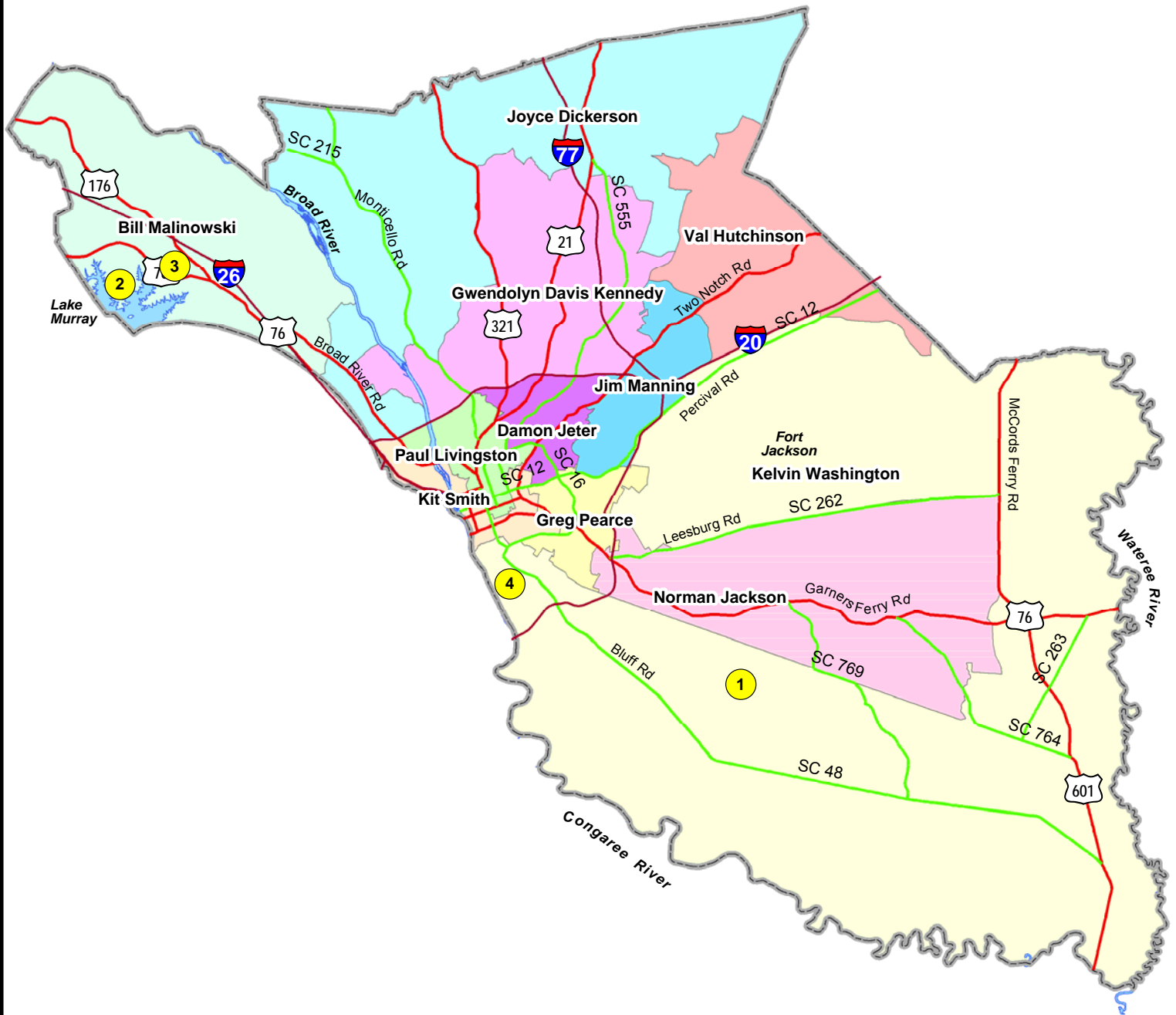


RICHLAND COUNTY
PLANNING COMMISSION



JANUARY 6, 2011

RICHLAND COUNTY PLANNING COMMISSION JANUARY 6, 2011



CASE NO.	APPLICANT	TMS NO.	LOCATION	DISTRICT
1. 10-33 MA	Odom Enterprise	21613-01-02	5771 Lower Richland Blvd.	Washington
2. 10-34 MA	Dennis & Nancy Hunniford	01409-03-16	Haven Circle	Malinowski
3. 11-01 MA	Carolina Child Care Properties, LLC	02416-01-05	Bickley Road	Malinowski
4. 11-02 MA	William M. Gregg	11100-01-05 & 06	Bluff Road	Washington

RICHLAND COUNTY PLANNING COMMISSION

Thursday, January 6, 2011

Agenda

1:00 PM

**2020 Hampton Street
2nd Floor, Council Chambers**

STAFF Anna Almeida, AICP Planning Director
Amelia R. Linder, Esq. Attorney

PUBLIC MEETING CALL TO ORDER Pat Palmer, Chairman

PUBLIC NOTICE ANNOUNCEMENT

ELECTION OF OFFICERS

ROAD NAME APPROVALS

AGENDA AMENDMENTS

MAP AMENDMENTS

1. Case #10-33 MA
Odom Enterprise
Steven Odom
RU to LI (2.33 acres)
5771 Lower Richland Blvd.
TMS # 21613-01-02
Page 1
2. Case #10-34 MA
Dennis & Nancy Hunniford
Dennis Hunniford
RU to RS-LD (.76 acres)
Haven Circle
TMS # 01409-03-16
Page 7
3. Case #11-01 MA
Carolina Child Care Properties, LLC
Dennis Drew
OI to GC (3.6 acres)
Bickley Rd.
TMS # 02416-01-05
Page 13

4. Case #11-02 MA
William M. Gregg
RU to HI (298 acres)
Bluff Rd.
TMS # 11100-01-05 & 06
Page 19

TEXT AMENDMENTS

5. AN ORDINANCE AMENDING CHAPTER 26; SO AS TO REQUIRE NOTIFICATION TO THE BUILDING INSPECTIONS DEPARTMENT AND TO THE EMERGENCY SERVICES DEPARTMENT WHENEVER PLANS ARE SUBMITTED THAT AFFECT THE "EMERGENCY PLANNING ZONE (EPZ)" OF THE V.C. SUMMER NUCLEAR PLANT, WHICH IS LOCATED IN FAIRFIELD COUNTY.
Page 25
6. AN ORDINANCE AMENDING CHAPTER 26; SO AS TO REQUIRE NEW SIDEWALKS TO BE ADA COMPLIANT AND TO PROVIDE FOR AN EXEMPTION TO THE REQUIREMENT OF PROVIDING SIDEWALKS.
Page 29
7. AN ORDINANCE AMENDING; CHAPTER 26, SO AS TO PROVIDE SIZE RESTRICTIONS FOR ACCESSORY STRUCTURES IN THE RU (RURAL) DISTRICT.
Page 35
8. AN ORDINANCE AMENDING CHAPTER 26; SO AS TO ESTABLISH THE MAXIMUM HEIGHT AND SQUARE FOOTAGE OF SIGNS FOR INSTITUITONAL USES IN THE RU RURAL DISTRICT.
Page 37
9. AN ORDINANCE AMENDING; CHAPTER 26, SO AS TO ESTABLISH THE MAXIMUM HEIGHT FOR ON-PREMISE SIGNS IN THE GC (GENERAL COMMERCIAL) DISTRICT.
Page 39
10. AN ORDINANCE AMENDING; CHAPTER 26;; SO AS TO CREATE A NEW SECTION THAT WOULD ALLOW DIGITAL DISPLAY DEVICES UNDER CERTAIN CONDITIONS.
Page 41

OR

AN ORDINANCE AMENDING; CHAPTER 26, SO AS TO PROHIBIT ELECTRONIC CHANGEABLE COPY, ELECTRONIC GRAPHIC DISPLAY, MULTI-VISION, AND VIDEO DISPLAY SIGNS.
Page 45

OTHER BUSINESS

ADJOURNMENT



DEPARTMENT OF PLANNING & DEVELOPMENT SERVICES

Post Office Box 192 • 2020 Hampton Street • Columbia, S.C. 29204
Planning (803) 576-2140 • Zoning & Land Development (803) 576-2180
Addressing (803) 576-2147 • Floodplain Management (803) 576-2150
Planning Fax: (803) 576-2181 • Zoning Fax: (803) 576-2182

March 15, 20210

To: Suzie Hayes, Development Services
From: Alfreda W Tindal, E9-1-1 Address Coordinator
CC: Anna Almedia, Sparty Hammet
Date: November 19, 2010
Re: Public announcements for renaming Marnan Lane located off North Firetower Road, Blythewood SC

According to South Carolina State Code Sec 6-29-1200, before a street name change can be given final approval by the Planning Commission, an announcement must be placed in the local newspaper 15 days prior to the Planning Commission monthly meeting. According to the inter-office Planning calendar, the next scheduled Planning Commission meeting is January 10, 2011; therefore I am sending this notice below to be included in your next advertisement package.

Public Hearing Announcements

The Addressing Office of Richland County Planning & Development Services has received a request from the property owners to rename Marnan Lane to Marion Trapp Road, located in Blythewood S.C. 29016.

If you have any questions or comments, please contact Alfreda Tindal, E-9-1-1 Addressing Coordinator @ (803) 576-2147 or tindala@rcgov.us.

If you have any questions or comments, please let me know. Thank you.

"Making the Safety of Richland County Citizens Our #1 Priority, One Address at a Time"



Richland County Planning & Development Services Department

Map Amendment Staff Report

PC MEETING DATE: December 2, 2010
RC PROJECT: 10-33 MA
APPLICANT: Steve Odom
PROPERTY OWNER: Odom Enterprises

LOCATION: 5771 Lower Richland Blvd

TAX MAP NUMBER: 21613-01-02
ACREAGE: 2.33 acres
EXISTING ZONING: RU
PROPOSED ZONING: LI

PC SIGN POSTING: November 10, 2010

Staff Recommendation

Approval

Background /Zoning History

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

On October 1988, a map amendment request (88-044 MA) was submitted for rezoning from Rural District (RU) to M-1 Light Industrial District; the Planning Commission recommended approval and County Council approved the rezoning request on October 11, 1988. The rezoned M-1 Light Industrial District parcels include TMS# 21613-01-03 & 24.

