

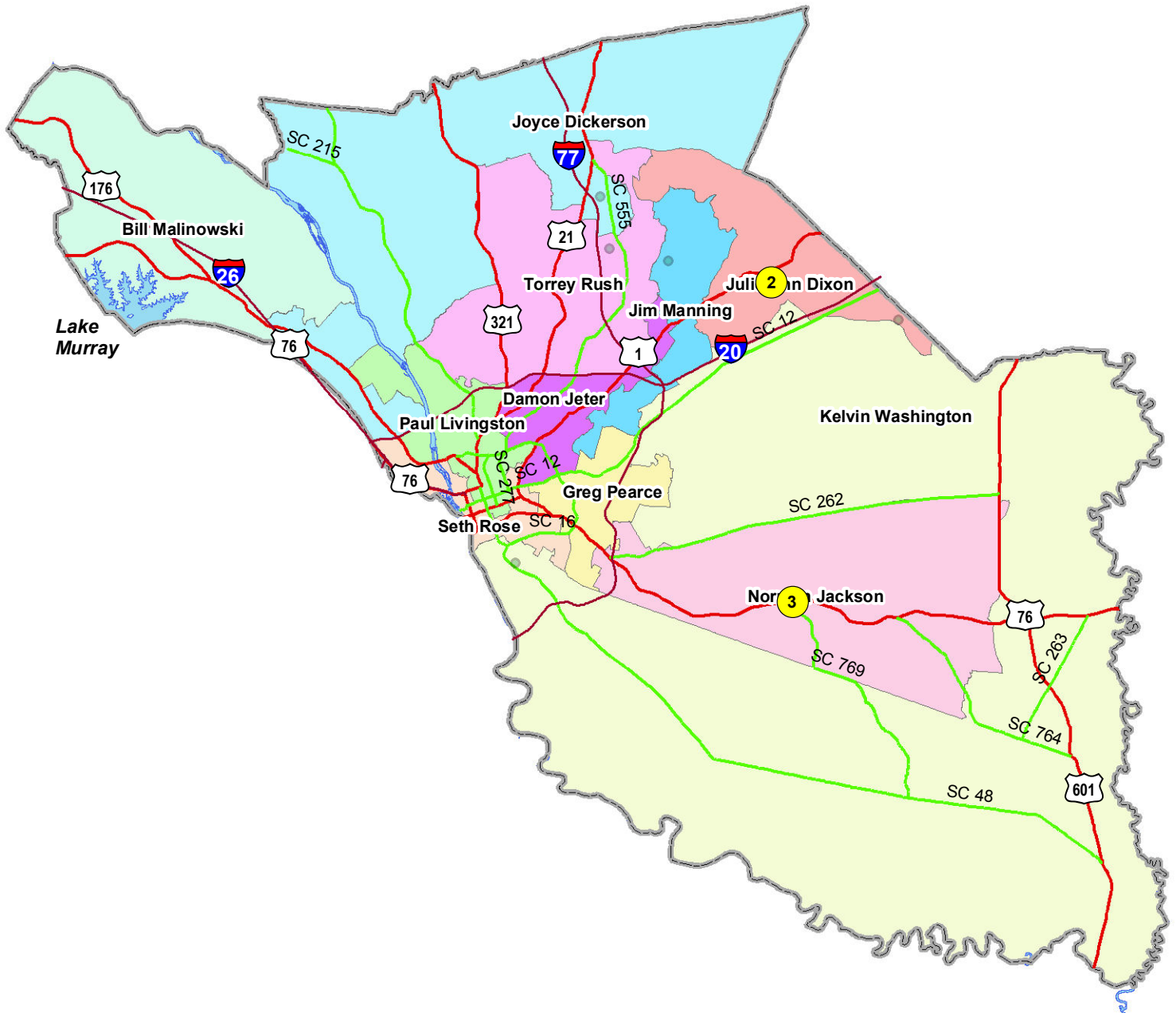
RICHLAND COUNTY  
PLANNING COMMISSION



MAY 6, 2013



# RICHLAND COUNTY PLANNING COMMISSION MAY 6, 2013



CASE NO.	APPLICANT	TMS NO.	LOCATION	DISTRICT
2. 13-09 MA	Wade Corporation	25806-02-16 & 25800-04-23	Jacob's Dr. & Spears Creek	Dixon
3. 13-12 MA	Wayne Huggin	24700-11-07	9711 Garners Ferry Road	Jackson
4. 13-13 MA	John Loveless	31600-02-20	Screaming Eagle Road	Dixon
5. 13-14 MA	Boyce Haigler	11206-04-05	1051 Market Street	Washington
6. 13-15 MA	Gary Morris	17600-01-17 & 24	1091 Carolina Pines Drive	Dickerson
7. 13-16 MA	Ryan Slattery	17400-02-04, 12, 14 & 16	Farrow Road & W. Killian Road	Rush



**RICHLAND COUNTY PLANNING COMMISSION**

**Monday, May 6, 2013**

**Agenda**

**1:00 PM**

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

**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

**PUBLIC MEETING CALL TO ORDER** .....Patrick Palmer, Chairman

**PUBLIC NOTICE ANNOUNCEMENT**

**PRESENTATION OF MINUTES FOR APPROVAL**

April 2013 Minutes

**ADOPTION OF THE AGENDA**

**ROAD NAMES [ACTION]**

**MAP AMENDMENTS [ACTION]**

1. Case # 13-09 MA  
David Hilburn  
Wade Corporation  
RU/RM-HD to OI (3.12 acres)  
Jacob's Dr. & Spears Creek Church Rd.  
TMS# 25806-02-16 & 25800-04-23  
Page 1
  
2. Case # 13-12 MA  
Wayne Huggins  
RU to OI (1.79 acres)  
9711 Garners Ferry Road  
TMS# 24700-11-07  
Page 9
  
3. Case # 13-13 MA  
John Loveless  
RU to RC (5 acres)  
Screaming Eagle Rd.  
TMS# 31600-02-20  
Page 19

4. Case # 13-14 MA  
Boyce Haigler  
HI to GC (1.03 acres)  
1051 Market St.  
TMS# 11206-04-05  
Page 29
5. Case # 13-15 MA  
Gary Morris  
M-1 to HI (33.5 acres)  
1091 Carolina Pines Dr.  
TMS# 17600-01-17 & 24  
page 41
6. Case # 13-16 MA  
Ryan Slattery  
Killian's Crossing  
PDD to PDD (398.66 acres)  
Farrow Rd. & W. Killian Rd.  
TMS# 17400-02-04,12,14,& 16  
Page 49

## **TEXT AMENDMENTS**

1. AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES; CHAPTER 26, LAND DEVELOPMENT; ARTICLE II, RULES OF CONSTRUCTION; DEFINITIONS; SECTION 26-22, DEFINITIONS; AND AMENDING ARTICLE VII, GENERAL DEVELOPMENT, SITE, AND PERFORMANCE STANDARDS; SECTION 26-186, GREEN CODE STANDARDS; SO AS TO REPLACE THOSE STANDARDS WITH "DEVELOPMENT WITH OPEN SPACE DESIGN STANDARDS" AND AMENDING ARTICLE X, SUBDIVISION REGULATIONS; SECTION 26-222, GENERAL REQUIREMENTS; SUBSECTION (G), NATURAL RESOURCE INVENTORY; PARAGRAPH (1); SO AS TO DELETE THE REQUIREMENT OF A DESKTOP ANALYSIS.  
Page 57
2. AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES; CHAPTER 26, LAND DEVELOPMENT SO AS TO ALLOW LI (LIGHT INDUSTRIAL) DISTRICT ZONING CONTIGUOUS TO AN EXISTING INDUSTRIAL DISTRICT FOR A PARCEL WITH LESS THAN TWO (2) ACRES.  
Page 79

3. AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES, CHAPTER 26, LAND DEVELOPMENT; ARTICLE V, ZONING DISTRICTS AND DISTRICT STANDARDS; SECTION 26-141, TABLE OF PERMITTED USES, PERMITTED USES WITH SPECIAL REQUIREMENTS, AND SPECIAL EXCEPTIONS; SUBSECTION (F), TABLE OF PERMITTED USES, PERMITTED USES WITH SPECIAL REQUIREMENTS, AND SPECIAL EXCEPTIONS; AND ARTICLE VI, SUPPLEMENTAL USE STANDARDS; SECTION 26-151, PERMITTED USES WITH SPECIAL REQUIREMENTS; SUBSECTION (B), PERMITTED USES WITH SPECIAL REQUIREMENTS LISTED BY ZONING DISTRICT; PARAGRAPH (30), DWELLINGS, SINGLE FAMILY, ZERO LOT LINE, COMMON AND PARALLEL; SO AS TO REMOVE CERTAIN PERMITTED USES FROM THE OFFICE AND INSTITUTIONAL ZONING DISTRICT.

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## **ACTION ITEMS**

Rules & Procedures

## **ITEMS FOR DISCUSSION**

RU district

## **DIRECTOR'S REPORT OF ACTION**

1. Zoning Public Hearing Report
2. Development Review Team Report

## **ADJOURNMENT**







# **Planning & Development Services Department**

2020 Hampton Street, 1<sup>st</sup> Floor • Columbia, South Carolina 29204-1002  
 Post Office Box 192 • Columbia, South Carolina 29202-0192

**TO:** Planning Commission Members; Interested Parties  
**FROM:** Alfreda W. Tindal, E9-1-1 Addressing Coordinator Specialist  
**DATE:** April 25, 2013  
**SUBJECT:** Street Name(s) Approval Request

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

The proposed street/road/subdivision name(s) listed below has/ have been reviewed and meet(s) the Enhanced 9-1-1 emergency road/subdivision naming requirements.

**Action Requested**

The Addressing Coordinator Specialist recommends the Commission give **final** approval of the road name(s) listed below. **Unless specifically stated, the street name suffix (es) is/ are added after receipt of the subdivision lot layout.**

PROPOSED NAME(S)	APPLICANT	LOCATION	PROPERTY TMS#	COUNCIL DISTRICT (Honorable)
1. Nuttall Oak 2. Tulip Oak	McTiden Atkins, Cox and Dinkins	Killian's Crossing Killian & Farrow Roads	R17400-02-04	Torrey Rush (7)
3. Ascot Woods Loop 4. Robinson Woods Lane	Clay Walsh, Civil Engineering of Cola	Kennerly & Steeple Ridge Roads	R04200-04-15; R04100- 03-79, 80 , 81	Bill Malinowski (1)
5. Aureo 6. Calycinum 7. Conferta 8. Grande Oak 9. Halcyon 10. Hyperian 11. Laurentia 12. Long Cove Drive 13. Quercus 14. Shade Tree	John R Thomas, Sustainable Design Consultants, INC	Longcreek Development	N/A	Torrey Rush (7)

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**Richland County  
Planning & Development Services Department**

Map Amendment Staff Report

**PC MEETING DATE:** May 6, 2013  
**RC PROJECT:** 13-09 MA  
**APPLICANT:** David Hilburn

**LOCATION:** Jacobs Drive and Spears Creek Church Rd

**TAX MAP NUMBER:** 25806-02-16 & 25800-04-23  
**ACREAGE:** 1.19 & 1.93 for a combined total of 3.12 acres  
**EXISTING ZONING:** RU/RM-HD  
**PROPOSED ZONING:** OI

**PC SIGN POSTING:** April 12, 2013

**Staff Recommendation**

**Disapproval**

**Background**

**Zoning History**

The original zoning of the parcels as adopted September 7, 1977 was Development District (D-1) and Residential Multifamily High Density District (RG-2). With the adoption of the 2005 Land Development Code the D-1 District was removed and the parcel was designated Rural District (RU) while the RG-2 District parcel was similarly designated Residential Multifamily High Density District (RM-HD).

**Zoning History General Area**

The Planned Development District Parcel east of the site was rezoned under ordinance number 064-99HR (case number 99-50MA). Parcel 25806-02-17 was previously submitted in 2005 with multiple other parcels under case number 05-024MA. The requested zoning change to Neighborhood Commercial District (NC) was withdrawn.

In 2005, case number 05-113MA, both subject parcels requested a zoning change to Rural Commercial District (RC). The request was withdrawn.

**Zoning District Summary**

The Office and Institutional District (OI) is intended to accommodate office, institutional, and certain types of residential uses in an area whose characteristics are neither general commercial nor exclusively residential in nature. Certain related structures and uses required to serve the needs of the area are permitted outright or are permitted as special exceptions subject to restrictions and requirements.

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

- The gross density for this site is approximately: 49 dwelling units
- The net density for this site is approximately: 34 dwelling units

Direction	Existing Zoning	Use
<b><u>North:</u></b>	RU/ PDD	Residence/Undeveloped (allows multifamily)
<b><u>South:</u></b>	RM-HD	Residential subdivision (Spears Creek Village)
<b><u>East:</u></b>	PDD	Undeveloped (allows single & multi-family residences)
<b><u>West:</u></b>	RU/RM-HD	Residence/Residence

**Discussion**

**Parcel/Area Characteristics**

Parcel 16 contains one hundred and five feet (105) of frontage along Spears Creek Church Road and two hundred and fifty one (251) feet of frontage along Jacobs Drive. Parcel 23 contains two hundred and seventy one feet (271) of frontage along Spears Creek Church Road and three hundred and seventy three (373) feet of frontage along Jacobs Drive. Spears Creek Church Road is a two-lane undivided minor arterial without sidewalks or streetlights. Jacobs Drive is a residential Collector street without sidewalks or streetlights.

The immediate area is primarily characterized by residential uses. South of the subject parcel is the residential subdivision, Spears Creek Village. This subdivision is zoned Residential Multifamily High Density District (RM-HD). West of the subject parcels are a number of RU and RM-HD parcels with residential uses. East of the subject parcels is the Greenhill Parish Planned Development District (PDD). The adjacent section of the Greenhill Parish PDD is designated for residential uses.

**Public Services**

The subject parcel is within the boundaries of School District 2. Catawba Trail Elementary School is located .72 miles east of the subject parcel on Greenhill Parish Parkway. The Northeast fire station (number 4) is located .97 miles southeast of the subject parcels on Spears Creek Church Road. There is a fire hydrant located along Jacobs Drive. The proposed map amendment would not negatively impact public services or traffic. Water is provided by the City of Columbia and sewer service is provided by Palmetto Utilities.

**Plans & Policies**

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

Objective: Commercial/Office activities should be located at traffic junctions or areas where existing commercial and office uses are located. These uses should not encroach on established residential areas.

Non-Compliance: The proposed zoning would not be in compliance with the recommended objective for suburban commercial/office activities in the Comprehensive Plan. The site is not located at a major traffic junction and would be surrounded by residential zoning and use.

**Traffic Impact**

The 2011 SCDOT traffic count (Station # 451) located south of the subject parcels on Spears Creek Church Road identifies 10,300 Average Daily Trips (ADT's). Spears Creek Church Road is classified as a two lane undivided minor arterial, maintained by SCDOT with a design capacity of 12,400 ADT's. Spears Creek Church Road is currently operating at Level of Service (LOS) "C".

Spears Creek Church Road is ranked 38<sup>th</sup> for improvements on the COATS 2035 Prioritized List of Widening Projects. Spears Creek Church Road is programed to expand from two to five lanes. Funding has not been identified at this time.

**Conclusion**

The parcels north of the site are residentially developed or designated. The residential subdivision south of the site (Spears Creek Village) is zoned RM-HD. The proposed request is not in compliance with the Comprehensive Plan. The requested zoning is not compatible with the zoning or existing uses of the adjacent parcels and developments.

