

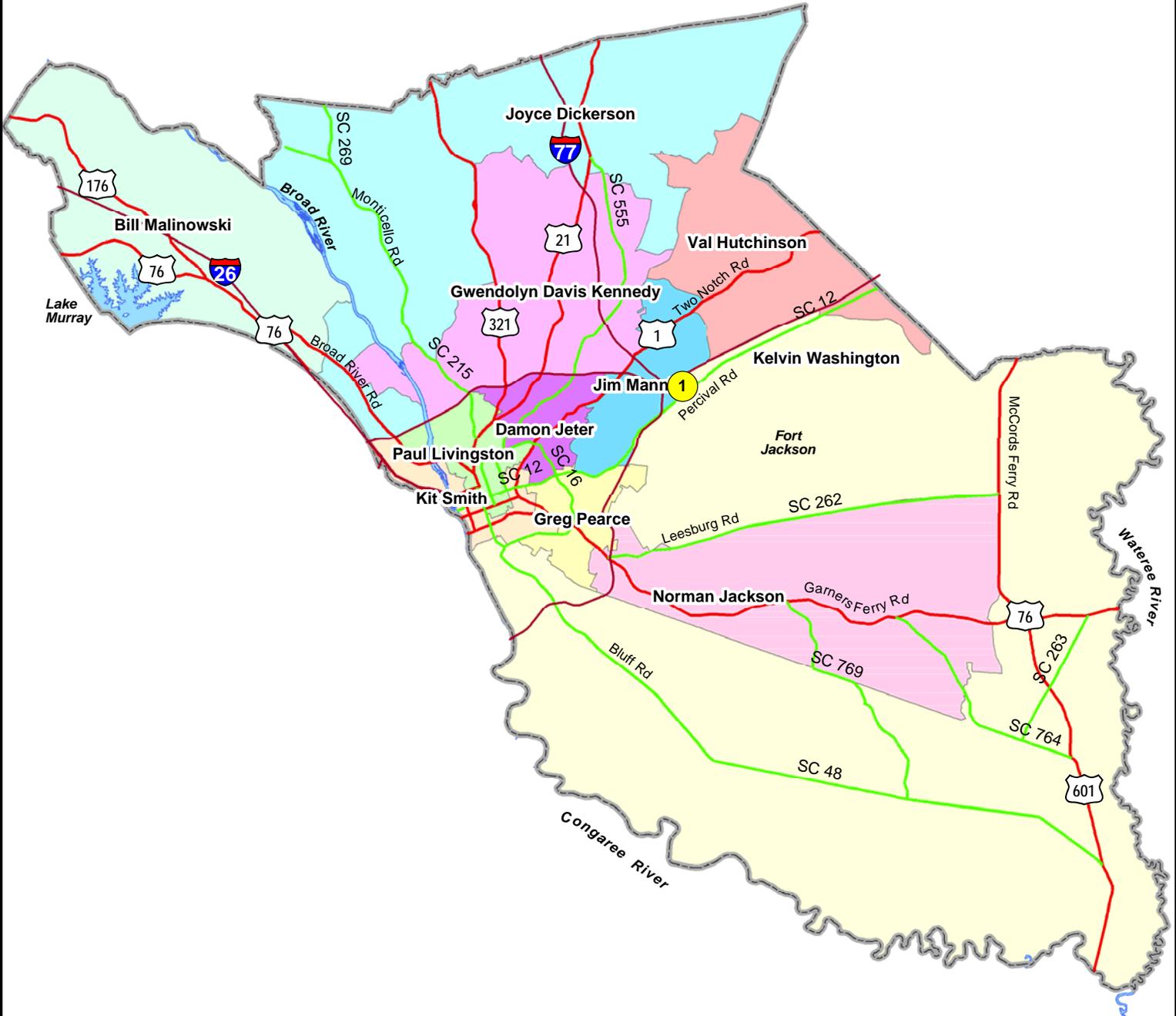
RICHLAND COUNTY COUNCIL  
ZONING PUBLIC HEARING



DECEMBER 22, 2009



# RICHLAND COUNTY PLANNING COMMISSION DECEMBER 7, 2009



CASE NO.	APPLICANT	TMS NO.	LOCATION	DISTRICT
1. 09-19 MA	Hock Development Co.	19813-06-25	Alpine Rd. & Old Percival Rd.	Washington





**RICHLAND COUNTY COUNCIL ZONING PUBLIC HEARING**

**Tuesday, December 22, 2010**

**7:00 P.M.**

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

**STAFF:** Sparty Hammett, Asst. County Administrator..... Interim Planning Director  
Anna Almeida, AICP .....Deputy Planning Director  
Amelia R. Linder, Esq. .... Attorney