On September 2006, a map amendment request (06-42MA) was submitted for rezoning from Rural District (RU) and M-1 Light Industrial District to Rural Commercial District (RC); the Planning Commission and County Council approved the rezoning on November 14, 2006. The rezoned Rural Commercial District (RC) parcels included TMS# 21614-01-24 & 25 (portion of) and TMS# 21613-01-01.

The parcel does not contain road frontage along Lower Richland Boulevard; however, is located with frontage along the railroad and is near the intersection of Old Hopkins Road and Lower Richland Blvd.

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>	M-1	Industrial
<u>South:</u>	NA	Railroad track and easement
<u>East:</u>	M-1	Industrial
<u>West:</u>	RC	Undeveloped

Plans & Policies

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

Rural Area

Objective: “Industrial activities should be compatible with the surrounding land uses and should be considered on a case-by-case basis. Industrial uses should not locate near residential or commercial uses without adequate space for buffering/setbacks. Proposed industrial uses should consider sites with adequate room for expansion, existing infrastructure, and access to major arterials and/or highways.”

Compliance: The subject parcel is bordered to the north, east, and west by property that is owned by Manchester Farms. The property to the west is undeveloped, whereas the larger parcel to the north and east of the subject parcel is part of the existing quail processing plant. To the south of the parcel is a railroad track and right of way owned by the Norfolk Southern Railway Company. This rail line serves as a buffer for the parcels to the south of the track.

Traffic Impact

The 2009 SCDOT traffic count (Station # 405) located north of the subject parcel on Lower Richland Blvd identifies 2,400 Average Daily Trips (ADT’s). Lower Richland Blvd is classified as a two lane undivided Collector, maintained by SCDOT with a design capacity of 8,600 ADT’s. Lower Richland Blvd is currently operating at Level of Service (LOS) “A”.

There are no planned or programmed improvements for this section of Lower Richland Blvd.

Conclusion

The proposed map amendment is compatible with the Comprehensive Plan.

The subject parcel is surrounded to the west, north, and east by property that is part of the Manchester Farms quail processing plant. The 18.49 acre M-1 Light Industrial District parcel to the north and east of the subject parcel houses the quail processing plant. To the west of the subject parcel is a 1.95 acre parcel zoned Rural Commercial District (RC) and to the south of subject parcels are two parallel railroad tracks owned by Norfolk Southern Railway Company. According to Richland County Geographic Information System (GIS), the subject parcel is separated from the southern parcel of the railroad track by two hundred and two (202) feet. The two hundred and two (202) feet of separation includes railroad right of way and Hopkins Road. The railroad tracks, associated right of way and Hopkins Road acts as a buffer separating the parcels north and south of the tracks. The parcel located south of the rail road tracks contains an existing vacant building.

The intent of the Light Industrial District (LI) and any permitted potential uses is that they are usually controlled operations, clean, quiet, and free of objectionable or hazardous elements, such as smoke, noise, odor or dust. The plant is restricted from expanding to the south due to the railroad tracks and as such, it is the opinion of staff that the proposed zoning is appropriate in this location. The sizes of the parcels can provide buffering and any future expansion.

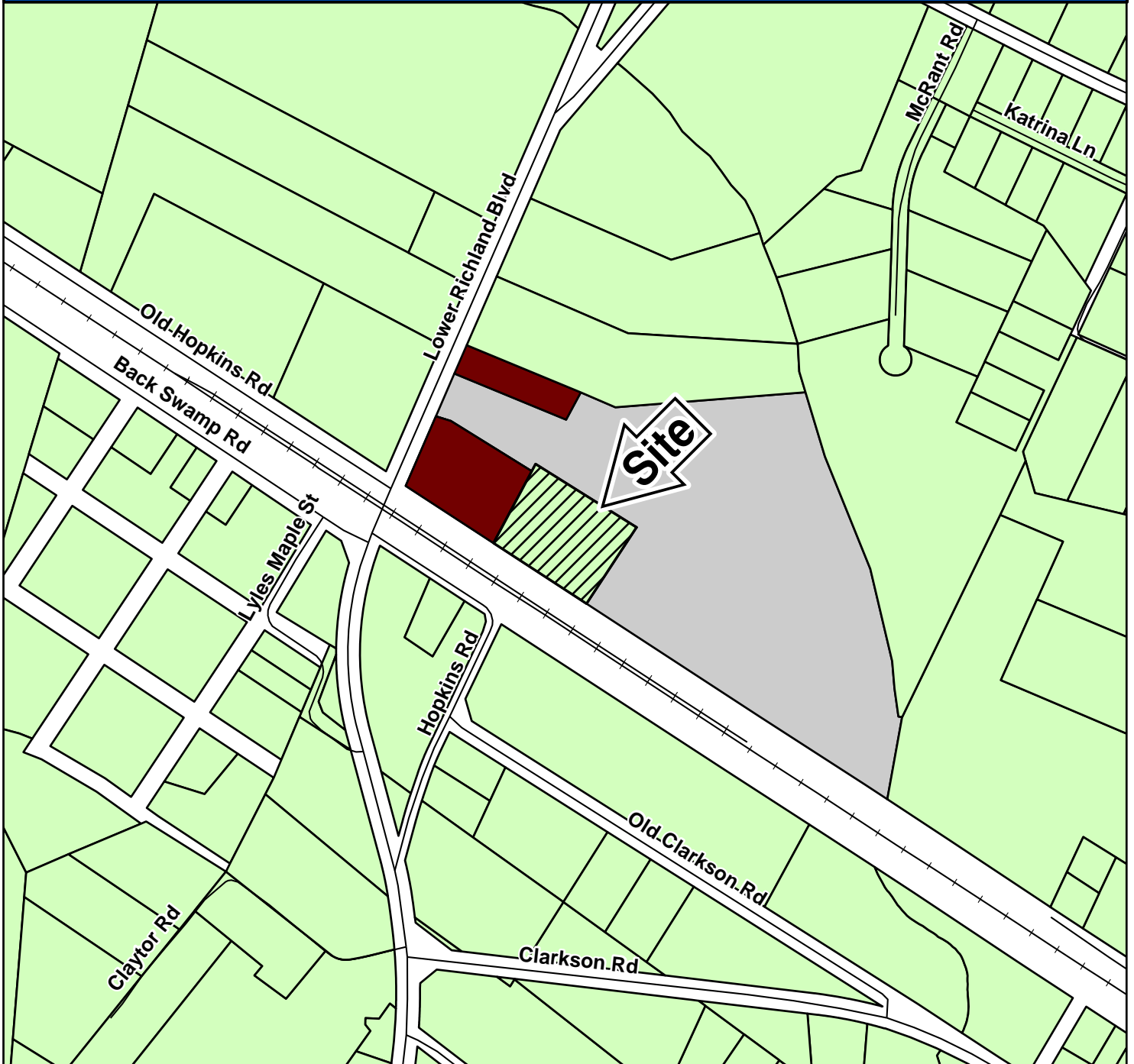
The Hopkins fire station (station number 23) is located on Clarkson Road 1.92 miles southeast of the subject parcel. The proposed map amendment would not negatively impact public services or traffic. Water is provided by a private well and sewer is handled by septic tank.

The proposed Zoning Map Amendment **is in compliance** with the Comprehensive Plan. Planning Staff recommends **Approval** of this map amendment.

Zoning Public Hearing Date

January 25, 2011

Case 10-33 MA RU to LI



ZONING CLASSIFICATIONS

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

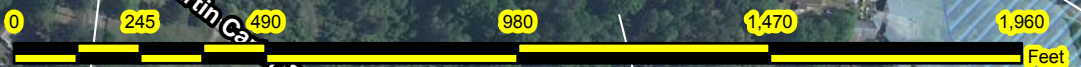
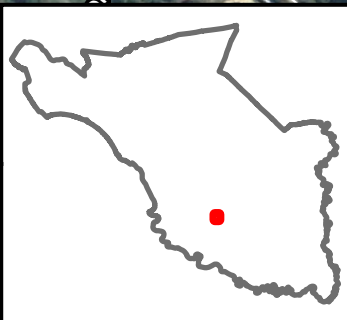


**Case 10-33 MA
RU to LI
TMS 21613-01-02**

405

Site

-  **FLOODZONE A**
-  **FLOODZONE AE**
-  **WETLANDS**

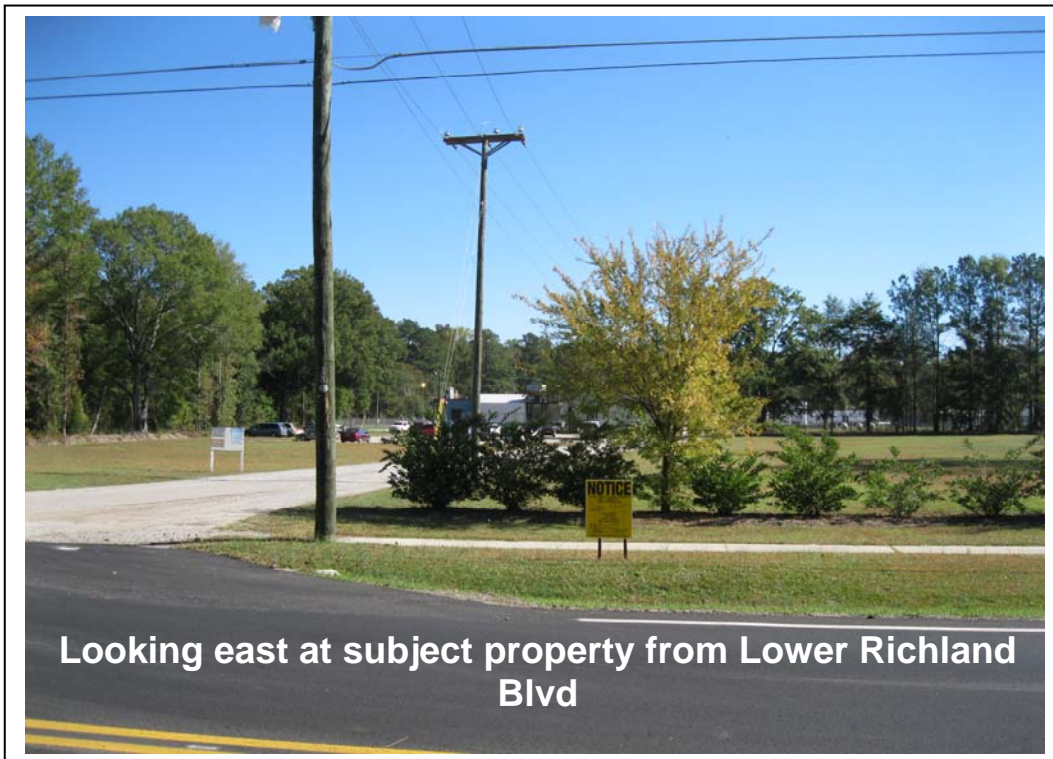


CASE 10-33 MA

From RU to LI

TMS# 21613-01-02

Lower Richland Blvd





**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: December 2, 2010
RC PROJECT: 10-34 MA
APPLICANT: Dennis Hunniford
PROPERTY OWNER: Dennis & Nancy Hunniford

LOCATION: Haven Circle

TAX MAP NUMBER: 01409-03-16
ACREAGE: 0.76 acres
EXISTING ZONING: RU
PROPOSED ZONING: RS-LD

PC SIGN POSTING: November 10, 2010

Staff Recommendation

Denial

Background /Zoning History

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

The parcels contain one hundred and twenty eight (128) feet of frontage along Haven Circle.