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

**Zoning Public Hearing Date**

**May 28, 2013**

# Case 13-09 MA RU/RM-HD to OI



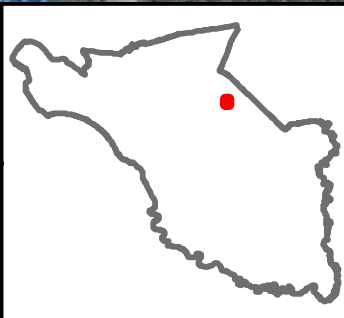
## ZONING CLASSIFICATIONS

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

**Case 13-09 MA  
RU/RM-HD to OI  
TMS 25806-02-16 & 25800-04-23**

**Site**

-  FLOOD ZONE A
-  FLOOD ZONE AE
-  WETLANDS



# CASE 13-09 MA

## From RU/RM-HD to OI

TMS# 25806-02-16 & 25800-04-23 Spears Creek Church Rd & Jacobs Drive





The zoning change from RU/RM-HD (Rural/Residential Multi-Family High Density) to OI (Office/Institutional) would permit the introduction of the following uses which were not allowed previously in the original zoning

Post Offices	P
Schools, Administrative Facilities	P
Schools, Business, Computer and Management Training	P
Schools, Fine Arts Instruction	P
Schools, Junior Colleges	P
Schools, Technical and Trade (Except Truck Driving)	P
Zoos and Botanical Gardens	SE
Accounting, Tax Preparation, Bookkeeping, and Payroll Services	P
Advertising, Public Relations, and Related Agencies	P
Automatic Teller Machines	P
Automobile Parking (Commercial)	P
Banks, Finance, and Insurance Offices	P
Computer Systems Design and Related Services	P
Clothing Alterations/Repairs; Footwear Repairs	P
Construction, Building, General Contracting, without Outside Storage	P
Construction, Special Trades, without Outside Storage	P
Employment Services	P
Engineering, Architectural, and Related Services	P
Funeral Homes and Services	P
Kennels	SR
Laundry and Dry Cleaning Services, Non- Coin Operated	P
Legal Services (Law Offices, Etc.)	P
Management, Scientific, and Technical Consulting Services	P
Massage Therapists	P

<b>USE TYPES</b>	<b>OI</b>
Single-Family, Zero Lot Line, Common	SR
Single-Family, Zero Lot Line, Parallel	SR
Fraternity and Sorority Houses	P
Group Homes (10 or More)	SE
Rooming and Boarding Houses	SE
Special Congregate Facilities	SE
Clubs or Lodges (Ord No.054-08HR; 9-16-08)	P
Dance Studios and Schools	P
Martial Arts Instructional Schools	P
Physical Fitness Centers	P
Ambulance Services, Transport	P
Auditoriums, Coliseums, Stadiums	P
Cemeteries, Mausoleums (Ord. 069-10HR)	SR
Colleges and Universities	P
Community Food Services	P
Courts	P
Day Care Centers, Adult (Ord. 008-09HR; 2-17-09)	SR
Day Care, Child, Licensed Center (Ord. 008-09HR; 2-17-09)	SR
Government Offices	P
Hospitals	P
Individual and Family Services, Not Otherwise Listed	P
Museums and Galleries	P

[Type text]

Medical/Health Care Offices	P
Medical, Dental, or Related Laboratories	P
Office Administrative and Support Services, Not Otherwise Listed	P
Packaging and Labeling Services	P
Pet Care Services (Excluding Veterinary Offices and Kennels)	P
Photocopying and Duplicating Services	P
Photofinishing Laboratories	P
Photography Studios	P
Picture Framing Shops	P
Professional, Scientific, and Technical Services, Not Otherwise Listed	P
Real Estate and Leasing Offices	P
Research and Development Services	SR
Tire Recapping	
Travel Agencies (without Tour Buses or Other Vehicles)	P
Veterinary Services (Non-Livestock, May Include Totally Enclosed Kennels Operated in Connection with Veterinary Services)	SR
Watch and Jewelry Repair Shops	P
Weight Reducing Centers	P
Antique Stores (See Also Used Merchandise Shops and Pawn Shops)	P
Art Dealers	P
Bars and Other Drinking Places	SE
Book, Periodical, and Music Stores	P
Caterers, No On Site Consumption	P
Convenience Stores (with Gasoline Pumps)	P
Convenience Stores (without Gasoline Pumps)	P

Drugstores, Pharmacies, with Drive-Thru	P
Drugstores, Pharmacies, without Drive-Thru	P
Office Supplies and Stationery Stores	P
Optical Goods Stores	P
Restaurants, Cafeterias	P
Restaurants, Full Service (Dine-In Only)	P
Restaurants, Limited Service (Delivery, Carry Out)	P
Restaurants, Snack and Nonalcoholic Beverage Stores	P
Courier Services, Substations	P
Radio and Television Broadcasting Facilities (Except Towers)	P
Radio, Television, and Other Similar Transmitting Towers	SE
Utility Company Offices	P
Warehouses (General Storage, Enclosed, Not Including Storage of Any Hazardous Materials or Waste as Determined by Any Agency of the Federal, State or Local Government)	SR
Buildings, High Rise, 4 or 5 Stories	SE
Buildings, High Rise, 6 or More Stories	SE



## Richland County Planning & Development Services Department

### Map Amendment Staff Report

**PC MEETING DATE:** May 6, 2013  
**RC PROJECT:** 13-12 MA  
**APPLICANT:** Wayne Huggins

**LOCATION:** Garners Ferry Road and Congaree Road

**TAX MAP NUMBER:** 24700-11-07  
**ACREAGE:** 1.79  
**EXISTING ZONING:** RU  
**PROPOSED ZONING:** OI

**PC SIGN POSTING:** April 15, 2013

#### Staff Recommendation

Disapproval

#### Background

##### Zoning History

The current zoning, Rural District (RU) reflects the original zoning as adopted September 7, 1977. In February of this year, the applicant requested rezoning to the GC, General Commercial District. Staff and Planning Commission recommended denial of the request (7-0). The applicant withdrew the application prior to action by the County Council.

##### Zoning History for the General Area

The adjacent parcel west of the subject parcel with frontage along Congaree Road was rezoned from Rural District (RU) to General Commercial District (GC) under case 97-20MA (Ordinance Number 043-97HR). Additionally, a parcel west of the site (Horse and Garden Ace Hardware) was rezoned from Rural District (RU) to General Commercial District (GC) under case 99-28MA (Ordinance Number 031-99HR)

The Planned Development District (PDD) parcels east of the subject parcel with frontage along Garners Ferry Road were rezoned from Rural District (RU) and Heavy Industrial District (HI) to PDD under case 04-24MA (Ordinance Number 017-04HR).

##### Zoning District Summary

The Office and Institutional District (OI) is intended to accommodate office, institutional, and certain types of residential uses in an area whose characteristics are neither general commercial nor exclusively residential in nature. Certain related structures and uses required to serve the needs of the area are permitted outright or are permitted as special exceptions subject to restrictions and requirements.

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

- The gross density for this site is approximately: 28 dwelling units
- The net density for this site is approximately: 20 dwelling units

Direction	Existing Zoning	Use
<b><u>North:</u></b>	RU	Undeveloped
<b><u>South:</u></b>	RU	Undeveloped
<b><u>East:</u></b>	RU	Residence
<b><u>West:</u></b>	GC	EMS substation

<b>Discussion</b>
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**Parcel/Area Characteristics**

The parcel contains three hundred and seventy eight (378) feet of frontage along Garners Ferry Road and three hundred and four (304) feet of frontage along Congaree Road.

There is an existing house on the property that was previously used as a doctor’s office. Otherwise, the property has no sidewalks or streetlights and is designed without curb and gutter. The properties along this section of Garners Ferry Road are commercial, residential and undeveloped, while the majority of parcels along Congaree Road contain residential structures. The subject parcel is located adjacent to institutional and residential uses. Contiguous east of the subject parcel is an existing residence. West of the subject parcel is an EMS substation. West of the site at the intersection of Horrell Hill Road is a coffee shop/café and Church. Seven hundred feet to the northeast is a concrete company zoned Planned Development District (PDD). The concrete company sells building concrete products and building materials.

**Public Services**

The Lower Richland fire station (station number 22) is located on Lower Richland Boulevard 1.8 miles west of the subject parcel. There is a fire hydrant located onsite along Congaree Road. Water would be provided by the City of Columbia and the site utilizes an onsite septic tank. The parcels are within the boundaries of Richland County School District One. Lower Richland High School is located 1.6 miles west of the site on Lower Richland Boulevard. The Horrell Hill Elementary School is located 400 feet southwest of the site on Congaree Road. Additionally, the Southeast Middle School is located .33 miles southwest of the site on Congaree Road.

**Plans & Policies**

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

Objective: Commercial/Office activities should be located at major traffic junctions where existing commercial and office uses are located and not encroach or penetrate established residential areas. Small scale agricultural related commercial uses, located on-site with residences, are appropriate provided adequate buffering/setbacks are available and the commercial use is in character with the area.

Non-Compliance: The subject property is not located adjacent to existing commercial or office uses nor is it located at a major traffic junction.

### **Traffic Impact**

The 2011 SCDOT traffic count (Station # 171), located east of the site on Garners Ferry Road identifies 31,400 Average Daily Trips (ADT's). Garners Ferry Road is classified as a four lane divided Principal Arterial road, maintained by SCDOT with a design capacity of 33,600 ADT's. This section of Garners Ferry Road is currently functioning at the designed roadway capacity and is operating at a Level of Service (LOS) "C".

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

### **Conclusion**

Staff is of the opinion that commercial/office uses along Garners Ferry Road are more appropriate at major intersections. Limiting commercial uses along arterial roads helps eliminate the need for additional curb cuts that create conflicting traffic movements. Curb cuts can diminish traffic flow efficiency and increase the potential for traffic incidents. The intent of an arterial road is to move larger volumes of traffic at higher speeds compared to smaller roads with slower speed limits. It is staff's opinion that OI District zoning should only extend so far from major intersections or areas of predominant commercial usage because of the rural nature of this section of Garners Ferry Road.

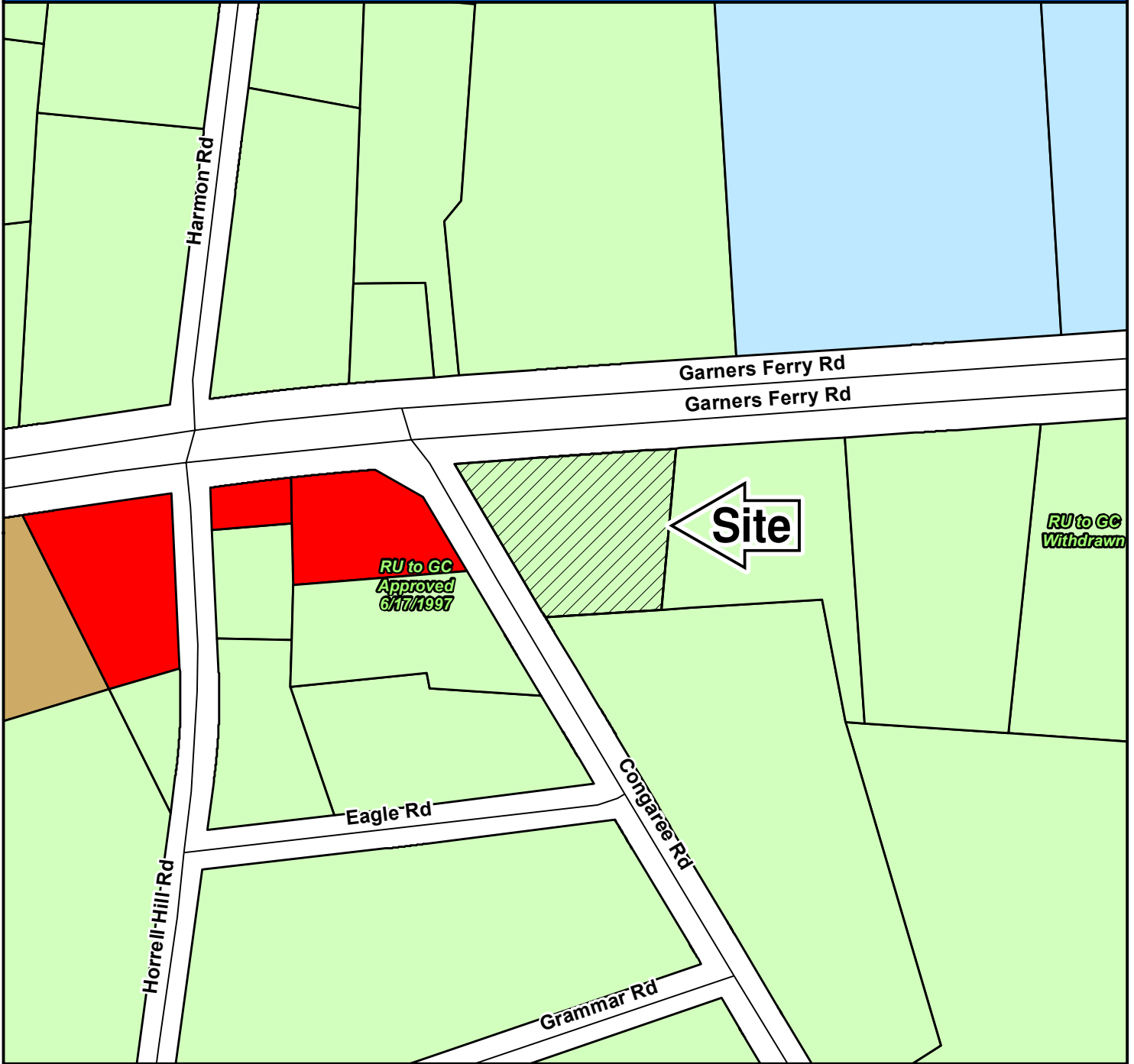
In conclusion, based upon this rationale and noncompliance with the Comprehensive Plan staff recommends **Disapproval** of this map amendment.

### **Zoning Public Hearing Date**

**May 28, 2013**

# Case 13-12 MA

## RU to OI






### ZONING CLASSIFICATIONS

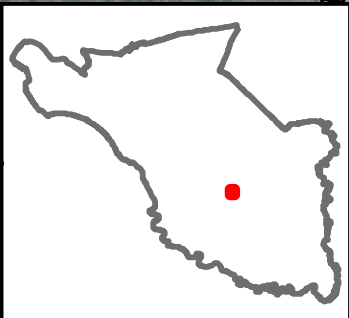
	CC-1		C-1		RS-E		MH		NC		LI		TROS
	CC-2		C-3		RS-LD		RM-MD		GC		HI		Subject Property
	CC-3		RG-2		RS-MD		RM-HD		RC		PDD		
	CC-4		RR		RS-HD		OI		M-1		RU		



**Case 13-12 MA**  
**RU to OI**  
**TMS 24700-11-07**



-  FLOOD ZONE A
-  FLOOD ZONE AE
-  WETLANDS



# CASE 13-12 MA

## From RU to OI

TMS# 24700-11-07

Garners Ferry Rd & Congaree Rd





The zoning change from RU (Rural) to OI (Office/Institutional) would permit the introduction of the following uses which were not allowed previously in the original zoning

USE TYPES	OI		P
Dormitories	SE	Orphanages	P
Multi-Family, Not Otherwise Listed	P	Places of Worship	P
Single-Family, Zero Lot Line, Common	SR	Post Offices	P
Single-Family, Zero Lot Line, Parallel	SR	Schools, Administrative Facilities	P
Fraternity and Sorority Houses	P	Schools, Business, Computer and Management Training	P
Group Homes (10 or More)	SE	Schools, Fine Arts Instruction	P
Rooming and Boarding Houses	SE	Schools, Junior Colleges	P
Special Congregate Facilities	SE	Schools, Including Public and Private, Having a Curriculum Similar to those Given in Public Schools)	P
Athletic Fields	P	Schools, Technical and Trade (Except Truck Driving)	P
Clubs or Lodges (Ord No.054-08HR; 9-16-08)	P	Accounting, Tax Preparation, Bookkeeping, and Payroll Services	P
Dance Studios and Schools	P	Advertising, Public Relations, and Related Agencies	P
Martial Arts Instructional Schools	P	Automatic Teller Machines	P
Physical Fitness Centers	P	Automobile Parking (Commercial)	P
Ambulance Services, Transport	P	Banks, Finance, and Insurance Offices	P
Auditoriums, Coliseums, Stadiums	P	Barber Shops, Beauty Salons, and Related Services	P
Colleges and Universities	P	Computer Systems Design and Related Services	P
Community Food Services	P	Clothing Alterations/Repairs; Footwear Repairs	P
Courts	P	Construction, Building, General Contracting, without Outside Storage	P
Government Offices	P	Construction, Special Trades, without	P
Hospitals	P		
Individual and Family Services, Not Otherwise Listed	P		
Libraries	P		
Museums and Galleries	P		
Nursing and Convalescent Homes	P		

The zoning change from RU (Rural) to OI (Office/Institutional) would permit the introduction of the following uses which were not allowed previously in the original zoning

Outside Storage		
Employment Services		P
Funeral Homes and Services		P
Laundry and Dry Cleaning Services, Non-Coin Operated		P
Legal Services (Law Offices, Etc.)		P
Management, Scientific, and Technical Consulting Services		P
Massage Therapists		P
Medical/Health Care Offices		P
Medical, Dental, or Related Laboratories		P
Office Administrative and Support Services, Not Otherwise Listed		P
Packaging and Labeling Services		P
Pet Care Services (Excluding Veterinary Offices and Kennels)		P
Photocopying and Duplicating Services		P
Photofinishing Laboratories		P
Photography Studios		P
Picture Framing Shops		P
Professional, Scientific, and Technical Services, Not Otherwise Listed		P
Real Estate and Leasing Offices		P
Research and Development Services		SR
Travel Agencies (without Tour Buses or Other Vehicles)		P
Veterinary Services (Non-Livestock, May Include Totally Enclosed Kennels)		SR
Operated in Connection with Veterinary Services)		
Watch and Jewelry Repair Shops		P
Weight Reducing Centers		P
Antique Stores (See Also Used Merchandise Shops and Pawn Shops)		P
Art Dealers		P
Bars and Other Drinking Places		SE
Book, Periodical, and Music Stores		P
Caterers, No On Site Consumption		P
Convenience Stores (with Gasoline Pumps)		P
Convenience Stores (without Gasoline Pumps)		P
Drugstores, Pharmacies, with Drive-Thru		P
Drugstores, Pharmacies, without Drive-Thru		P
Office Supplies and Stationery Stores		P
Optical Goods Stores		P
Record, Video Tape, and Disc Stores		
Restaurants, Cafeterias		P
Restaurants, Full Service (Dine-In Only)		P
Restaurants, Limited Service (Delivery, Carry Out)		P
Restaurants, Snack and Nonalcoholic Beverage Stores		P
Courier Services, Substations		P
Radio and Television Broadcasting Facilities (Except Towers)		P

The zoning change from RU (Rural) to OI (Office/Institutional) would permit the introduction of the following uses which were not allowed previously in the original zoning

Utility Company Offices	P
Warehouses (General Storage, Enclosed, Not Including Storage of Any Hazardous Materials or Waste as Determined by Any Agency of the Federal, State or Local Government)	SR
Buildings, High Rise, 4 or 5 Stories	SR
Buildings, High Rise, 6 or More Stories	SE





**Richland County  
Planning & Development Services Department**

Map Amendment Staff Report

**PC MEETING DATE:** May 6, 2013  
**RC PROJECT:** 13-13 MA  
**APPLICANT:** John Loveless

**LOCATION:** Screaming Eagle Rd

**TAX MAP NUMBER:** 31600-02-20  
**ACREAGE:** 5 acres  
**EXISTING ZONING:** RU  
**PROPOSED ZONING:** RC

**PC SIGN POSTING:** April 12, 2013

**Staff Recommendation**

**Disapproval**

**Background**

**Zoning History**

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

**Zoning History for the General Area**

The Heavy Industrial District Parcel west of the site was rezoned under ordinance number 070-12HR (case number 12-32MA).