**CALL TO ORDER**.....Honorable Paul Livingston  
Chairman of Richland County Council

**ADDITIONS / DELETIONS TO THE AGENDA**

**OPEN PUBLIC HEARING**

**A. MAP AMENDMENTS**

1. Case #09-19 MA  
Hock Site  
Hock Development Co.  
GC & RM-HD to GC (1.34)  
TMS # 19813-06-25  
Alpine Rd. & Old Percival **[FIRST READING]**  
Planning Commission **APPROVED 9-0**  
Page 1

**B. ADOPTION OF MASTER PLANS**

1. Ordinance to incorporate the Trenholm Acres/Newcastle Neighborhood Master Plan into the "2009 Richland County Comprehensive Plan" **[FIRST READING]**  
Planning Commission **APPROVED 9-0**  
Page 13
2. Ordinance to incorporate the Crane Creek Neighborhood Master Plan into the "2009 Richland County Comprehensive Plan" **[FIRST READING]**  
Planning Commission **APPROVED 9-0**  
Page 15

### **C. TEXT AMENDMENTS**

1. ORDINANCE TO ALLOW AN EXEMPTION FOR LUMINAIRES ON OUTDOOR ATHLETIC/SPORTS FIELDS FROM THE REQUIREMENT OF BEING "FULL-CUTOFF CERTIFIED". **[FIRST READING]**

Planning Commission **APPROVED 9-0**

Page 19

2. ORDINANCE TO AMEND ROAD NAMES AND ADDRESSING REQUIREMENTS **[FIRST READING]**

Planning Commission **APPROVED 9-0**

Page 22

### **ADJOURNMENT**



**Richland County  
Planning & Development Services Department**

Map Amendment Staff Report

**PC MEETING DATE:** December 7, 2009  
**RC PROJECT:** 09-19 MA  
**APPLICANT:** Bill Hock  
**PROPERTY OWNER:** Hock Development Company

**LOCATION:** Intersection of Alpine Road & Old Percival

**TAX MAP NUMBER:** 19813-06-25  
**ACREAGE:** GC (1.19), RM-HD (.15), Total (1.34)  
**EXISTING ZONING:** GC and RM-HD  
**PROPOSED ZONING:** GC

**PC SIGN POSTING:** November 12, 2009

**Staff Recommendation**

Approval

**Background /Zoning History**

The current zoning, General Commercial District (GC) and Residential Multi-family High Density District (RM-HD) reflects the original zoning as adopted September 7, 1977. The parcel contains approximately 230.44 feet of frontage along Alpine Road and 272.53 feet of frontage on Old Percival Road.

**Summary**

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

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

<b>Existing Zoning</b>		
<b><u>North:</u></b>	RM-HD	Single Family Residences
<b><u>South:</u></b>	GC	Undeveloped
<b><u>East:</u></b>	GC	Undeveloped
<b><u>West:</u></b>	GC	Residence

## Plans & Policies

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

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

Compliance: The subject parcel has existing water and sewer connections with existing road frontage.

Principle: “Sites that don’t encroach or penetrate established residential areas”.

Non-Compliance: The site will be adjacent to existing single family homes.

## Traffic Impact

The 2008 SCDOT traffic count at Station # 498, is northwest of the site on Alpine Road, was 12,200 Average Daily Traffic (ADT’s). Alpine Road is classified as a two lane undivided collector road with a design capacity of 8,600 ADT’s. Alpine Road is currently functioning over the designed roadway capacity and operating at a Level of Service (LOS) “F”. A more in depth traffic analysis will take place when site plans are submitted.

## Compliance with Pending Comprehensive Plan - Land Use Element 2009

The pending Land Use Element designates this area as Suburban, **Suburban Land Use**. Throughout the suburban areas infill development should be a focus in residential, commercial and industrial areas, complementing and connecting the existing sprawl pattern. Existing housing should be maintained and rehabilitated with traffic calmed on residential streets. Public facilities such as schools, libraries, and recreation centers should be located reinforcing community centers

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.

The subject parcel currently contains a majority General Commercial District (GC) zoning and is located at the intersection of Alpine Road and Old Percival Road. The subject parcel is an example of infill development in the suburban area. The Comprehensive Plan recognizes the need to focus on available parcels that have existing infrastructure in place and not sprawling out into areas where infrastructure is non existent.

The proposed Amendment is **in compliance** with the Pending 2009 Comprehensive Plan.

## Conclusion

The proposed zoning would compliment the existing General Commercial Districts (GC) to the south, west, and east of the subject parcel. Each of the four corner parcels at the intersection of Alpine Road and Old Percival Road are zoned General Commercial District (GC). There is a number of existing undeveloped General Commercial (GC) zoned parcels to the northwest and south of the parcel along Alpine Road.

The parcel currently has a split zoning; and originally part of a 3.21 acre tract before being subdivided and approved by the planning department on 6/21/02 (SD-02-202). The size of the

Residential Multi-Family High Density District (RM-HD) portion of the parcel is 0.15 acres and would be difficult to develop under the current split zoning due to size and configuration. Under Chapter 26 Section 26-52, subsection (b), paragraph (2), subparagraph (b) of the Land Development Code, a change in zoning for a parcel less than two acres may be requested if it is:

An extension of the same existing zoning district boundary.

The subject parcel is currently undeveloped. The Residential Multi-Family High Density District (RM-HD) does not allow the majority of uses that are permitted outright under the General Commercial District (GC). The Residential Multi-Family High Density District (RM-HD) has different requirements for buffer yards, uses, setbacks, and parking. Water and sewer service is available on site. Water is provided by the City of Columbia and sewer is provided by East Richland County Public Service District.

The subject parcel is located within the proposed 3,000 foot Military Buffer Zone around Fort Jackson. Under Chapter 29 of the South Carolina Local Government Comprehensive Planning Enabling Act, Article 13 SECTION 6-29 1630. The commander of the federal military installation will be notified of any of the following:

proposed land use or zoning decision involving land that is located within a federal military installation overlay zone, or if there is no such overlay zone, within three thousand feet of any federal military installation.....Upon receipt of the written recommendation specified in subsection (A) (1) make the written recommendations a part of the public record..... If the base commander does not submit a recommendation pursuant to subsection (A)(1) by the date of the public hearing, there is a presumption that the land use plan or zoning proposal does not have any adverse effect relative to the matters specified in subsection (C).

Information has been mailed to Brigadier General Bradley W. May, the commanding officer of Fort Jackson. In accordance with Chapter 29 of the South Carolina Local Government Comprehensive Planning Enabling Act, Article 13 SECTION 6-29-1630 the presumption is that the proposed rezoning will not have an adverse affect on Fort Jackson.

The proposed General Commercial (GC) zoning will not create a negative impact on Fort Jackson, and would not permit uses that produce smoke, dust, nor allow high rise buildings without meeting the special requirements outlined in the Land Development Code. While in some instances off base electronic broadcasting equipment can affect equipment on base the proximity of the residential parcels north of the subject site will prevent its placement. Radio, television, and telecommunication towers are allowed under special exceptions in Sec. 26-152 (22). The special exceptions section states that transmitting towers:

Shall no be located within fifty (50) feet of a residential zoning district or an inhabited residential dwelling. Or for towers in excess of fifty (50) feet, the setback shall increase one (1) foot for each foot of height of the tower as measured from the base of the tower. The maximum required separation being two hundred fifty (250) feet. (D) The proposed user must show proof of an attempt to collocate on existing communication towers, and must be willing to allow other users to collocate on the proposed tower in the future subject to engineering capabilities of the structure. (E) Towers shall be illuminated as required by the Federal Communications Commission, Federal Aviation Administration, or other regulatory agencies.

The proposed rezoning request **is compatible** with the surrounding land uses. Planning Staff recommends **Approval** of this map amendment.

## Zoning Public Hearing Date

December 22, 2009

## Planning Commission Action

At their meeting of **December 7, 2009** the Richland County Planning Commission **agreed** with the PSDS recommendation and recommends the County Council initiate the ordinance consideration process to **approve** the proposed amendment for **RC Project # 09-19 MA** at the next available opportunity



**DEPARTMENT OF PLANNING & DEVELOPMENT SERVICES**  
Post Office Box 192 • 2020 Hampton Street • Columbia, S.C. 29202  
Zoning & Land Development: (803) 576-2180 • Zoning Fax: (803) 576-2182

November 6, 2009

Fort Jackson Commanding General  
Attn: Brigadier General Bradley W. May  
4325 Jackson Boulevard  
Fort Jackson, South Carolina 29207

RE: Rezoning within the Military Buffer  
Location: Intersection of Alpine Rd and Old Percival Rd.  
TMS#: 19813-06-25

Dear Brigadier General May,

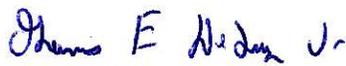
The application "**Hock Site 09-19MA**" dated **10/8/09** was submitted for a rezoning request. This site is within 3,000 feet of your military installation; by notifying you, we ensure consistent notification and cooperation between county government and the U.S. Army for rezoning activities in Richland County.

We request the commander of the federal military installation submit a written recommendation as part of the public record, complying with Chapter 29 of the South Carolina Local Government Comprehensive Planning Enabling Act, Article 13 SECTION 6-29 1630. If no written recommendation is received, Richland County staff will presume the proposed re-zoning does not adversely affect the military installation.

The Planning Commission meeting addressing this map amendment will be held on **December 7** at 1:00pm. Additionally, County Council will hear this matter at the Zoning Public Hearing, scheduled for **December 22** at 7:00pm. Both meetings will be held in Council Chambers located on the 2nd floor of the Richland County Administration Building located at 2020 Hampton Street.

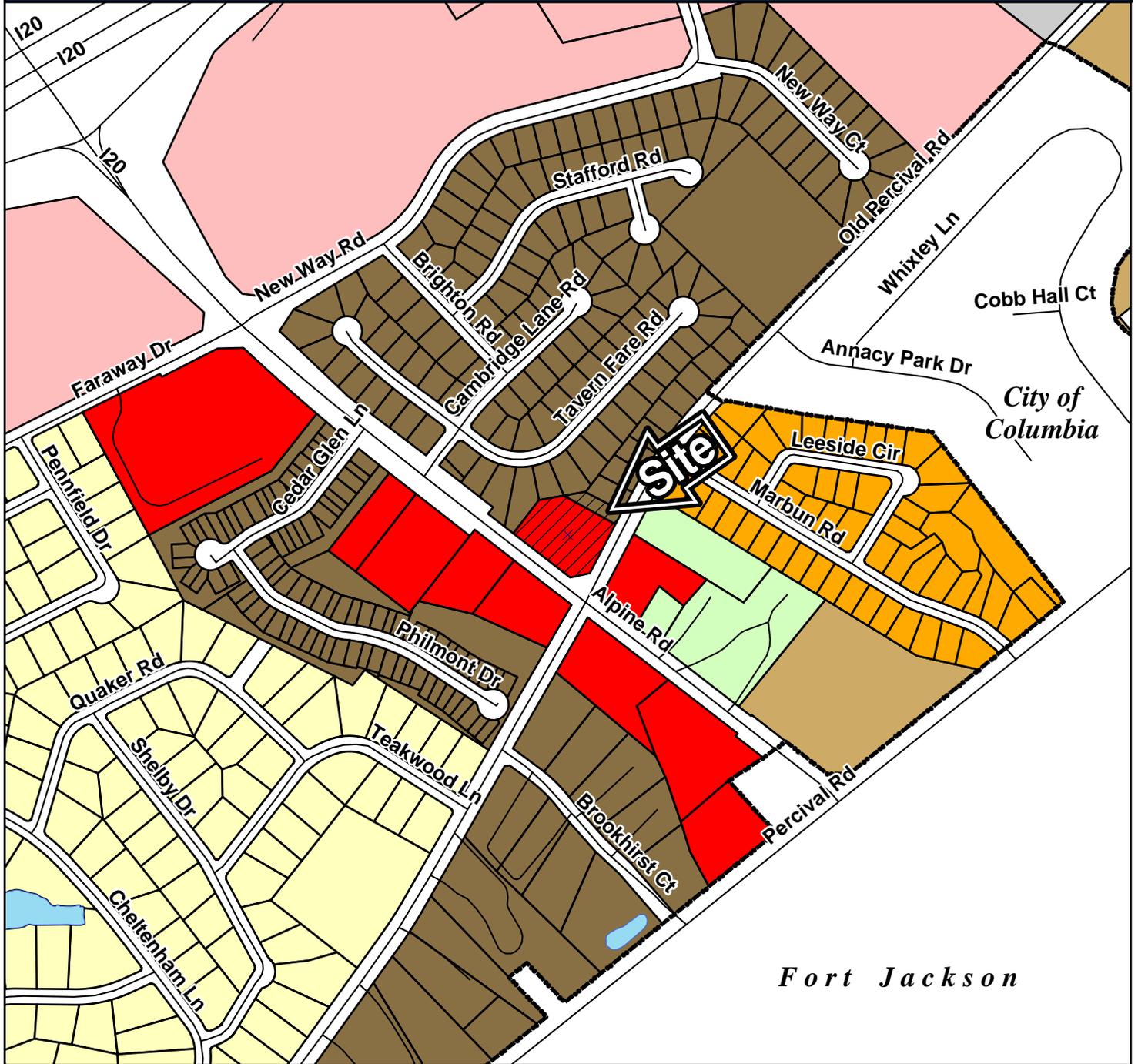
Attached for your records are the initial staff recommendation and an aerial photo with the surrounding zoning. If you have any further questions or concerns please contact me at 576-2172 or [delaget@rcgov.us](mailto:delaget@rcgov.us).

Sincerely,

  
Thomas DeLage  
Comprehensive Planner

Cc: Joseph Kocy, Planning Director

# Case 09-19 MA GC & RM-HD to GC



## ZONING CLASSIFICATIONS

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

 Subject Property



**Case 09-19 MA  
GC & RM-HD to GC  
TMS 19813-06-25**



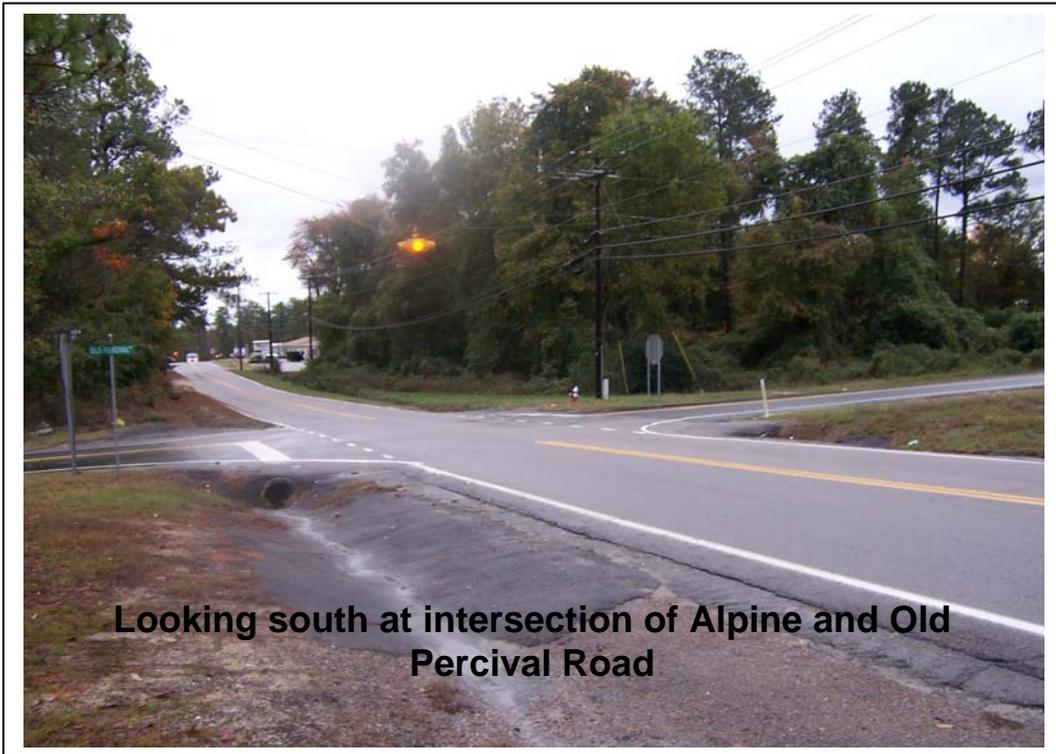
# CASE 09-19 MA

## From GC/RM-HD to GC

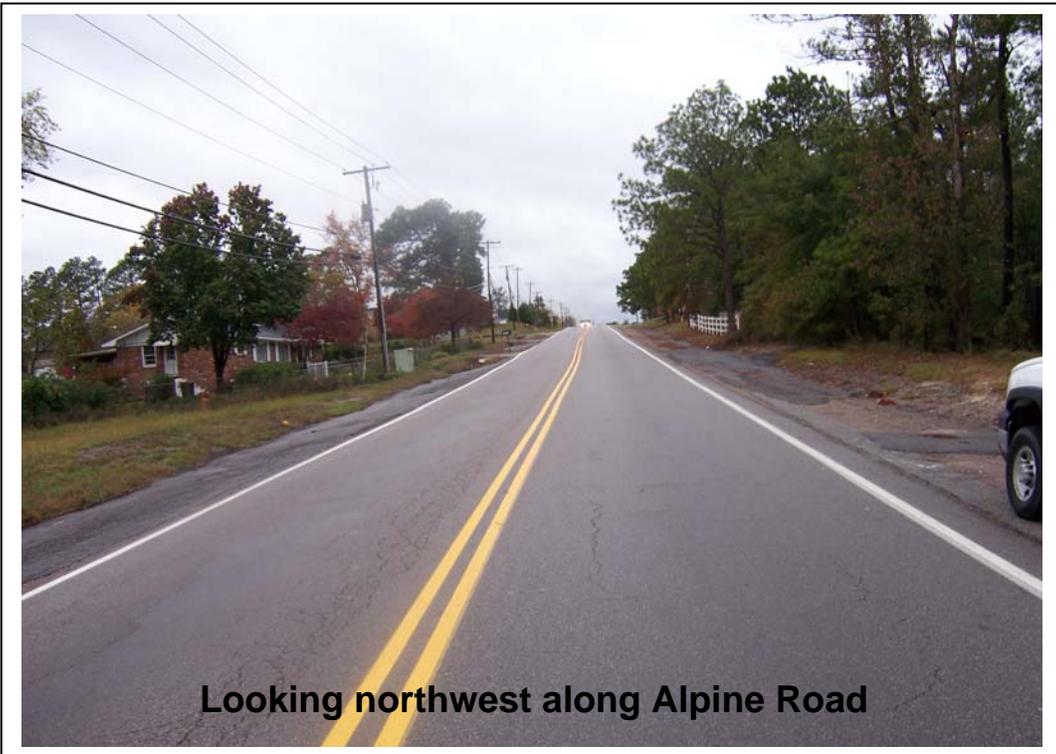
TMS# 19813-06-25

Intersection of Alpine Road & Old Percival





**Looking south at intersection of Alpine and Old Percival Road**



**Looking northwest along Alpine Road**

STATE OF SOUTH CAROLINA  
COUNTY COUNCIL OF RICHLAND COUNTY  
ORDINANCE NO. \_\_\_\_-10HR

AN ORDINANCE OF THE COUNTY COUNCIL OF RICHLAND COUNTY, SOUTH CAROLINA, AMENDING THE ZONING MAP OF UNINCORPORATED RICHLAND COUNTY, SOUTH CAROLINA, TO CHANGE THE ZONING DESIGNATION FOR THE REAL PROPERTY DESCRIBED AS TMS # 19813-06-25 FROM GC (GENERAL COMMERCIAL DISTRICT) AND RM-HD (RESIDENTIAL MULTI-FAMILY HIGH DENSITY DISTRICT) TO GC (GENERAL COMMERCIAL DISTRICT); AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

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

Section I. The Zoning Map of unincorporated Richland County is hereby amended to change the real property described as TMS # 19813-06-25 from GC (General Commercial District) and RM-HD (Residential Multi-Family High Density District) zoning to GC (General Commercial District) zoning.

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

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

Section IV. This ordinance shall be effective from and after \_\_\_\_\_, 2010.

RICHLAND COUNTY COUNCIL

By: \_\_\_\_\_  
\_\_\_\_\_, Chair

Attest this \_\_\_\_\_ day of \_\_\_\_\_, 2010.

\_\_\_\_\_  
Michielle R. Cannon-Finch  
Clerk of Council

Public Hearing: December 22, 2009 (tentative)  
First Reading: December 22, 2009 (tentative)  
Second Reading:  
Third Reading:

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

OF \_\_\_\_\_, 2010.

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Michelle R. Cannon-Finch  
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:       December 22, 2009 (tentative)  
First Reading:       December 22, 2009 (tentative)  
Second Reading:  
Third Reading:





STATE OF SOUTH CAROLINA  
COUNTY COUNCIL FOR RICHLAND COUNTY  
ORDINANCE NO. \_\_\_\_-10HR

AN ORDINANCE AMENDING THE “2009 RICHLAND COUNTY COMPREHENSIVE PLAN”, ADOPTED ON DECEMBER 15, 2009, BY INCORPORATING THE “TRENHOLM ACRES/NEWCASTLE NEIGHBORHOOD MASTER PLAN” INTO THE PLAN.

WHEREAS, on December 15, 2009, Richland County Council adopted the “2009 Richland County Comprehensive Plan” pursuant to S.C. Code Section 6-29-310, et al. (Ordinance No. 076-09HR); and

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

WHEREAS, the Richland County Planning Commission has unanimously approved a Resolution recommending that County Council adopt the “Trenholm Acres/Newcastle Neighborhood Master Plan”, dated July 2008; and

NOW, THEREFORE, pursuant to the authority granted by the Constitution and the General Assembly of the State of South Carolina, be it enacted by the County Council for Richland County as follows:

SECTION I. The “2009 Richland County Comprehensive Plan” is hereby amended by the incorporation of the “Trenholm Acres/Newcastle Neighborhood Master Plan”, dated July 2008, and which is attached hereto, into the Plan.

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

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

SECTION IV. Effective Date. This ordinance shall be enforced from and after \_\_\_\_\_, 2010.

RICHLAND COUNTY COUNCIL

BY: \_\_\_\_\_  
\_\_\_\_\_, Chair

STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF RICHLAND )

A RESOLUTION OF THE  
RICHLAND COUNTY PLANNING COMMISSION

A RESOLUTION TO RECOMMEND THAT RICHLAND COUNTY COUNCIL ENACT AN ORDINANCE TO AMEND THE IMAGINE RICHLAND 2020 COMPREHENSIVE PLAN TO INCORPORATE THE "CRANE CREEK NEIGHBORHOOD MASTER PLAN" INTO THE PLAN.

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

WHEREAS, the Richland County Planning Commission was appointed by County Council and is the duly authorized body to prepare a Comprehensive Plan that conforms to the 1994 Act, and to carry out a continuing planning program for the physical, social, and economic growth, development and redevelopment of Richland County; and

WHEREAS, the Richland County Planning Commission endorses the incorporation of the "Crane Creek Neighborhood Master Plan" into the Imagine Richland 2020 Comprehensive Plan;

NOW, THEREFORE, BE IT RESOLVED that the Richland County Planning Commission does hereby recommend the attached "Crane Creek Neighborhood Master Plan," dated May 2009, to the Richland County Council for adoption and use as a guide for the orderly development of the Crane Creek area of the County and for the application of zoning and development regulations.

ADOPTED this 2<sup>nd</sup> day of November, 2009.

  
\_\_\_\_\_  
Christopher Anderson, Chair  
Richland County Planning Commission

Attested by:

  
\_\_\_\_\_  
Joseph Kocy, Director  
Planning & Development Services Department

STATE OF SOUTH CAROLINA  
COUNTY COUNCIL FOR RICHLAND COUNTY  
ORDINANCE NO. \_\_\_\_-10HR

AN ORDINANCE AMENDING THE “2009 RICHLAND COUNTY COMPREHENSIVE PLAN”, ADOPTED ON DECEMBER 15, 2009, BY INCORPORATING THE “CRANE CREEK NEIGHBORHOOD MASTER PLAN” INTO THE PLAN.

WHEREAS, on December 15, 2009, Richland County Council adopted the “2009 Richland County Comprehensive Plan” pursuant to S.C. Code Section 6-29-310, et al. (Ordinance No. 076-09HR); and

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

WHEREAS, the Richland County Planning Commission has unanimously approved a Resolution recommending that County Council adopt the “Crane Creek Neighborhood Master Plan”, dated May 2009; and

NOW, THEREFORE, pursuant to the authority granted by the Constitution and the General Assembly of the State of South Carolina, be it enacted by the County Council for Richland County as follows:

SECTION I. The “2009 Richland County Comprehensive Plan” is hereby amended by the incorporation of the “Crane Creek Neighborhood Master Plan”, dated May 2009, and which is attached hereto, into the Plan.

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

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

SECTION IV. Effective Date. This ordinance shall be enforced from and after \_\_\_\_\_, 2010.

RICHLAND COUNTY COUNCIL

BY: \_\_\_\_\_  
\_\_\_\_\_, Chair

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

OF \_\_\_\_\_, 2010.

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Michelle R. Cannon-Finch  
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:           December 22, 2009 (tentative)  
First Reading:           December 22, 2009 (tentative)  
Second Reading:  
Third Reading:



## EXPLANATION

Title:

AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES; CHAPTER 26, LAND DEVELOPMENT; ARTICLE VII, GENERAL DEVELOPMENT, SITE AND PERFORMANCE STANDARDS; SECTION 26-177, LIGHTING STANDARDS; SUBSECTION (B); PARAGRAPH (1); SO AS TO ALLOW AN EXEMPTION FOR LUMINAIRES ON OUTDOOR ATHLETIC/SPORTS FIELDS FROM THE REQUIREMENT OF BEING “FULL-CUTOFF CERTIFIED”.

What this ordinance will do:

It came to the Planning Department’s attention that the County’s requirement of “full cut-off” luminaires is a term used on parking lots and building lighting, but that sports lighting is “shielded to minimize glare” and is not full cut-off. This ordinance will amend Section 26-177 to correct this error in terminology.

STATE OF SOUTH CAROLINA  
COUNTY COUNCIL FOR RICHLAND COUNTY  
ORDINANCE NO. \_\_\_\_-10HR

AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES; CHAPTER 26, LAND DEVELOPMENT; ARTICLE VII, GENERAL DEVELOPMENT, SITE AND PERFORMANCE STANDARDS; SECTION 26-177, LIGHTING STANDARDS; SUBSECTION (B); PARAGRAPH (1); SO AS TO ALLOW AN EXEMPTION FOR LUMINAIRES ON OUTDOOR ATHLETIC/SPORTS FIELDS FROM THE REQUIREMENT OF BEING "FULL-CUTOFF CERTIFIED".

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

SECTION I. The Richland County Code of Ordinances, Chapter 26, Land Development; Article VII, General Development, Site and Performance Standards; Section 26-177, Lighting Standards; Subsection (b), Standards; Paragraph (1), Requirements for all zoning categories and applications; Subparagraph (b); is hereby amended to read as follows:

- (b) All luminaires shall be full-cutoff certified; provided, however, outdoor athletic/sports fields are exempt from this requirement as long as the luminaires are shielded to minimize glare.

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

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

SECTION IV. Effective Date. This ordinance shall be enforced from and after \_\_\_\_\_, 2010.

RICHLAND COUNTY COUNCIL

BY: \_\_\_\_\_  
\_\_\_\_\_, Chair

ATTEST THIS THE \_\_\_\_ DAY  
OF \_\_\_\_\_, 2010.

\_\_\_\_\_  
Michielle R. Cannon-Finch  
Clerk of Council

Public Hearing: December 22, 2009 (tentative)  
First Reading: December 22, 2009 (tentative)  
Second Reading:  
Third Reading:

## EXPLANATION

Title:

AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES; CHAPTER 26, LAND DEVELOPMENT; SECTION 26-183, ROAD NAMING AND ADDRESSING; SO AS TO ADOPT A “UNIFORM ROAD NAMING AND ADDRESSING MANUAL FOR RICHLAND COUNTY, SOUTH CAROLINA”.

What this ordinance will do:

One new definition will be added:

*Uniform Road Naming and Addressing Manual for Richland County, South Carolina.* The manual establishing a uniform system for road naming and addressing property and buildings on all roads, streets, and public and private ways in the unincorporated area of Richland County, which was approved by County Council.

In addition, this ordinance will delete all of the existing language found in “Sec. 26-183. Road naming and addressing”, and amend it to read simply as:

All road names and addressing requirements shall conform to the standards set forth in the county’s “Uniform Road Naming and Addressing Manual for Richland County, South Carolina”, which is hereby adopted and incorporated by reference.

The actual “Uniform Road Naming and Addressing Manual” is also before you for your review.

STATE OF SOUTH CAROLINA  
COUNTY COUNCIL FOR RICHLAND COUNTY  
ORDINANCE NO. \_\_\_\_-10HR

AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES; CHAPTER 26, LAND DEVELOPMENT; SECTION 26-183, ROAD NAMING AND ADDRESSING; SO AS TO ADOPT A “UNIFORM ROAD NAMING AND ADDRESSING MANUAL FOR RICHLAND COUNTY, SOUTH CAROLINA”.

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

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

*Uniform Road Naming and Addressing Manual for Richland County, South Carolina. The manual establishing a uniform system for road naming and addressing property and buildings on all roads, streets, and public and private ways in the unincorporated area of Richland County, which was approved by County Council.*

SECTION II. The Richland County Code of Ordinances, Chapter 26, Land Development; Article VII, General Development, Site, and Performance Standards; Section 26-183, Road Naming and Addressing; is hereby amended to read as follows:

**Sec. 26-183. Road naming and addressing.** All road names and addressing requirements shall conform to the standards set forth in the county’s “Uniform Road Naming and Addressing Manual for Richland County, South Carolina”, which is hereby adopted and incorporated by reference.

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

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

SECTION V. Effective Date. This Ordinance shall be effective from and after \_\_\_\_\_, 2010.

RICHLAND COUNTY COUNCIL

BY: \_\_\_\_\_

\_\_\_\_\_, Chair

Attest this \_\_\_\_\_ day of  
\_\_\_\_\_, 2010

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Michielle R. Cannon-Finch  
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:        December 22, 2009 (tentative)  
First Reading:        December 22, 2009 (tentative)  
Second Reading:  
Third Reading:



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

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