Summary

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

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

- The gross density for this site is approximately: 2 dwelling units
- The net density for this site is approximately: 1dwelling unit

Direction	Existing Zoning	Use
<u>North:</u>	RU	Residence
<u>South:</u>	RU	Residence
<u>East:</u>	NA	Lake Murray
<u>West:</u>	RS-LD	Residence

Plans & Policies

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

Suburban Area

Objective: “Residential developments should occur at medium densities of 4-8 dwelling units per acre.”

Non-Compliance: The rezoning does not comply with the Comprehensive Plan’s recommended density. The Residential Single-family Low Density District (RS-LD) permits minimum 12,000 square foot lots or 3.6 dwelling units per acre.

Traffic Impact

The 2009 SCDOT traffic count (Station # 559) located northwest of the subject parcel on Johnson Marina Road identifies 1,750 Average Daily Trips (ADT’s). Johnson Marina Road is classified as a two lane undivided Collector, maintained by SCDOT with a design capacity of 8,600 ADT’s. Johnson Marina Road is currently operating at Level of Service (LOS) “A”.

There are no planned or programmed improvements for Johnson Marina Road or Haven Circle. Haven Circle is an unpaved, county maintained road.

Conclusion

The proposed map amendment is not compatible with the Comprehensive Plan.

The subject parcel is wooded and undeveloped. The subject parcel is bound by Lake Murray to the east and the surrounding parcels are single family residential. To the north and south the parcels are zoned Rural (RU). West of the subject site the parcels are zoned Residential Single-Family Low Density (RS-LD). The existing Rural District (RU) permits minimum 33,000 square foot lots at 1.6 dwelling units per acre; whereas the Residential Single-Family Low Density District (RS-LD) permits minimum 12,000 square foot lots at 3.6 dwelling units per acre. The recommended density identified in the Suburban Area in the Northwest Planning Area is 4-8 dwelling units per acre. The subject parcel is 1.15 miles southeast of Lake Murray Elementary School and is part of Lexington/Richland School District Five.

The Dutch Fork/Ballentine fire station (number# 20) is located on Broad River Road 3.35 miles northeast of the subject parcel. There is a fire hydrant located 0.24 miles northwest of the parcel on Tap Road west of Johnson Marina Road. The proposed map amendment would not negatively impact public services or traffic. Water is provided by the City of Columbia and sewer is provided by Richland County.

The proposed Zoning Map Amendment **is not compliance** with the Comprehensive Plan. Planning Staff recommends **Denial** of this map amendment.

Zoning Public Hearing Date

January 25, 2011

Case 10-34 MA RU to RS-LD

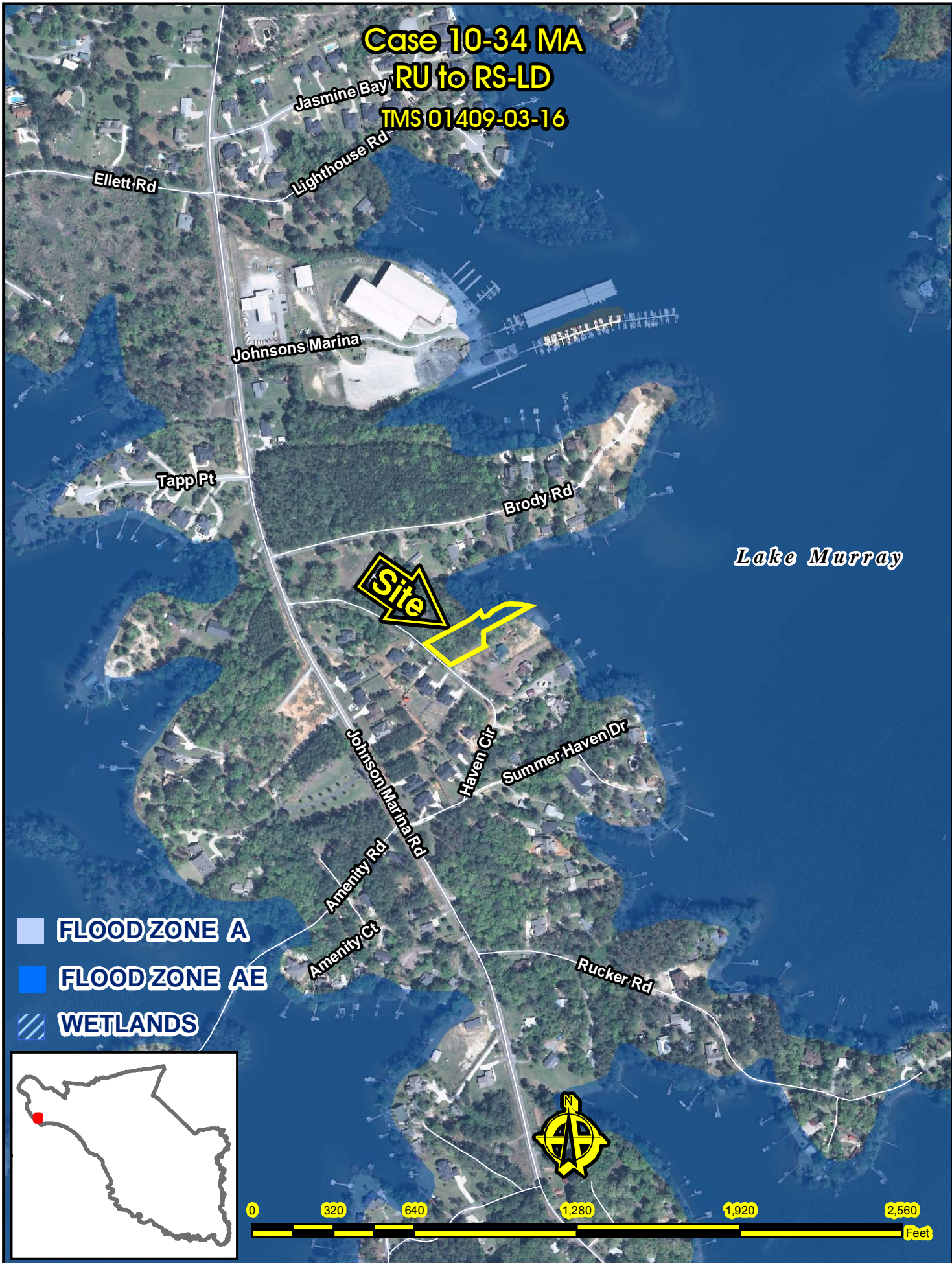


ZONING CLASSIFICATIONS

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



**Case 10-34 MA
RU to RS-LD
TMS 01409-03-16**



CASE 10-34 MA

From RU to RS-LD

TMS# 01409-03-16

Haven Circle





Richland County Planning & Development Services Department

Map Amendment Staff Report

PC MEETING DATE: January 6, 2011
RC PROJECT: 11-01 MA
APPLICANT: Dennis Drew
PROPERTY OWNER: Carolina Child Care Properties, LLC

LOCATION: Bickley Road

TAX MAP NUMBER: 02416-01-05
ACREAGE: 3.59 acres
EXISTING ZONING: OI
PROPOSED ZONING: GC

PC SIGN POSTING: December 17, 2010

Staff Recommendation

Denial

Background /Zoning History

The current zoning, Office and Institutional District (OI) reflects the zoning as adopted June 6, 2006. Prior to the June 6, 2006 rezoning, the property was zoned Rural District (RU).

In April 2006, a map amendment request (06-13MA) was submitted to the Planning Commission. On June 6, 2006 County Council approved the rezoning request from Rural District (RU) to Office and Institutional District (OI) under Ordinance Number 046-06HR.

The parcels contain five hundred and sixty four (564) feet of frontage along Bickley Road.

Summary

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

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

- The gross density for this site is approximately: 57 dwelling units
- The net density for this site is approximately: 40 dwelling units

Direction	Existing Zoning	Use
<u>North:</u>	PDD	Insurance Agency
<u>South:</u>	RU	Undeveloped, Vegetated
<u>East:</u>	RU	Ballentine Elementary school
<u>West:</u>	RS-MD	Undeveloped/Vegetated

Plans & Policies

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

Priority Investment Area

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

Non-Compliance: Bickley Road is classified as a collector road and the parcel is not located at a traffic junction.

Traffic Impact

The 2009 SCDOT traffic count (Station # 145) located southeast of the subject parcel on Dutch Fork Road identifies 18,450 Average Daily Trips (ADT’s). Dutch Fork Road is classified as a four lane undivided Minor Arterial, maintained by SCDOT with a design capacity of 21,600 ADT’s. Dutch Fork Road is currently operating at Level of Service (LOS) “C”.

There are no planned or programmed improvements for this section of Dutch Fork Road. However a 3.12 mile section of Dutch Fork Road west of the site from Three Dogs Road to Twin Gates Road is part of the 2035 COATS Cost Constrained Plan. The project is ranked 34th and funding has not been identified at this time.

