

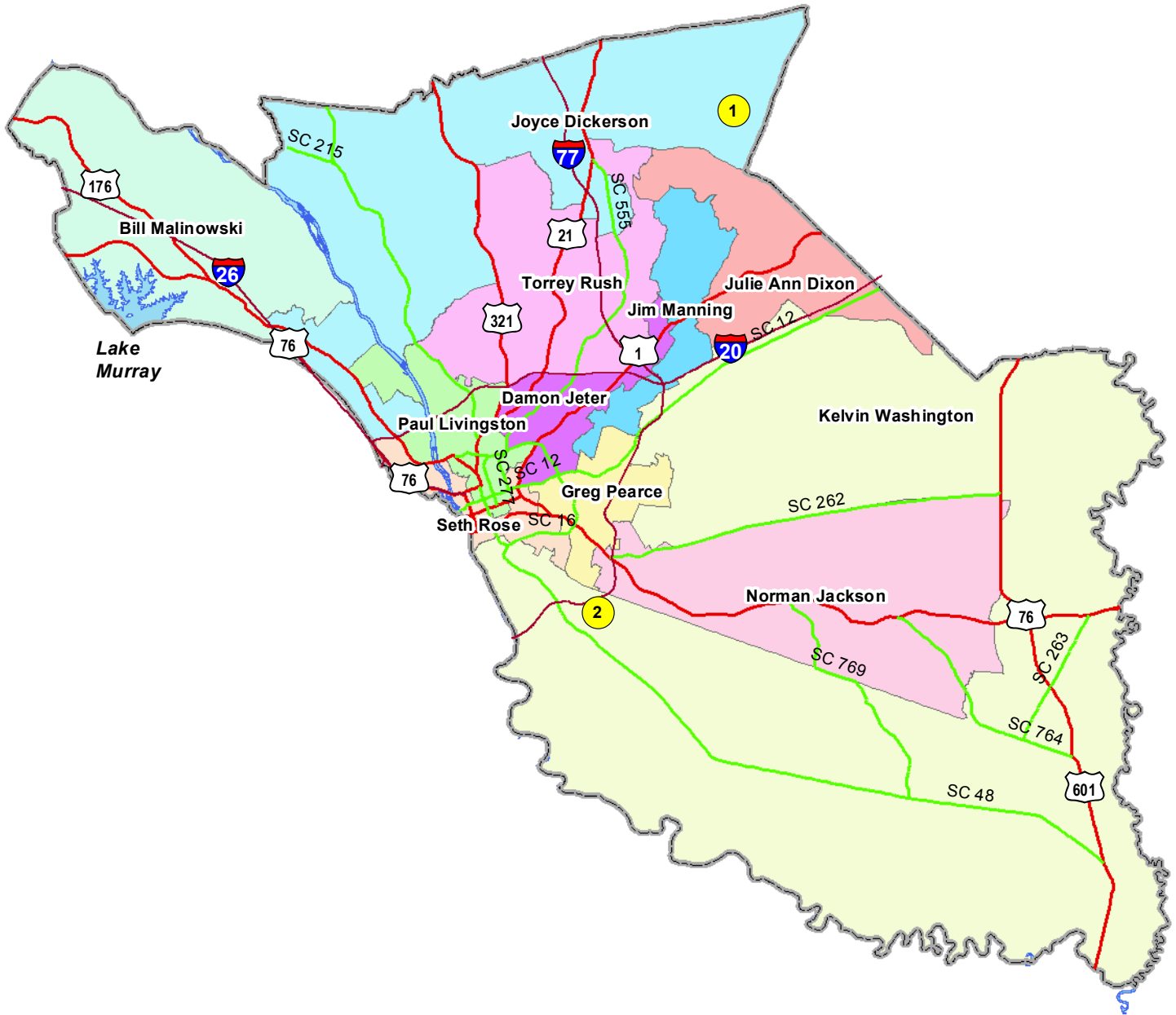
RICHLAND COUNTY COUNCIL  
ZONING PUBLIC HEARING



SEPTEMBER 22, 2015  
7:00 P.M.



# RICHLAND COUNTY COUNCIL ZONING PUBLIC HEARING SEPTEMBER 22, 2015



| CASE NO.    | APPLICANT           | TMS NO.     | LOCATION           | DISTRICT   |
|-------------|---------------------|-------------|--------------------|------------|
| 1. 15-34 MA | Tyson Reilly        | 23500-05-03 | Heins Road         | Dickerson  |
| 2. 15-35 MA | Cynthia Weatherford | 16204-08-01 | 2610 Harlem Street | Washington |





**RICHLAND COUNTY COUNCIL ZONING PUBLIC HEARING**

**Tuesday, September 22, 2015**

**7:00 P.M.**

**2020 Hampton Street  
2<sup>nd</sup> Floor, Council Chambers  
Columbia, South Carolina**

**STAFF:**

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

**CALL TO ORDER** .....Honorable Torrey Rush  
Chairman of Richland County Council

**ADDITIONS / DELETIONS TO THE AGENDA**

**ADOPTION OF THE AGENDA**

**OPEN PUBLIC HEARING**

**MAP AMENDMENTS [ACTION]**

1. Case # 15-34 MA  
Tyson Reilly  
RU to RS-E (202.56 acres)  
Heins Rd.  
TMS# 23500-05-03 **[FIRST READING]**  
PDSB – Approved 6-3  
Page 1
  
2. Case # 15-35 MA  
Cynthia Weatherford  
RS-HD to LI (1.27 acres)  
2610 Harlem St.  
TMS# 16204-08-01**[FIRST READING]**  
PDSB – Denied 5-4  
Page 9

**ADJOURNMENT**





# Richland County Planning & Development Services Department

## Map Amendment Staff Report

**PC MEETING DATE:** September 8, 2015  
**RC PROJECT:** 15-34 MA  
**APPLICANT:** Tyson Reilly

**LOCATION:** West side of Heins Road

**TAX MAP NUMBER:** R23500-05-03  
**ACREAGE:** 202.56 acres  
**EXISTING ZONING:** RU  
**PROPOSED ZONING:** RS-E

**PC SIGN POSTING:** August 18, 2015

### Staff Recommendation

Approval

### Background

#### Zoning History

The original zoning as adopted September 7, 1977 was Rural District (RU).