**Zoning District Summary**

The Rural Commercial District (RC) recognizes the need to provide for areas within Richland County where residents of the more isolated agricultural and rural residential districts and residents located beyond the limits of service of the municipalities can receive convenience merchandising and services. It is intended to be a flexible district allowing a mixture of uses in order to accommodate commercial and service activities oriented primarily to serving the needs of persons who live in nearby areas. The RC District is proposed to be within or adjacent to residential neighborhoods where large commercial uses are inappropriate, but where small neighborhood oriented businesses are useful and desired. This district is further designed to be located at or near intersections of arterial and/or major collector roads so as to prevent the spreading of commercial uses down the major corridors or into the surrounding countryside.

Minimum lot area/maximum density: Minimum lot area requirement: 22,000 square feet or as required by DHEC. Maximum density: there is no maximum density standard.

Direction	Existing Zoning	Use
<b><u>North:</u></b>	RU	Richland County Land Fill (undeveloped)
<b><u>South:</u></b>	RS-1	City of Columbia (Fort Jackson)
<b><u>East:</u></b>	RU	Mining/Mineral extraction and Landfill
<b><u>West:</u></b>	RU	Richland County Landfill (undeveloped)

**Discussion**

**Parcel/Area Characteristics**

The subject parcel is undeveloped and wooded. The parcel contains three hundred and eighty two feet (382) of frontage along Screaming Eagle Road. Screaming Eagle Road is a two-lane undivided collector without sidewalks or streetlights. The parcel located east contains sand mine and construction and demolition land fill. Further to the east is a radio/telecommunications tower. West of the site is an undeveloped portion of the Richland County landfill. Located further west is a scattering of residential parcels and a mineral extraction operation (Hardaway Sand Plant). The mineral extraction operation was originally zoned Rural District (RU) and was rezoned to Development District (D-1) in 1989, (case number 89-06MA) and subsequently expanded. However, in the countywide zoning map update that took place in 2005, the D-1 zoning was eliminated and the D-1 District became the RU district. As such, the mine is allowed to continue operating as a nonconforming use. The existing mineral extraction operation (to the west) would not be allowed to expand without a rezoning. The parcel to the south is Fort Jackson. Otherwise, the surrounding area is characterized by undeveloped parcels, industrial, mineral extraction and landfilling type uses.

In accordance with Chapter 29 of the South Carolina Local Government Comprehensive Planning Enabling Act, Article 13 Section 6-29 1630, any land use or zoning decision located within 3,000 feet of any military installation requires notification to the commander of the installation. Staff contacted Fort Jackson's Department of Public Works (DPW) Master Planning Division and has not received a response. In addition, the parcel is part of the proposed Military Activity Zone (MAZ) 6 as identified in the Joint Land Use Study (JLUS). The MAZ 6 does not contain specific land use restrictions, but recommends coordination with the military installation. However, there are recommendations for limits to outdoor lighting. Those recommendations propose less visually intrusive lighting so that the glare does not interfere with operations that use night vision training. An additional recommendation suggests avigation or noise easements dedicated to the County that would grant the Fort Jackson/ McEntire the right to conduct noise generating training activity over the site.

**Public Services**

The subject parcel is within the boundaries of School District 2. Pontiac Elementary School is located 3.7 miles west of the subject parcel on Spears Creek Church Road. The Northeast fire station (number 4) is located 3.9 miles west of the subject parcel on Spears Creek Church Road. There are no fire hydrants located along this section of Screaming Eagle Road. The proposed map amendment would not negatively impact public services or traffic. Water would be provided by private well and sewer service is provided by Palmetto Utilities.

## **Plans & Policies**

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

Objective: Commercial/Office activities should be located at major traffic junctions where existing commercial and office uses are located and not encroach or penetrate established residential areas. Small scale agricultural related commercial uses, located on-site with residences, are appropriate provided adequate buffering/setbacks are available and the commercial use is in character with the area.

Non-Compliance: The proposed zoning would not be in compliance with the recommended objective for rural commercial/office activities in the Comprehensive Plan as the site is not located at a major traffic junction or where existing commercial and office uses are located.

## **Traffic Impact**

The 2011 SCDOT traffic count (Station # 307) located west of the subject parcel on Screaming Eagle Road identifies 5,900 Average Daily Trips (ADT's). Screaming Eagle Road is classified as a two lane undivided Collector, maintained by SCDOT with a design capacity of 8,600 ADT's. Screaming Eagle Road is currently operating at Level of Service (LOS) “B”.

The 2011 SCDOT traffic count (Station # 306) located east of the subject parcel on Screaming Eagle Road identifies 3,800 Average Daily Trips (ADT's). Screaming Eagle Road is classified as a two lane undivided Collector, maintained by SCDOT with a design capacity of 8,600 ADT's. Screaming Eagle Road is currently operating at Level of Service (LOS) “A”.

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

## **Conclusion**

With a review of nearby land use characteristics, staff has found that the area to the west is made up of a mixture of industrial and mining operations and wooded tracts. The area to the east includes mining operations and wooded tracts. Screaming Eagle Road is a two-lane road, with existing heavy truck traffic generated by the landfill and local logging operations. The site is located adjacent to the landfill. Given the nature of the uses east and west of the site, staff is of the opinion that the rezoning request would not be in character with the uses in the area or is it in compliance with the recommendations of the Comprehensive Plan.

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

## **Zoning Public Hearing Date**

**May 28, 2013**

# Case 13-13 MA RU to RC



## ZONING CLASSIFICATIONS

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



**Case 13-12 MA**  
**RU to OI**  
**TMS 24700-11-07**



# CASE 13-13 MA

## From RU to RC

TMS# 31600-02-20

Screaming Eagle Rd



Looking east along Screaming Eagle Rd



Looking west at RC Landfill along Screaming Eagle Rd

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

USE TYPES	RC
Group Homes (10 or More)	SE
Rooming and Boarding Houses	SE
Amusement Arcades	P
Dance Studios and Schools	P
Golf Courses, Miniature	P
Golf Driving Ranges (Freestanding)	SR
Martial Arts Instructional Schools	P
Physical Fitness Centers	P
Ambulance Services, Transport	P
Colleges and Universities	P
Community Food Services	P
Courts	P
Government Offices	P
Hospitals	P
Individual and Family Services, Not Otherwise Listed	P
Museums and Galleries	P
Post Offices	P
Schools, Administrative Facilities	P
Schools, Business, Computer and Management Training	P
Schools, Fine Arts Instruction	P
Schools, Junior Colleges	P
Schools, Technical and Trade (Except Truck Driving)	P
Automatic Teller Machines	P
Automobile Parking (Commercial)	P

Automobile Towing, Not Including Storage	P
Banks, Finance, and Insurance Offices	SR
Car and Light Truck Washes (See also Truck Washes)	SR
Clothing Alterations/Repairs; Footwear Repairs	P
Construction, Building, General Contracting, without Outside Storage	P
Construction, Special Trades, without Outside Storage	P
Employment Services	P
Engineering, Architectural, and Related Services	P
Exterminating and Pest Control Services	P
Funeral Homes and Services	P
Furniture Repair Shops and Upholstery	P
Hotels and Motels	P
Janitorial Services	P
Laundromats, Coin Operated	P
Laundry and Dry Cleaning Services, Non-Coin Operated	P
Legal Services (Law Offices, Etc.)	P
Locksmith Shops	P
Management, Scientific, and Technical Consulting Services	P
Massage Therapists	P
Medical/Health Care Offices	P

Medical, Dental, or Related Laboratories	P
Office Administrative and Support Services, Not Otherwise Listed	P
Packaging and Labeling Services	P
Pet Care Services (Excluding Veterinary Offices and Kennels)	SR
Photocopying and Duplicating Services	P
Photofinishing Laboratories	P
Photography Studios	P
Picture Framing Shops	P
Professional, Scientific, and Technical Services, Not Otherwise Listed	P
Real Estate and Leasing Offices	P
Rental Centers, without Outside Storage	P
Repair and Maintenance Services, Appliance and Electronics	SR
Repair and Maintenance Services, Automobile, Minor	P
Repair and Maintenance Services, Personal and Household Goods	P
Repair and Maintenance Services, Television, Radio, or Other Consumer Electronics	P
Septic Tank Services	P
Tanning Salons	P
Taxidermists	P
Theaters, Motion Picture, Other Than Drive-Ins	P
Theaters, Motion Picture, Drive-Ins	SE
Travel Agencies (without Tour Buses or Other Vehicles)	P

Traveler Accommodations, Not Otherwise Listed	P
Watch and Jewelry Repair Shops	P
Weight Reducing Centers	P
Art Dealers	P
Arts and Crafts Supply Stores	P
Auction Houses	P
Automotive Parts and Accessories Stores	P
Bakeries, Retail	P
Bars and Other Drinking Places	SR
Bicycle Sales and Repair	P
Book, Periodical, and Music Stores	P
Building Supply Sales with Outside Storage	P
Building Supply Sales without Outside Storage	P
Camera and Photographic Sales and Service	P
Candle Shops	P
Candy Stores (Confectionery, Nuts, Etc.)	P
Caterers, No On Site Consumption	P
Clothing, Shoe, and Accessories Stores	P
Coin, Stamp, or Similar Collectibles Shops	P
Computer and Software Stores	P
Convenience Stores (with Gasoline Pumps)	P
Convenience Stores (without Gasoline Pumps)	P
Cosmetics, Beauty Supplies, and Perfume Stores	P

Department, Variety or General Merchandise Stores	P
Drugstores, Pharmacies, with Drive-Thru	P
Drugstores, Pharmacies, without Drive-Thru	P
Fabric and Piece Goods Stores	P
Flea Markets, Indoor	P
Flea Markets, Outdoor	P
Floor Covering Stores	P
Florists	P
Food Service Contractors	P
Food Stores, Specialty, Not Otherwise Listed	P
Formal Wear and Costume Rental	P
Fruit and Vegetable Markets	P
Furniture and Home Furnishings	P
Garden Centers, Farm Supplies, or Retail Nurseries	P
Gift, Novelty, Souvenir, or Card Shops	P
Grocery/Food Stores (Not Including Convenience Stores)	P
Hardware Stores	P
Health and Personal Care Stores, Not Otherwise Listed	P
Hobby, Toy, and Game Stores	P
Home Centers	
Home Furnishing Stores, Not Otherwise Listed	P
Jewelry, Luggage, and Leather Goods (May Include Repair)	P

Liquor Stores	P
Meat Markets	P
Miscellaneous Retail Sales – Where Not Listed Elsewhere, and Where All Sales and Services are Conducted within an Enclosed Building	P
Motor Vehicle Sales – Car and Truck – New and Used	P
Motorcycle Dealers, New and Used	P
Musical Instrument and Supplies Stores (May Include Instrument Repair)	P
News Dealers and Newsstands	P
Office Supplies and Stationery Stores	P
Optical Goods Stores	P
Outdoor Power Equipment Stores	P
Paint, Wallpaper, and Window Treatment Sales	P
Pet and Pet Supplies Stores	P
Record, Video Tape, and Disc Stores	P
Restaurants, Cafeterias	P
Restaurants, Full Service (Dine-In Only)	P
Restaurants, Limited Service (Delivery, Carry Out)	P
Restaurants, Limited Service (Drive-Thru)	P
Restaurants, Snack and Nonalcoholic Beverage Stores	P
Service Stations, Gasoline	P
Sporting Goods Stores	P
Television, Radio or Electronic Sales	P

Tire Sales	P
Tobacco Stores	P
Used Merchandise Stores	P
Video Tape and Disc Rental	P
Bus Facilities, Interurban	P
Bus Facilities, Urban	P
Courier Services, Substations	P
Scenic and Sightseeing Transportation	P
Taxi Service Terminals	P
Utility Company Offices	P
Warehouses (General Storage, Enclosed, Not Including Storage of Any Hazardous Materials or Waste as Determined by Any Agency of the Federal, State or Local Government)	SR
Warehouses, Self-Storage	SR
Warehouses, Self-Storage	SR



# Richland County Planning & Development Services Department

## Map Amendment Staff Report

**PC MEETING DATE:** May 6, 2013  
**RC PROJECT:** 13-14 MA  
**APPLICANT:** Boyce Haigler

**LOCATION:** 1051 Market Street

**TAX MAP NUMBER:** 11206-04-05  
**ACREAGE:** 1.03 acres  
**EXISTING ZONING:** HI  
**PROPOSED ZONING:** GC

**PC SIGN POSTING:** April 12, 2013

### Staff Recommendation

Approval

### Background

#### Zoning History

The current zoning, Heavy Industrial District (HI) reflects the original zoning as adopted September 7, 1977.

#### Zoning History for the General Area

The General Commercial District (GC) parcel southeast of the site was rezoned from HI to GC under ordinance number 056-10HR (case number 10-22MA). The Commercial District (C-3) parcel north of the site was rezoned from Heavy Industrial (M-2) to C-3 under ordinance number 034-05HR (case number 05-57MA). The contiguous Commercial District (C-3) parcel north of the site attached to the previous case number was rezoned from Heavy Industrial (M-2) to C-3 under ordinance number 101-05HR (case number 05-95MA).

#### Zoning District Summary

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

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

- The gross density for this site is approximately: 16 dwelling units
- The net density for this site is approximately: 16 dwelling units

Direction	Existing Zoning	Use
<b><u>North:</u></b>	C-3	Stadium Village (City of Columbia/Multifamily)
<b><u>South:</u></b>	GC/HI	Vacant/Game Day Parking
<b><u>East:</u></b>	HI	Major automobile repair (Fleet Guard Maintenance)
<b><u>West:</u></b>	C-3	The Spur (City of Columbia/Multifamily)

**Discussion**

**Parcel/Area Characteristics**

The parcel contains two hundred and sixty eight feet (268) of frontage along Market Street. Market Street is a two-lane undivided local road without sidewalks or streetlights. The immediate area is primarily characterized by residential uses, game day parking, and industrial uses. Due to the size and configuration of the subject parcel, any development will be constrained by setbacks and buffers. The setbacks for the Heavy Industrial District (HI) and the General Commercial District (GC) are the same; twenty-five (25) feet for the front and ten (10) feet for the rear. The Heavy Industrial District, (HI) however does not permit parking in any of the required setbacks.

**Public Services**

The subject parcel is within the boundaries of School District 1. The Industrial Park fire station (station number 2) is located on Ferguson Street roughly 1 mile west of the subject parcel. There is a fire hydrant located east of the subject parcel along Bluff Road. There is a fire hydrant located south of the site on Bluff Road and north of the site on Market Street. The proposed map amendment would not negatively impact public services or traffic. Water and sewer is provided by the City of Columbia.

**Plans & Policies**

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

**Urban Area**

**Objective:** “Commercial/Office activities should be located at traffic junctions (intersections of arterial roads), along arterial roads, or in areas where existing commercial and office uses are located. Commercial uses within residential areas are appropriate when they complete a block face.”

**Compliance:** The subject parcel is located near an arterial road with existing commercial, residential and industrial uses.

**Traffic Impact**

The 2011 SCDOT traffic count (Station # 238), east of the subject parcel on Bluff Road shows 19,900 Average Daily Trips (ADT’s). Bluff Road is classified as a four lane undivided Principal Arterial, maintained by SCDOT with a design capacity of 29,200 ADT’s. Bluff Road is currently operating at a Level of Service (LOS) “B”.

There are no planned or programmed improvements for Bluff Road.



## **Conclusion**

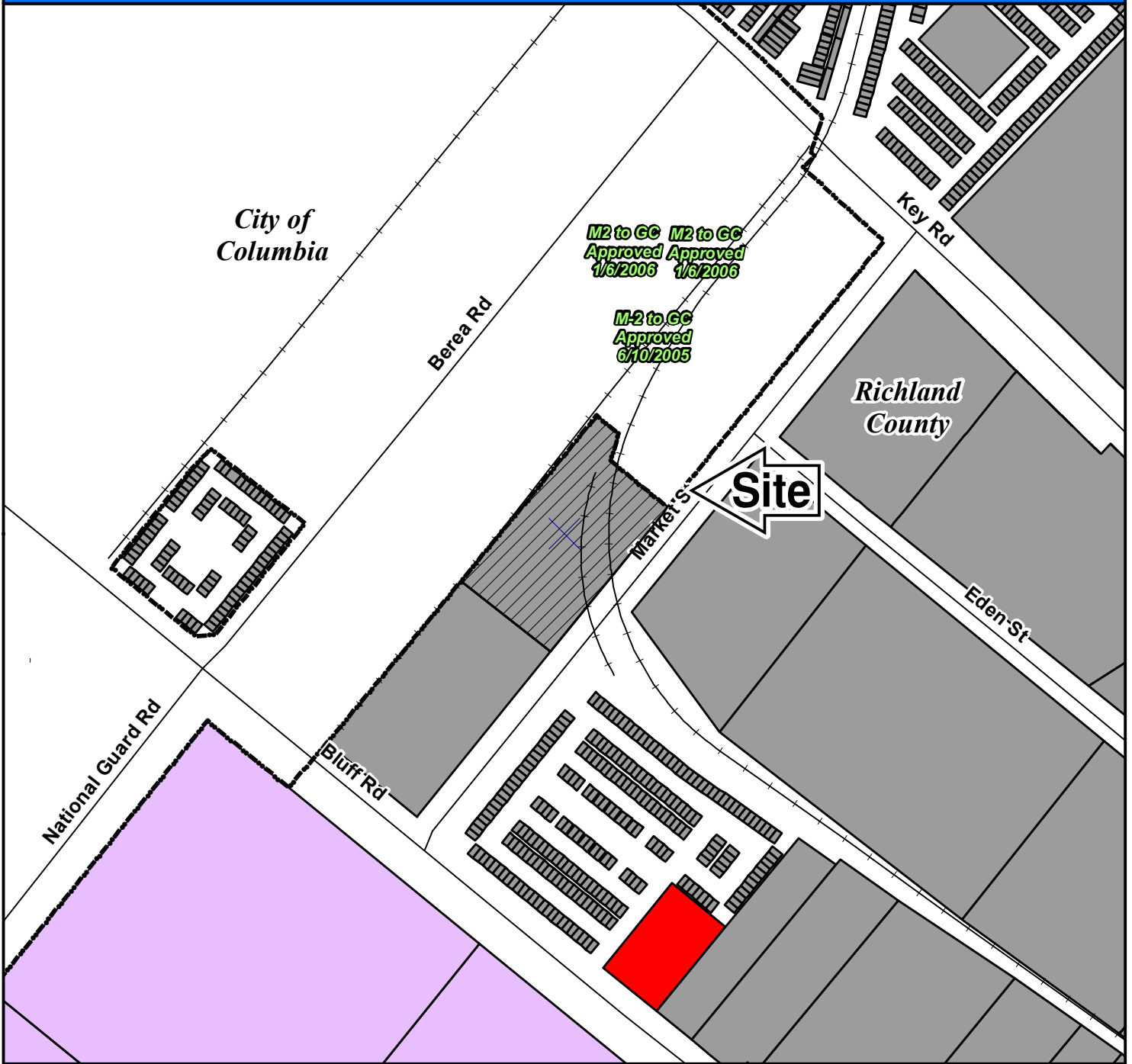
The parcel south of the site is zoned GC. The parcels located north of the site are also zoned commercial but located in the City of Columbia. The HI parcels south of the site are used for USC game day parking and the HI parcel to the east contains a major automobile repair business. The proposed request is in compliance with the Comprehensive Plan. The requested zoning is compatible with the zoning and existing uses of the adjacent parcels and developments.

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

## **Zoning Public Hearing Date**

**May 28, 2013**

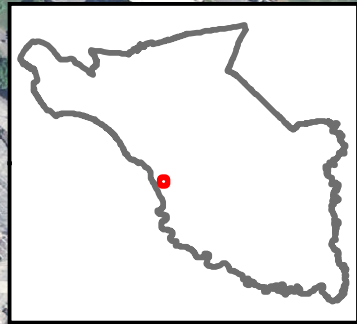
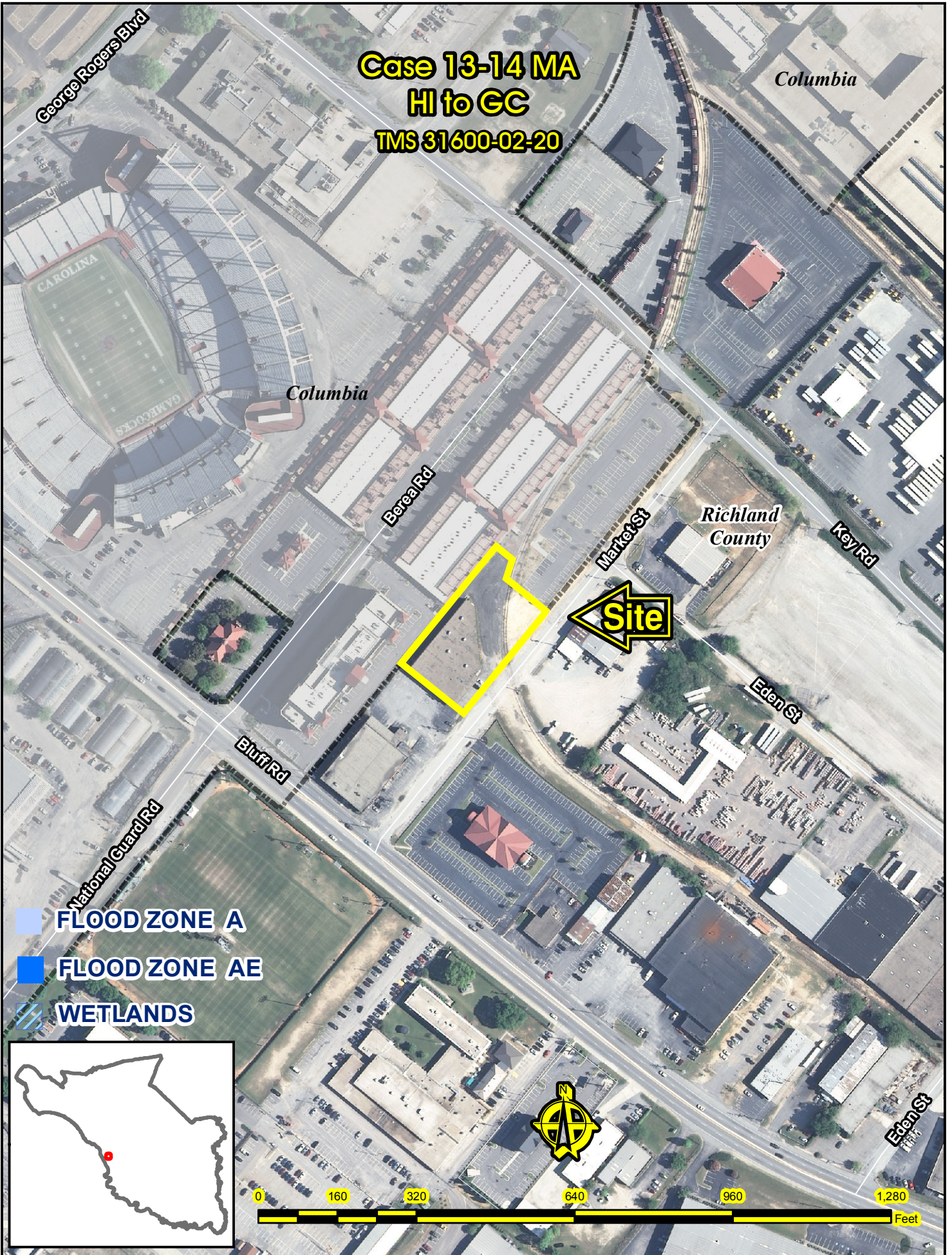
# Case 13-14 MA HI to GC



## ZONING CLASSIFICATIONS

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

**Case 13-14 MA  
HI to GC  
TMS 31600-02-20**



# CASE 13-14 MA

## From HI to GC

TMS# 11206-04-05

1051 Market Street



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

USE TYPES	GC
Common Area Recreation and Service Facilities	P
Continued Care Retirement Communities	SR
Dormitories	SE
Multi-Family, Not Otherwise Listed	P
Single-Family, Zero Lot Line, Common	SR
Fraternity and Sorority Houses	P
Group Homes (10 or More)	SE
Rooming and Boarding Houses	P
Special Congregate Facilities	SE
Home Occupations	SR
Swimming Pools	SR
Yard Sales	SR
Amusement or Water Parks, Fairgrounds	SR
Amusement Arcades	P
Athletic Fields	P
Battling Cages	SR
Billiard Parlors	P
Bowling Centers	P
Clubs or Lodges (Ord No.054-08HR; 9-16-08)	P
Country Clubs with Golf Courses	SR

Dance Studios and Schools	P
Golf Courses	SR
Golf Courses, Miniature	P
Golf Driving Ranges (Freestanding)	SR
Marinas and Boat Ramps	P
Martial Arts Instructional Schools	P
Physical Fitness Centers	P
Skating Rinks	P
Swim and Tennis Clubs	P
Swimming Pools	SR
Ambulance Services, Transport	P
Animal Shelters	SR
Auditoriums, Coliseums, Stadiums	P
Colleges and Universities	P
Community Food Services	P
Courts	P
Day Care, Adult, Home Occupation (5 or Fewer) (Ord. 008-09HR; 2-17-09)	SR
Day Care Centers, Adult (Ord. 008-09HR; 2-17-09)	SR
Day Care, Child, Family Day Care, Home Occupation (5 or Fewer) (Ord No. 054-08HR; 9-16-08; (Ord. 008-09HR; 2-17-09)	SR
Day Care, Child, Licensed Center (Ord. 008-09HR; 2-17-09)	SR
Government Offices	P

Hospitals	P
Individual and Family Services, Not Otherwise Listed	P
Libraries	P
Museums and Galleries	P
Nursing and Convalescent Homes	P
Postal Service Processing & Distribution	P
Schools, Administrative Facilities	P
Schools, Business, Computer and Management Training	P
Schools, Fine Arts Instruction	P
Schools, Junior Colleges	P
Schools, Including Public and Private, Having a Curriculum Similar to Those Given in Public Schools	P
Schools, Technical and Trade (Except Truck Driving)	P
Zoos and Botanical Gardens	SR
Accounting, Tax Preparation, Bookkeeping, and Payroll Services	P
Advertising, Public Relations, and Related Agencies	P
Banks, Finance, and Insurance Offices	P
Barber Shops, Beauty Salons, and Related Services	P
Bed and Breakfast Homes/Inns (Ord. 020-10HR; 5-4-10)	SR

Body Piercing Facilities	SR
Clothing Alterations/Repairs; Footwear Repairs	P
Employment Services	P
Engineering, Architectural, and Related Services	P
Exterminating and Pest Control Services	P
Funeral Homes and Services	P
Hotels and Motels	P
Kennels	SR
Landscape and Horticultural Services	P
Laundromats, Coin Operated	P
Legal Services (Law Offices, Etc.)	P
Locksmith Shops	P
Management, Scientific, and Technical Consulting Services	P
Massage Therapists	P
Medical/Health Care Offices	P
Medical, Dental, or Related Laboratories	P
Motion Picture Production/Sound Recording	P
Office Administrative and Support Services, Not Otherwise Listed	P
Pet Care Services (Excluding Veterinary Offices and Kennels)	P
Photography Studios	P
Picture Framing Shops	P

Professional, Scientific, and Technical Services, Not Otherwise Listed	P
Real Estate and Leasing Offices	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
Security and Related Services	P
Tanning Salons	P
Tattoo Facilities (Ord 010-07HR; 2-20-07) and (Ord No. 054-08HR; 9-16-08)	P
Taxidermists	P
Theaters, Live Performances	P
Theaters, Motion Picture, Other Than Drive-Ins	P
Theaters, Motion Picture, Drive-Ins	SE
Travel Agencies (without Tour Buses or Other Vehicles)	P
Traveler Accommodations, Not Otherwise Listed	P
Veterinary Services (Non-Livestock, May Include Totally Enclosed Kennels Operated in Connection with Veterinary Services)	P

Watch and Jewelry Repair Shops	P
Weight Reducing Centers	P
Antique Stores (See Also Used Merchandise Shops and Pawn Shops)	P
Appliance Stores	P
Art Dealers	P
Arts and Crafts Supply Stores	P
Auction Houses	P
Automotive Parts and Accessories Stores	P
Bakeries, Retail	P
Bars and Other Drinking Places	SR
Bicycle Sales and Repair	P
Boat and RV Dealers, New and Used	P
Book, Periodical, and Music Stores	P
Camera and Photographic Sales and Service	P
Candle Shops	P
Candy Stores (Confectionery, Nuts, Etc.)	P
Caterers, No On Site Consumption	P
Clothing, Shoe, and Accessories Stores	P
Coin, Stamp, or Similar Collectibles Shops	P
Computer and Software Stores	P
Cosmetics, Beauty Supplies, and Perfume Stores	P
Department, Variety or General Merchandise Stores	P

Direct Selling Establishments, Not Otherwise Listed	P
Drugstores, Pharmacies, with Drive-Thru	P
Drugstores, Pharmacies, without Drive-Thru	P
Fabric and Piece Goods Stores	P
Flea Markets, Indoor	P
Flea Markets, Outdoor	P
Floor Covering Stores	P
Florists	P
Food Service Contractors	P
Food Stores, Specialty, Not Otherwise Listed	P
Formal Wear and Costume Rental	P
Fruit and Vegetable Markets	P
Furniture and Home Furnishings	P
Garden Centers, Farm Supplies, or Retail Nurseries	P
Gift, Novelty, Souvenir, or Card Shops	P
Grocery/Food Stores (Not Including Convenience Stores)	P
Hardware Stores	P
Health and Personal Care Stores, Not Otherwise Listed	P
Hobby, Toy, and Game Stores	P
Home Centers	P

Home Furnishing Stores, Not Otherwise Listed	P
Jewelry, Luggage, and Leather Goods (May Include Repair)	P
Liquor Stores	P
Manufactured Home Sales	SR
Meat Markets	P
Miscellaneous Retail Sales – Where Not Listed Elsewhere, and Where All Sales and Services are Conducted within an Enclosed Building	P
Motor Vehicle Sales – Car and Truck – New and Used	P
Motorcycle Dealers, New and Used	P
Musical Instrument and Supplies Stores (May Include Instrument Repair)	P
News Dealers and Newsstands	P
Office Supplies and Stationery Stores	P
Optical Goods Stores	P
Outdoor Power Equipment Stores	P
Paint, Wallpaper, and Window Treatment Sales	P
Pawnshops	P
Pet and Pet Supplies Stores	P
Record, Video Tape, and Disc Stores	P
Restaurants, Cafeterias	P
Restaurants, Full Service (Dine-In Only)	P



Restaurants, Limited Service (Delivery, Carry Out)	P
Restaurants, Limited Service (Drive-Thru)	P
Restaurants, Snack and Nonalcoholic Beverage Stores	P
Service Stations, Gasoline	P
Sporting Goods Stores	P
Television, Radio or Electronic Sales	P
Tire Sales	P
Tobacco Stores	P
Used Merchandise Stores	P
Video Tape and Disc Rental	P
Warehouse Clubs and Superstores	P
Paper and Paper Products	P
Buildings, High Rise, 4 or 5 Stories	SR
Buildings, High Rise, 6 or More Stories	SE





**Richland County  
Planning & Development Services Department**

Map Amendment Staff Report

**PC MEETING DATE:** May 6, 2013  
**RC PROJECT:** 13-15 MA  
**APPLICANT:** Intertape Polymer Corporation

**LOCATION:** 1091 Carolina Pines Drive

**TAX MAP NUMBER:** 17600-01-17 & 24  
**ACREAGE:** 33.5  
**EXISTING ZONING:** M-1  
**PROPOSED ZONING:** HI

**PC SIGN POSTING:** April 12, 2013

**Staff Recommendation**

Approval

**Background**

**Zoning History**

The current zoning for Parcel 17600-01-17, Light Industrial District (M-1), reflects the zoning as approved under Ordinance Number 068.9-94HR (case number 94-037MA).

The current zoning for Parcel 17600-01-24, Light Industrial District (M-1), reflects the zoning as approved under Ordinance Number 100-96HR (case number 96-069MA).

The previous zoning for both parcels, Development District (D-1) reflects the original zoning as adopted September 7, 1977.

**Zoning History for the General Area**

The M-1 parcels north of the site were rezoned from Development District (D-1) to M-1 under Ordinance Number 100-96HR (case number 96-069MA).

The M-1 parcel south of the site was rezoned from Development District (D-1) to M-1 under Ordinance Number 24-01HR (case number 01-036MA).

The M-1 parcels further south of the subject parcels with frontage along Carolina Pines Drive and Marthan Road were rezoned from Development District (D-1) to M-1 under Ordinance Number 068.9-94HR (case number 94-037MA).

### **Zoning District 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.

<b>Direction</b>	<b>Existing Zoning</b>	<b>Use</b>
<b><u>North:</u></b>	M-1/M-1	Unoccupied/Belk distribution center
<b><u>South:</u></b>	M-1/RU	Industrial (Spirax)/Undeveloped
<b><u>East:</u></b>	M-1	Undeveloped
<b><u>West:</u></b>	N/A	Interstate 77

### **Discussion**

#### **Parcel/Area Characteristics**

The parcel contains seven hundred and sixteen (716) feet of frontage on Carolina Pines Drive. The subject parcel contains a three hundred forty nine thousand eight hundred and forty five (349,845) square foot in size unoccupied warehouse. The surrounding area is characterized by warehouses, manufacturing and undeveloped parcels. North along Carolina Pines Drive contains a number of M-1 District zoned parcels and undeveloped parcels. The Belk regional distribution center is located along Belk Court. West of the subject parcels is Interstate 77, while east of the subject parcels remains undeveloped. Along Carolina Pines Drive remain a few properties zoned Rural District (RU). However, the vast majority of properties along this frontage road are zoned General Commercial District (GC) or M-1, Light Industrial District.

As the request has the potential to modify the inventory of industrially zoned and available properties in the County and as a result, potentially alter the local tax base and service related job inventory for the immediate area, the Director of Economic Development for Richland County was consulted for input. The Director's comments are identified as follows.

- The property is located adjacent to an interstate which is critical for manufacturing operations.
- There is a need for additional HI zoning in Richland County to be able to locate these types of operations.

#### **Public Services**

Water and sewer is provided by the City of Columbia. There is a fire hydrant located west of the subject parcels along Carolina Pines Drive. The Killian fire station (station number 27) is located on Farrow Road, approximately 2.4 miles southeast of the subject parcels. The subject parcels are within the boundaries of School District Two. Westwood High School is located .62 miles west of the subject parcels on Turkey Farm Road. Sandlapper Elementary School is 1.7 miles east of the subject parcels on Longtown Road.

## **Plans & Policies**

The 2009 Richland County Comprehensive Plan "**Future Land Use Map**" designates this area as **PIA** in the **North East Planning Area**.

**Objective:** Industrial activities should be compatible with the surrounding land uses. Those that produce noise, smoke or odors should not locate adjacent to residential uses. Proposed industrial uses should consider sites with adequate room for expansion and existing infrastructure. Sites will be considered during the rezoning process and periodically updated.

**Compliance:** The site is located two thousand two hundred and thirty four (2,234) feet from the Interstate 77 interchange at Wilson Boulevard. Additionally the site is adjacent to Light Industrial zoning districts. Although the parcel to the south is zoned RU, Rural District, there appears to be adequate space to buffer the site from the remaining few adjacent residential parcels and uses.

## **Traffic Impact**

The 2011 SCDOT traffic count (Station # 137) located north of the subject parcel on Wilson Boulevard identifies 9,100 Average Daily Trips (ADT's). Wilson Boulevard is classified as a two lane undivided Minor Arterial, maintained by SCDOT with a design capacity of 10,800 ADT's. Wilson Boulevard is currently operating at Level of Service (LOS) "C".

There are no planned or programmed improvements for this section of Wilson Boulevard or Interstate 77.

## **Conclusion**

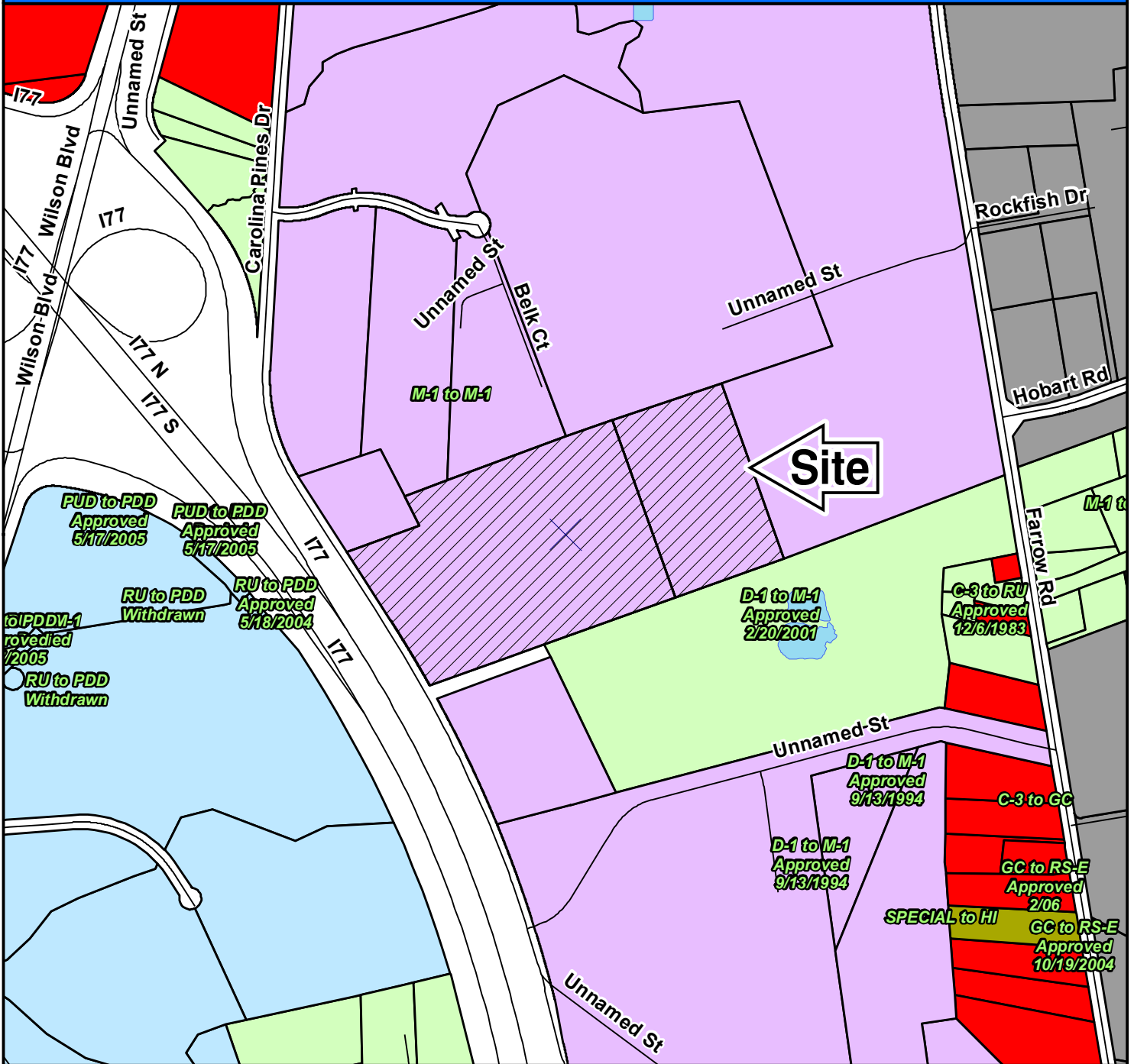
Based upon the LOS, Wilson Boulevard is operating at the designed capacity. The site is suitable for industrial uses due to its proximity to other sites zoned and utilized industrially. The area has adequate infrastructure, water, sewer, fire protection and transportation facilities sufficient to support existing and expanded industrial uses. A change to the HI District would not have negative impacts on the existing transportation infrastructure or uses. Based upon the existing industrial uses in the vicinity and the access available to Interstate 77, the proposed HI District would be in character with development for the area.

Based upon this rationale and compliance with the Comprehensive Plan staff recommends **Approval** of this map amendment.

## **Zoning Public Hearing Date**

**May 28, 2013**

# Case 13-15 MA M-1 to HI



## ZONING CLASSIFICATIONS

	CC-1		C-1		RS-E		MH		NC		LI		TROS	 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 13-15 MA**  
**M-1 to HI**  
**TMS 17600-01-17 & 24**



# CASE 13-15 MA

## From M-1 to HI

TMS# 17600-01-17 & 25

1091 Carolina Pines Drive





The zoning change from M-1 (Light Industrial) to HI (Heavy Industrial) would permit the introduction of the following uses which were not allowed previously in the original zoning

USE TYPES	HI
Racetracks and Drag Strips	SE
Shooting Ranges, Outdoor	SE
Correctional Institutions	SE
Repair and Maintenance Services, Appliance and Electronics	P
Landfills, Sanitary and Inert Dump Sites	SE
Radio, Television, and Other Similar Transmitting Towers	SE
Rail Transportation and Support Facilities	P
Recycling Collection Stations	P
Warehouses, Self-Storage	P
Waste Collection, Hazardous	SE
Waste Collection, Other	P
Warehouses, Self-Storage	P
Waste Collection, Solid, Non-Hazardous	P
Waste Treatment and Disposal, Hazardous	SE
Waste Treatment and Disposal, Non-Hazardous	P
Animal Food	P
Animal Slaughtering and Processing	P
Beverage, Other Than Soft Drink and Water, and Tobacco	P
Borrow Pits	P
Chemical Products, Not Otherwise Listed	P

Clay Products	P
Leather and Hide Tanning and Finishing	P
Lime and Gypsum Products	P
Mining/Extraction Industries	P
Paint, Coating, and Adhesives	P
Paper Products (Coating and Laminating)	P
Petroleum and Coal Products Manufacturing	SR
Primary Metal Manufacturing	P
Pulp, Paper, and Paperboard Mills	P
Rubber and Plastic Products	P
Seafood Product Preparation and Packaging	P
Textile Mills	P
Wood Products, Chip Mills	P
Sexually Oriented Businesses	SR





**Richland County  
Planning & Development Services Department**

Map Amendment Staff Report

**PC MEETING DATE:** May 6, 2013  
**RC PROJECT:** 13-16 MA  
**APPLICANT:** Ryan Slattery

**LOCATION:** Killian Road and Farrow Road

**TAX MAP NUMBER:** 17400-02-04, 12, 14, & 16  
**ACREAGE:** 398.66 acres  
**EXISTING ZONING:** PDD  
**PROPOSED ZONING:** PDD

**PC SIGN POSTING:** April 12, 2013

**Staff Recommendation**

**Approval**

**Background**

**Zoning History**

The original zoning of the parcels as adopted September 7, 1977 was Light Industrial District (M-1) and Heavy Industrial District (HI). The subject parcels were rezoned to PDD under ordinance number 085-06HR (case number 06-28MA). The current zoning, Planned Development District (PDD) reflects the zoning as approved under ordinance number 023-10HR (case number 10-03MA).

**Zoning History for the General Area**

The General Commercial District (GC) parcel (TMS R17400-02-15) was rezoned from PDD to GC under ordinance number 023-10HR (case number 10-03MA).

**Zoning District Summary**

The Planned Development (PDD) District is intended to allow flexibility in development that will result in improved design, character, and quality of new mixed-use developments, and that will preserve natural and scenic features of open spaces. Planned Development Districts must involve innovation in site planning for residential, commercial, institutional, and/or industrial developments within the district. Such developments must be in accordance with the comprehensive plan for the county, and in doing so, may provide for variations from the regulations of the county's zoning districts concerning use, setbacks, lot size, density, bulk, and other such requirements.

Direction	Existing Zoning	Use
<u>North:</u>	PDD	Undeveloped
<u>South:</u>	RU	Undeveloped
<u>East:</u>	HI	Storage
<u>West:</u>	RU	Church

**Discussion**

**Parcel/Area Characteristics**

The PDD parcels have frontage along West Killian Road and Farrow Road. The PDD identifies eight hundred (800) apartment units, fifty four (54) single family homes, eight hundred and eighty two (882) townhomes, and three hundred and sixty four (364) independent living units. The total number of residential units proposed is 2100 units. The commercial component of the PDD will allow for four hundred (400) hotel rooms, five hundred thousand (500,000) square feet of office space and a fifty thousand (50,000) square foot theater.

The proposed PDD will differ slightly from the previous PDD with the reduction of retail square footage from one million three hundred thousand (1,300,000) square feet of retail to one million two hundred and eighty four thousand (1,284,000) square feet of retail. The other sixteen thousand (16,000) square feet of retail is being designated for maintenance services and major/minor automobile repair. The total square footage of retail for the PDD remains the same at one million eight hundred and fifty thousand (1,850,000) square feet.

The commercial component will be reduced from two hundred and twenty point ten (220.10 acres) to two hundred and seventeen point ten (217.10) acres. The commercial component will account for fifty three point nine (53.9 %) percent of the total acreage. A new land use category will be added and is identified as Perimeter Heavy Commercial. The Perimeter Heavy Commercial will consist of three (3) acres and one point three (1.3) percent of the total acreage. The residential component of the project remains the same at seventy two (72) acres of residential development which accounts for eighteen (18%) percent of the total acreage. The green space component will remain the same and encompasses ninety six point seventy two (96.72) acres or twenty four point three (24.3 %) percent of the total acreage. The common space component will remain the same at nine point ninety seven (9.97) acres or two point five (2.5 %) percent of the total acreage. The identified PDD’s green space acreage will remain the same and include 96.27 acres of lakes, buffers, wetlands, and open space. The PDD is centered around eighty five (85) acres of open space including a 17.11 acre lake. Approximately 25% of the development is reserved for open space.

**Public Services**

The most southern parcel of the PDD is contiguous to fire station “Killian” number 27 on Farrow Road. There are three fire hydrants located along North Pines Road, four fire hydrants located along Farrow Road, and five located along Killian Road. Long Leaf Middle school is .6 miles east of the site while Killian Elementary school is .9 miles from the subject parcel. Water and sewer service will be provided by the City of Columbia.

### **Plans & Policies**

The 2009 Richland County Comprehensive Plan “**Future Land Use Map**” designates the land encompassing the PDD as in a **Priority Investment Area (PIA) and Urban Village** in the **Northeast Planning Area**. However the subject portion of this property has been identified as lying outside of the PIA and Urban Village areas.

### **Suburban Area**

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

**Compliance:** The proposed development is located near a traffic junction and in an area with existing and proposed commercial uses.

### **Traffic Impact**

The 2011 SCDOT traffic count Station # 285, is north of the site on Farrow Road. The Average Daily Traffic (ADT’s) is 7,600. Farrow Road is classified as a two lane Undivided Collector, maintained by SCDOT with a design capacity of 8,600 ADT’s. Farrow Road is currently functioning at the designed roadway capacity and operating at a Level of Service (LOS) “C”.

The 2011 SCDOT traffic count Station # 448, is northwest of the site on Killian Road. The Average Daily Traffic (ADT’s) is 29,100. Killian Road is classified as a five lane Undivided Minor Arterial, maintained by SCDOT with a design capacity of 24,800 ADT’s. Killian Road is currently functioning above the designed roadway capacity and operating at a Level of Service (LOS) “E”.

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

### **Conclusion**

The parcels north of the site are undeveloped and designated for commercial uses. The parcels east of the site contain commercial and industrial uses. The proposed request is in compliance with the Comprehensive Plan.

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

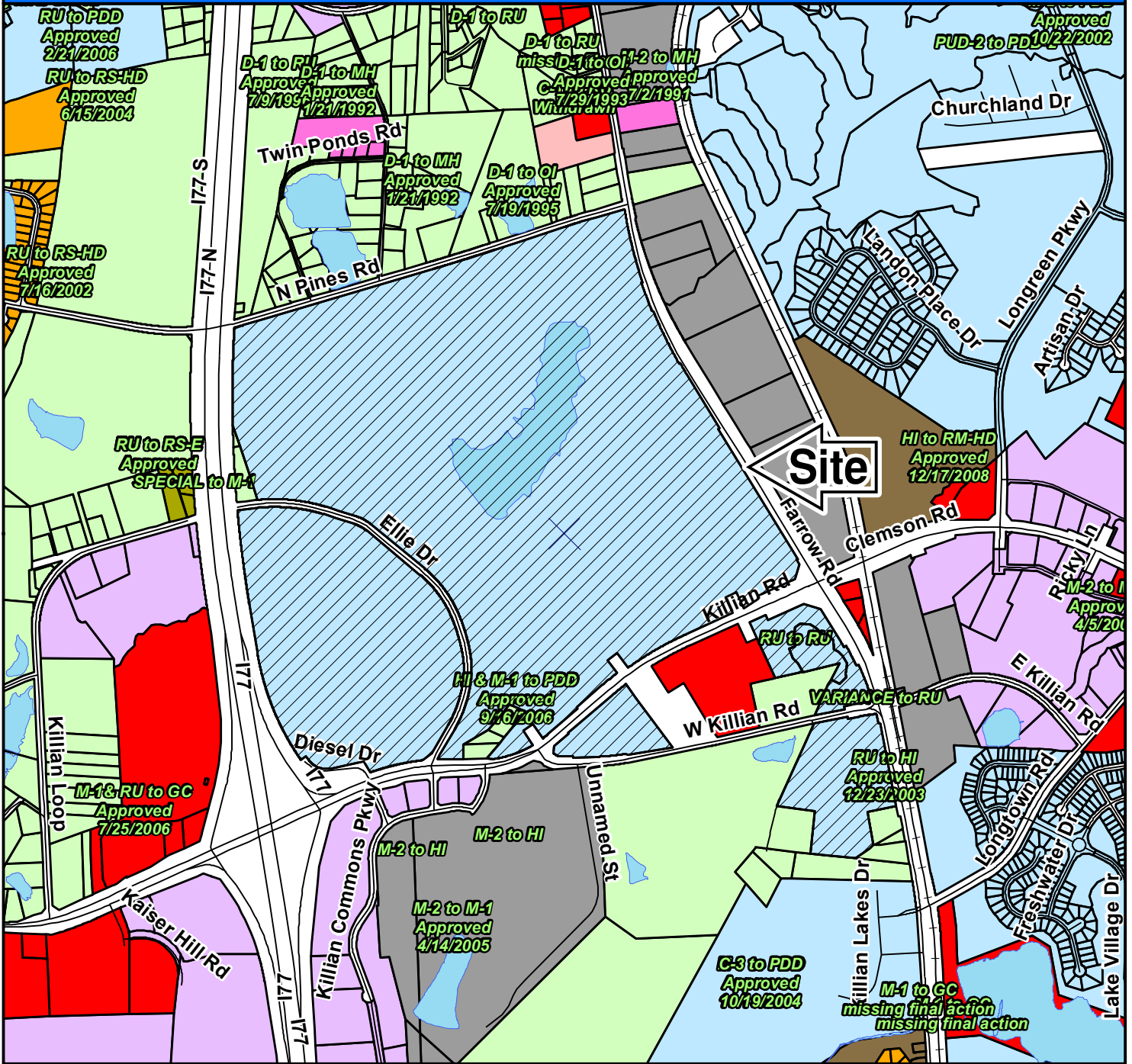
### **Zoning Public Hearing Date**

**May 28, 2013**

## Proposed PDD Conditions

- a) The Applicant shall transmit a phasing plan to the Department prior to reviewing any construction plans.
- b) A traffic impact assessment shall be submitted at the time of major subdivision or major land development submission.
- c) All development shall conform to all current relevant land development regulations.
- d) Planned development regulations require development to adhere to landscape, parking and pedestrian regulations namely, Sections 26-173, 26-176, and 26-179 for minimum standards. Richland County encourages this development to exceed these minimum standards.
- e) Proposed changes to the approved Master Plan described below are termed major changes and shall be subject to the requirements of Section 26-59 (j) (1) of the Richland County Land Development Code.
- f) The Applicant shall dedicate to Richland County right-of-way along Clemson, Killian and Farrow Road within the project boundaries in order to address traffic recommendations. This dedication would be required to be submitted prior to recording any bonded plats or land development approval for the project.
- g) All internal streets shall be privately owned.
- h) Access to the subject site shall conform to proposed design unless public safety issues are present at the site specific development review.
- i) The Applicant shall install a right turn (deceleration) lane and a left turn lane at the Farrow Road entrance.
- j) Transit facilities shall be provided for all neighborhoods within the PDD dedicated for public and school access.
- k) The developer should consider developing a plan for dedicating land for a School site for an "on site elementary school", possibly a satellite facility of Midland Technical College.
- l) The developer should consider including a plan for a public safety, postal, and/or civic use.
- m) The Department shall receive the written US Army Corps of Engineers approval of the wetlands delineation and/or encroachment permit prior to approval of the preliminary subdivision plans.
- n) The Department shall receive the written FEMA approval of the 100 year flood elevation statement prior to approval of the preliminary subdivision plans.
- o) The applicant shall consider utilizing "Low Impact Design (LID)" or other acceptable stormwater management technologies.
- p) Richland County shall not be responsible for the enforcement of any deed restrictions imposed by the applicant, the developer, or their successors in interest.
- q) All the conditions described herein shall apply to the applicant, the developer and/or their successors in interest.

# Case 13-16 MA PDD to PDD



## ZONING CLASSIFICATIONS

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







# CASE 13-16 MA

## From HI to GC

TMS# 17400-02-04, 12, 14 7 16

Killian Road and Farrow Rd





STATE OF SOUTH CAROLINA  
COUNTY COUNCIL FOR RICHLAND COUNTY  
ORDINANCE NO. \_\_\_-13HR

AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES; CHAPTER 26, LAND DEVELOPMENT; ARTICLE II, RULES OF CONSTRUCTION; DEFINITIONS; SECTION 26-22, DEFINITIONS; AND AMENDING ARTICLE VII, GENERAL DEVELOPMENT, SITE, AND PERFORMANCE STANDARDS; SECTION 26-186, GREEN CODE STANDANDS; SO AS TO REPLACE THOSE STANDARDS WITH “DEVELOPMENT WITH OPEN SPACE DESIGN STANDARDS” AND AMENDING ARTICLE X, SUBDIVISION REGULATIONS; SECTION 26-222, GENERAL REQUIREMENTS; SUBSECTION (G), NATURAL RESOURCE INVENTORY; PARAGRAPH (1); SO AS TO DELETE THE REQUIREMENT OF A DESKTOP ANALYSIS.

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:

*Development with open space design.* A development pattern that arranges the layout of buildings in a compact area of the site which reserves a portion of a site for open space preservation and is protected in perpetuity.

*Erodible soils.* Soils that can erode at excessive rates, such as Hydrologic Groups B and C.

*Groupings of grand trees.* Three or more grand trees with overlapping critical root zones. The area of protection includes each individual grand tree’s entire critical root zone.

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

~~*Open Space.* An area that is designed for environmental, scenic, or recreational purposes. Open space may include, but is not limited to, lawns, walkways, active and passive recreation areas, playgrounds, swimming pools, wooded areas, and watercourses. Open space shall not be deemed to include driveways, parking lots, or other surfaces designed or intended for vehicular travel. Land areas that are not occupied by buildings, structures, impermeable areas, streets, alleys or required buffer transition and street protective yards.~~

Open Space Credit. The weighted amount of open space, determined by applying a multiplier to the actual area.

Preserve. Land set aside for protection and propagation.

Total Site Area. The entire area within the boundary of the parcel inclusive of all interior future open space areas and road/utility rights of way.

SECTION II. The Richland County Code of Ordinances; Chapter 26, Land Development; Article VII, General Development, Site, and Performance Standards; Section 26-186, Green Code Standards; is hereby amended to read as follows:

**Sec. 26-186. Development with Open Space Design Standards.**

- (a) *Purpose.* The purpose of this section is to provide optional standards that will preserve land for conservation by permitting variation in lot sizes, while allowing full development potential of the underlying density, with density bonuses granted for the RU, RS-E, and RS-LD zoning districts, when certain criterion are met. Subdivision of land into varying lot sizes provides home buyers a choice of lot sizes according to their needs, while at the same time preserving open space, tree cover, scenic vistas, natural drainage ways, and natural topography. Such measures prevent soil erosion and flooding by allowing development to occur according to the nature of the terrain, provide larger open areas with greater utility for recreation and a “sense of community”, and encourage the development of more attractive and economical site design.

Incorporating open space into development has numerous environmental, conservation and community benefits, including the following:

- (1) Preserves green space.
- (2) Provides open space for recreation.
- (3) Reduces the impervious cover in a development. Impervious cover contributes to degradation of water resources by increasing the volume of surface runoff, degrading water quality by preventing infiltration into the soil surface.
- (4) Reduces stormwater pollutant loads to streams, receiving streams and other resources. Protects and enhances stream and other resources.
- (5) Reduces soil erosion and sediment delivery by reducing the amount of clearing and grading on the site while increasing overall infiltration.

- (6) Reduces the cost of stormwater management by minimizing the area contributing to runoff and reducing runoff volumes and stormwater contaminants.
- (7) Provides air quality benefits and reduces “heat island” impacts.
- (8) Reduces the capital and long-run maintenance costs of development.
- (9) Provides a wider range of feasible sites to locate stormwater best management practices (BMPs).
- (10) Reduces the cost and improves the efficiency of public services needed by the development.
- (11) Protects urban wildlife habitat, with a focus for corridors which provide important habitat linkages.
- (12) Creates a sense of community and pedestrian connectivity.

This optional section implements procedures to allow for development, while preserving the natural attributes of the land and providing open space. This section also encourages designing developments with open space design to maximize larger, contiguous unconstrained open space areas [see subsection (g) (2), below], especially areas adjacent to constrained open space areas [see subsection (g) (1), below], and minimize smaller, isolated areas to better achieve the benefits described in this subsection.

Conservation analysis shall take place to plan open space developments. Applicants must prepare a Natural Resource Inventory in accordance with Sec. 26-222(g).

- (b) *Applicability.* The owner, or his/her authorized agent, of property within an RU, RR, RS-E, RS-LD, RS-MD, RS-HD zoning district may apply the development standards found within this section, in lieu of the development standards set forth for the applicable zoning district, subject to meeting the requirements of this section.
- (c) *Application.* A property owner, or his/her authorized agent, desiring to use the development standards of this section must first submit an application to the Planning Department and must meet the following requirements:
  - (1) The minimum parcel size shall be two acres;

- (2) The application shall be accompanied by a Natural Resource Inventory, as identified in Section 26-222(g), and a Concept Plan as required in this section;
  - (3) The property must utilize a public sanitary sewer and public water or IOU (Investor Owned Utility) regulated water or sewer system.
- (d) *Concept Plan.* At time of the development application, a Concept Plan shall be submitted by the developer for review and approval in accordance with the requirements and procedures of this chapter. A Concept Plan shall consist of either a site plan or sketch plan, including the following information:
- (1) Delineation and specifications of all open space areas and any “Neighborhood Green,” community garden, play areas or trail systems to be constructed. Information of open space areas should include size and type and be shown on the plan and listed in a tabular format (see example).

<b>Constrained Open Space – 8.9 acres</b>		<b>Unconstrained Open Space – 15.7 acres</b>	
<b>Subtype</b>	<b>Acreage</b>	<b>Subtype</b>	<b>Acreage</b>
Floodplain	3.6	Native Forest	10.5
Stream Buffer	2.4	Rock Outcroppings	2.2
Slopes greater than 25%	2.9	Neighborhood Greens	3

- (2) A typical detail on the plan indicating building setback lines, street trees, sidewalks and street pavement and right-off-way width.
- (e) *Review.* The use of these development standards in accordance with subsection (c) and (d) above shall follow the permitting procedures outlined in Sections 26-53 and 26-54.
- (f) *Open Space Requirements.* Open space set aside is required in all open space developments and shall consist of any of the following categories of land:
- (1) “Constrained Open Space” is land that shall be covered by the provisions for permanent protection, per subsection (h), below, and include the following:

- a. Floodways and 100-year floodplains, in lieu of exceptions defined in Section 26-106,
- b. Jurisdictional lines and associated buffer zones per Section 26-187,
- c. Highly erodible soils on steep slopes of 25% or greater, including water quality buffers per Section 26-187(g), except minimal changes may be allowed for necessary access or impacts (wetlands, jurisdictional or non-jurisdictional ) of less than a quarter (1/4) acre,
- d. Federal and state listed rare, endangered or threatened species/habitats,
- e. Archeological features eligible for or listed in the national Register of Historic Places,
- f. Human cemeteries or burial grounds, and
- g. Open water, except where alterations enhance open space value, or as exempted in Section 26-187(b).

(2) “Unconstrained Open Space” is land other than constrained open space that includes important environmental, conservation, wildlife or historic areas and is acceptable to the County for conservation designation, and shall be covered by the provisions for permanent protection, per subsection (h), below. These include the following:

- a. Important historic sites, not currently determined eligible for or listed in the national Register of Historic Places,
- b. Existing healthy, mature forests of at least one (1) contiguous acre,
- c. Contiguous areas surrounding groupings of grand trees,
- d. Scenic view sheds of natural or historic features,
- e. Unique rock outcroppings,
- f. Prime agricultural soils or productive agricultural lands consisting of at least one (1) contiguous acre,
- g. Existing trails or wooded corridors that connect the tract to neighboring areas,
- h. Extension of the required water quality buffer,

- i. Headwater streams, and
- j. Restored pond; restorative or enhancing activities.

Also considered unconstrained open space are community gardens of a minimum quarter ( $\frac{1}{4}$ ) acre, “Neighborhood Greens” and Low Impact Development (LID) storm water management facilities and practices, and these may be constructed and maintained in the open space area. However, “Neighborhood Greens” shall not exceed twenty percent (20%) of the total required open space area.

- (3) “Restored Open Space” includes brownfield reclamation, as contracted by the Brownfield component of the SCDHEC Voluntary Cleanup Program; approved watershed or stream restoration consistent with Section 26-187; and the removal of impervious cover and restoration of pervious areas during redevelopment. Restored areas must be approved by Richland County staff as part of the Development Review process. Restored farm ponds shall be credited at one hundred percent (100%).

- (4) “Recreational Open Space” includes pervious recreational areas.

(g) *Open space design standards.*

- (1) To use these standards, one of the following alternatives must be utilized:

- a. To utilize the density-based zoning and flexibility in lot size, in all allowable zoning districts per subsection (c), above, all constrained open space on a site must be set aside, plus a minimum of ten percent (10%) unconstrained open space, for a total actual acreage set aside of fifteen percent (15%). Open space set asides between fifteen percent (15%) and twenty-five percent (25%) are based on a 1:1 ratio open space area to actual area. Open space credits, as determined by the “Unconstrained Open Space Credit Calculations” table in Section 26-186 (h) (1) b. 2., cannot be utilized to meet the open space requirements under this alternative.

If the constrained open space meets the twenty-five percent (25%) minimum, then no additional unconstrained open space is required.

- b. To utilize a density bonus over the base density allowed, a minimum of twenty-five percent (25%) open space credits are required, which includes a minimum of ten percent (10%) unconstrained open space credits, calculated using the “Unconstrained Open Space Credit Calculations” table below. Constrained open space areas are based on a 1:1 ratio of open



space area to actual acreage. Density bonuses may only be applied to RU, RS-E, and RS-LD zoning districts.

1. A five percent (5%) density bonus is awarded for twenty-five percent (25%) open space credits, under this alternative. Then, one percent (1%) density bonus for every additional one percent (1%) of open space credits, up to a maximum density bonus of twenty percent (20%) for RU and RS-E and fifteen percent (15%) for RS-LD zoning districts.
2. Open Space will be credited based upon the following:
  - i. Constrained open space shall be credited at one hundred percent (100%) of the land area.
  - ii. Restored open space shall be credited at two hundred percent (200%) of the land area; except where exceptions apply per subsection (g)(3), above.
  - iii. Recreational open space shall be credited at fifty percent (50%) of the land area.
  - iv. Unconstrained open space shall be credited based on the following table titled “Unconstrained Open Space Credit Calculations”.

**“Unconstrained Open Space Credit Calculations”**

Unconstrained Open Space Category	Credit Calculation with Multiplier
<b>Natural Resource Factors</b>	
Water Quality Buffer Extension (1)	Total Additional Buffer Area* 1.75
Water Quality Buffer Extension (303d listed water) (1)	Total Additional Buffer Area* 2.0
Upstream Headwater Protection (2)	Total Headwater Area* 2.0
<b>Steep Slopes – Erosive Soils</b>	
(Average $\geq 15\% \leq 20\%$ )	
B Hydrologic Group	Total Steep Slope Area* 1.25
C Hydrologic Group	Total Steep Slope Area* 1.5
(Average $\geq 21\% \leq 25\%$ )	
B Hydrologic Group	Total Steep Slope Area* 1.75
C Hydrologic Group	Total Steep Slope Area* 2.0
<b>Native, Mixed Forests (0.5 acre minimum) (3)</b>	
Clear Cut within last 2 years (Unmanaged)	Total Forest Area* 0.5

Clear Cut within last 2 years (Managed)	Total Forest Area* 0.75
Clear Cut within 2 to 10 years (Unmanaged)	Total Forest Area* 0.75
Clear Cut within 2 to 10 years (Managed)	Total Forest Area* 1.0
Clear Cut within 10 to 20 years (Unmanaged)	Total Forest Area* 1.25
Clear Cut within 10 to 20 years (Managed)	Total Forest Area* 1.5
Forest older than 20 years (Unmanaged)	Total Forest Area* 1.75
Forest older than 20 years (Managed)	Total Forest Area* 2.0
Pine, Monoculture Forests (0.5 acre minimum)	
Clear Cut within last 2 to 10 years (Unmanaged)	Total Forest Area* 0.5
Clear Cut within last 2 to 10 years (Managed)	Total Forest Area* 0.75
Clear Cut within last 10 to 20 years (Unmanaged)	Total Forest Area* 1.0
Clear Cut within last 10 to 20 years (Managed)	Total Forest Area* 1.25
Forest older than 20 years (Unmanaged)	Total Forest Area* 1.75
Forest older than 20 years (Managed)	Total Forest Area* 2.0
Protective Area of Groupings of Grand Trees (4)	Area* Percentage of All Grand Trees Protected* 1.75
Prime Agricultural Soils (0.5 acre minimum)	Total Prime Agricultural Soil Area* 1.5
Important Historic Sites/Structures not considered constrained	Total Historic Site Area* 1.5
Scenic Viewsheds (5)	Total Parcel Viewshed Area Protected* 1.0
Rock Outcrops	Total Rock Outcrop Area* 1.0
Pasture or Meadow (Unmanaged)	Total Area* 0.75
Pasture or Meadow (Managed)	Total Area* 1.25
<b>Engineered Factors</b>	
LID Practice (6)	
Green/Permeable Pavement (only in open space)	LID Practice Area* 1.5
Infiltration Bio-retention	LID Practice Area* 2.0
Neighborhood Greens	Neighborhood Green Area* 1.0
Trails	Trail Area* 1.25
Wet Stormwater Detention Ponds serving as an amenity (Managed)	Total Area* 0.5
<b>Notes:</b>	
(1) Not to exceed a total width of 300 feet, including the Constrained Water Quality Buffer. Must be within the stream watershed area.	
(2) Drainage area upstream of the jurisdictional line	
(3) Clear cut date based on best available data and estimated age of trees. To determine whether a forest, meadow, or pasture is managed, the applicant must provide proof to the Planning Department consistent with the Richland County Open Space Management Manual.	
(4) Cluster area = critical root zone; percent of all grand trees on the site.	
(5) Viewshed area = area on the parcel where the view is visible.	

- (2) Unconstrained open space areas may only be credited once per the calculations in this section. When an unconstrained open space area qualifies in two categories, it shall be credited as follows:

- a. Where both categories have a factor of 1.0 or greater, the greater credit shall be applied.
  - b. If one of the two categories has a factor of less than 1.0, the lesser credit shall be applied.
- (3) The following activities or land uses may not be counted as a part of designated open space:
- a. Existing rights-of-way and utility easements
  - b. Setbacks and lawns
  - c. Dry stormwater detention ponds

(h) *Open Space Management.*

- (1) *Open Space Areas.* To maintain, enhance and sustain the environmental, conservation, wildlife, recreational, historic, public and community values and benefits of open space areas, property owners or his/her authorized agents using the provisions of this Section must develop an Open Space Management Plan. The Plan shall include guidance on how to best manage open space areas in their current condition, increase conservation values through enhancement of existing conditions or establish processes to modify open spaces to other intended open space functions and resultant conservation values and benefits. The plan shall incorporate approved and current best management practices (BMPs) for all constrained and unconstrained open space areas as set forth in the Richland County Open Space Management Manual.

The Open Space Management Plan must be approved by the Planning Department prior to approval of the Final Plat.

- a. *Open Space Area Management and Maintenance.* Management of the open space area includes specific limitations on alteration of the natural conditions. The following practices and activities are restricted within open space areas, except with prior approval by the Planning Department:
  - 1. Clearing or grubbing of existing vegetation,
  - 2. Clear cutting of vegetation,
  - 3. Soil disturbance by grading, stripping, or other practices,

4. Filling or dumping,
  5. Use, storage, or application of pesticides, herbicides, and fertilizers,
  6. Conversion of vegetation from native to exotic species, and
  7. Motor vehicles are not permitted in open space areas unless during the installation of certain permitted utilities.
- b. The following structures, practices, and activities are permitted in open space areas, subject to prior approval from the County, and when specific design or maintenance features are adhered to:
1. All activities within water quality buffers located within open space areas shall be consistent with Section 26-187.
  2. Pedestrian crossings, public or neighborhood bicycle or pedestrian access, passive recreational amenities, such as pervious-surface paths and minimum green infrastructure parking spaces, stream bank stabilization efforts and LID stormwater control practices.
  3. Utilities are allowed; however, utility easements shall not qualify as open space areas.

(2) *Open Space Area Plat Requirements.* All preliminary, bonded and final plats prepared for recording and all right-of way-plats (submitted under this Section) shall clearly:

- a. Delineate and label all open space areas,
- b. Provide a note to state: “There shall be no clearing, grading, disturbance or construction or construction runoff impacts to the open space areas except as allowed by the Public Works Department”,
- c. Provide a note to state: “All open space areas shown on the plat are subject to perpetual conservation easements which are contained in land records or covenants pertaining to the development”,
- d. Provide a note indicating ownership of the open space areas by the property owners association, and
- e. Show the location of all permanent open space boundary marker

signs.

- f. All water quality buffer access easements shall be consistent with Section 26-187.

(3) *Open Space Area Protection Requirements during Construction.* The following steps shall be taken during the site plan development and site construction process to protect existing open space areas:

- a. Open space areas must be clearly identified on all plan submittals and construction drawings and marked with the statement “Open Space Area. Do Not Disturb or Encroach”.
- b. Open space areas cannot be encroached upon or disturbed at any time, unless in accordance with Section 26-187 (c), Section 26-187 (k) or without approval from the County.
- c. Open space areas must be clearly marked with a warning barrier prior to any construction activities. The marking(s) shall be maintained until completion of all construction activities. All contractors and others working on the construction site must be made aware of the existence of the open space areas and the restrictions on disturbing these areas.
- d. All open space areas must be left in the existing condition upon completion of construction activities. Should any activities during construction, including encroachment, cause damage or degradation to any of the open space areas, these areas must be restored based upon pre-existing conditions or to conditions acceptable through a Richland County-approved restoration plan.
- e. If any trees are allowed to be removed, the tree location shall be shown and a note shall be provided stating that the tree must be hand cleared.
- f. Where stormwater is concentrated into open space areas, best management practices must be placed to protect it, as approved by the County.
- g. The open space areas shall be shown and labeled on the engineering plans, preliminary, bonded and final plat.

(4) *Open Space Area Protection Requirements after Construction.* Open space areas must be protected in perpetuity by either of the following options and be in compliance with the Open Space Management Plan:

- a. Option 1. *Previous Granting to Qualified Organization or Entity.* Any proposed open space area found in this section and having previously been granted in a conservation easement running in perpetuity to a third party “qualified organization” recognized by Federal Treasury Regulation Section 1.170A-14(c)(1), or successor provision, may qualify as open space area under this section with certain exceptions. The owner must submit a copy of the recorded easement, baseline assessment and annual monitoring inspections for the previous three years to the Planning Department for review. Based on a review of the information, the Department will determine if the proposed open space areas and permitted uses protected in the easement qualify under this section.

Potential exceptions include, but are not limited to, active timberlands or areas of the easement on which the conservation values have been damaged by poor cutting and harvesting practices (conflicting with current BMP’s), encroachment by development, illegal dumping, above or below-ground utility easements, runoff and erosion, fires, storms, insect infestation or other damaging activity which has or continues to diminish the conservation value of the open space area. Failure of the monitoring organization to adequately enforce the provisions of the conservation easement shall be grounds for refusing to accept such easement into the program.

The Property Owner or Property Owners’ Association (POA) shall be responsible for the continuous and perpetual protection, management, maintenance and annual monitoring of all open space areas.

- b. Option 2. *Easement Granted to Richland County.* Any proposed open space area found in this section may be granted in a conservation easement running in perpetuity to the Richland County Conservation Commission at the time of application for an Open Space development. The purpose of the granting to the Richland County Conservation Commission is to ensure the protection and proper management of the open space areas and has no impact or bearing on the acceptance of any open space areas or approval under this section by Richland County.

The property owner or POA (once deeded) agrees to pay a one-time stewardship fee, to be established by the Richland Conservation Commission, to cover the cost of annual monitoring, compliance and enforcement of the conservation easement.

The property owner or POA assumes the responsibility for the

continuous and perpetual protection, management, and maintenance of all open space areas consistent with the guidance contained in the Richland County Open Space Management Manual.

- c. Option 3. *Conveyance to the Property Owners' Association.* If not utilizing Option 1 or 2 of this subsection, the property owner shall convey ownership in a deed all open space areas in fee-simple to the POA which shall be recorded and delivered prior to, or concurrent with, the recording of the Bonded Plat for the first phase of the subdivision. To meet the purposes of this section, the deed and covenants of the POA shall contain the following language:

“The conservation values and benefits of the areas conveyed by deed and shown on the Final Plat shall remain permanently protected and shall not be disturbed, or modified without prior approval from the Planning Department. The open space areas identified in this covenant are intended for public benefit, but for association members use, and it shall run in perpetuity.”

The POA may establish criteria for public use of open space areas protected under this section. The POA assumes the responsibility for the continuous and perpetual protection, management, maintenance and annual monitoring of all open space areas consistent with the guidance contained in the Richland County Open Space Management Manual.

- d. Option 4. *Retention by the Property Owner.* If not utilizing the Options above in this subsection, the property owner shall retain ownership of all open space areas, which shall be recorded and delivered prior to, or concurrent with, the recording of the Bonded Plat for the first phase of the subdivision. To meet the purposes of this section, the deed shall contain the following language:

“The conservation values and benefits of the areas covered base by deed and shown on the Final Plat shall remain permanently protected and shall not be disturbed, or modified without prior approval from the Planning Department. The open space areas identified in this covenant are intended for public benefit, but for residents use, and it shall run in perpetuity.”

The property owner may establish criteria for public use of open space areas protected under this section. The property owner

assumes the responsibility for the continuous and perpetual protection, management, maintenance and annual monitoring of all open space areas consistent with the guidance contained in the Richland County Open Space Management Manual.

- e. Regardless of which option above is utilized, conservation easements and/or open space areas are the property of the property owner or POA. If a POA is established to manage open space areas, the following criteria are recommended:
  - 1. Membership in the POA is mandatory and automatic for all property owners for the subdivision and their successors;
  - 2. The POA shall have lien authority to ensure the collection of dues from all members; and
  - 3. The POA is responsible for informing each property owner at the time of closing of the location of the open space areas and the requirement not to disturb or encroach upon these areas.
- f. Richland County retains an independent right of entry and enforcement under such conservation easements independent of the property owner or POA and such right of enforcement shall be included in all conservation easements granted under this section and contained in the covenants for the subdivision.

(5) *Open Space Baseline Surveys and Annual Monitoring.* To quantify the pre-construction condition and conservation values of the open space areas, the developer shall:

- a. Conduct a baseline survey by the applicant prior to any earth-moving, tree clearing, infrastructure installation or home construction. The baseline survey shall photo-document the condition of the open space areas prior to the above activities. Photos must be of adequate quality, number and distribution to adequately document all open space areas. Each photograph should be geocoded to indicate both the location and bearing of the photograph and each digital photographic file must be submitted electronically in a high-resolution digital format.
- b. Annual monitoring shall be conducted by the developer, POA or qualified entity and document the existing condition of the protected open space area. The annual monitoring shall photo-document the condition of the open space areas. Photos must be



taken at the same location and bearing as the original baseline survey. Each photograph should be geocoded to indicate both the location and bearing of the photograph and each digital photographic file must be submitted electronically in a high-resolution digital format.

As an alternative, the POA can retain the services of a qualified entity (which could include Richland County) to perform the annual monitoring survey.

The annual monitoring should document any violations or changes that have taken place since the last monitoring report, such as:

1. Homeowner or POA encroachment,
  2. Removal of sand, gravel, loam, rock, etc,
  3. Trash accumulation, dumping, organic debris,
  4. Alteration of the open space,
  5. Storm damage, erosion, etc,
  6. Construction of roads, parking lots, utility lines, trails,
  7. Removal or planting of trees or other vegetation,
  8. Invasion of non-native species, and/or
  9. Current use of adjacent properties and whether there are any problems with encroachment and/or trespassing.
- c. All baseline surveys and annual monitoring documents shall be submitted to the Planning Department.
- (6) *Signage.* For subdivisions, final permanent open space area boundary marker signs are to designate open space areas prior to bonding of the subdivision and/or finalizing the subdivision with the intent to transfer property. Permanent boundary markers are required to ensure that property owners are aware of the buffer. The Planning Department has the authority to require the POA to replace boundary markers that have been removed or destroyed.

The following requirements shall apply to buffer boundary markers:

- a. Open space area boundary markers shall be located in such a manner as to accurately delineate the boundary. For commercial

developments, markers shall be posted every one hundred (100) feet along the buffer boundary. For subdivisions where multiple lots are located along the boundary, a boundary marker must be located at the intersection of every other lot line and the boundary. The developer or POA may petition the Planning Department for a lesser marker density as long as the markers are adequate to clearly mark the boundary.

- b. Open space area boundary markers shall include the statement “Open Space Area – Do Not Disturb or Encroach”.
- c. The markers should be mounted to a treated wood or metal signpost or on a non-grand tree, if not encroaching on the open space, between four (4) and six (6) feet above the ground surface. The post must extend below the ground surface at least twenty four (24) inches.
- d. The boundary markers must be at least eight by twelve inches (8”x12”) and have a white or yellow background with dark lettering.
- e. When water quality buffers are contained within an open space area, the Public Works Department may forgo boundary markers for the water quality buffer. This decision is at the discretion of the Public Works Director.
- f. In dark lettering, include a number for Ombudsman to call for encroachment or issues.

(7) *Open Space Area Restoration and Enhancement Plans.* Prior to reestablishing or planting the open space area, a restoration or enhancement plan must be submitted to and approved by the Planning Department. Buffer restoration and/or enhancement plans must include the following:

- a. A drawing or plan that shows the location of the open space area in relation to the existing or planned development; the disturbance limits for the planned buffer restoration; direction of flow of runoff from the area; erosion prevention and sediment control measures to be installed to protect the open space area; access to a water source for the purposes of irrigating vegetation; and other pertinent information. For large scale restoration and enhancement projects the plan(s) must be stamped by a registered landscape architect or engineer.

- b. A visual plan and a narrative describing the vegetation plan to restore or enhance the open space area: the area must be planted with native trees, grasses and shrubs. Suitable native plants can be chosen from plant species recommended and approved by the Planning Department.
- c. The schedule for when plantings will occur and a two (2) year survival guarantee provided by the responsible party.

(8) *Penalty for noncompliance.* In the event that the party responsible for maintenance of the open space fails to maintain all or any portion of such area as enumerated, upon ninety (90) days' notice served to the owner, Richland County may assume responsibility for the maintenance and may enter the premises and take corrective action, including the provision of extended maintenance. The costs of said corrective action and maintenance by Richland County may be charged to the owner or property owners' association.

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

- (1) Minimum Subdivision Size: Two (2) contiguous acres.
- (2) The following densities will apply to the application of these standards, based on the applicable property zoning:
  - a. RU = 1.32
  - b. RR = 1.32
  - c. RS-E = 2.20
  - d. RS-LD = 3.63
  - e. RS-MD = 5.12
  - f. RS-HD = 8.7
- (3) The total number of units allowed shall be determined by using the density of the zoning district and the following formula:

$$T = D * A * B$$

Where:

T = total units (dwelling units)

D = density (dwelling units/gross acre)

A = total site area (acres)

B = density bonus per Section 26-186(g) (percent)

- (4) Lot Size: No minimum.
- (5) Lot Width: No minimum.
- (6) Minimum Yard Areas (Setbacks):
  - a. Front:

For front loaded – 20 feet to garage, where the front porch can extend into setback no more than 10 feet.

For Side or Rear loaded – 10 feet, inclusive of front porch.

For secondary front – half (0.5) the front or 10 feet on the road intersecting the local residential road.
  - b. Rear: 20 feet for front loaded lots (or 5 feet from rear garage on alley).
  - c. Side: 5 feet.
  - d. For a zero “lot line” parallel development:

No side setbacks; front and rear setbacks are as stated in paragraphs (6) a. and (6) b., above.
- (7) Buffer Transition Yards: A twenty five foot (25’) minimum, vegetated buffer transition yard is required along any lot line that abuts an existing residential use.
  - a. *Location:* As set forth in Sections 26-176(f)(2)(a) and (b). Residential yards (front, side or rear) shall not apply towards buffer transition yards.
  - b. *Buffer yard credits:* All existing healthy, mature trees retained in buffer areas, can be credited toward meeting the buffer yard requirements, upon determination that adequate screening is provided. This may require a field visit and determination by the Planning Department.
  - c. *Buffer yard reductions:* Reductions of the minimum transition buffer yard widths are not permitted.

- d. *Buffer material specifications:* As set forth in Section 26-176(f)(7).
  
- (8) Maximum Height: Three (3) stories above ground level. (For the purpose of this subparagraph, “ground level” shall mean: the average finished ground elevation at the base of a structure to the highest point of the roof of the structure; provided that spires, belfries, cupolas, chimneys, antennas, water tanks, ventilators, elevator housing, mechanical equipment, or other such structures that are placed above roof level and are not intended for human occupancy, shall not be subject to height limitations).
  
- (9) Street trees shall be provided along all roads at intervals of thirty-five (35) feet and shall be 2½ inch caliper/10 feet in height at time of planting.
  
- (10) Proposed utilities shall be located underground.
  
- (11) Roads shall follow the provisions of Section 26-181.
  
- (12) Street Lighting - if street lighting is proposed, a pedestrian scale shall be utilized (maximum 12 feet in height).
  