Conclusion

The proposed map amendment is not compatible with the Comprehensive Plan.

The parcel north and west of the subject parcel was rezoned to Planned Development District (PDD) for an interior design business under case 02-40MA Ord. No. 014-02HR. The PDD includes TMS# 02416-01-04 and a portion of TMS#02416-01-01. The PDD is permitted to include an interior design studio and a small scale retail business in the main building. The secondary structure permits a storage facility while the proposed Phase two includes antique shops, community service structures (i.e. civic centers and libraries), gift shops, florists, and a small professional office building (i.e. architects, engineers, and dentist). Phase one of the PDD has been completed, although phase two has yet to be initiated. Otherwise, there is an existing insurance agency operating onsite.

There is a minimal amount of commercial use along Bickley Road at this time. Southeast of the subject property on Bickley Road is an undeveloped parcel with split zoning. The parcel totals 36.42 acres, with a 22.44 acre portion zoned General Commercial District (GC) and a 13.98 acre portion zoned Office Institutional District (OI) under Ord. No. 020-03HR (03-39MA). In 2008, the 14.18 tract west of the subject parcel was rezoned to Residential Single-Family Medium Density District (RS-MD) under Ord. No. 40-08HR (08-18MA). This site remains

vegetated and undeveloped. The Planned Development District (PDD) to the North of the subject parcel contains an existing office use while the southern portion of Bickley Road, north of the rail road, does not contain any retail uses. The subject parcel is not located along an arterial road or a traffic junction. The surrounding Rural District (RU) and Residential Single-Family Medium Density District (RS-MD) zoning is residential by permitted use.

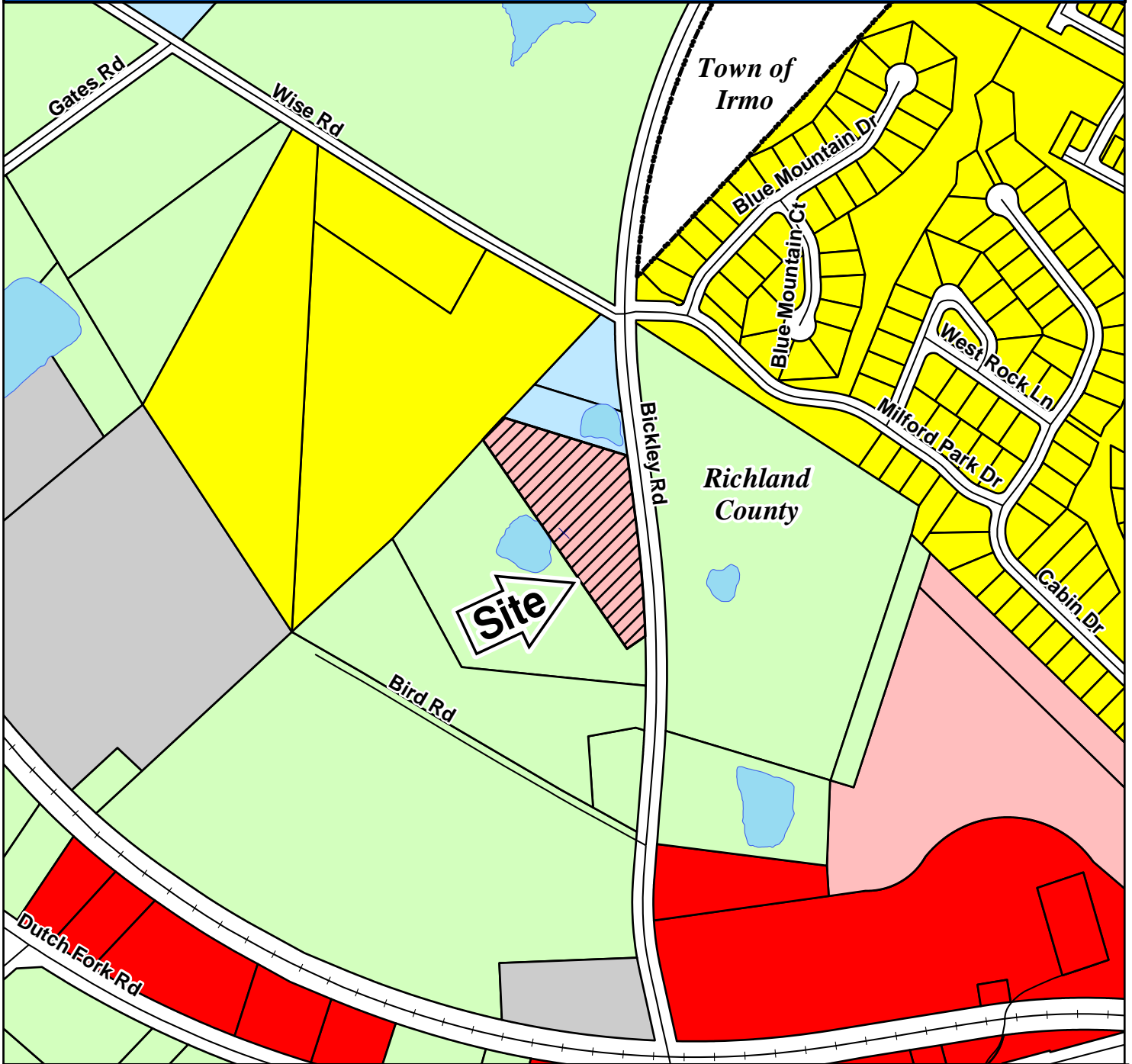
The subject parcel is located to the west of Ballentine Elementary School, which is part of Lexington/Richland School District Five. The Dutch Fork/Ballentine fire station (number 20) is located on Broad River Road 1.2 miles southeast of the subject parcel. The proposed map amendment would not significantly impact public services or traffic. However, approval of this rezoning may set a precedent for additional similar rezoning requests, which may serve to the detriment of traffic circulation near the school and soccer park. Otherwise, water is provided by the City of Columbia and sewer is provided by Richland County.

The proposed Zoning Map Amendment **is not in compliance** with the Comprehensive Plan. Planning Staff recommends **Denial** of this map amendment.























Zoning Public Hearing Date

January 25, 2011

Case 11-01 MA OI to GC



ZONING CLASSIFICATIONS

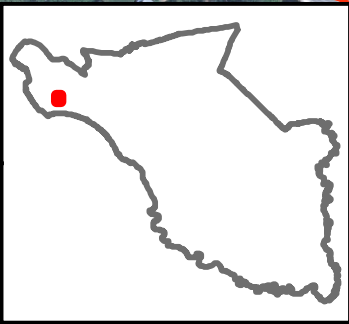
 RR	 RS-E	 MH	 NC	 LI	 TROS
 C-1	 RS-LD	 RM-MD	 GC	 HI	 Subject Property
 C-3	 RS-MD	 RM-HD	 RC	 PDD	
 RG-2	 RS-HD	 OI	 M-1	 RU	



Case 11-01 MA
OI to GC
TMS 02416-01-05



-  FLOOD ZONE A
-  FLOOD ZONE AE
-  WETLANDS



CASE 11-01 MA

From OI to GC

TMS# 02416-01-05

Bickley Road





**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: January 6, 2011
RC PROJECT: 11-02 MA
APPLICANT: Robert Fuller
PROPERTY OWNER: William Maxwell Gregg

LOCATION: National Guard Road and Bluff Industrial Boulevard

TAX MAP NUMBER: 11100-01-05 & 06
ACREAGE: 298 acres
EXISTING ZONING: RU
PROPOSED ZONING: HI

PC SIGN POSTING: December 17, 2010

Staff Recommendation

Denial

Background /Zoning History

The subject property was zoned Rural District (RU) on September 7, 1977.

Summary

The proposed zoning, Heavy Industrial (HI) District is intended to primarily accommodate uses of a manufacturing and industrial nature, and secondly, uses that are functionally related thereto, such as distribution, storage, and processing. General commercial uses are allowed, but are considered incidental to the predominantly industrial nature of this district.

No minimal lot area except as required by DHEC; and no maximum density standard.

Direction	Existing Zoning	Use
<u>North:</u>	RU, HI,M-1	Asphalt recycling plant, Offices, Undeveloped
<u>South:</u>	Cayce	Undeveloped/vegetated
<u>East:</u>	M1,GC	Stadium Suites Apartments, Undeveloped
<u>West:</u>	NA	Congaree River

Plans & Policies

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

Beltway Area

Objective: Throughout the County, conservation areas should be preserved. Development in these areas should only occur in accordance with the Richland County Land Development Code. This includes floodplain, wetlands, water bodies and the floodway.

Non-Compliance: Areas within the floodplain should be utilized to allow for the natural function of the floodplain which includes periodic inundation by floodwater. Development within the floodplain is subject to regulations set forth within the Floodplain Overlay District (FP). All applicable regulations will be determined at the time of site plan submittal.

Traffic Impact

The 2009 SCDOT traffic count (Station # 238) located north of the subject parcel on Bluff Road identifies 19,900 Average Daily Trips (ADT's). Bluff Road is classified as a four lane undivided Minor Arterial, maintained by SCDOT with a design capacity of 21,600 ADT's. Bluff Road is currently operating at Level of Service (LOS) “C”.

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

Conclusion

The proposed map amendment is not compatible with the Comprehensive Plan.

The subject parcels are part of the Floodplain Overlay District (FP). The Floodplain Overlay District shall;

“Function as an overlay district providing additional requirements to the regulations of the underlying general use zoning classification(s).”

Permitted uses within the Heavy Industrial District (HI) will be subject to additional regulations and development practices outlined within the Floodplain Overlay District (Sec. 26-106). Specific regulations regarding development in the floodplain will be determined at the time of site plan submittal. The subject parcels are located and thereby designated as an AE flood zone. AE zones are inundation areas of base flood where the base flood elevation is determined.

The subject parcel contains National Wetland Inventory (NWI) land. Wetlands are important landscape features that hold and slowly release flood water, recharge groundwater, act as filters to cleanse water of impurities, and recycle nutrients (US Fish and Wildlife). The subject parcels contain wetlands that have been identified as a Palustrine System. The Palustrine System wetlands are dominated by trees, shrubs, emergents, mosses or lichens. Surface water is present for extended periods, especially early in the growing season, but is absent by the end of the growing season in most years.