#### Zoning History for the General Area

According to our records there are no known map amendments in the immediate area.

#### Zoning District Summary

The Residential Single-family Estate District (RS-E) is intended to be used for single family, detached dwelling units on large "estate" lots. The requirements for this district are designed to provide for a low to medium density rural setting for residential development in areas that separate more urban communities from the truly rural portions of Richland County.

Minimum lot area is 20,000 square feet, or as determined by DHEC, but in no case shall it be less than 20,000 square feet. The maximum density standard: no more than one principal dwelling unit may be placed on a lot except for permitted accessory dwellings.

Based upon a gross density calculation, the maximum number of units for this site is approximately: 441 dwelling units.

Based upon a bonus density calculation utilizing the open space design standards, the maximum number of units with the maximum allowable bonus density of twenty (20) percent for this site is approximately: 529 dwelling units.

\*Gross density calculations do not consider site characteristics or land set aside for infrastructure or open space.

| Direction     | Existing Zoning | Use                     |
|---------------|-----------------|-------------------------|
| <u>North:</u> | RU/RU           | Residential/Residential |
| <u>South:</u> | RU              | Hunters Run Subdivision |
| <u>East:</u>  | RU/RU           | Residential/Residential |
| <u>West:</u>  | RU              | Undeveloped/wooded      |

|                   |
|-------------------|
| <b>Discussion</b> |
|-------------------|

**Parcel/Area Characteristics**

The subject parcel has frontage along Heins Road, a two lane undivided major collector. The parcel is undeveloped and wooded. There are no sidewalks or streetlights along Heins Road. The parcels north of the site contain residences. East of the subject parcel are a number of residential parcels. South of the site is the Hunters Run Subdivision. West of the site is a large undeveloped and wooded parcel.

**Public Services**

The parcel is located within Lexington Richland School District 2 boundaries. Lake Carolina Elementary school is located 1.34 miles southwest of the subject parcel on Kelly Mill Road. The Bear Creek fire station (station number 25) is located on Heins Road, approximately .5 miles northwest of the subject parcel. Records indicate that the parcel is located within the City of Columbia’s water service area. The parcel is located in Palmetto Utilities sewer service area.

**Plans & Policies**

**Comprehensive Plan**

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

**Land Use and Character**

Areas where low-density residential is the primary use. These areas serve as a transition between Rural and Neighborhood (Medium-Density) areas, and are opportunities for low-density traditional neighborhood development and open space developments that preserve open spaces and natural features. Commercial development should be located within nearby Neighborhood Activity Centers, and may be considered for location along main road corridors and within a contextually-appropriate distance from the intersection of a primary arterial. Places of worship and parks are appropriate institutional uses, but should be designed to mitigate impacts on surrounding neighborhoods. Industrial development with significant community impacts (i.e., noise, exhaust, odor, heavy truck traffic) is discouraged in these areas.

**Desired Development Pattern**

Lower-density, single-family neighborhood developments are preferred. Open space developments that provide increased densities in trade for the protection of open spaces and recreational areas are also encouraged. Residential developments that incorporate more open spaces and protection of natural areas through the use of natural stormwater management techniques, such as swales, are encouraged. Homes in neighborhoods can be supported by small-scale neighborhood commercial establishments located at primary arterial intersections, preferably within Neighborhood Commercial Activity Centers.



### **Traffic Characteristics**

SCDOT traffic count station #511, northeast of the subject parcel on Heins Road, identifies 600 Average Daily Trips (ADT's). Heins Road is classified as a two lane undivided major collector road, maintained by SCDOT with a design capacity of 8600 ADT's. This segment of Heins Road is currently operating at Level of Service (LOS) "A".

There are no planned improvements for Heins Road, either through SCDOT or the Richland County Penny Tax program.

### **Conclusion**

Staff is of the opinion that the request is in compliance with the intentions of the Comprehensive Plan, as the RS-E District provides a transition from rural to medium density development patterns.

Additionally, approval of the rezoning request would not be out of character with the existing, surrounding development pattern in the area.

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

### **Zoning Public Hearing Date**

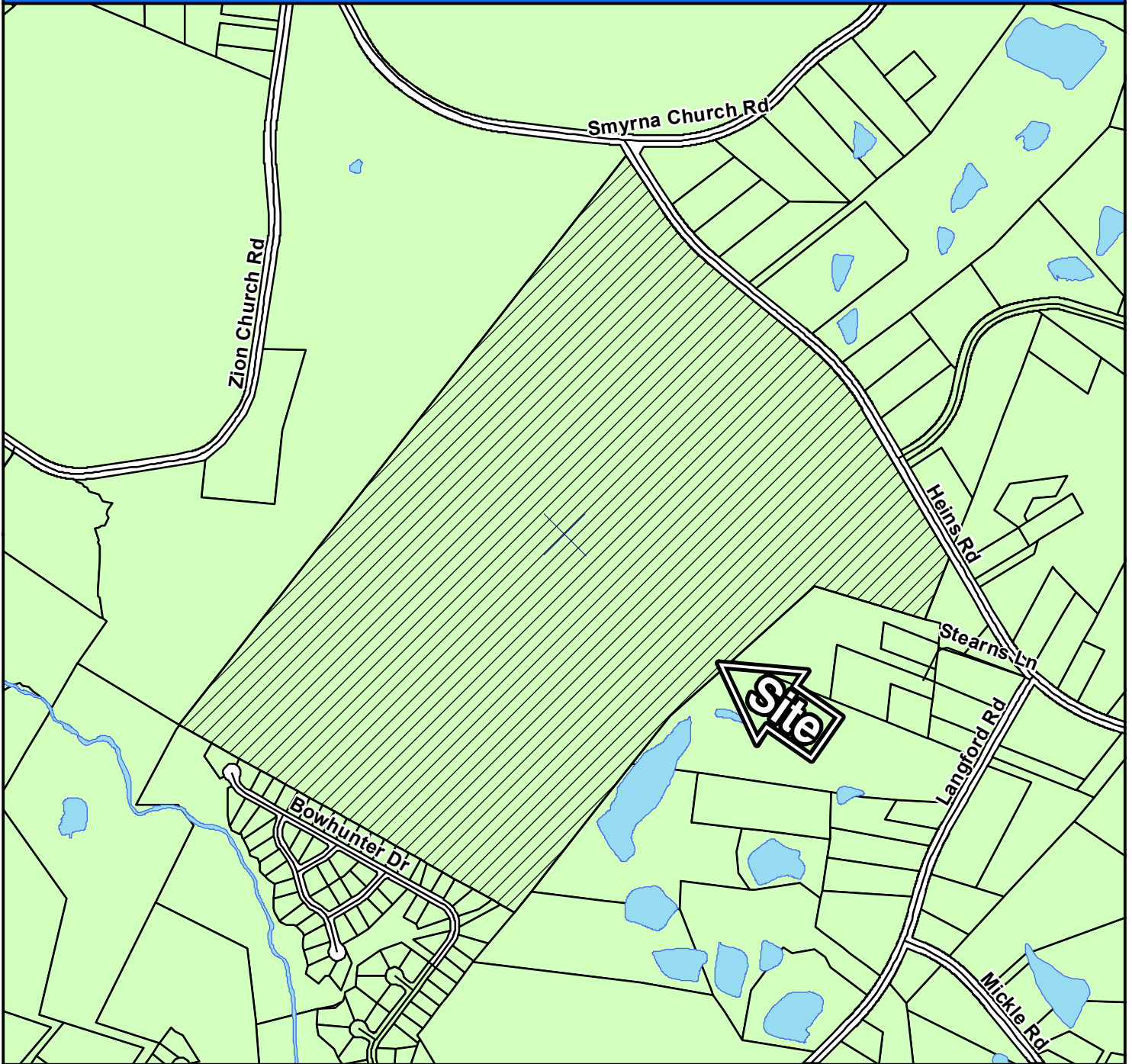
**September 22, 2015.**

### **Planning Commission Action**

At their meeting of **September 8, 2015** the Richland County Planning Commission **agreed** with the PDSD recommendation and recommends the County Council **approve the proposed amendment** for **RC Project # 15-34 MA**.

# Case 15-34 MA

## RU to RS-E



### ZONING CLASSIFICATIONS

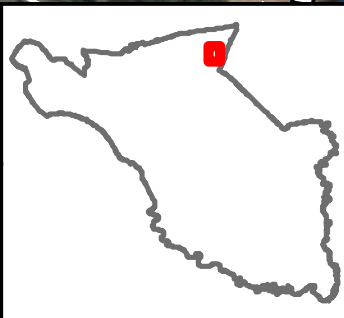
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|--|------|--|------|--|-------|--|-------|--|-----|--|-----|--|------------------|-------|
|  | CC-1 |  | C-1  |  | RS-E  |  | MH    |  | NC  |  | LI  |  | TROS             | <br>N |
|  | CC-2 |  | C-3  |  | RS-LD |  | RM-MD |  | GC  |  | HI  |  |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

