwelling unit may be placed on a lot except for permitted accessory dwellings.
 - (2) *Minimum lot width:* 120 feet.
 - (3) *Structure size standards:* None.
 - (4) *Setback standards:* The following minimum setbacks shall be required for principal uses in the RU District:
 - a. Front: 40 feet.
 - b. Side: 20 feet.
 - c. Rear: 50 feet.

The minimum side and rear setback requirement for accessory buildings/ structures in the RU District is twenty (20) feet. See also Section 26-185(b) of this chapter.

The landscape and bufferyard standards of Section 26-176 may require additional setback distances; if so, the most restrictive requirements shall apply.

- (5) *Height standards:* The maximum height of structures in the RU District shall be 45 feet. Silos, barns, windmills, or other similar structures used for agricultural purposes are exempt from height requirements.
- (6) *Landscaping/bufferyard standards:* Landscaping and bufferyards shall be provided in accordance with Section 26-176 of this chapter.
- (7) *Parking/loading standards:* 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.
- (8) *Sidewalk and pedestrian amenities:* Sidewalks and other pedestrian amenities shall be provided as required by Section 26-179 of this chapter
- (9) *Signs:* Signs shall be regulated by the requirements of Section 26-180 of this chapter.
- (10) *Recreation/open space standards:* Open space shall be provided for new developments and expansions of existing developments in accordance with the standards for parks and open space in Section 26-184 of this chapter. Design flexibility in the form of reductions in dimensional standards (lot area, minimum lot width, and setback) is available for open space reservation (see Section 26-184(c)).
- (11) *Design and operation standards:* None.

SECTION IV. The Richland County Code of Ordinances, Chapter 26, Land Development; Article V, Zoning Districts and District Standards; Section 26-87, RS-E Residential, Single-Family - Estate District; Subsection (c), Development Standards; is thereby amended to read as follows:

(c) *Development standards.* See also Article V., Section 26-131. Table of Area, Yard, and Height Requirements. Provided, however, if a developer can meet the requirements found within Section 26-186, the development standards of 26-186 (i) may be substituted for the standards required in this subsection.

- (1) *Minimum lot area/maximum density:* Minimum lot area: 20,000 square feet, or as determined by DHEC, but in no case shall it be less than 20,000 square feet. Maximum density standard: no more than one (1) principal dwelling unit may be placed on a lot, except for permitted accessory dwellings. However, see the provisions for single-family zero lot line dwellings at Section 26-151(c)(27) of this chapter.
- (2) *Minimum lot width:* 100 feet.
- (3) *Structure size standards:* None.
- (4) *Setback standards:* The following minimum setbacks shall be required for principal uses in the RS-E District.
 - a. Front: 35 feet.
 - b. Side: 10 feet.
 - c. Rear: 30 feet.

Where zero lot line developments are permitted, the side setback shall meet the special requirements for such developments as set forth in Section 26-151 of this chapter.

The minimum side and rear setback requirement for accessory buildings/structures in the RS-E District is ten (10) feet.

The landscape and bufferyard standards of Section 26-176 of this chapter may require additional setback distances; if so, the most restrictive requirements shall apply.

- (5) *Height standards:* The maximum height of structures in the RS-E District shall be 45 feet. Silos, barns, windmills or other similar structures used for agricultural purposes are exempt from height requirements.

- (6) *Landscaping/bufferyard standards:* Landscaping and bufferyards shall be provided in accordance with Section 26-176 of this chapter.
- (7) *Parking/loading standards:* 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.
- (8) *Sidewalk and pedestrian amenities:* Sidewalks and other pedestrian amenities shall be provided as required by Section 26-179 of this chapter.
- (9) *Signs:* Signs shall be regulated by the requirements of Section 26-180 of this chapter.
- (10) *Recreation/Open Space Standards:* Open space shall be provided for new developments and expansions of existing developments in accordance with the standards for parks and open space in Section 26-184 of this chapter. Design flexibility in the form of reductions in dimensional standards (lot area, minimum lot width, and setback) is available for open space reservation (see Section 26-184(c)).
- (11) *Design and operation standards:* None.

SECTION V. The Richland County Code of Ordinances, Chapter 26, Land Development; Article V, Zoning Districts and District Standards; Section 26-88, RS-LD Residential, Single-Family – Low Density District; Subsection (c), Development Standards; is thereby amended to read as follows:

- (c) *Development standards.* See also Article V., Section 26-131. Table of Area, Yard, and Height Requirements. Provided, however, if a developer can meet the requirements found within Section 26-186, the development standards of 26-186 (i) may be substituted for the standards required in this subsection.
 - (1) *Minimum lot area/maximum density:* Minimum lot area: 12,000 square feet or as determined by DHEC, but in no case shall it be less than 12, 000 square feet. Maximum density standard: no more than one (1) principal dwelling unit may be placed on a lot except for permitted accessory dwellings. However, see the provisions for single-family zero lot line dwellings at Section 26-151(c)(27) of this chapter.
 - (2) *Minimum lot width:* 75 feet.

- (3) *Structure size standards:* None.
- (4) *Setback standards:* The following minimum setbacks shall be required for principal uses in the RS-LD District:
 - a. Front: 25 feet.
 - b. Side: 16 feet total for side setbacks, with 5 feet minimum on any one side.
 - c. Rear: 20 feet.

Where zero lot line developments are permitted, the side setback shall meet the special requirements for such developments as set forth in Section 26-151 of this chapter.

The minimum side and rear setback requirement for accessory buildings/ structures in the RS-LD District is five (5) feet.

The landscape and bufferyard standards of Section 26-176 of this chapter may require additional setback distances; if so, the most restrictive requirements shall apply.

- (5) *Height standards:* The maximum height of structures in the RS-LD District shall be 45 feet.
- (6) *Landscaping/bufferyard standards:* Landscaping and bufferyards shall be provided in accordance with Section 26-176 of this chapter.
- (7) *Parking/loading standards:* 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.
- (8) *Sidewalk and pedestrian amenities:* Sidewalks and other pedestrian amenities shall be provided as required by Section 26-179 of this chapter.
- (9) *Signs:* Signs shall be regulated by the requirements of Section 26-180 of this chapter.
- (10) *Recreation/open space standards:* Open space shall be provided for new developments and expansions of existing developments in accordance with the standards for parks and open space in Section

26-184 of this chapter. Design flexibility in the form of reductions in dimensional standards (lot area, minimum lot width, and setback) is available for open space reservation (see Section 26-184(c))

(11) *Design and operation standards:* None.

SECTION VI. The Richland County Code of Ordinances, Chapter 26, Land Development; Article V, Zoning Districts and District Standards; Section 26-89, RS-MD Residential, Single-Family – Medium Density District; Subsection (c), Development Standards; is thereby amended to read as follows:

(c) *Development standards.* See also Article V., Section 26-131. Table of Area, Yard, and Height Requirements. Provided, however, if a developer can meet the requirements found within Section 26-186, the development standards of 26-186 (i) may be substituted for the standards required in this subsection.

(1) *Minimum lot area/maximum density:* Minimum lot area: 8,500 square feet, or as determined by DHEC. Maximum density standard: no more than one (1) principal dwelling unit may be placed on a lot except for permitted accessory dwellings. However, see the provisions for single-family zero lot line dwellings at Section 26-151(c)(27) and Section 26-152(d)(12) of this chapter.

(2) *Minimum lot width:* 60 feet.

(3) *Structure size standards:* None.

(4) *Setback standards:* The following minimum setbacks shall be required for principal uses in the RS-MD District:

a. Front: 25 feet.

b. Side: 13 feet total for side setback, with 4 feet minimum for any one side.

c. Rear: 20 feet.

Where zero lot line developments are permitted, the side setback shall meet the special requirements for such developments as set forth in Section 26-151 and Section 152 of this chapter.

The minimum side and rear setback requirement for accessory buildings/ structures in the RS-MD District is five (5) feet.

The landscape and bufferyard standards of Section 26-176 of this chapter may require additional setback distances; if so, the most restrictive requirements shall apply.

- (5) *Height standards:* The maximum height of structures in the RS-MD District shall be 45 feet.
- (6) *Landscaping/bufferyard standards:* Landscaping and bufferyards shall be provided in accordance with Section 26-176 of this chapter.
- (7) *Parking/loading standards:* 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.
- (8) *Sidewalk and pedestrian amenities:* Sidewalks and other pedestrian amenities shall be provided as required by Section 26-179 of this chapter.
- (9) *Signs:* Signs shall be regulated by the requirements of Section 26-180 of this chapter.
- (10) *Recreation/open space standards:* Open space shall be provided for new developments and expansions of existing developments in accordance with the standards for parks and open space in Section 26-184 of this chapter. Design flexibility in the form of reductions in dimensional standards (lot area, minimum lot width, and setback) is available for open space reservation (see Section 26-184(c)).
- (11) *Design and operation standards:* None.

SECTION VII. The Richland County Code of Ordinances, Chapter 26, Land Development; Article V, Zoning Districts and District Standards; Section 26-90, RS-HD Residential, Single-Family – High Density District; Subsection (c), Development Standards; is thereby amended to read as follows:

- (c) *Development standards.* See also Article V., Section 26-131. Table of Area, Yard, and Height Requirements. Provided, however, if a developer can meet the requirements found within Section 26-186, the development standards of 26-186 (i) may be substituted for the standards required in this subsection.
 - (1) *Minimum lot area/maximum density:* Minimum lot area: 5,000 square feet, or as determined by DHEC. In no case shall the lot

size be less than 5,000 square feet. Maximum density standard: no more than one (1) principal dwelling unit may be placed on a lot except for permitted accessory dwellings. However, see the provisions for single-family zero lot line dwellings at Section 26-151(c)(27) and Section 152(d)(12) of this chapter.

- (2) *Minimum lot width:* 50 feet.
- (3) *Structure size standards:* None.
- (4) *Setback standards:* The following minimum setbacks shall be required for principal uses in the RS-HD District:
 - a. Front: 25 feet.
 - b. Side: 12 feet total for side setbacks, with 4 feet minimum setback for any one side.
 - c. Rear: 20 feet.

The minimum side and rear setback requirement for accessory buildings or structures in the RS-HD District is five (5) feet.

Where zero lot line developments are permitted, the side setback shall meet the special requirements for such developments as set forth in Section 26-151 and Section 26-152 of this chapter.

The landscape and bufferyard standards of Section 26-176 of this chapter may require additional setback distances; if so, the most restrictive requirements shall apply.

- (5) *Height standards:* The maximum height of structures in the RS-HD District shall be 45 feet.
- (6) *Landscaping/bufferyard standards:* Landscaping and bufferyards shall be provided in accordance with Section 26-176 of this chapter.
- (7) *Parking/loading standards:* 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.
- (8) *Sidewalk and pedestrian amenities:* Sidewalks and other pedestrian amenities shall be provided as required by Section 26-179 of this chapter.

- (9) *Signs*: Signs shall be regulated by the requirements of Section 26-180 of this chapter.
- (10) *Recreation/open space standards*: Open space shall be provided for new developments and expansions of existing developments in accordance with the standards for parks and open space in Section 26-184 of this chapter. Design flexibility in the form of reductions in dimensional standards (lot area, minimum lot width, and setback) is available for open space reservation (see Section 26-184(c)).
- (11) *Design and operation standards*: None.

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

SECTION X. Effective Date. This ordinance shall be enforced from and after _____, 2008.

RICHLAND COUNTY COUNCIL

BY: _____
Joseph McEachern, Chair

ATTEST THIS THE ____ DAY
OF _____, 2008

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: March 25, 2008 (tentative)
First Reading: March 25, 2008 (tentative)
Second Reading:
Third Reading:

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

TO: Planning Commission Members: Interested Parties
FROM: Alfreda W. Tindal, E9-1-1 Addressing Coordinator
DATE: February 26, 2008

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

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

Action Requested

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

PROPOSED STREET NAMES	GENERAL LOCATION
Sweetfern Ln	Woodcreek Farms S/D, off Jacobs Mill Pond Rd
Lobelia Ln	Woodcreek Farms S/D, Off Jacobs Mill Pond Rd
Sweetshurb Rd	Woodcreek Farms S/D, Off Jacobs Mill Pond Rd
Julius Dixon Rd (f/k/a Shady Grove Rd)	Off Dartmouth and Elliott Avenues
Congaree Pointe Dr	Congaree Pointe S/D, Off Atlas RD



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