It is staff's opinion that the subject parcels serve as a critical boundary and transitional area between the industrially developed properties to the north and the rural undeveloped properties to the south along the river. Any change in zoning at this juncture would set the tone for

continued similar developments southward and along the river and serve to the detriment of the designated natural resource conservation and preservation recommendations of the Comprehensive Plan. Consequently, the staff recommends careful consideration of those recommendations, as rezoning would alter the development patterns along the river henceforth. The parcels to the southeast are vegetated and undeveloped. The Heavy Industrial (HI) District permits uses such as major and minor automobile repair and maintenance services, rental centers with outside storage, septic tank services, textile mills, mining/extraction facilities, cement and concrete products, and chemical products. The Heavy Industrial (HI) District is intended to primarily accommodate uses of a manufacturing and industrial nature and uses that are related, such as distribution, storage, and processing. The Heavy Industrial District (HI) zoned parcel to the north of the subject parcels contains an office for the asphalt recycling center. However, the asphalt recycling center storage yard is zoned Rural District (RU) and would not be permitted in the Rural District (RU) as a new use. The permitted uses in the Heavy Industrial District (HI) are not compatible with the Rural District (RU) zoned parcel to the south or with the residential multifamily uses east of the subject parcels (Stadium Suites, University Oaks).

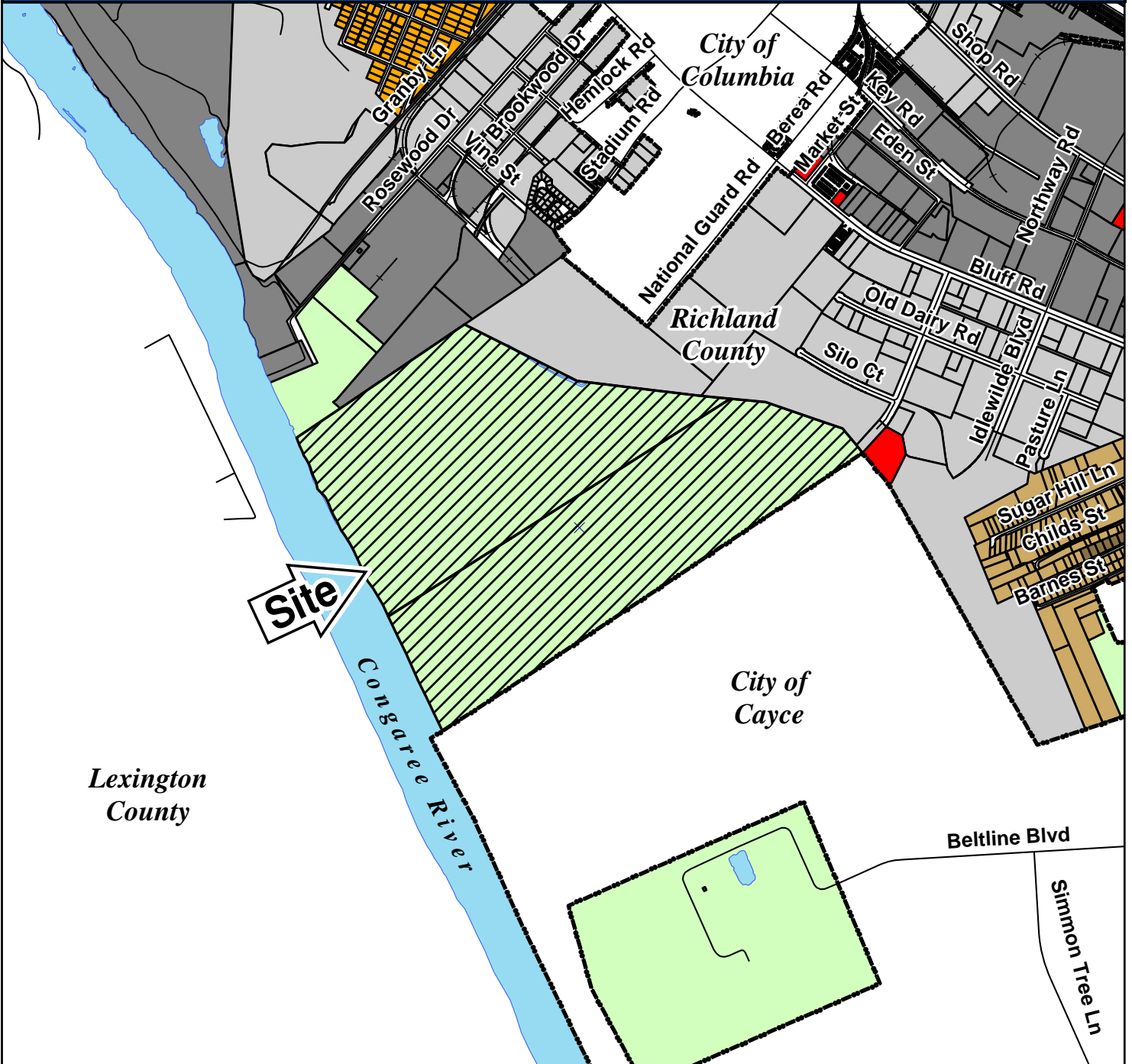
The Olympia fire station (number 2) is located one mile northwest of the subject parcel on Ferguson Street. Fire hydrants are located along National Guard Road, internal to Stadium Suites and internal to the office buildings north of the site. The proposed map amendment would not negatively impact public services or traffic. Water and sewer is provided by the City of Columbia.

The proposed Zoning Map Amendment is not in compliance with the Comprehensive Plan. Planning Staff recommends **Denial** of this map amendment.