**Case 15-34 MA**  
**RU to RS-E**  
**TMS 23500-05-03**

**511**

**Site**

-  **FLOOD ZONE A**
-  **FLOOD ZONE AE**
-  **WETLANDS**

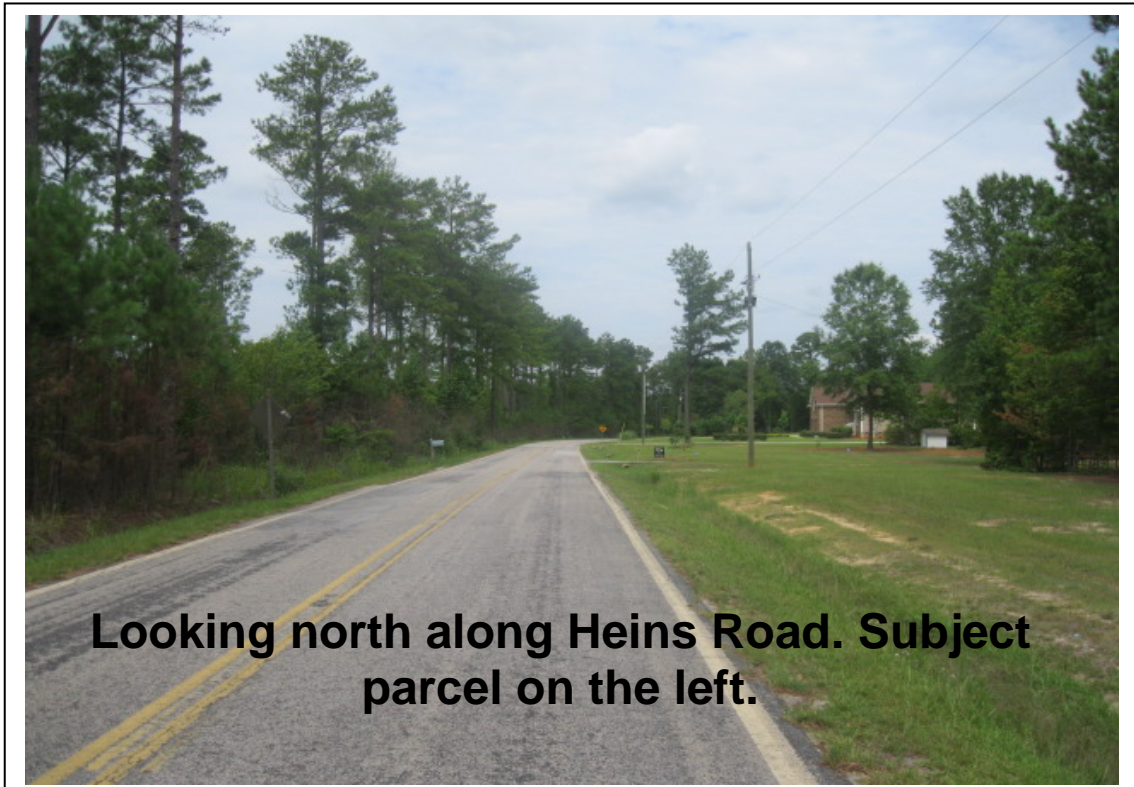


# CASE 15-34 MA

## From RU to RS-E

TMS# R23500-05-03

Heins Road



The zoning change from RU (Rural) to RS-E (Residential Estate) of the following uses which were not allowed previously in the original zoning

| <b>USE TYPES</b>                       | <b>RS-E</b> |
|--|-------------|
| Single-Family, Zero Lot Line, Parallel | SR          |
| Country Clubs with Golf Courses        | SE          |
| Places of Worship                      | SE          |

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

AN ORDINANCE OF THE COUNTY COUNCIL OF RICHLAND COUNTY, SOUTH CAROLINA, AMENDING THE ZONING MAP OF UNINCORPORATED RICHLAND COUNTY, SOUTH CAROLINA, TO CHANGE THE ZONING DESIGNATION FOR THE REAL PROPERTY DESCRIBED HEREIN AS TMS # 23500-05-03 FROM RU (RURAL DISTRICT) TO RS-E (RESIDENTIAL, SINGLE-FAMILY – ESTATE DISTRICT); AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

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

Section I. The Zoning Map of unincorporated Richland County is hereby amended to change the real property described as a TMS # 23500-05-03 from RU (Rural District) zoning to RS-E (Residential, Single-Family – Estate District) zoning.

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

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

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

RICHLAND COUNTY COUNCIL

By: \_\_\_\_\_  
Torrey Rush, Chair

Attest this \_\_\_\_\_ day of  
\_\_\_\_\_, 2015.

\_\_\_\_\_  
S. Monique McDaniels  
Clerk of Council

Public Hearing:       September 22, 2015 (tentative)  
First Reading:       September 22, 2015 (tentative)  
Second Reading:  
Third Reading:



**Richland County  
Planning & Development Services Department**

Map Amendment Staff Report

**PC MEETING DATE:** September 8, 2015  
**RC PROJECT:** 15-35 MA  
**APPLICANT:** Cynthia Weatherford

**LOCATION:** 2610 Harlem Street

**TAX MAP NUMBER:** R16204-08-01  
**ACREAGE:** 1.27 acres  
**EXISTING ZONING:** RS-HD  
**PROPOSED ZONING:** LI

**PC SIGN POSTING:** August 18, 2015

**Staff Recommendation**

**Disapproval**

**Eligibility for Map Amendment Request**

**Section 26-52. Amendments**

*Minimum area for zoning map amendment application.* No request for a change in zoning classification shall be considered that involves an area of less than two (2) acres, except changes that involve one of the following:

**(b) (2) b. 1.**

An extension of the same existing zoning district boundary.

**Background**

**Zoning History**

The original zoning as adopted September 7, 1977 was Residential, Single-Family High Density (RS-HD).

**Zoning History for the General Area**

According to our records there are no known map amendments in the immediate area.

**Zoning District Summary**

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

| Direction     | Existing Zoning | Use                                    |
|---------------|-----------------|--|
| <u>North:</u> | MH              | Residence                              |
| <u>South:</u> | M-1             | Custom truck body mounting             |
| <u>East:</u>  | M-1/M-1         | Construction Equipment Sales/Residence |
| <u>West:</u>  | RS-HD           | Undeveloped                            |

|                   |
|-------------------|
| <b>Discussion</b> |
|-------------------|

**Parcel/Area Characteristics**

The site has frontage along Shop Road and Harlem Street. Access to Shop Road could be limited due to the parcel’s distance from a lighted intersection. The site has little slope and is wooded. There are no sidewalks and some streetlights along Harlem Street. The surrounding area along Shop Road is primarily characterized by industrial, office and warehouse uses. Harlem Street is primarily characterized by single family residential uses. The parcels east of the site located on the opposite side of Shop Road, are a mix of residential parcels and a construction equipment sales and service facility. South of the site is a custom truck body mounting facility. West of the site is undeveloped. North of the site are residential parcels.

The County’s Economic Development Director was contacted regarding this application and indicated that LI would be acceptable at this location due to surrounding industrial zonings.

**Public Services**

The Industrial Park fire station (station number 3) is located on The Boulevard, approximately 1.1 miles west of the subject parcel in the City of Columbia. The Meadowfield Elementary school is located 1.5 miles north of the subject parcels on Rosewood Drive. Records indicate that water and sewer would be provided by the City of Columbia.

**Plans & Policies**

**Comprehensive Plan**

The Richland County Comprehensive Plan, **“PUTTING THE PIECES IN PLACE”**, designates this area as **Economic Development Center/Corridor**.

**Land Use and Design**

Concentrated areas of high quality employment facilities, integrated with or adjacent to complementary retail and commercial uses and/or medium-and high-density residential uses. This category encourages development of manufacturing, industrial, flex space, and office uses in locations that will minimally affect surrounding properties. Commercial and residential uses are secondary to employment uses

**Desired Development Pattern**

Master planned industrial and business parks should include a mix of uses within single developments, including employment, convenience commercial and dining, and housing. These mixed use employment “campuses” provide opportunities for employees to conveniently shop and dine during normal business hours. Smaller scale, single-use employment developments located along major roads should be designed to appropriately buffer manufacturing and industrial uses from adjacent properties. Secondary commercial and residential uses should be located along primary road corridors proximate to employment centers.



### **Traffic Characteristics**

No traffic count stations are located on Harlem Street. The closest count station to the subject parcel is on Shop Road. The 2013 SCDOT traffic count (Station # 292) located southeast of the site on Shop Road, identifies 18,200 Average Daily Trips (ADT's). Shop Road is classified as a four lane divided minor arterial, maintained by SCDOT with a design capacity of 24,800 ADT's. This segment of Shop Road is currently operating at Level of Service (LOS) "B".

The section of Shop Road between I-77 and George Rogers Blvd. is scheduled for widening as part of the Richland County Penny Sales Tax program. It is also planned to be extended.

### **Conclusion**

The request is located adjacent to commercial and industrial uses however; Harlem Street is a two lane local road with residential uses. Staff is of the opinion that the request is not in compliance with the intentions and objectives for industrial uses as outlined in the Economic Development Center/Corridor Land Use designation of the Comprehensive Plan, in that manufacturing, industrial, flex space, and office uses are to be encouraged in locations that will minimally affect surrounding properties.

Approval of the rezoning request would be out of character with the existing, surrounding, development pattern and zoning districts for the area and may negatively impact surrounding properties.

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

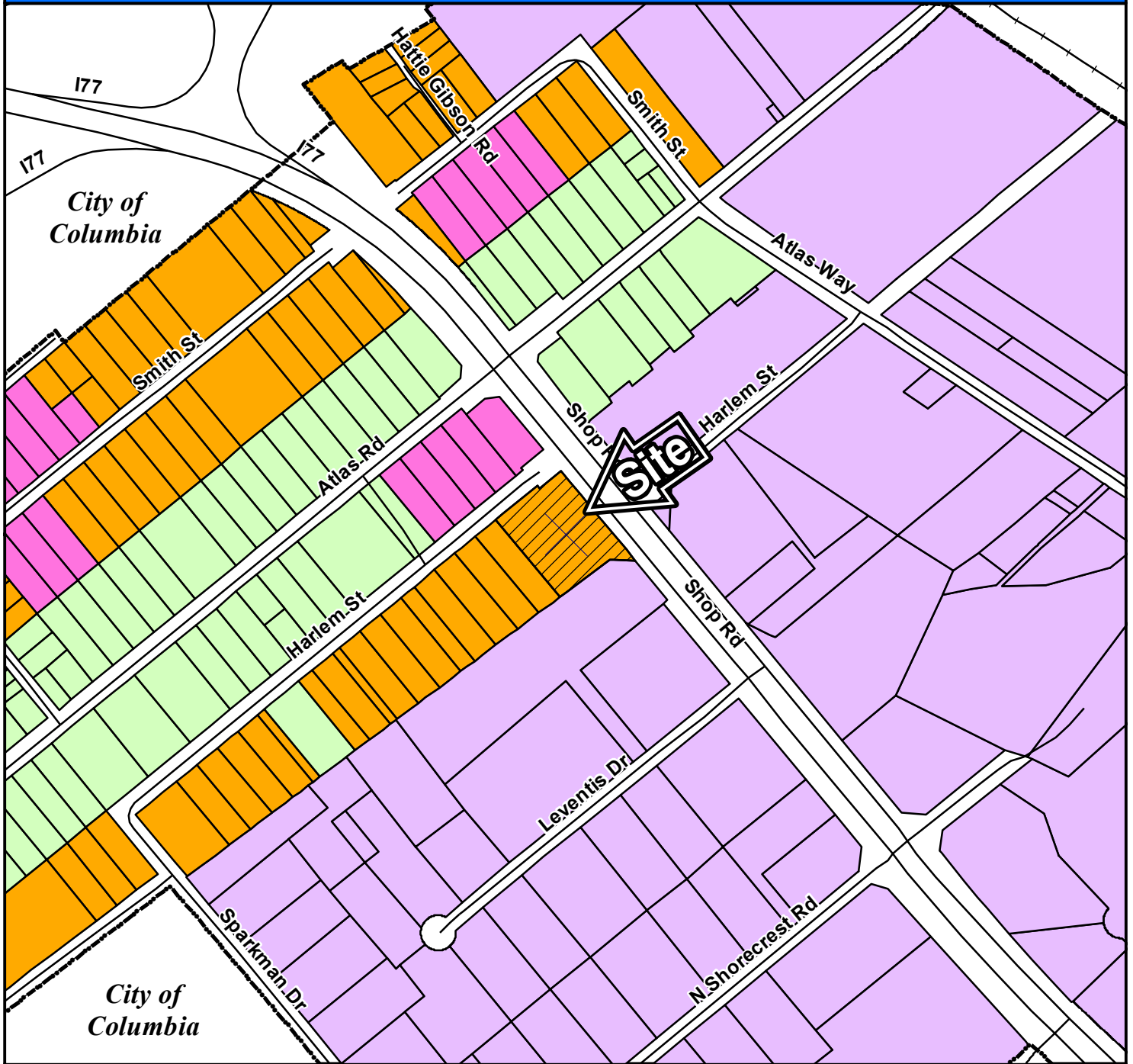
### **Zoning Public Hearing Date**

**September 22, 2015.**

### **Planning Commission Action**

At their meeting of **September 8, 2015** the Richland County Planning Commission **agreed** with the PDSO recommendation and recommends the County Council **deny the proposed Amendment** for **RC Project # 15-35 MA**.

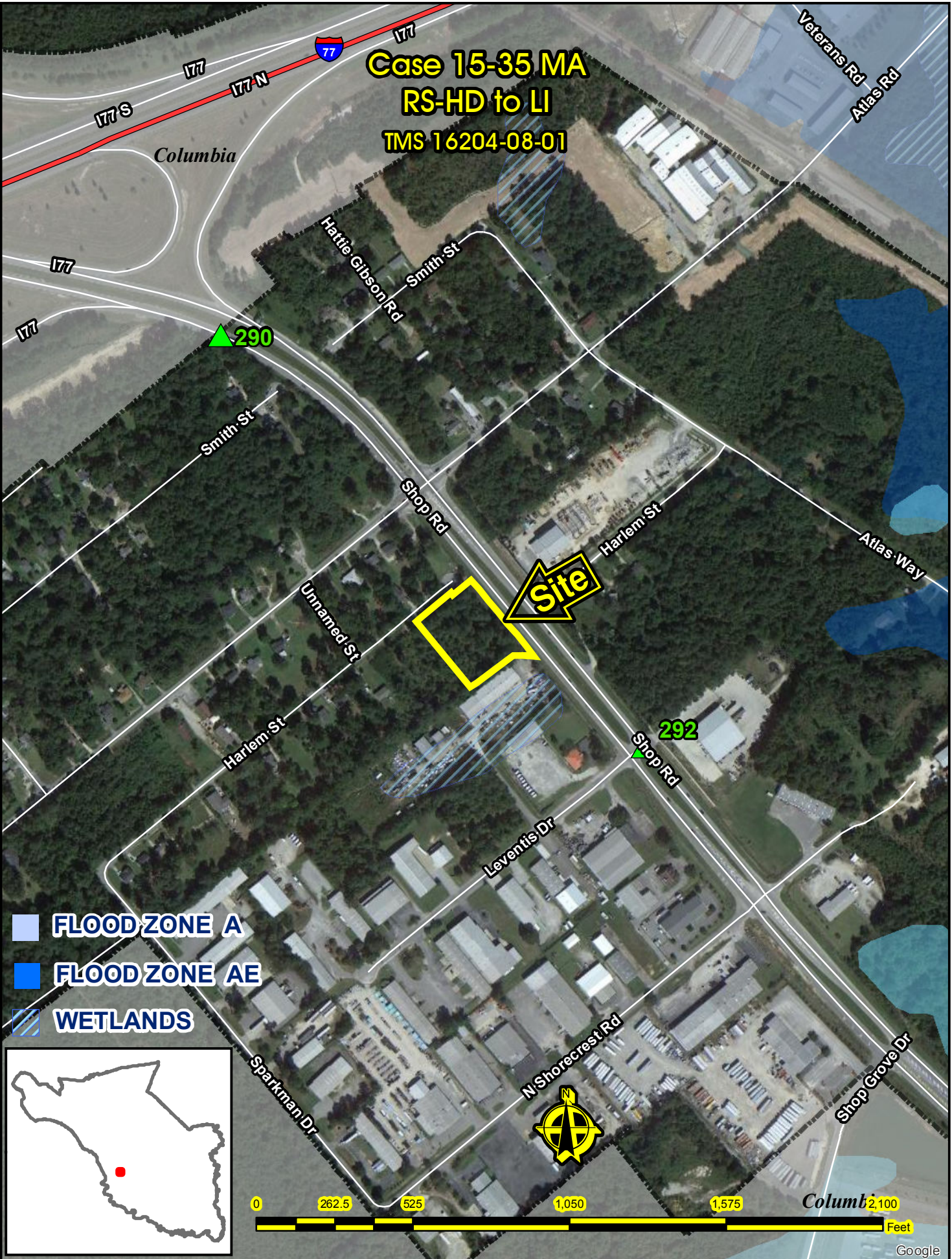
# Case 15-35 MA RS-HD to LI



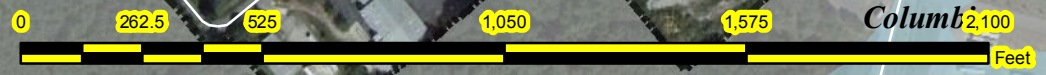
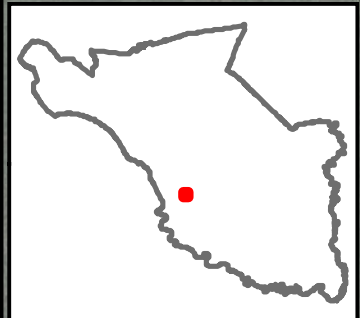
## ZONING CLASSIFICATIONS

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

**Case 15-35 MA**  
**RS-HD to LI**  
**TMS 16204-08-01**



- FLOOD ZONE A
- FLOOD ZONE AE
- WETLANDS



# CASE 15-35 MA

## From RS-HD to LI

TMS# R16204-08-01

2610 Harlem Street



The zoning change from RS-HD (Residential High Density) to Light Industrial (LI) would permit the introduction of the following uses which were not allowed previously in the original zoning

| USE TYPES  | LI |  | P |
|--|----|--|---|
| <b><u>Agricultural Uses</u></b>                                |    |  |   |
| Crop Production Support Services                               | P  |  |   |
| Forestry Support Services                                      | P  |  |   |
| <b><u>Recreational Uses</u></b>                                |    |  |   |
| Amusement or Water Parks, Fairgrounds                          | SR |  |   |
| Batting Cages  | SR |  |   |
| Country Clubs with Golf Courses                                | SR |  |   |
| Golf Courses   | SR |  |   |
| Golf Courses, Miniature  | P  |  |   |
| Golf Driving Ranges (Freestanding)                             | SR |  |   |
| Physical Fitness Centers                                       | P  |  |   |
| Shooting Ranges, Indoor  | P  |  |   |
| <b><u>Institutional, Educational and Civic Uses</u></b>        |    |  |   |
| Ambulance Services, Transport                                  | P  |  |   |
| Animal Shelters  | SR |  |   |
| Auditoriums, Coliseums, Stadiums                               | P  |  |   |
| Cemeteries, Mausoleums (Ord. 069-10HR)                         | SR |  |   |
| Community Food Services  | P  |  |   |
| Correctional Institutions                                      | SE |  |   |
| Government Offices   | P  |  |   |
| Places of Worship  | P  |  |   |
| Post Offices   | P  |  |   |
| Postal Service Processing & Distribution                       |    |  | P |
| Schools, Administrative Facilities                             |    |  | P |
| Schools, Fine Arts Instruction                                 |    |  | P |
| Schools, Junior Colleges                                       |    |  | P |
| Schools, Technical and Trade (Except Truck Driving)            |    |  | P |
| Schools, Truck Driving   |    |  | P |
| <b><u>Business, Professional and Personal Services</u></b>     |    |  |   |
| Accounting, Tax Preparation, Bookkeeping, and Payroll Services |    |  | P |
| Automatic Teller Machines                                      |    |  | P |
| Automobile Parking (Commercial)                                |    |  | P |
| Automobile Rental or Leasing                                   |    |  | P |
| Automobile Towing, Not Including Storage                       |    |  | P |
| Automobile Towing, Including Storage Services                  |    |  | P |
| Banks, Finance, and Insurance Offices                          |    |  | P |
| Barber Shops, Beauty Salons, and Related Services              |    |  | P |
| Building Maintenance Services, Not Otherwise Listed            |    |  | P |
| Car and Light Truck Washes (See also Truck Washes)             |    |  | P |
| Carpet and Upholstery Cleaning Services                        |    |  | P |

|  |    |
|--|----|
| Computer Systems Design and Related Services                         | P  |
| Construction, Building, General Contracting, with Outside Storage    | SR |
| Construction, Building, General Contracting, without Outside Storage | P  |
| Construction, Heavy, with Outside Storage                            | SR |
| Construction, Heavy, without Outside Storage                         | P  |
| Construction, Special Trades, with Outside Storage                   | SR |
| Construction, Special Trades, without Outside Storage                | P  |
| Employment Services  | P  |
| Engineering, Architectural, and Related Services                     | P  |
| Exterminating and Pest Control Services                              | P  |
| Funeral Homes and Services   | P  |
| Furniture Repair Shops and Upholstery                                | P  |
| Hotels and Motels  | P  |
| Janitorial Services  | P  |
| Kennels  | SR |
| Landscape and Horticultural Services                                 | P  |
| Laundromats, Coin Operated   | P  |
| Laundry and Dry Cleaning Services, Non- Coin Operated                | P  |
| Linen and Uniform Supply   | P  |

|  |    |
|--|----|
| Management, Scientific, and Technical Consulting Services              | P  |
| Medical, Dental, or Related Laboratories                               | P  |
| Motion Picture Production/Sound Recording                              | P  |
| Office Administrative and Support Services, Not Otherwise Listed       | P  |
| Packaging and Labeling Services  | P  |
| Pet Care Services (Excluding Veterinary Offices and Kennels)           | P  |
| Photocopying and Duplicating Services                                  | P  |
| Photofinishing Laboratories  | P  |
| Professional, Scientific, and Technical Services, Not Otherwise Listed | P  |
| Publishing Industries  | P  |
| Rental Centers, with Outside Storage                                   | P  |
| Rental Centers, without Outside Storage                                | P  |
| Repair and Maintenance Services, Appliance and Electronics             | SR |
| Repair and Maintenance Services, Automobile, Major                     | P  |
| Repair and Maintenance Services, Automobile, Minor                     | P  |
| Repair and Maintenance Services, Boat and Commercial Trucks, Small     | P  |
| Repair and Maintenance Services, Commercial and Industrial Equipment   | P  |
| Repair and Maintenance Services, Home and Garden Equipment             | P  |

|   |    |
|---|----|
| Repair and Maintenance Services, Personal and Household Goods   | P  |
| Repair and Maintenance Services, Television, Radio, or Other Consumer Electronics   | P  |
| Research and Development Services   | P  |
| Security and Related Services   | P  |
| Taxidermists  | P  |
| Theaters, Motion Picture, Other Than Drive-Ins  | P  |
| Theaters, Motion Picture, Drive-Ins   | SE |
| Truck (Medium and Heavy) Washes   | P  |
| Vending Machine Operators   | P  |
| Veterinary Services (Non-Livestock, May Include Totally Enclosed Kennels Operated in Connection with Veterinary Services) | P  |
| <b>Retail Trade and Food Services</b>   |    |
| Auction Houses  | P  |
| Automotive Parts and Accessories Stores   | P  |
| Bakeries, Retail  | P  |
| Bars and Other Drinking Places  | SR |
| Bicycle Sales and Repair  | P  |
| Building Supply Sales with Outside Storage  | P  |
| Building Supply Sales without Outside Storage   | P  |
| Caterers, No On Site Consumption  | P  |

|   |   |
|---|---|
| Convenience Stores (with Gasoline Pumps)            | P |
| Convenience Stores (without Gasoline Pumps)         | P |
| Direct Selling Establishments, Not Otherwise Listed | P |
| Drugstores, Pharmacies, with Drive-Thru             | P |
| Drugstores, Pharmacies, without Drive- Thru         | P |
| Electronic Shopping and Mail Order Houses           | P |
| Flea Markets, Indoor                                | P |
| Flea Markets, Outdoor                               | P |
| Fruit and Vegetable Markets                         | P |
| Restaurants, Cafeterias                             | P |
| Restaurants, Full Service (Dine-In Only)            | P |
| Restaurants, Limited Service (Delivery, Carry Out)  | P |
| Restaurants, Limited Service (Drive-Thru)           | P |
| Restaurants, Snack and Nonalcoholic Beverage Stores | P |
| Service Stations, Gasoline                          | P |
| Truck Stops   | P |
| Apparel, Piece Goods, and Notions                   | P |
| Beer/Wine/Distilled Alcoholic Beverages             | P |

|  |   |
|--|---|
| Books, Periodicals, and Newspapers           | P |
| Chemicals and Allied Products                | P |
| Drugs and Druggists' Sundries                | P |
| Durable Goods, Not Otherwise Listed          | P |
| Electrical Goods                             | P |
| Farm Products, Raw Materials                 | P |
| Farm Supplies                                | P |
| Flowers, Nursery Stock, and Florist Supplies | P |
| Furniture and Home Furnishings               | P |
| Groceries and Related Products               | P |
| Hardware                                     | P |
| Jewelry, Watches, Precious Stones            | P |
| Machinery, Equipment and Supplies            | P |
| Market Showrooms (Furniture, Apparel, Etc.)  | P |
| Metal and Minerals                           | P |
| Motor Vehicles                               | P |
| Motor Vehicles, New Parts and Supplies       | P |
| Motor Vehicles, Tires and Tubes              | P |
| Motor Vehicles, Used Parts and Supplies      | P |
| Nondurable Goods, Not Otherwise Listed       | P |
| Paints and Varnishes                         | P |
| Paper and Paper Products                     | P |
| Plumbing & Heating Equipment and Supplies    | P |

|   |    |
|---|----|
| Professional and Commercial Equipment and Supplies                                      | P  |
| Scrap and Recyclable Materials  | SE |
| Sporting and Recreational Goods and Supplies (Except Sporting Firearms and Ammunition)  | P  |
| Sporting Firearms and Ammunition  | P  |
| Timber and Timber Products  | P  |
| Tobacco and Tobacco Products  | P  |
| Toys and Hobby Goods and Supplies   | P  |
| <b><u>Transportation, Information, Warehousing, Waste Management, and Utilities</u></b> |    |
| Airports or Air Transportation Facilities and Support Facilities                        | P  |
| Bus Facilities, Interurban  | P  |
| Bus Facilities, Urban   | P  |
| Charter Bus Industry  | P  |
| Courier Services, Central Facility  | P  |
| Courier Services, Substations   | P  |
| Limousine Services  | P  |
| Materials Recovery Facilities (Recycling)   | P  |
| Radio and Television Broadcasting Facilities (Except Towers)                            | P  |
| Radio, Television, and Other Similar Transmitting Towers                                | SE |
| Scenic and Sightseeing Transportation   | P  |
| Taxi Service Terminals  | P  |
| Truck Transportation Facilities   | P  |



|   |    |
|---|----|
| Utility Company Offices   | P  |
| Utility Service Facilities (No Outside Storage)   | P  |
| Warehouses (General Storage, Enclosed, Not Including Storage of Any Hazardous Materials or Waste as Determined by Any Agency of the Federal, State or Local Government) | P  |
| Warehouses, Self-Storage  | SR |
| Warehouses, Self-Storage  | SR |
| Water Treatment Plants, Non-Governmental, Public  | P  |
| <b><u>Manufacturing, Mining, and Industrial Uses</u></b>  |    |
| Apparel   | P  |
| Bakeries, Manufacturing   | P  |
| Beverage, Soft Drink and Water  | P  |
| Borrow Pits   | SE |
| Computer, Appliance, and Electronic Products  | P  |
| Dairy Products  | P  |
| Dolls, Toys, and Games  | P  |
| Fabricated Metal Products   | SE |
| Food Manufacturing, Not Otherwise Listed  | P  |
| Furniture and Related Products  | P  |
| Glass and Glass Products  | SE |
| Jewelry and Silverware  | P  |
| Leather and Allied Products (No Tanning)  | P  |

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

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

AN ORDINANCE OF THE COUNTY COUNCIL OF RICHLAND COUNTY, SOUTH CAROLINA, AMENDING THE ZONING MAP OF UNINCORPORATED RICHLAND COUNTY, SOUTH CAROLINA, TO CHANGE THE ZONING DESIGNATION FOR THE REAL PROPERTY DESCRIBED AS TMS # 16204-08-01 FROM RS-HD (RESIDENTIAL, SINGLE-FAMILY – HIGH DENSITY DISTRICT) TO LI (LIGHT INDUSTRIAL DISTRICT); AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

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

Section I. The Zoning Map of unincorporated Richland County is hereby amended to change the real property described as TMS # 16204-08-01 from RS-HD (Residential, Single-Family – High Density District) zoning to LI (Light Industrial District) zoning.

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

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

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

RICHLAND COUNTY COUNCIL

By: \_\_\_\_\_  
Torrey Rush, Chair

Attest this \_\_\_\_\_ day of  
\_\_\_\_\_, 2015.

\_\_\_\_\_  
S. Monique McDaniels  
Clerk of Council

Public Hearing:       September 22, 2015 (tentative)  
First Reading:       September 22, 2015 (tentative)  
Second Reading:  
Third Reading:

**PROCEDURES FOR SENDING REZONING MATTERS ‘BACK’ TO THE PLANNING COMMISSION**

| PLANNING COMMISSION                    | PLANNING COMMISSION RECOMMENDATION | COUNTY COUNCIL ACTION AT THE ZONING PUBLIC HEARING | Goes back to PC and is reviewed | Goes back to PC and starts over | Does not go back to PC |
|--|------------------------------------|--|---------------------------------|---------------------------------|------------------------|
| Zoning District X to Zoning District Y | APPROVE                            | APPROVE  |                                 |                                 | X                      |
| Zoning District X to Zoning District Y | DENY                               | APPROVE  |                                 |                                 | X                      |
| Zoning District X to Zoning District Y | APPROVE                            | DENY   |                                 |                                 | X                      |
| Zoning District X to Zoning District Y | DENY                               | DENY   |                                 |                                 | X                      |
| Zoning District X to Zoning District Y | APPROVE                            | Zoning District X to Zoning District Z             |                                 | X                               |                        |
| Zoning District X to Zoning District Y | DENY                               | Zoning District X to Zoning District Z             |                                 | X                               |                        |
| Zoning District X to PDD               | APPROVE                            | Zoning District X to PDD with less restrictions    | X                               |                                 |                        |
| Zoning District X to PDD               | APPROVE                            | Zoning District X to PDD with more restrictions    |                                 |                                 | X                      |
| Zoning District X to PDD               | DENY                               | Zoning District X to PDD with less restrictions    | X                               |                                 |                        |
| Zoning District X to PDD               | DENY                               | Zoning District X to PDD with more restrictions    |                                 |                                 | X                      |



**Richland County Government**  
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Columbia, SC 29204

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