- (13) Stormwater Controls: Low Impact Development (LID) techniques are the preferred stormwater Best Management Practice (BMPs) within open space developments. In order to use LID as open space credit, the applicant must assess the feasibility of LID practices as the exclusive stormwater BMPs or the use of LID techniques as part of an integrated stormwater management system incorporating traditional stormwater BMPs unless shown to not meet Richland County’s stormwater standards, or pertinent State or Federal statutes or regulations. The applicant must submit data and design standards detailing the engineering and technical specifications on the use of LID techniques. Such data and design include:
  - a. An assessment of the existing pre and post development runoff and the feasibility of the existing onsite soils, or engineered soils, to handle LID techniques.
  
  - b. Stormwater controls shall meet Richland County’s standards.
  
  - c. All stormwater systems, including LID, should be owned and maintained by the POA.

SECTION III. The Richland County Code of Ordinances; Chapter 26, Land Development; Article X, Subdivision Regulations; Section 26-222, General Requirements; Subsection (g), Natural Resource Inventory; is hereby amended to read as follows:

(g) *Natural Resource Inventory.* All subdivisions require sketch plan submittals must include a natural resource inventory, which must be conducted by a qualified professional. The Natural Resource Inventory shall consist of the following:

~~(1) A separate engineering design sheet listing the location of the natural resources. This would be determined as follows:~~

~~a. The County shall conduct a desktop analysis using existing county GIS data: locate wetlands (use National Wetlands Inventory maps), floodplains, steep slopes, water bodies, etc. This will provide a preliminary analysis of what is on the site and include a jurisdictional determination and tree protection plan. The Developer shall hire consultants to conduct a full field site inventory based on what was identified during the desktop analysis; or~~

~~b. The County and the Developer shall conduct a natural resources field visit.~~

~~c. The County may field review the inventory, as needed.~~

~~(2) The following list of features, if relevant, shall be included in the Natural Resources Inventory:~~

~~a. 100 year floodplain;~~

~~b. Riparian buffers;~~

~~c. Cemeteries and burial grounds;~~

~~d. Open space corridors of twenty-five (25) foot width or greater and all easements;~~

~~e. Protected trees, as identified in Section 26-176(k)(1);~~

~~f. Steep slopes of greater than twenty-five percent (25%);~~

~~g. Wetlands, including isolated wetlands.~~

- h. Archeological sites, historical sites and features eligible for or listed in the National Register of Historic Places;
- i. Rare, threatened, or endangered species/habitats, as identified by federal and state listings;
- j. Scenic view sheds;
- k. Unique natural features;
- l. Forestlands; and
- m. Prime agricultural lands.

(32) ~~Once the submittal package is complete, including a Natural Resource Inventory, it shall be scheduled for review by the development review team.~~ The development review team shall have the authority to require protections based on the requirements of this Chapter and the results of the Natural Resource Inventory.

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

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

SECTION VI. Effective Date. This ordinance shall be enforced from and after \_\_\_\_\_, 2013.

RICHLAND COUNTY COUNCIL

BY: \_\_\_\_\_  
Kelvin E. Washington, Sr., Chair

ATTEST THIS THE \_\_\_\_\_ DAY

OF \_\_\_\_\_, 2013

\_\_\_\_\_  
Michelle M. Onley  
Clerk of Council

RICHLAND COUNTY ATTORNEY'S OFFICE

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

Public Hearing: May 28, 2013 (tentative)  
First Reading: May 28, 2013 (tentative)  
Second Reading:  
Third Reading:



# DRAFT

STATE OF SOUTH CAROLINA  
COUNTY COUNCIL FOR RICHLAND COUNTY  
ORDINANCE NO. \_\_\_-13HR

AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES; CHAPTER 26, LAND DEVELOPMENT; ARTICLE IV, AMENDMENTS AND PROCEDURES; SECTION 26-52, AMENDMENTS; SUBSECTION (B), INITIATION OF PROPOSALS; PARAGRAPH (2), ZONING MAP AMENDMENTS; SUBPARAGRAPH B, MINIMUM AREA FOR ZONING MAP AMENDMENT APPLICATION; SO AS TO ALLOW LI (LIGHT INDUSTRIAL) DISTRICT ZONING CONTIGUOUS TO AN EXISTING INDUSTRIAL DISTRICT FOR A PARCEL WITH LESS THAN TWO (2) ACRES.

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 IV, Amendments and Procedures; Section 26-52, Amendments; Subsection (b), Initiation of Proposals; Paragraph (2), Zoning Map Amendments; Subparagraph b., Minimum Area For Zoning Map Amendment Application; is hereby amended to read as follows:

- b. *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:
  1. An extension of the same existing zoning district boundary.
  2. An addition or extension of RM-MD zoning contiguous to an existing RM-HD or RS-HD zoning district.
  3. An addition of OI zoning contiguous to an existing commercial or residential zoning district.
  4. An addition of NC zoning contiguous to an existing commercial or residential zoning district.
  5. An addition of GC zoning contiguous to an existing industrial zoning district.
  6. An addition of LI zoning contiguous to an existing industrial zoning district.
  - ~~67.~~ A zoning change where property is contiguous to a compatible zoning district lying within another county or jurisdiction.
  - ~~78.~~ A zoning change for a nonconforming use created by this chapter that is contiguous to compatible land uses.

# DRAFT

89. A zoning change for a parcel located within an adopted neighborhood master plan area and which has a compatible adopted neighborhood zoning district.

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

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

SECTION IV. This ordinance shall be effective from and after \_\_\_\_\_, 2013.

RICHLAND COUNTY COUNCIL

BY: \_\_\_\_\_  
Kelvin E. Washington, Sr., Chair

ATTEST THIS THE \_\_\_\_\_ DAY

OF \_\_\_\_\_, 2013.

\_\_\_\_\_  
Michelle M. Onley  
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. \_\_\_-13HR

AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES, CHAPTER 26, LAND DEVELOPMENT; ARTICLE V, ZONING DISTRICTS AND DISTRICT STANDARDS; SECTION 26-141, TABLE OF PERMITTED USES, PERMITTED USES WITH SPECIAL REQUIREMENTS, AND SPECIAL EXCEPTIONS; SUBSECTION (F), TABLE OF PERMITTED USES, PERMITTED USES WITH SPECIAL REQUIREMENTS, AND SPECIAL EXCEPTIONS; AND ARTICLE VI, SUPPLEMENTAL USE STANDARDS; SECTION 26-151, PERMITTED USES WITH SPECIAL REQUIREMENTS; SUBSECTION (B), PERMITTED USES WITH SPECIAL REQUIREMENTS LISTED BY ZONING DISTRICT; PARAGRAPH (30), DWELLINGS, SINGLE FAMILY, ZERO LOT LINE, COMMON AND PARALLEL; SO AS TO REMOVE CERTAIN PERMITTED USES FROM THE OFFICE AND INSTITUTIONAL ZONING DISTRICT.

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

SECTION I. The Richland County Code of Ordinances, Chapter 26, Land Development; Article V, Zoning Districts And District Standards; Section 26-141, Table of Permitted Uses, Permitted Uses with Special Requirements, and Special Exceptions; Subsection (f), Table of Permitted Uses, Permitted Uses with Special Requirements, and Special Exceptions; “Residential Uses” and “Retail Trade and Food Services of Table 26-V-2.; is hereby amended to read as follows:

(ORDINANCE CONTINUES ON NEXT PAGE)

USE TYPES	TROS	RU	RR	RS-E	RS-LD	RS-MD	RS-HD	MH	RM-MD	RM-HD	OI	NC	RC	GC	M-1	LJ	HI
<b>Residential Uses</b>																	
Accessory Dwellings		SR	SR	SR	SR	SR	SR		P	P					SR		
Common Area Recreation and Service Facilities		P	P	P	P	P	P	P	P	P	P	P	P	P			
Continued Care Retirement Communities		SE	SE						SR	SR	SR		SR	SR			
Dormitories										P	SE			SE			
Dwellings, Conventional or Modular																	
Multi-Family, Not Otherwise Listed									P	P	P			P			
Single-Family, Detached		P	P	P	P	P	P	P	P	P							
Single-Family, Zero Lot Line, Common						SE	SE		SR	SR	SR			SR			
Single-Family, Zero Lot Line, Parallel				SR	SR	SR	SR		SR	SR	SR						
Two-Family									P	P							
Dwellings, Manufactured Homes on Individual Lots		SR	SR	SR				SR							SE		
Fraternity and Sorority Houses									P	P	P			P			
Group Homes (9 or Less)		SR	SR	SR	SR	SR	SR	SR	SR	SR							
Group Homes (10 to 15)		SR								SE	SE	SE	SE	SE			
Manufactured Home Parks								SR									
Rooming and Boarding Houses										SE	SE	SE	SE	P			
Special Congregate Facilities											SE	SE		SE			

USE TYPES	TROS	RU	RR	RS-E	RS-LD	RS-MD	RS-HD	MH	RM-MD	RM-HD	OI	NC	RC	GC	M-1	LI	HI
<b><u>Retail Trade and Food Services</u></b>																	
Antique Stores (See Also Used Merchandise Shops and Pawn Shops)											P	P	P	P	P		
Appliance Stores														P	P		
Art Dealers											P	P	P	P	P		
Arts and Crafts Supply Stores												P	P	P	P		
Auction Houses													P	P	P	P	
Automotive Parts and Accessories Stores													P	P	P	P	
Bakeries, Retail												P	P	P	P	P	
Bars and Other Drinking Places											SE	SE	SR	SR	SR	SR	
Bicycle Sales and Repair												P	P	P	P	P	
Boat and RV Dealers, New and Used														P	P		
Book, Periodical, and Music Stores											P	P	P	P	P		
Building Supply Sales with Outside Storage													P	P	P	P	P
Building Supply Sales without Outside Storage													P	P	P	P	P
Camera and Photographic Sales and Service												P	P	P	P		
Candle Shops												P	P	P	P		
Candy Stores (Confectionery, Nuts, Etc.)												P	P	P	P		
Caterers, No On Site Consumption											P	P	P	P	P	P	
Clothing, Shoe, and Accessories Stores												P	P	P	P		
Coin, Stamp, or Similar Collectibles Shops												P	P	P	P		
Computer and Software Stores												P	P	P	P		
Convenience Stores (with Gasoline Pumps)											P	P	P	P	P	P	P
Convenience Stores (without Gasoline Pumps)											P	P	P	P	P	P	P

USE TYPES	TROS	RU	RR	RS-E	RS-LD	RS-MD	RS-HD	MH	RM-MD	RM-HD	OI	NC	RC	GC	M-1	LI	HI
Cosmetics, Beauty Supplies, and Perfume Stores												P	P	P	P		
Department, Variety or General Merchandise Stores												P	P	P	P		
Direct Selling Establishments, Not Otherwise Listed														P	P	P	
Drugstores, Pharmacies, with Drive-Thru											P		P	P	P	P	
Drugstores, Pharmacies, without Drive-Thru											P	P	P	P	P	P	
Electronic Shopping and Mail Order Houses														P	P	P	P
Fabric and Piece Goods Stores												P	P	P	P		
Flea Markets, Indoor													P	P	P	P	
Flea Markets, Outdoor													P	P	P	P	
Floor Covering Stores													P	P	P		
Florists												P	P	P	P		
Food Service Contractors												P	P	P	P		
Food Stores, Specialty, Not Otherwise Listed												P	P	P	P		
Formal Wear and Costume Rental												P	P	P	P		
Fruit and Vegetable Markets												P	P	P	P	P	
Fuel Sales (Non-Automotive)															SR		SR
Furniture and Home Furnishings													P	P	P		
Garden Centers, Farm Supplies, or Retail Nurseries												P	P	P	P		
Gift, Novelty, Souvenir, or Card Shops												P	P	P	P		
Grocery/Food Stores (Not Including Convenience Stores)												P	P	P	P		

USE TYPES	TROS	RU	RR	RS-E	RS-LD	RS-MD	RS-HD	MH	RM-MD	RM-HD	OI	NC	RC	GC	M-1	LI	HI
Hardware Stores												P	P	P	P		
Health and Personal Care Stores, Not Otherwise Listed												P	P	P	P		
Hobby, Toy, and Game Stores												P	P	P	P		
Home Centers														P	P		
Home Furnishing Stores, Not Otherwise Listed												P	P	P	P		
Jewelry, Luggage, and Leather Goods (May Include Repair)												P	P	P	P		
Liquor Stores												P	P	P	P		
Manufactured Home Sales														SR	SR		
Meat Markets												P	P	P	P		
Miscellaneous Retail Sales – Where Not Listed Elsewhere, and Where All Sales and Services are Conducted within an Enclosed Building												P	P	P	P		
Motor Vehicle Sales – Car and Truck – New and Used													P	P	P		
Motorcycle Dealers, New and Used													P	P	P		
Musical Instrument and Supplies Stores (May Include Instrument Repair)												P	P	P	P		
News Dealers and Newsstands												P	P	P	P		
Office Supplies and Stationery Stores											P	P	P	P	P		
Optical Goods Stores											P	P	P	P	P		
Outdoor Power Equipment Stores													P	P	P		
Paint, Wallpaper, and Window Treatment Sales												P	P	P	P		
Pawnshops														P	P		
Pet and Pet Supplies Stores												P	P	P	P		

USE TYPES	TROS	RU	RR	RS-E	RS-LD	RS-MD	RS-HD	MH	RM-MD	RM-HD	OI	NC	RC	GC	M-1	LI	HI
Record, Video Tape, and Disc Stores												P	P	P	P		
Restaurants, Cafeterias											P	P	P	P	P	P	
Restaurants, Full Service (Dine-In Only)											P	P	P	P	P	P	
Restaurants, Limited Service (Delivery, Carry Out)												P	P	P	P	P	
Restaurants, Limited Service (Drive-Thru)													P	P	P	P	
Restaurants, Snack and Nonalcoholic Beverage Stores											P	P	P	P	P	P	
Service Stations, Gasoline													P	P	P	P	
Sporting Goods Stores												P	P	P	P		
Television, Radio or Electronic Sales													P	P	P		
Tire Sales													P	P	P		
Tobacco Stores												P	P	P	P		
Truck Stops														P	P	P	P
Used Merchandise Stores												P	P	P	P		
Video Tape and Disc Rental												P	P	P	P		
Warehouse Clubs and Superstores														P	P		



SECTION II. The Richland County Code of Ordinances; Chapter 26, Land Development; Article VI, Supplemental Use Standards; Section 26-151, Permitted Uses with Special Requirements; Subsection (b), Permitted Uses with Special Requirements Listed by Zoning District; Paragraph (30), Dwellings, Single Family, Zero Lot Line, Common and Parallel; is hereby amended to read as follows:

- (30) Dwellings, Single Family, Zero Lot Line, Common and Parallel - (Common: RM-MD, RM-HD, ~~OI~~, GC, M-1; Parallel: RS-E, RS-LD, RS-MD, RS-HD, RM-MD, RM-HD, ~~OI~~, M-1)

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 \_\_\_\_\_, 2013.

RICHLAND COUNTY COUNCIL

BY: \_\_\_\_\_  
Kelvin E. Washington, Sr., Chair

ATTEST THIS THE \_\_\_\_ DAY

OF \_\_\_\_\_, 2013

\_\_\_\_\_  
Michelle M. Onley  
Clerk of Council

RICHLAND COUNTY ATTORNEY'S OFFICE

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

First Reading:  
Public Hearing:  
Second Reading:  
Third Reading:

**RICHLAND COUNTY GOVERNMENT**



**Planning and Development Services Department**

**PLANNING DIRECTOR'S REPORT OF COUNCIL ACTIONS  
ZONING PUBLIC HEARING**

**March 26, 2013**

**7:00 PM**

**Call to Order:** Honorable Kelvin E. Washington, Sr., Chair

**Additions/Deletions to the Agenda:** None.

**Map Amendments:**

3/4/2013 Planning Commission Approved 7-1

**Case # 13-05 MA, Fairways Development/John Bakhaus, RU to RS-LD (29.69 acres), TMS# 20401-03-01, Longcreek Plantation:** The public hearing was opened, and no one spoke. The public hearing was closed. Council unanimously gave first reading approval to the map amendment ordinance. **ACTION: PLANNING, CLERK OF COUNCIL**

**Text Amendments:**

3/4/2013 Planning Commission Approved 8-0

**An Ordinance amending Chapter 26, Land Development; Article IV, Amendments and Procedures; Sec. 26-54, Subdivision Review and Approval; Subsection (c), Processes; Paragraph (3), Major Subdivision Review; Subparagraph a., Applicability; so as to properly cross-reference two subsections:** The public hearing was opened, and no one spoke. The public hearing was closed. Council unanimously gave first reading approval to the text amendment ordinance. **ACTION: PLANNING, CLERK OF COUNCIL**

**Other Business:** None.

**Adjournment:** Council adjourned at 7:03 p.m.

**RICHLAND COUNTY GOVERNMENT**



**Planning and Development Services Department**

**PLANNING DIRECTOR'S REPORT OF DEVELOPMENT REVIEW TEAM (DRT) ACTIONS  
MAJOR SUBDIVISION AND MAJOR LAND DEVELOPMENT REVIEW**

**March 28, 2013**

**1:00 PM**

**New Major Subdivisions:**

**Case # SD-13-03, Ascot Woods, TMS# 04200-04-15; 04100-03-79, 80 & 81, Sketch plan was approved by the Development Review Team.**



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