Zoning Public Hearing Date

January 25, 2011

Case 11-02 MA RU to HI

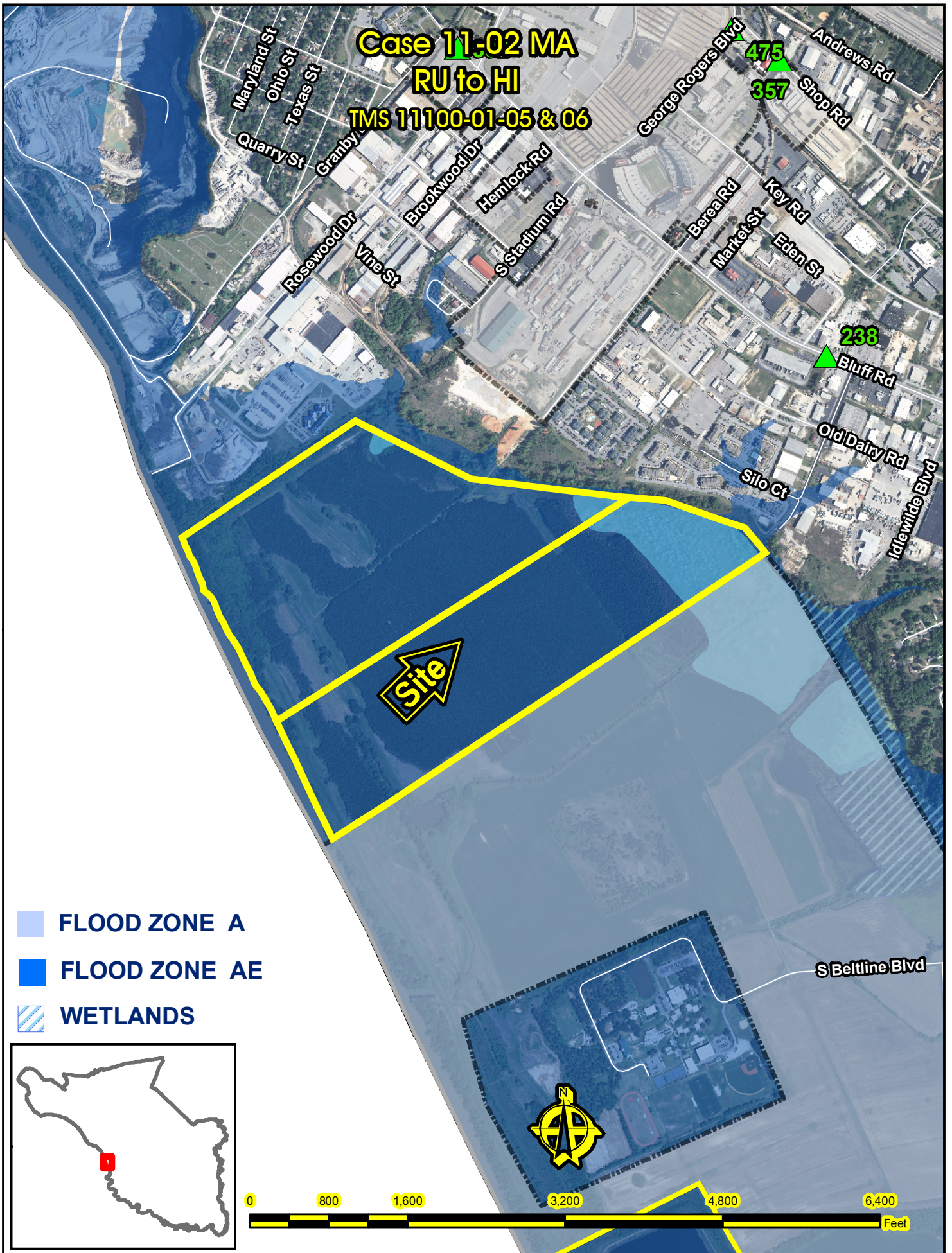


ZONING CLASSIFICATIONS

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



**Case 11-02 MA
RU to HI
TMS 11100-01-05 & 06**

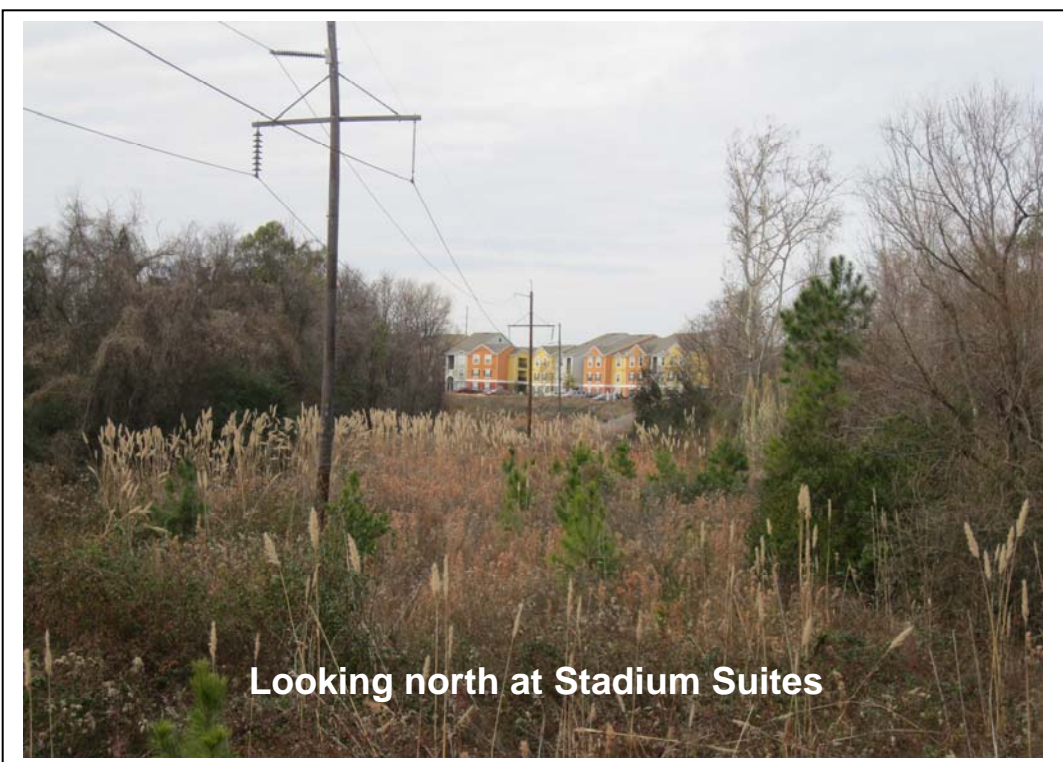


CASE 11-02 MA

From RU to HI

TMS# 11100-01-05 & 06

National Guard Rd & Bluff Industrial Blvd



STATE OF SOUTH CAROLINA
COUNTY COUNCIL FOR RICHLAND COUNTY
ORDINANCE NO. ___-11HR

AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES; CHAPTER 26, LAND DEVELOPMENT; ARTICLE IV, AMENDMENTS AND PROCEDURES; SECTION 26-53, LAND DEVELOPMENT PERMITS; SUBSECTION (A), GENERAL; SO AS TO REQUIRE NOTIFICATION TO THE BUILDING INSPECTIONS DEPARTMENT AND TO THE EMERGENCY SERVICES DEPARTMENT WHENEVER PLANS ARE SUBMITTED THAT AFFECT THE “EMERGENCY PLANNING ZONE (EPZ)” OF THE V.C. SUMMER NUCLEAR PLANT, WHICH IS LOCATED IN FAIRFIELD COUNTY.

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

SECTION I. The Richland County Code of Ordinances, Chapter 26, Land Development; Article IV, Amendments and Procedures; Section 26-53, Land Development Permits; Subsection (a), General; is hereby amended to read as follows:

(a) *General.* No building or other structure shall be erected, moved, added to, or structurally altered without a land development permit being issued by the county. In addition to building or structural change, a land development permit shall also be required for expansions of existing uses as well as for a change of use. A land development permit shall not be issued by the planning department except in conformity with the provisions of this chapter, unless the planning department receives a written order from the Richland County Board of Zoning Appeals in the form of an interpretation involving error (Section 26-58) or a special exception (Section 26-56) or variance (Section 26-57). If the permit is denied, reasons for the denial shall be stated. The planning department shall notify the Building and Inspections Department and the Emergency Services Department whenever plans are submitted that affect the “Emergency Planning Zone” (EPZ) of the V.C. Summer Nuclear Plant (which is located in Fairfield County), as an evacuation plan must be submitted and approved by the Emergency Services Department prior to the issuance of any building permit.

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

SECTION V. Effective Date. This ordinance shall be effective from and after _____, 2011.

RICHLAND COUNTY COUNCIL

BY: _____
Paul Livingston, Chair

ATTEST THIS THE _____ DAY
OF _____, 2011.

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:
First Reading:
Second Reading:
Third Reading:

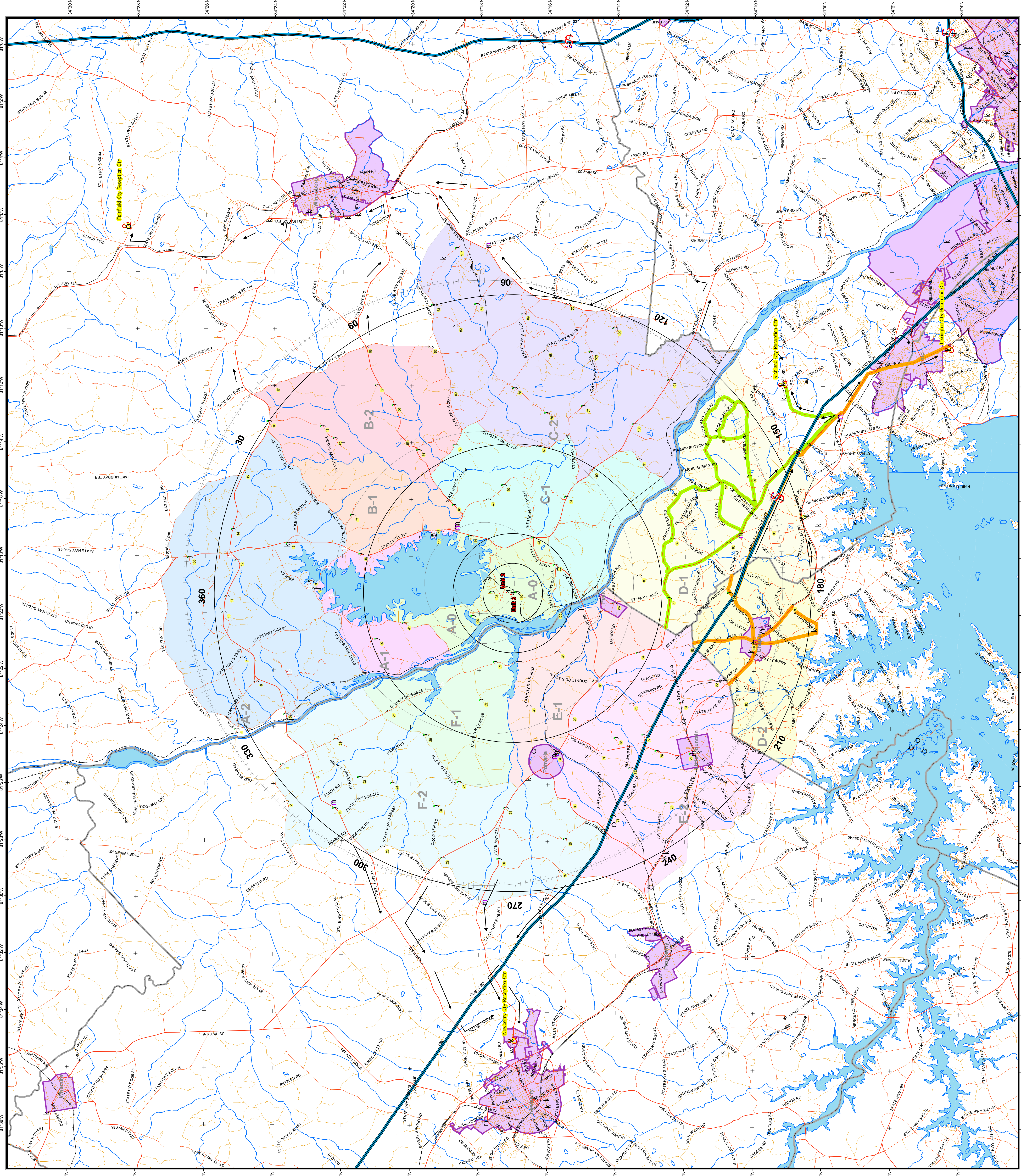
V.C. Summer Nuclear Station - 10 Mile Emergency Planning Zone for Unit 3

Evacuation Times

Zone	Average Minutes	Poor Weather
A-0	138	167
A-1	166	199
A-2	149	199
B-1	142	166
B-2	112	128
C-1	132	155
C-2	112	128
D-1	116	135
D-2	107	121
E-1	137	165
E-2	153	182
F-1	133	158
F-2	138	162

Legend

- Traffic Control Points
- Public Gathering Points
- Schools
- Boatramps
- Impacted Industries
- Hospitals & Nursing Homes
- County Facilities
- SC FEOC
- Emergency Ops Centers
- Day Care Facilities
- Reception Centers
- Sirens
- Public Evacuation Route
- 10, 5, 2, 1 Mile Radius
- US & State Routes
- Interstates
- State & County Hwys
- Other Roads
- Richland Bus Evac Routes
- Lexington Bus Evac Routes
- Rail Roads
- County Boundaries
- Streams
- Water
- Municipalities
- 10, 5, 2, 1 Mile Radius for Unit 3



STATE OF SOUTH CAROLINA
COUNTY COUNCIL FOR RICHLAND COUNTY
ORDINANCE NO. ___-11HR

AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES; CHAPTER 26, LAND DEVELOPMENT; ARTICLE II, RULES OF CONSTRUCTION/ DEFINITIONS; SECTION 26-22, DEFINITIONS; AND ARTICLE VII, GENERAL DEVELOPMENT, SITE, AND PERFORMANCE STANDARDS; SECTION 26-179, PEDESTRIAN, BICYCLE, AND TRANSIT AMENITIES; SO AS TO REQUIRE NEW SIDEWALKS TO BE ADA COMPLIANT AND TO PROVIDE FOR AN EXEMPTION TO THE REQUIREMENT OF PROVIDING SIDEWALKS.

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

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

Acceleration lane. A paved auxiliary lane, including tapered areas, allowing vehicles to accelerate when entering the through-traffic lane of a roadway in accordance with the Highway Capacity Manual (HCM).

Americans with Disabilities Act (ADA). The law ~~federal legislation~~ governing provision of services and facilities for ~~developmentally~~ disabled persons that was enacted by the U.S. Congress in 1990 and signed by President George H.W. Bush on July 26, 1990, and later amended with changes effective January 1, 2009. It is codified at 42 U.S.C. § 12101 et seq.

Americans with Disabilities Act Accessibility Guidelines (ADAAG). The federal regulations published by the U.S. Department of Justice to ensure compliance with the ADA.

Complete streets concept or program. A process of design, construction and operation of roadways to accommodate pedestrians, bicycles, transit and vehicular movement in that order of importance.

Deceleration lane. A paved auxiliary lane, including tapered areas, allowing vehicles to safely decelerate when leaving the through-traffic lane of a roadway in accordance with the Highway Capacity Manual (HCM).

Highway Capacity Manual (HCM). A document periodically published by the national Transportation Research Board (TRB) which provides transportation practitioners with a consistent system of techniques for the evaluation of the quality service on highways and streets. It is a nationally recognized source highway and street design principles and often used as the basis for local government roadway regulations.

Strategic Plan. A broad policy outline adopted by the County Council to guide their priorities for the July 1, 2009 through June 30, 2014 period, and implemented by county staff to ensure progress toward meeting the Council's goals and objectives.

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

Local commercial road. A road in a commercial area used primarily for access to abutting properties and to feed traffic to collector roads. This classification includes roads located parallel and adjacent to limited access roads or highways that provide access to abutting commercial properties and protection from through traffic.

Local residential road. A road in a residential area used primarily for access to abutting properties and to feed traffic to collector roads. This classification includes roads located parallel and adjacent to limited access roads or highways that provide access to abutting residential properties and protection from through traffic. Average daily traffic is less than two thousand (2,000) vehicles.

SECTION III. The Richland County Code of Ordinances; Chapter 26, Land Development; Article VII, General Development, Site, and Performance Standards; Section 26-179, Pedestrian, Bicycle, and Transit Amenities; is hereby amended to read as follows:

Sec. 26-179. Pedestrian, bicycle, and transit amenities.

(a) *Sidewalks and other pedestrian amenities.*

(1) *Residential districts.* All permitted institutional developments and major subdivisions are required to have sidewalks provided along one (1) side of all roads within and abutting the development, except controlled access facilities. Sidewalks shall have a minimum width of ~~four (4)~~ five (5) feet along roads abutting the development and a minimum width of ~~three (3)~~ four (4) feet along internal roads. A median strip of grassed or landscaped areas at least two (2) feet wide is recommended to separate all sidewalks from adjacent curbs or the edge of street pavement. All sidewalks shall be constructed to the specifications of the public works department and shall meet the minimum requirements of the Americans with Disabilities Act.

(2) *Commercial, office, industrial, and PDD districts.*

a. *Sidewalks.* All new development within any commercial, office, industrial, or PDD district is required to provide sidewalks along all sides of abutting roads, except along controlled access facilities. Sidewalks shall have a minimum width of five (5) feet and shall be constructed to the specifications of the public works department.

and shall also meet the minimum requirements of the Americans with Disabilities Act. A median strip of grassed or landscaped areas at least two (2) feet wide is recommended to separate all sidewalks from adjacent curbs or the edge of street pavement.

b. *Pedestrian walkways.* Pedestrian walkways must be provided in all parking areas for new developments and shall meet the minimum requirements of the Americans with Disabilities Act. It is encouraged that walkways also be provided to adjacent developments.

(3) *Access to schools, greenways, parks, and open space areas from residential developments.* In major residential land developments or subdivisions, access ways shall be provided by the developer to public schools, greenways, parks, and open space areas abutting the residential development and to open space or parks provided as part of a development. Such access shall be provided in conformance with the following:

a. *Where required.*

1. Accessways are required when cul-de-sac roads back up to public schools, greenways, parks, or open space areas.
2. Accessways are required where lots within the development back up to public schools, greenways, parks, and open space areas.

b. *Standards.*

1. *Access.* Access to adjacent public schools, greenways, parks, or open space areas, may be accomplished by direct access from a road, direct access from a cul-de-sac, or a designated access between lots.
2. *Width.* Accessways shall be a minimum of fifteen (15) feet in width.
3. *ADA compliant.* Accessways shall meet the minimum requirements of the Americans With Disabilities Act.

(4) *Exemptions.* If the Planning Department receives written (or electronic) evidence of the denial of an encroachment permit for proposed sidewalks within the SCDOT right-of-way, sidewalks shall be not be required within such right-of-way; provided, however, the Planning Department may

appeal the SCDOT's denial. If the SCDOT overturns its initial decision, sidewalks must then be constructed as set forth in this subsection.

(5) *Alternative to sidewalk requirement.* Developments and subdivisions required to provide sidewalks pursuant to paragraphs (1) and (2) above, may apply to the Planning Commission to opt out of such requirement, in whole or in part, provided that the property is zoned RU, LI, or HI, and provided that the current cost to construct the sidewalks shall be paid by the developer or builder to the County. The County Engineer will determine the cost. The money shall be placed in a sidewalk escrow account to provide the County with funds to construct needed sidewalks in other areas of the County or to improve existing sidewalks.

- (b) *Bicycle facilities.* Bicycle parking shall be required for all uses requiring over fifty (50) automobile parking spaces. A minimum of five (5) bicycle parking spaces is required. Bicycle parking facilities shall be standard bicycle racks or other secured lockable facilities.
- (c) *Transit facilities.* Any major multi-family land development or major subdivision, and any major commercial, industrial, or office land development (when located along a public transportation transit route) must provide for a transit stop.

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

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

SECTION VI. This ordinance shall be effective from and after _____, 2011.

RICHLAND COUNTY COUNCIL

BY: _____
Paul Livingston, Chair

Attest this the ____ day of _____, 2011

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:
First Reading:
Second Reading:
Third Reading:

STATE OF SOUTH CAROLINA
COUNTY COUNCIL FOR RICHLAND COUNTY
ORDINANCE NO. ____-11HR

AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES; CHAPTER 26, LAND DEVELOPMENT; ARTICLE VII, GENERAL DEVELOPMENT, SITE AND PERFORMANCE STANDARDS; SECTION 26-185, TEMPORARY AND ACCESSORY USES; SUBSECTION (B), ACCESSORY USES AND STRUCTURES (CUSTOMARY); PARAGRAPH (1), GENERAL STANDARDS AND LIMITATIONS; SUBPARAGRAPH (D); SO AS TO PROVIDE SIZE RESTRICTIONS FOR ACCESSORY STRUCTURES IN THE RU (RURAL) DISTRICT.

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

SECTION I. The Richland County Code of Ordinances, Chapter 26, Land Development; Article VII, General Development, Site and Performance Standards; Section 26-185, Temporary and Accessory Uses; Subsection (b), Accessory Uses and Structures (Customary); Paragraph (1), General Standards and Limitations; Subparagraph d., Size Restrictions; is hereby amended to read as follows:

- d. *Size restrictions.* Accessory structures in residential districts shall not exceed a maximum total area of fifty percent (50%) of the gross floor area of the principal building or one thousand two hundred (1,200) square feet, whichever is greater, and shall not cover more than thirty percent (30%) of the yard. Provided, however, accessory structures in the RU Rural district shall not exceed twenty five hundred (2,500) square feet.

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

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

SECTION IV. Effective Date. This ordinance shall be enforced from and after _____, 2011.

RICHLAND COUNTY COUNCIL

BY: _____
_____, Chair

ATTEST THIS THE ____ DAY

OF _____, 2011.

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: January 25, 2011 (tentative)
First Reading: January 25, 2011 (tentative)
Second Reading:
Third Reading:

STATE OF SOUTH CAROLINA
COUNTY COUNCIL FOR RICHLAND COUNTY
ORDINANCE NO. ___-11HR

AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES, CHAPTER 26, LAND DEVELOPMENT; ARTICLE VII, GENERAL DEVELOPMENT, SITE, AND PERFORMANCE STANDARDS; SECTION 26-180, SIGNS; SUBSECTION (G), ON-PREMISES SIGNS PERMITTED IN RURAL AND RESIDENTIAL DISTRICTS; SO AS TO ESTABLISH THE MAXIMUM HEIGHT AND SQUARE FOOTAGE OF SIGNS FOR INSTITUTIONAL USES IN THE RU RURAL DISTRICT.

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

SECTION I. The Richland County Code of Ordinances, Chapter 26, Land Development; Article VII, General Development, Site and Performance Standards; Section 26-180, Signs; Subsection (g), On-premises signs permitted in rural and residential districts; is hereby amended by the addition of a new paragraph, to read as follows:

(3) Signs for institutional uses. Signs relating to permitted institutional uses may be erected, subject to the following provisions:

a. Maximum size. Fifty (50) square feet of total surface area per side per road frontage.

b. Number. One (1) sign per road entrance. Two (2) sides permitted per road frontage if affixed to masonry, brick, or wood fences. Such signs shall be limited to twenty (20) square feet each.

c. Type. Freestanding or wall.

d. Height. Wall signs shall not project above the roofline. Freestanding signs shall not exceed fifteen (15) feet above the ground level.

e. Location. Vision clearances established in Section 26-181(c) of this chapter shall be observed.

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

SECTION V. Effective Date. This ordinance shall be enforced from and after _____, 2011.

RICHLAND COUNTY COUNCIL

BY: _____
_____, Chair

ATTEST THIS THE ____ DAY

OF _____, 2011.

Michielle R. Cannon-Finch
Clerk of Council

RICHLAND COUNTY ATTORNEY'S OFFICE

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

First Reading: December 7, 2010
Public Hearing: January 25, 2011 (tentative)
Second Reading: January 25, 2011 (tentative)
Third Reading: February 1, 2011 (tentative)

STATE OF SOUTH CAROLINA
COUNTY COUNCIL FOR RICHLAND COUNTY
ORDINANCE NO. ____-11HR

AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES; CHAPTER 26, LAND DEVELOPMENT; ARTICLE VII, GENERAL DEVELOPMENT, SITE AND PERFORMANCE STANDARDS; SECTION 26-180, SIGNS; SUBSECTION (I), ON-PREMISES SIGNS PERMITTED IN THE GENERAL COMMERCIAL DISTRICT; PARAGRAPH (4), HEIGHT; SO AS TO ESTABLISH THE MAXIMUM HEIGHT FOR ON-PREMISE SIGNS IN THE GC (GENERAL COMMERCIAL) DISTRICT.

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

SECTION I. The Richland County Code of Ordinances, Chapter 26, Land Development; Article VII, General Development, Section 26-180, Signs; Subsection (i), On-premises signs permitted in the General Commercial District; Paragraph (4), Height; is hereby amended to read as follows:

4. *Height.* No part of any freestanding sign or its supporting structure shall exceed ~~fifty (50)~~ thirty-five (35) feet in height. However, the maximum height for signs on lots located adjacent to the right-of-way for interstate interchanges is fifty (50) feet. No projecting sign may project more than twenty (20) feet above the highest portion of the roof of the structure to which it is attached.

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

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

SECTION IV. Effective Date. This ordinance shall be enforced from and after _____, 2011.

RICHLAND COUNTY COUNCIL

BY: _____
_____, Chair

ATTEST THIS THE ____ DAY

OF _____, 2011.

Michielle R. Cannon-Finch
Clerk of Council

Public Hearing: January 25, 2011 (tentative)
First Reading: January 25, 2011 (tentative)
Second Reading:
Third Reading:

STATE OF SOUTH CAROLINA
COUNTY COUNCIL FOR RICHLAND COUNTY
ORDINANCE NO. ___-11HR

AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES; CHAPTER 26, LAND DEVELOPMENT; ARTICLE VII, GENERAL DEVELOPMENT, SITE, AND PERFORMANCE STANDARDS; SECTION 26-180, SIGNS; SO AS TO CREATE A NEW SECTION THAT WOULD ALLOW DIGITAL DISPLAY DEVICES UNDER CERTAIN CONDITIONS.

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:

Sign, electronic changeable copy. As used in this chapter, the following definitions apply to such signs:

- (a) *Sign, time and/or temperature.* A sign or portion thereof that displays electronic, non-pictorial, text information in which each alphanumeric character, graphic, or symbol is defined by a small number of matrix elements using different combinations of light emitting diodes (LEDs), fiber optics, light bulbs, or other illumination devices within the display area. Electronic changeable copy signs include computer programmable, microprocessor controlled electronic displays. In addition, electronic changeable copy signs include:
- (b) *Sign, electronic graphic display.* A sign or portion thereof that displays electronic, static images, static graphics or static pictures, with or without text information, defined by a small number of matrix elements using different combinations of light emitting diodes (LEDs), fiber optics, light bulbs, or other illumination devices within the display area where the message change sequence is accomplished immediately or by means of fade, repixelization or dissolve modes. Electronic changeable copy signs include computer programmable, microprocessor controlled electronic or digital displays. Electronic graphic display signs include projected images or messages with these characteristics onto buildings or other objects.
- (c) *Sign, multi-vision.* Any sign composed in whole or in part of a series of vertical or horizontal slats or cylinders that are capable of being rotated at intervals so that partial rotation of the group of slats or cylinders produces a different image and when properly functioning allows on a single sign structure the display at any given time one of two or more images.

(d) Sign, video display. A sign that changes its message or background in a manner or method of display characterized by motion or pictorial imagery, which may or may not include text and depicts action or a special effect to imitate movement, the presentation of pictorials or graphics displayed in a progression of frames that give the illusion of motion, including, but not limited to, the illusion of moving objects, moving patterns or bands of light, or expanding or contracting shapes, not including electronic changeable copy signs. Video display signs include projected images or messages with these characteristics onto buildings or other objects.

SECTION II. The Richland County Code of Ordinances, Chapter 26, Land Development; Article VII, General development, Site, and Performance Standards; Section 26-180, Signs; is hereby amended to create a new subsection to read as follows:

(r) Electronic changeable copy signs. Electronic changeable on-premise copy signs are permitted in all zoning districts.

(1) Time and temperature signs are allowed, but must not exceed twenty (20) square feet of the sign face.

(2) All other changeable copy signs shall only be permitted with the following restrictions:

a. Such signs shall remain static at all times – scrolling and/or movement of any kind is prohibited.

b. The electronic area shall not exceed forty percent (40%) of the allowed/permitted sign face, but in no case shall it exceed a maximum of forty (40) square feet.

c. The message must not change more than once every six (6) seconds.

d. Illumination should be no greater than 7,500 nits during daylight hours and no greater than 500 nits during evening hours.

e. Signs shall not display flashing lights.

f. Audio speakers or any form of pyrotechnics are prohibited in association with an electronic changeable copy sign.

g. The bottom of the sign shall be at least ten (10) feet from the ground in those zoning districts that allow such height; otherwise the electronic changeable portion of the sign shall be limited to the upper twenty-five percent (25%) of the sign face.

- h. The leading edge of the sign must be a minimum distance of one hundred (100) feet from an abutting residential district boundary.
- i. Signs shall only be used or displayed between the hours of 6:00 a.m. and 11:00 p.m. or during the hours that the business remains open to the public, whichever is greater.
- j. Digital signs shall not be permitted inside the boundaries of any Historic District as defined by the National Historic Register, nor shall they be permitted inside the boundaries of any Neighborhood Master Plan Overlay District.

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

SECTION V. Effective Date. This ordinance shall be enforced from and after _____, 2011.

RICHLAND COUNTY COUNCIL

BY: _____
 _____, Chair

ATTEST THIS THE ____ DAY
 OF _____, 2011.

 Michielle R. Cannon-Finch
 Clerk of Council

Public Hearing: January 25, 2011 (tentative)
 First Reading: January 25, 2011 (tentative)
 Second Reading:
 Third Reading:

STATE OF SOUTH CAROLINA
COUNTY COUNCIL FOR RICHLAND COUNTY
ORDINANCE NO. ___-11HR

AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES; CHAPTER 26, LAND DEVELOPMENT; ARTICLE VII, GENERAL DEVELOPMENT, SITE, AND PERFORMANCE STANDARDS; SECTION 26-180, SIGNS; SO AS TO PROHIBIT ELECTRONIC CHANGEABLE COPY, ELECTRONIC GRAPHIC DISPLAY, MULTI-VISION, AND VIDEO DISPLAY SIGNS.

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:

Sign, electronic changeable copy. A sign or portion thereof that displays electronic, non-pictorial, text information in which each alphanumeric character, graphic, or symbol is defined by a small number of matrix elements using different combinations of light emitting diodes (LEDs), fiber optics, light bulbs, or other illumination devices within the display area. Electronic changeable copy signs include computer programmable, microprocessor controlled electronic displays.

Sign, electronic graphic display. A sign or portion thereof that displays electronic, static images, static graphics or static pictures, with or without text information, defined by a small number of matrix elements using different combinations of light emitting diodes (LEDs), fiber optics, light bulbs, or other illumination devices within the display area where the message change sequence is accomplished immediately or by means of fade, repixelization or dissolve modes. Electronic changeable copy signs include computer programmable, microprocessor controlled electronic or digital displays. Electronic graphic display signs include projected images or messages with these characteristics onto buildings or other objects.

Sign, multi-vision. Any sign composed in whole or in part of a series of vertical or horizontal slats or cylinders that are capable of being rotated at intervals so that partial rotation of the group of slats or cylinders produces a different image and when properly functioning allows on a single sign structure the display at any given time one of two or more images.

Sign, video display. A sign that changes its message or background in a manner or method of display characterized by motion or pictorial imagery, which may or may not include text and depicts action or a special effect to imitate movement, the presentation of pictorials or graphics displayed in a progression of frames that give the illusion of motion, including, but not limited to, the illusion of moving objects, moving patterns or bands of light, or expanding or contracting shapes, not including electronic changeable copy signs.

Video display signs include projected images or messages with these characteristics onto buildings or other objects.

SECTION II. The Richland County Code of Ordinances, Chapter 26, Land Development; Article VII, General development, Site, and Performance Standards; Section 26-180, Signs; Subsection (e), Prohibited Signs; is hereby amended to read as follows:

- (e) *Prohibited signs.* The following signs are prohibited in the unincorporated areas of Richland County:
 - (1) *Off-premises signs.* All off-premises signs, unless specifically allowed elsewhere in this chapter.
 - (2) *Roof signs.* Roof signs; provided, however, that signs on the surfaces of a mansard roof or on parapets shall not be prohibited if the signs do not extend above the mansard roof or parapet to which they are attached.
 - (3) *Animated/flushing signs and signs of illusion.* Signs displaying blinking, flashing, or intermittent lights, or animation, moving parts, or signs giving the illusion of movement.
 - (4) *Signs resembling traffic signals.* Signs that approximate official highway signs, warning signs, or regulatory devices.
 - (5) *Signs on roadside appurtenances.* Signs attached to or painted on utility poles, trees, parking meters, bridges, overpasses, rocks, other signs, benches, refuse containers, etc., unless specifically allowed elsewhere in this chapter.
 - (6) *Abandoned signs and sign structures.* Signs that advertise an activity or business that is no longer conducted on the property on which the sign is located. Such signs or sign structures must be removed within thirty (30) days of becoming an abandoned sign or sign structure.
 - (7) *Pennants, streamers, balloons, etc.* Signs containing or consisting of pennants, ribbons, streamers, balloons, or spinners.
 - (8) *Signs obstructing access.* Signs that obstruct free ingress or egress from a road, driveway, or a required door, window, fire escape, or other required exit way.
 - (9) *Signs located in the right-of-way.* All signs located in the right-of-way, unless specifically allowed elsewhere in this chapter.
 - (10) *Inflatable signs or balloons.*

- (11) *Signs posted on public property.* Public property includes rights-of way, the tree lawn areas between detached sidewalks and streets, roadway median strips, parkways, bridges, alleys, utility poles and boxes, as well as street signs and sign poles.
- (12) *Electronic graphic display signs.*
- (13) *Multi-vision signs.*
- (14) *Video display signs.*

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

SECTION V. Effective Date. This ordinance shall be enforced from and after _____, 2011.

RICHLAND COUNTY COUNCIL

BY: _____
 _____, Chair

ATTEST THIS THE ____ DAY
 OF _____, 2011.

 Michielle R. Cannon-Finch
 Clerk of Council

Public Hearing: January 25, 2011 (tentative)
 First Reading: January 25, 2011 (tentative)
 Second Reading:
 Third Reading:

