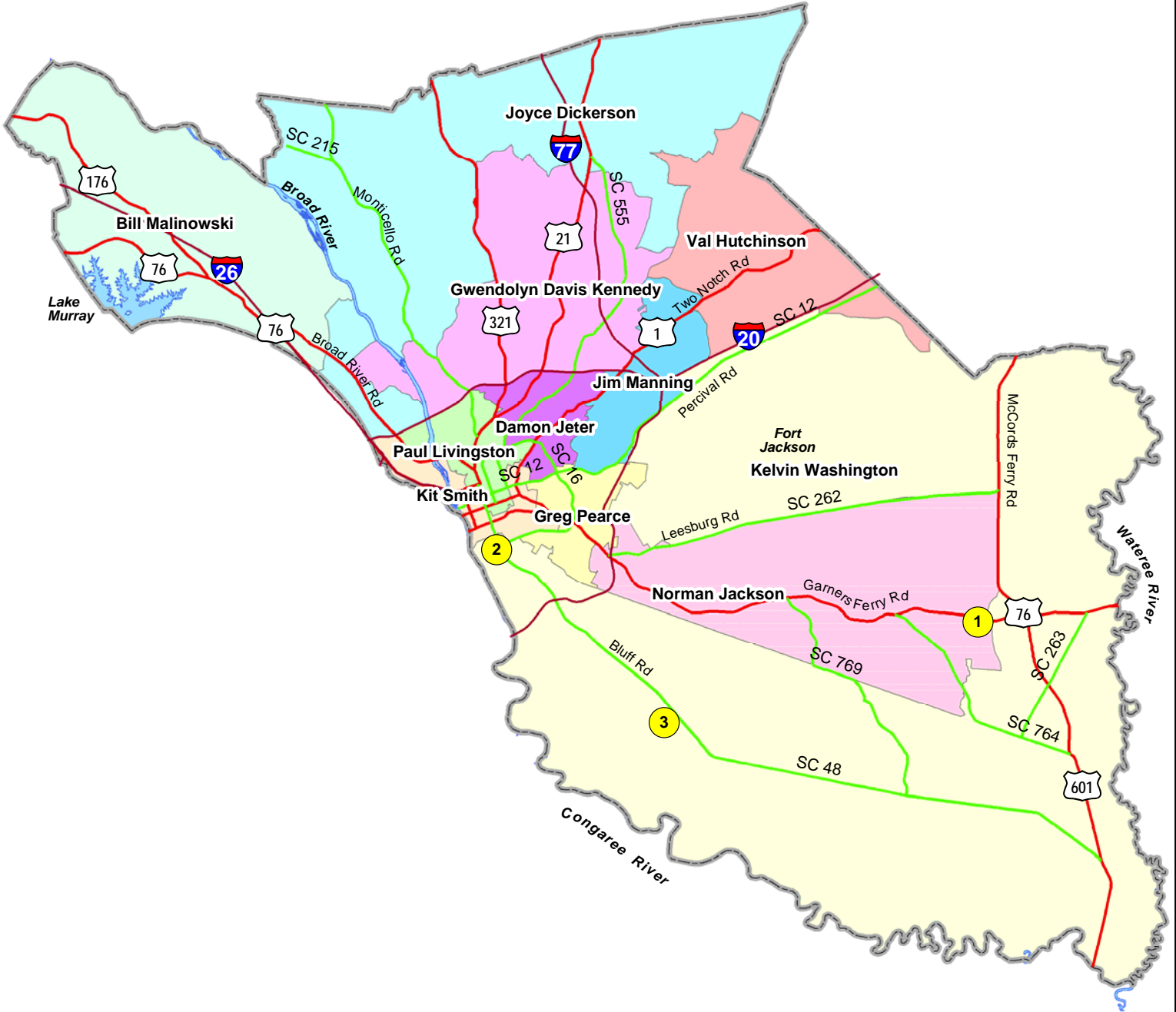


RICHLAND COUNTY
PLANNING COMMISSION



SEPTEMBER 3, 2009

RICHLAND COUNTY PLANNING COMMISSION SEPTEMBER 3, 2009



CASE NO.	APPLICANT	TMS NO.	LOCATION	DISTRICT
1. 09-11 MA	ANY Associates, Inc.	35206-02-06 & 35200-09-56	Corner of Garners Ferry Rd. & Pond Dr.	Jackson
2. 09-12 MA	Robert Giles & Jonathan Giles	11203-01-01	Corner of Olympia Ave. and Bluff Rd.	Washington
3. 09-13 MA	Westinghouse	18600-01-01 (p)	5801 Bluff Rd.	Washington

RICHLAND COUNTY PLANNING COMMISSION

Thursday, September 3, 2009

Agenda

1:00 PM

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

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

I. PUBLIC MEETING CALL TO ORDER Christopher Anderson, Chairman

V. PUBLIC NOTICE ANNOUNCEMENT

VI. PRESENTATION OF MINUTES FOR APPROVAL

a. April & July Minutes

IV. ROAD NAME APPROVALS.....Page 1

V. AGENDA AMENDMENTS

VI. MAP AMENDMENTS

CASE # 09-11 MA	ANY Associates, Inc.	
APPLICANT	Abdalla Yaghy	Page
REQUESTED AMENDMENT	RU to RC (4.19 acres)	3
TAX MAP SHEET NUMBER (S)	35206-02-06 & 35200-09-56	
LOCATION	Corner of Garners Ferry Rd. & Pond Dr.	

CASE # 09-12 MA	Robert Giles	
APPLICANT	Jonathan Giles	Page
REQUESTED AMENDMENT	RM-HD to NC (0.32 acres)	11
TAX MAP SHEET NUMBER (S)	11203-01-02	
LOCATION	Corner of Olympia Ave. and Bluff Rd.	

CASE # 09-13 MA	Westinghouse	
APPLICANT	Brian Pasco	Page
REQUESTED AMENDMENT	RU to HI (44.98 acres)	21
TAX MAP SHEET NUMBER (S)	18600-01-01 (p)	
LOCATION	5801 Bluff Rd.	

VII. TEXT AMENDMENTS

ARTICLE V, ZONING DISTRICTS AND DISTRICT STANDARDS; AND ARTICLE VI, SUPPLEMENTAL USE STANDARDS; SO AS TO PROVIDE FOR A PARKS AND RECREATION DISTRICT.	Page 29
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AN ORDINANCE AMENDING SECTION 26-181 REGARDING ROAD SIGNS/TRAFFIC CONTROL DEVICES; SO AS TO CONFORM TO THE FEDERAL HIGHWAY ADMINISTRATION'S *MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES 2003 EDITION WITH REVISIONS 1 AND 2 INCORPORATED.*

Page 39

VIII. PRESENTATION

PRESENTATION OF THE JOINT LAND USE STUDY (JLUS) (Ft. Jackson)

IX. NEW BUSINESS

A RESOLUTION TO RECOMMEND THAT RICHLAND COUNTY COUNCIL ENACT AN ORDINANCE TO ADOPT THE CRANE CREEK MASTER PLAN.

A RESOLUTION TO RECOMMEND THAT RICHLAND COUNTY COUNCIL ENACT AN ORDINANCE TO ADOPT THE TRENHOLM ACRES/NEWCASTLE MASTER PLAN.

X. ADJOURNMENT

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

TO: Planning Commission Members: Interested Parties
FROM: Alfreda W. Tindal, E9-1-1 Addressing Coordinator
DATE: July 14, 2009

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..."

Action Requested

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

PROPOSED STREET NAMES	GENERAL LOCATION
Cardinal Ridge	Killian Lakes Apts off Farrow Road
Crane Ridge	Killian Lakes Apts off Farrow Road
Lone Pine	Killian Lakes Apts off Farrow Road
Springridge	Killian Lakes Apts off Farrow Road
Streamview	Killian Lakes Apts off Farrow Road
Upper Ridge Rd	Killian Lakes Apts off Farrow Road

 2020 Hampton Street, P. O. Box 192, Columbia, SC 29202 Ph. 803-576-2147 fax 803-576-2181
 G:\PC\2009 rpts\PC 09-03-09\Road Names\Planning Agenda-August 2009.rtf08/25/09 page 1 of 1

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

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

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

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

Action Requested

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

APP'D SUBDIVISION NAMES	GENERAL LOCATION
Parklane Place	Off Parklane Rd (7800 block)

PROPOSED STREET NAMES	GENERAL LOCATION
Edenhall Drive	Off Centennial Dr, Lake Carolina
Granton Court	Off Centennial Dr, Lake Carolina
Gracemount	Off Centennial Dr, Lake Carolina
Old Killian Rd	Old Killian Rds (Beginning at new Killian Rd crossing Farrow to Longtown Roads

2020 Hampton Street, P. O. Box 192, Columbia, SC 29202 Ph. 803-576-2147 fax 803-576-2181
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page 1 of 1

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



Richland County Planning & Development Services Department

MAP AMENDMENT STAFF REPORT

PC MEETING DATE: September 3, 2009
RC PROJECT: 09-11 MA
APPLICANT: Abdalla Yaghy
PROPERTY OWNER: Abdalla Yaghy

LOCATION: Garners Ferry Rd and Pond Drive

TAX MAP NUMBER: 35206-02-06 & 35200-09-56
ACREAGE: 4.19 Acres
EXISTING ZONING: Rural (RU)
PROPOSED ZONING: Rural Commercial (RC)

PC SIGN POSTING: August 19, 2009

Staff Recommendation

Denial

Background /Zoning History

The current zoning, Rural (RU), reflects the original zoning as adopted September 7, 1977. The parcel contains approximately 500 feet of frontage on Garners Ferry Rd.

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.

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 the small neighborhood oriented business 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.

Existing Zoning		
North:	RU	Garners Ferry Rd, undeveloped
South:	RU/RU	SCDOT Substation/ Residential
East:	RU	Church
West:	MH	Residential mobile home

Plans & Policies

The Imagine Richland 2020 Comprehensive Plan “Lower Richland Land Use Map” designates this area as Rural in the Rural and Open Space District Area.

Objective: “Types and sites of employment and services shall be located to complement residential areas; minimize adverse effects of noise, pollution, glare and traffic on residential areas.”

Compliance: The site is located near a mobile home development and would complement this existing residential area.

Principle: “Limited general highway commercial uses which principally rely on through traffic for customers may be located along major highways provided: The site is adjacent to existing commercially zoned land, or located at least one-quarter mile from the next commercial uses of similar scale”.

Non-Compliance: The proposed rural commercial zoning is not contiguous to existing commercially zoned land and is less than a quarter mile from an existing Planned Development District (PDD) zoned for commercial use.

Traffic Impact

Garners Ferry Rd (US 76/378) is a four lane divided principal arterial roadway with a Level-of-service “C” and a design capacity of 33,600 trips per day. Since the 2008 SCDOT traffic counts at Station 173, approximately 3 miles west of the site was 16,000 trips per day, Garners Ferry Road adjacent to the subject site has a Level-of-service “A”.

The 4.2 acre site is limited to 20,000 sq. ft. gross floor area of structures. Even if the 20,000 sq. ft. of gross floor area was utilized by the most intensive traffic generating land use, the Level of Service on Garners Ferry Rd would be well below the design capacity of the Road.

Compliance with Pending Comprehensive Plan - Land Use Element 2009

The pending Land Use Element designates this area as Low Density Suburban, indicating that 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 area available and the commercial use is in character with the area.

The property is surrounded by undeveloped rural and rural residential lots with no existing commercial or office uses in the area. The parcel does however contain access to a major arterial or highway. Water and sewer is not currently available to the site.

The proposed Amendment **does not comply** with the Pending 2009 Comprehensive Plan.

Conclusion

The proposed rezoning request from Rural District (RU) to Rural Commercial District (RC) would not be compatible with the existing surrounding uses or zoning. The intent of the RC

District is to provide services to adjacent residential neighborhoods. There are roughly 41 lots containing a mix of mobile, modular, and stick build homes that have been subdivided off of Pond Drive. The parcel is located along a major highway but is not located at a major intersection. The closest major intersection of Garners Ferry Rd and McCords Ferry Rd is located approximately 2 miles east of the site. The subject parcel currently contains an abandoned structure that appears to have been previously utilized as a commercial use. Additionally, there is a mobile home on the parcel. Staff was unable to determine if this mobile home was currently occupied. Nearby parcels contain an occupied residence, SCDOT substation, and a church. Water and sewer is not currently available on site.

The applicant should be aware that the RC zoning district limits the floor area of the structure. "...The aggregate gross floor area of new structures shall not exceed twenty thousand (20,000) square feet..." [sec. 26-96 (c) (3)]. This limitation is not 20,000 sq. ft. per acre, it applies to the entire 4.2 acre site. This structure size limitation is a significant impediment to the economic viability of any retail land use on the subject site. This was deliberately included in the Land Development Code to limit the commercialization of rural areas of the County, while still allowing for very limited commercial services.

Currently along this portion of Garners Ferry Road there are a number of vacant commercial structures.

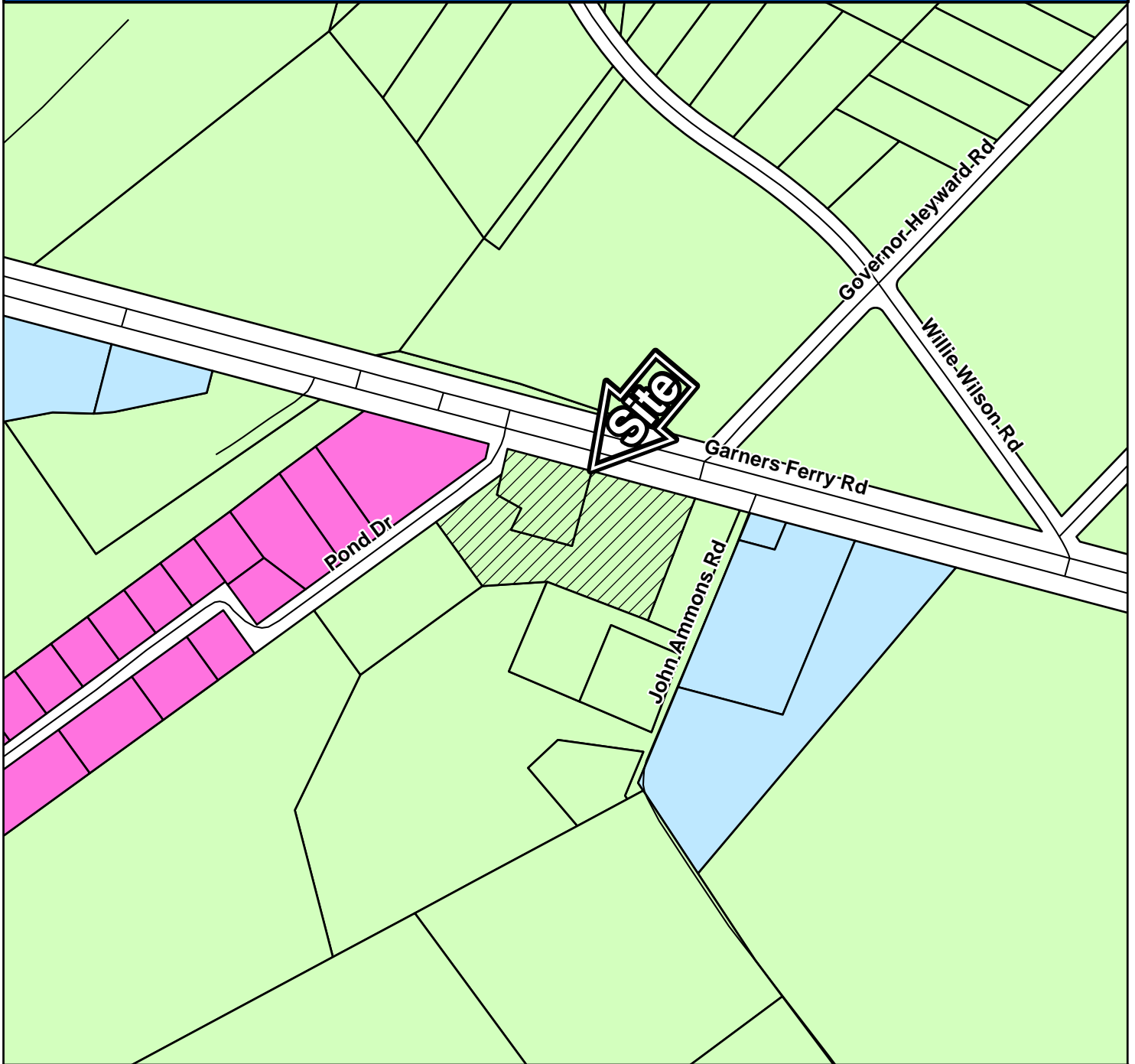
Three parcels east of the subject site are zoned PDD: 2 vacant commercial structures and a vacant residential structure. The additional surrounding parcels are zoned RU (rural) and MH (mobile home), with approximately 40 mobile home lots along Pond Drive. The RC District allows uses such as automobile parking (commercial), hotel and motels, rental centers with outside storage, repair and maintenance services automobile minor, and septic tank services. Most uses allowed in the RC (rural commercial) district are not compatible with the surrounding land uses.

The proposed rezoning request is not compatible with the surrounding rural and residential land uses. Planning Staff recommends **denial** of this map amendment.





















Zoning Public Hearing Date



September 22, 2009

Case 09-11 MA RU to RC



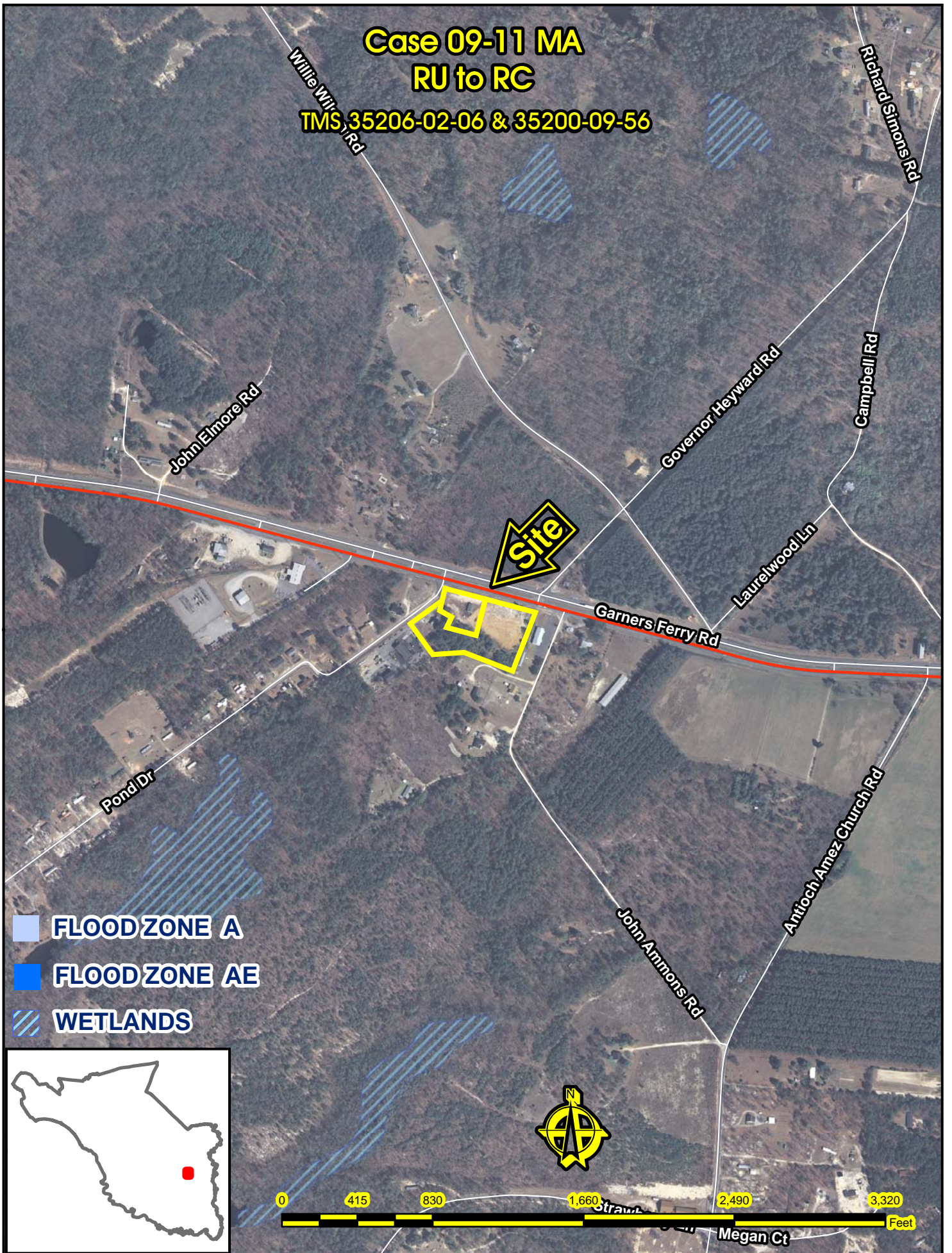
ZONING CLASSIFICATIONS

 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

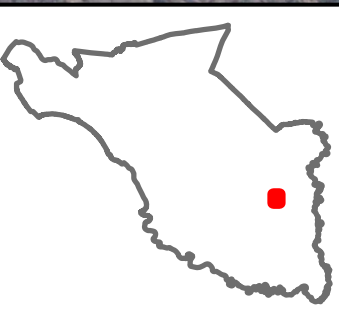
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 Subject Property

Case 09-11 MA RU to RC

TMS 35206-02-06 & 35200-09-56



-  FLOOD ZONE A
-  FLOOD ZONE AE
-  WETLANDS



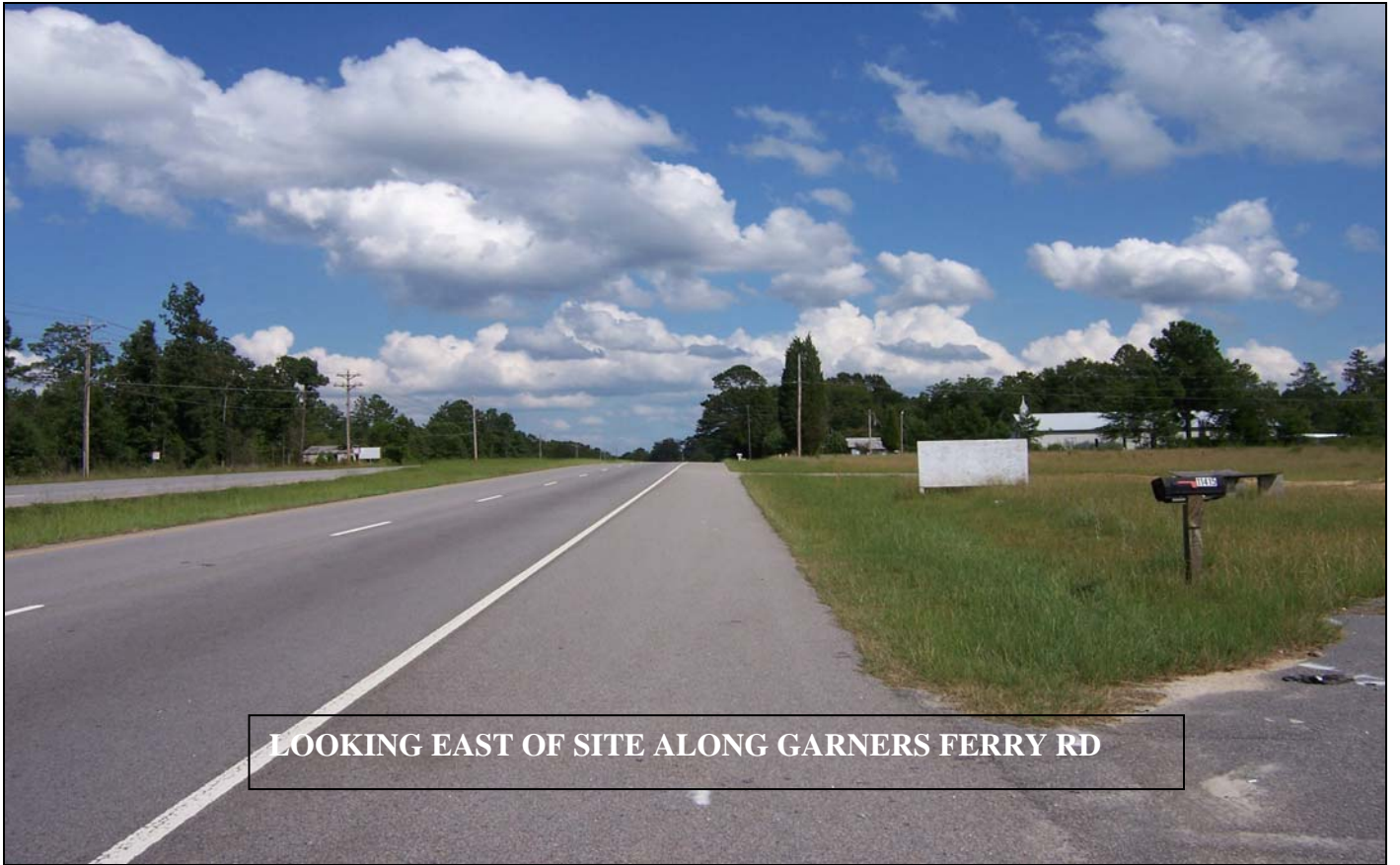
CASE 09-11MA

From RU to RC

TMS# R35206-02-06, R35200-09-56

Garners Ferry Rd and Pond Drive







LOOKING SOUTH ALONG POND DRIVE



**Richland County Planning & Development Services
Department**
Map Amendment Staff Report

PC MEETING DATE: September 3, 2009
RC PROJECT: 09-12 MA
APPLICANT: Jonathan Giles
PROPERTY OWNER: Robert Giles

LOCATION: 1161 Olympia Ave

TAX MAP NUMBER: 11203-01-02
ACREAGE: 0.32 acres
EXISTING ZONING: RM-HD
PROPOSED ZONING: NC

PC SIGN POSTING: August 19, 2009

Staff Recommendation

Approval

Background /Zoning History

The current zoning of Residential Multifamily High Density (RM-HD) reflects the original zoning as adopted September 7, 1977. The site contains approximately 200 feet of frontage along Bluff Road and 186 feet of frontage along Olympia Avenue.

Summary

The Neighborhood Commercial District is intended to accommodate commercial and service uses oriented primarily to serving the needs of persons who live or work in nearby areas. This district is designed to be located within or adjacent to residential neighborhoods where large commercial uses are inappropriate, but where small neighborhood oriented business are useful and desired.

Minimum lot area: no minimum lot area requirement except as required by DHEC. Maximum density: no more than eight (8) units per acre.

Site Specific:

Gross density = 2.51 Dwelling units per acre
 Net Density = 1.79 Dwelling units per acre

Existing Zoning		
<u>North:</u>	RM-HD	Residence
<u>South:</u>	RM-HD	Residence
<u>East:</u>	RM-HD	Residence
<u>West:</u>	RM-HD	Residence

Plans & Policies

The Imagine Richland 2020 Comprehensive Plan “Beltway Land Use Map” designates this area as Commercial in the Developing Urban Area.

Objective: “Types and sites of employment and services shall be located to complement residential areas; minimize adverse effects of noise, pollution, glare and traffic on residential areas.”

Compliance: The businesses are centrally located to the surrounding residents.

Principle: “In general, commercial and office activities should be confined to existing zoned areas, and specifically proposed locations where the following apply; the intersection of two major streets and/or adjacent expressways.”

Compliance: The existing business is located along Olympia Ave and Bluff Rd.

Traffic Impact

Since the traffic volumes in this area of Olympia Avenue are low and the site is 0.32, the traffic impact of any development meeting the development standards is negligible.

Compliance with Pending Comprehensive Plan - Land Use Element 2009

The pending Land Use Element designates this area as Urban. Urban areas should contain a deliberate mix of residential, commercial, and civic land uses, with many multi-story buildings, complete utilities and full local government services. Throughout these areas, the floodplain should be buffered from development, complying with the Richland County Land Development Code.

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.

The subject parcel is internal to the existing Olympia neighborhood. The site contains frontage along Bluff Rd, which is considered a major arterial until it crosses with Virginia Street, in addition to frontage along Olympia Ave. Olympia Ave is considered a divided principle arterial beginning at the crossover from Bluff Rd and Virginia Street.

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

Conclusion

The subject parcel is located on a triangularly shaped parcel straddled by two roads located north and south of the parcel. It is internal to the existing Olympia neighborhood. The site is located at the intersection Bluff Rd and Olympia Ave.

The rezoning of the subject parcel would allow for the existing buildings to be improved and brought into compliance with the current Land Development Code. However, the land owner should be aware that any improvements made to the structures located on the parcel will require compliance with the current Land Development Code and Building Code. The limited size and configuration of the parcel would limit site development for large or high intensity uses. Water and sewer service is provided by the City of Columbia.

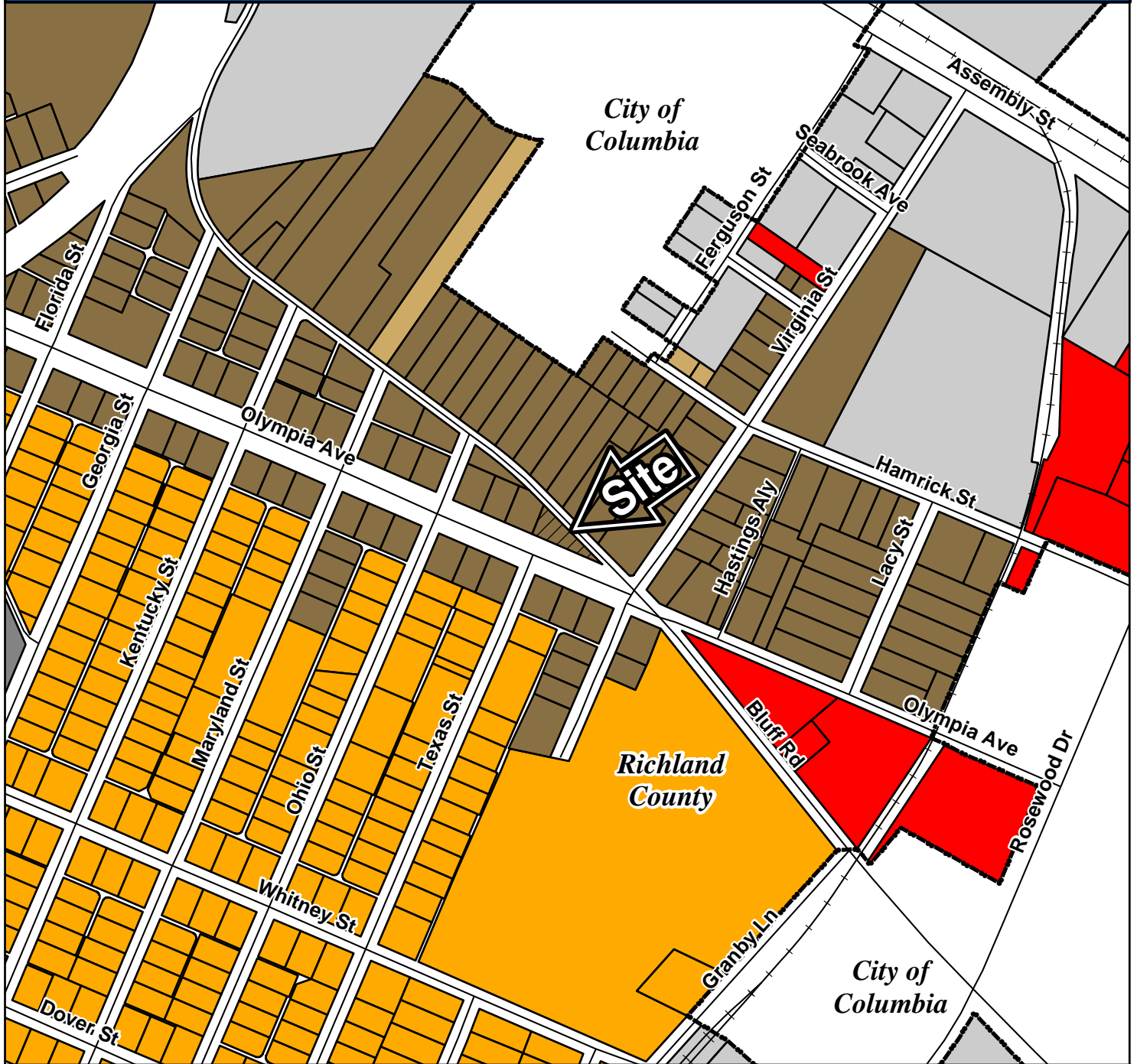
The Planning Staff recommends **Approval** of this map amendment.

Zoning Public Hearing Date





















September 22, 2009


Case 09-12 MA

RM-HD to NC



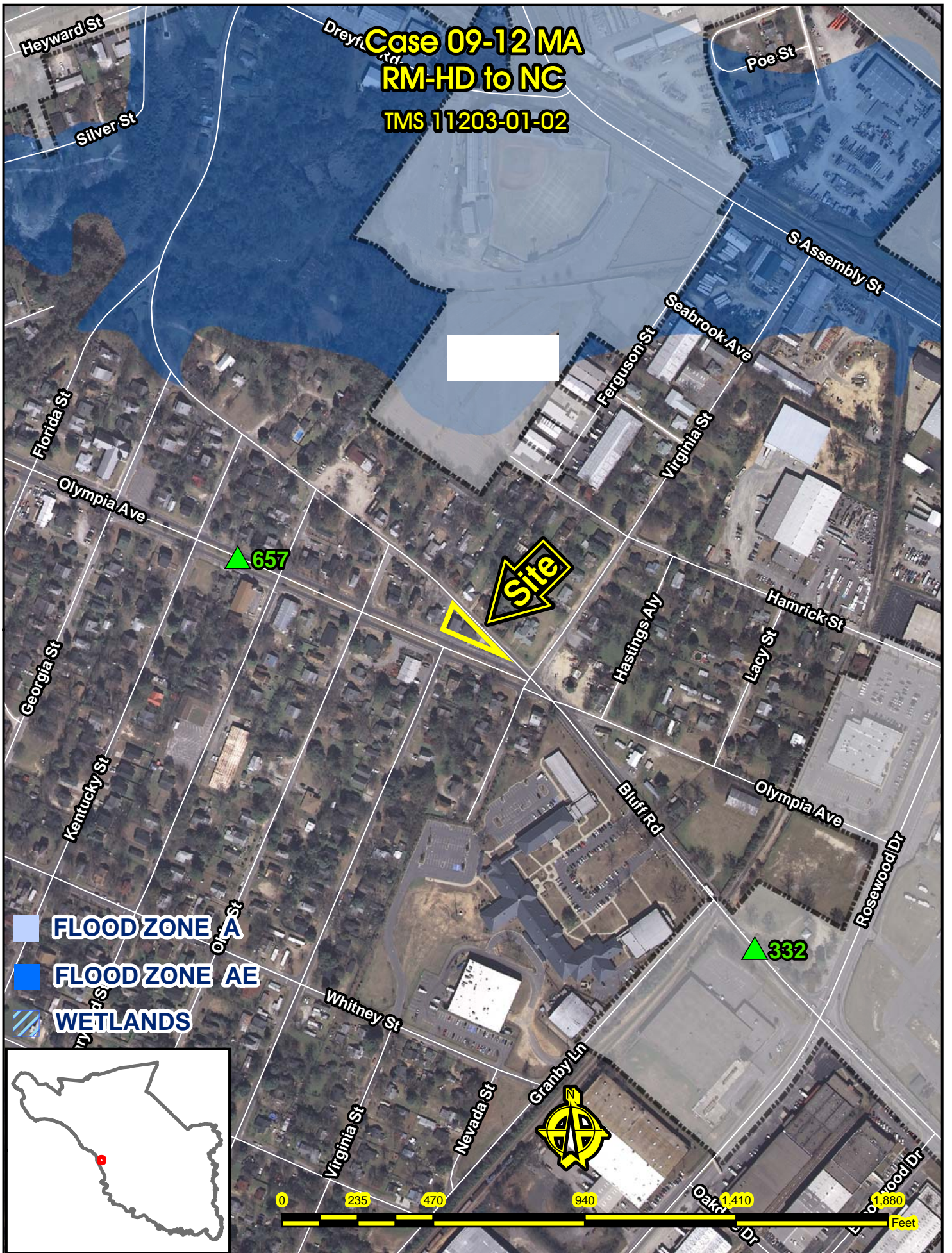
ZONING CLASSIFICATIONS

 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 09-12 MA
RM-HD to NC
TMS 11203-01-02

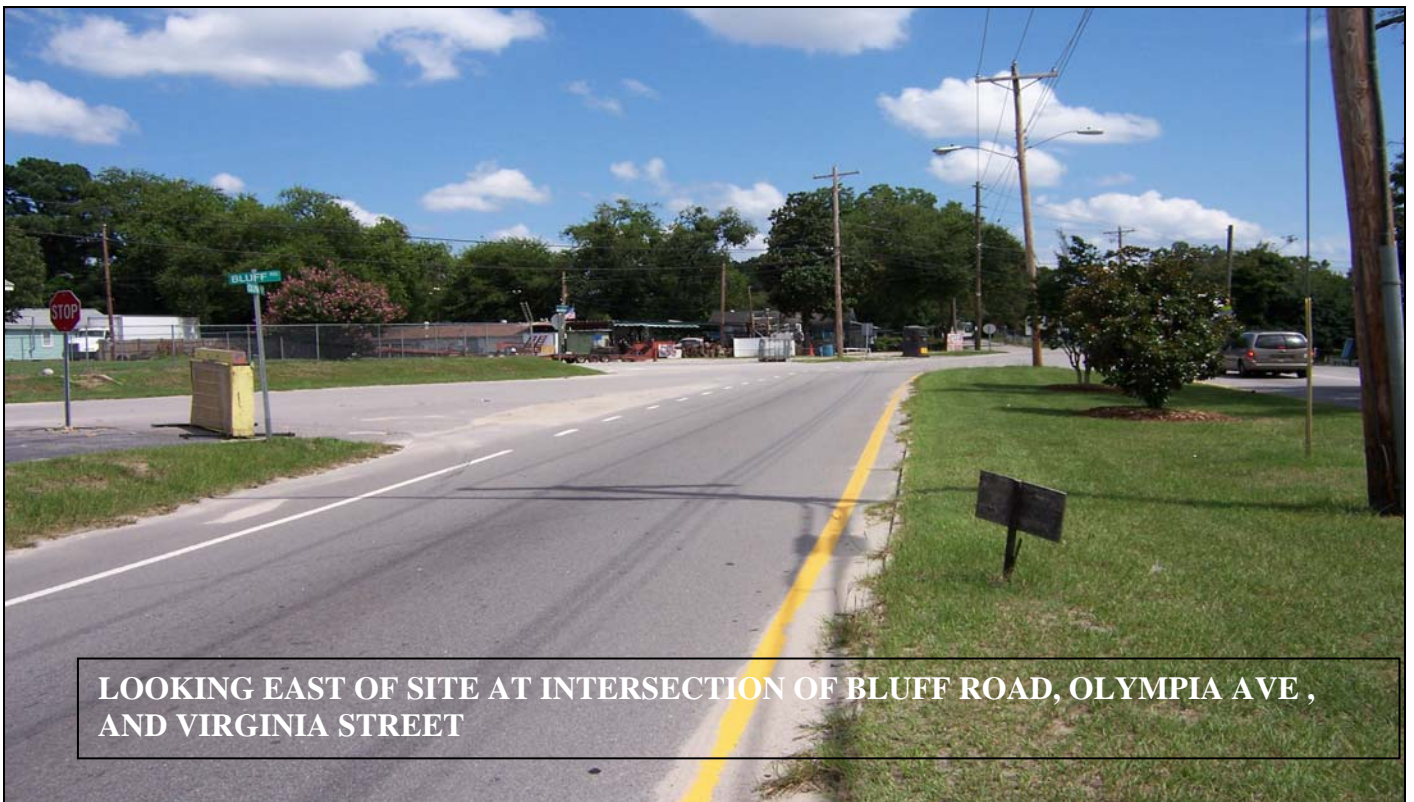


CASE 09-12MA

From RM-HD to NC

TMS# R11203-01-02

Olympia Ave and Bluff Rd





LOOKING WEST OF SITE ALONG OLYMPIA AVE , AND VIRGINIA STREET



LOOKING WEST OF SITE AT INTERSECTION OF OLYMPIA AVE AND BLUFF RD



LOOKING SOUTH OF PROPERTY ON OLYMPIA AVE



LOOKING SOUTH AT PROPERTY FROM BLUFF RD



LOOKING WEST ALONG BLUFF RD



Richland County Planning & Development Services Department

Map Amendment Staff Report

PC MEETING DATE: September 3, 2009
RC PROJECT: 09-13 MA
APPLICANT: Brian Pasco
PROPERTY OWNER: Westinghouse

LOCATION: Bluff Road

TAX MAP NUMBER: 18600-01-01 (P)
ACREAGE: 44.98 Acres
EXISTING ZONING: RU
PROPOSED ZONING: HI

PC SIGN POSTING: August 19, 2009

Staff Recommendation

Approval

Background /Zoning History

The current zoning, Heavy Industrial (HI), reflects the original zoning as adopted September 7, 1977. The parcel contains approximately 461 feet of frontage on Bluff Road.

Summary

The 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. A permitted use of HI is resource extraction, which is not permitted in any other zoning district.

Existing Zoning

<u>North:</u>	RU	Undeveloped
<u>South:</u>	RU	Westinghouse
<u>East:</u>	HI	Westinghouse
<u>West:</u>	RU	Undeveloped

Plans & Policies

The Imagine Richland 2020 Comprehensive Plan “Lower Richland Land Use Map” designates this area as Heavy Industrial in the Rural and Open Space District Area.

Objective: “Promote development that confirms and incorporates the natural topography.”

Compliance: The expansion will not drastically alter the landscape.

Principal: “To ensure adequate buffering, areas considered for rezoning for industrial uses should conform to the following scale: Heavy industrial activities should have a minimum of 10 acres”.

Compliance: The subject property being considered for rezoning is 44.98 acres which exceeds the recommended minimum 10 acres.

Traffic Impact

The proposed 44.98 acre rezoning request from RU to HI will generate approximately 304 average daily trips on Bluff Road. The 2008 SCDOT traffic count at Station 241, which is very close to the Westinghouse facility, was 4400 average daily trips.

Bluff Road, in this area, is classified as a two lane undivided Minor Arterial road with a design capacity of 10,800 average daily trips. The additional trips generated by the proposed rezoning request will not change the current Level-of-service “A”.

Compliance with Pending Comprehensive Plan - Land Use Element 2009

The pending Land Use Element designates this area as Low Density Suburban, indicating that industrial activities should be compatible with the surrounding land uses. Additionally, industrial uses should not locate near residential or commercial uses without adequate space for buffering/setbacks. Proposed industrial uses should consider sites with adequate room for expansion, existing infrastructure, and access to major arterials and/or highways.

The property is surrounded by undeveloped rural parcels with the exception of the Heavy Industrial Zoning District (HI) to the south (Westinghouse). The parcel contains direct access to a major arterial, Bluff Road and contains adequate room for future expansion.

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

Conclusion

The proposed rezoning to HI (heavy industrial) will be an extension of an existing zoning district to accommodate the expansion of Westinghouse, the 4th largest employer in the County with over 1,200 employees. The subject parcel is surrounded by a Rural (RU) zoned parcels which is undeveloped and owned by Westinghouse. The undeveloped forested parcel provides adequate buffering to surrounding parcels from adverse affects such as noise, glare, and internal traffic. Currently there are no residential developments or single family homes within the vicinity of the site. Bluff Road is a major arterial with access to I-77 and can accommodate the additional traffic that may be generated by this rezoning.

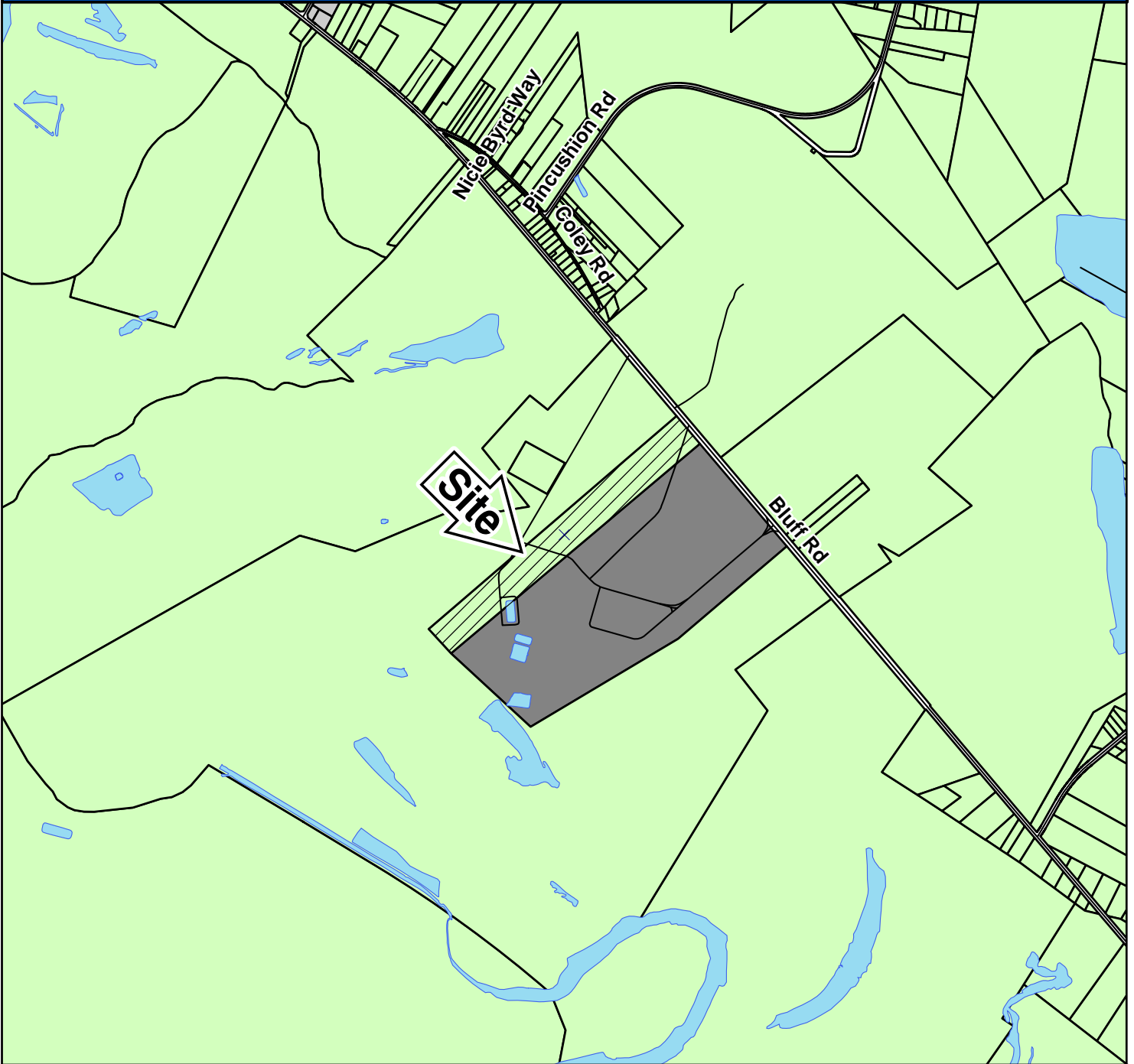
Extending the Hi zoning district offers adequate room within the property for future expansions to occur without eliminating the undisturbed buffering along the perimeter of the property.

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























Zoning Public Hearing Date

September 22, 2009

Case 09-13 MA RU to HI



ZONING CLASSIFICATIONS

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

**Case 09-13 MA
RU to HI
TMS 18600-01-01 (p)**

▲411

▲757




Pincushion Rd

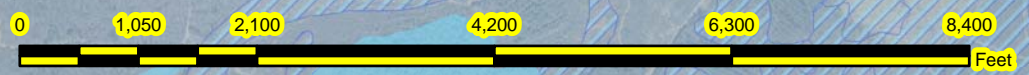
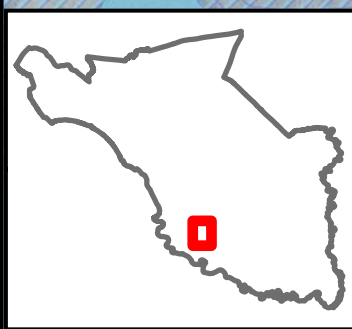
Coley Rd

Bluff Rd

Site

▲241

-  FLOOD ZONE A
-  FLOOD ZONE AE
-  WETLANDS

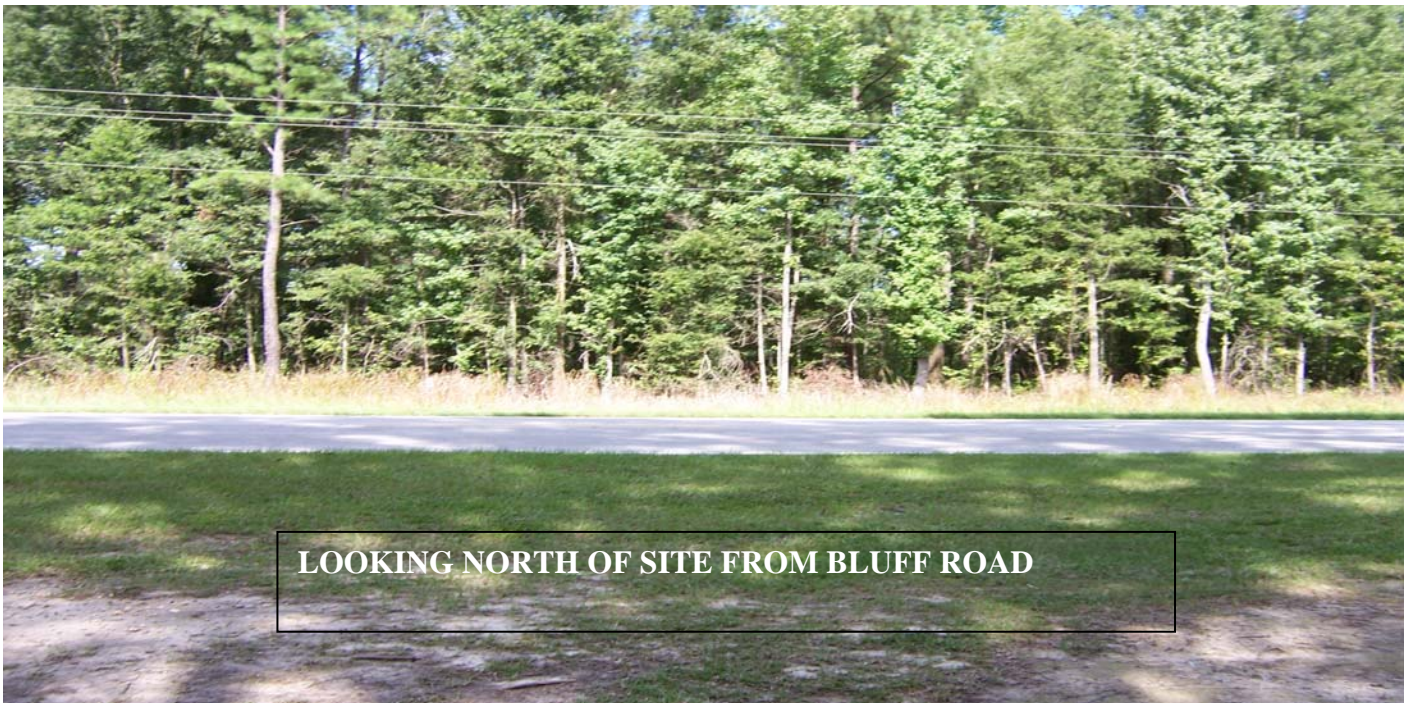


CASE 09-13MA

From RU to HI

TMS# R18600-01-01(P)

Bluff Rd





EXPLANATION OF ORDINANCE CREATING A PARKS AND RECREATION DISTRICT

Title:

AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES; CHAPTER 26, LAND DEVELOPMENT; ARTICLE II, RULES OF CONSTRUCTION/DEFINITIONS; ARTICLE V, ZONING DISTRICTS AND DISTRICT STANDARDS; AND ARTICLE VI, SUPPLEMENTAL USE STANDARDS; SO AS TO PROVIDE FOR A PARKS AND RECREATION DISTRICT.

Background:

This ordinance is being initiated by Planning staff in response to several Council members' expressed concerns about protecting existing parks from possible future development.

What this ordinance will do:

It will create a new zoning district known as "Parks and Recreation", with the purpose of ensuring the preservation of substantial green areas devoted to passive and/or active recreational uses.

The following primary uses will be allowed in the PR District:

- Golf courses, driving ranges, and appurtenances.
- Indoor and/or outdoor recreational courts and appurtenances, including, but not limited to, those devoted to tennis, volleyball, basketball, or bocce.
- Recreational fields and appurtenances, including, but not limited to, those devoted to football, soccer, baseball, or lacrosse, and to include sports lighting systems.
- Clubhouses, gyms, fitness centers, and meeting rooms.
- Community meeting and security sub station space, including Sheriff Department satellite locations.
- Recreational, health, and educational classes.
- Swimming, wading, splash pools, and appurtenances.
- Picnic areas, trails, tracks, amphitheaters, and appurtenances.
- Playgrounds.

- Museums and historic displays.
- Any other recreational or community service use substantially similar to those specifically listed above.
- A State Park and all facilities associated with the operation and maintenance of the park to provide public recreation.

In addition, the following accessory uses will be allowed in the PR District:

- Pavilions.
- Restroom facilities.
- Parking areas.
- Bleachers and other seating areas intended for public viewing of recreational activities.
- Concession stands, press boxes, dugouts, and associated athletic facility support structures.
- Batting cages, and athletic field and security fencing.
- Administrative and park operation offices and storage buildings.
- Any other accessory use substantially similar to those specifically listed above.

STATE OF SOUTH CAROLINA
COUNTY COUNCIL FOR RICHLAND COUNTY
ORDINANCE NO. ___-09HR

AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES; CHAPTER 26, LAND DEVELOPMENT; ARTICLE II, RULES OF CONSTRUCTION/DEFINITIONS; ARTICLE V, ZONING DISTRICTS AND DISTRICT STANDARDS; AND ARTICLE VI, SUPPLEMENTAL USE STANDARDS; SO AS TO PROVIDE FOR A PARKS AND RECREATION 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 26-83, Establishment of Zoning Districts; Subsection (b), General Use Districts; is hereby amended to read as follows:

- (b) *General use districts.* General use districts are those in which a variety of uses are permitted. For the purpose of this chapter, the zoning jurisdiction of Richland County, South Carolina, is hereby divided into the following general use zoning districts:

<u>PR</u>	<u>Parks and Recreation District</u>
TROS	Traditional Recreation Open Space District
RU	Rural District
RR	Rural Residential District
RS-E	Residential, Single-Family – Estate District
RS-LD	Residential, Single-Family - Low Density District
RS-MD	Residential, Single-Family - Medium Density District
RS-HD	Residential, Single-Family - High Density District
MH	Manufactured Home District
RM-MD	Residential, Multi-Family - Medium Density District
RM-HD	Residential, Multi-Family - High Density District
OI	Office and Institutional District
NC	Neighborhood Commercial District
RC	Rural Commercial District
GC	General Commercial District
M-1	Light Industrial District
LI	Light Industrial District
HI	Heavy Industrial District

SECTION II. The Richland County Code of Ordinances, Chapter 26, Land Development; Article V, Zoning Districts and District Standards; section heading “Section 26-84. TROS Traditional Recreation Open Space District” is hereby amended to read as follows:

Sec. 26-8485. TROS Traditional Recreation Open Space District.

SECTION III. The Richland County Code of Ordinances, Chapter 26, Land Development; Article V, Zoning Districts and District Standards; section heading “Section 26-85. RU Rural District” is hereby amended to read as follows:

Sec. 26-~~85~~86. RU Rural District.

SECTION IV. The Richland County Code of Ordinances, Chapter 26, Land Development; Article V, Zoning Districts and District Standards; section heading “Section 26-86. RR Rural Residential District” is hereby amended to read as follows:

Sec. 26-~~86~~87. RR Rural Residential District.

SECTION V. The Richland County Code of Ordinances, Chapter 26, Land Development; Article V, Zoning Districts and District Standards; section heading “Section 26-87. RS-E Residential, Single-Family Estate District” is hereby amended to read as follows:

Sec. 26-~~87~~88. RS-E Residential, Single-Family Estate District.

SECTION VI. The Richland County Code of Ordinances, Chapter 26, Land Development; Article V, Zoning Districts and District Standards; section heading “Section 26-88. RS-LD Residential, Single-Family Low Density District” is hereby amended to read as follows:

Sec. 26-~~88~~89. RS-LD Residential, Single-Family Low Density District.

SECTION VII. The Richland County Code of Ordinances, Chapter 26, Land Development; Article V, Zoning Districts and District Standards; section heading “Section 26-89. RS-MD Residential, Single-Family Medium Density District” is hereby amended to read as follows:

Sec. 26-~~89~~90. RS-MD Residential, Single-Family Medium Density District.

SECTION VIII. The Richland County Code of Ordinances, Chapter 26, Land Development; Article V, Zoning Districts and District Standards; section heading “Section 26-90. RS-HD Residential, Single-Family High Density District” is hereby amended to read as follows:

Sec. 26-~~90~~91. RS-HD Residential, Single-Family High Density District.

SECTION IX. The Richland County Code of Ordinances, Chapter 26, Land Development; Article V, Zoning Districts and District Standards; section heading “Section 26-91. MH Manufactured Home Residential District” is hereby amended to read as follows:

Sec. 26-~~91~~92. MH Manufactured Home Residential District.

SECTION X. The Richland County Code of Ordinances, Chapter 26, Land Development; Article V, Zoning Districts and District Standards; section heading “Section 26-92. RM-MD Residential, Multi-Family Medium Density District” is hereby amended to read as follows:

Sec. 26-~~92~~93. RM-MD Residential, Multi-Family Medium Density District.

SECTION XI. The Richland County Code of Ordinances, Chapter 26, Land Development; Article V, Zoning Districts and District Standards; section heading “Section 26-93. RM-HD Residential, Multi-Family High Density District” is hereby amended to read as follows:

Sec. 26-~~93~~94. RM-HD Residential, Multi-Family High Density District.

SECTION XII. The Richland County Code of Ordinances, Chapter 26, Land Development; Article V, Zoning Districts and District Standards; section heading “Section 26-94. OI Office and Institutional District” is hereby amended to read as follows:

Sec. 26-~~94~~95. OI Office and Institutional District.

SECTION XIII. The Richland County Code of Ordinances, Chapter 26, Land Development; Article V, Zoning Districts and District Standards; section heading “Section 26-95. NC Neighborhood Commercial District” is hereby amended to read as follows:

Sec. 26-~~95~~96. NC Neighborhood Commercial District.

SECTION XIV. The Richland County Code of Ordinances, Chapter 26, Land Development; Article V, Zoning Districts and District Standards; section heading “Section 26-96. RC Rural Commercial District” is hereby amended to read as follows:

Sec. 26-~~96~~97. RC Rural Commercial District.

SECTION XV. The Richland County Code of Ordinances, Chapter 26, Land Development; Article V, Zoning Districts and District Standards; section heading “Section 26-97. GC General Commercial District” is hereby amended to read as follows:

Sec. 26-~~97~~98. GC General Commercial District.

SECTION XVI. The Richland County Code of Ordinances, Chapter 26, Land Development; Article V, Zoning Districts and District Standards; section heading “Section 26-98. M-1 Light Industrial District” is hereby amended to read as follows:

Sec. 26-~~98~~99. M-1 Light Industrial District.

SECTION XVII. The Richland County Code of Ordinances, Chapter 26, Land Development; Article V, Zoning Districts and District Standards; section heading “Section 26-99. LI Light Industrial District” is hereby amended to read as follows:

Sec. 26-~~99~~100. LI Light Industrial District.

SECTION XVIII. The Richland County Code of Ordinances, Chapter 26, Land Development; Article V, Zoning Districts and District Standards; section heading “Section 26-100. HI Heavy Industrial District” is hereby amended to read as follows:

Sec. 26-~~100~~101. HI Heavy Industrial District.

SECTION XIX. The Richland County Code of Ordinances, Chapter 26, Land Development; Article V, Zoning Districts and District Standards; section heading “Section 26-101. PDD Planned Development District” is hereby amended to read as follows:

Sec. 26-~~101~~102. PDD Planned Development District.

SECTION XX. The Richland County Code of Ordinances, Chapter 26, Land Development; Article V, Zoning Districts and District Standards; section heading “Section 26-102. TC Town and Country District” is hereby amended to read as follows:

Sec. 26-~~102~~103. TC Town and Country District.

SECTION XXI. The Richland County Code of Ordinances, Chapter 26, Land Development; Article V, Zoning Districts and District Standards; section heading “Section 26-103. AP Airport Height Restrictive Overlay District” is hereby amended to read as follows:

Sec. 26-~~103~~104. AP Airport Height Restrictive Overlay District.

SECTION XXII. The Richland County Code of Ordinances, Chapter 26, Land Development; Article V, Zoning Districts and District Standards; section heading “Section 26-104. C Conservation Overlay District” is hereby amended to read as follows:

Sec. 26-~~104~~105. C Conservation Overlay District.

SECTION XXIII. The Richland County Code of Ordinances, Chapter 26, Land Development; Article V, Zoning Districts and District Standards; section heading “Section 26-105. FP Floodplain Overlay District” is hereby amended to read as follows:

Sec. 26-~~105~~106. FP Floodplain Overlay District.

SECTION XXIV. The Richland County Code of Ordinances, Chapter 26, Land Development; Article V, Zoning Districts and District Standards; section heading “Section 26-106. RD Redevelopment Overlay District” is hereby amended to read as follows:

Sec. 26-~~106~~107. RD Redevelopment Overlay District.

SECTION XXV. The Richland County Code of Ordinances, Chapter 26, Land Development; Article V, Zoning Districts and District Standards; section heading “Section 26-107. CRD Corridor Redevelopment Overlay District” is hereby amended to read as follows:

Sec. 26-107108. ~~CRD Corridor Redevelopment Overlay District.~~ Reserved.

SECTION XXVI. The Richland County Code of Ordinances, Chapter 26, Land Development; Article V, Zoning Districts and District Standards; section heading “Section 26-108. Reserved.” is hereby amended to read as follows:

Sec. 26-108109. ~~Reserved.~~ **CRD Corridor Redevelopment Overlay District.**

SECTION XXVII. The Richland County Code of Ordinances, Chapter 26, Land Development; Article V, Zoning Districts and District Standards; section heading “Section 26-109. DBWP Decker Boulevard/Woodfield Park Neighborhood Redevelopment Overlay District.” is hereby amended to read as follows:

Sec. 26-109110. **DBWP Decker Boulevard/Woodfield Park Neighborhood Redevelopment Overlay District.**

SECTION XXVIII. The Richland County Code of Ordinances, Chapter 26, Land Development; Article V, Zoning Districts and District Standards; section heading “Sections 26-110 – 26-130. Reserved.” is hereby amended to read as follows:

Secs. 26-110111 – 26-130. **Reserved.**

SECTION XXIX. The Richland County Code of Ordinances, Chapter 26, Land Development; Article V, Zoning Districts and District Standards; is hereby amended by the creation of a new section, to read as follows:

Sec. 26-84. **PR Parks and Recreation District.**

- (a) Purpose. In order to ensure the preservation of substantial green areas devoted to passive and/or active recreational uses.
- (b) Permitted uses. The following passive and/or active recreational uses are permitted within the “PR” Parks and Recreation zoning classification:
 - (1) Golf courses, driving ranges, and appurtenances.
 - (2) Indoor and/or outdoor recreational courts and appurtenances, including, but not limited to, those devoted to tennis, volleyball, basketball, or bocce.
 - (3) Recreational fields and appurtenances, including, but not limited to, those devoted to football, soccer, baseball, or lacrosse, and to include sports lighting systems.
 - (3) Clubhouses, gyms, fitness centers, and meeting rooms.
 - (4) Community meeting and security sub station space, including Sheriff Department satellite locations.

- (5) Recreational, health, and educational classes.
 - (4) Swimming, wading, splash pools, and appurtenances.
 - (5) Picnic areas, trails, tracks, amphitheaters, and appurtenances.
 - (6) Playgrounds.
 - (7) Museums and historic displays.
 - (8) Any other recreational or community service use substantially similar to those specifically listed above.
 - (9) A State Park and all facilities associated with the operation and maintenance of the park to provide public recreation.
- (c) Accessory uses. The following accessory uses are permitted in association with the “permitted uses” listed above:
- (1) Pavilions.
 - (2) Restroom facilities.
 - (3) Parking areas.
 - (4) Bleachers and other seating areas intended for public viewing of recreational activities.
 - (5) Concession stands, press boxes, dugouts, and associated athletic facility support structures.
 - (6) Batting cages, and athletic field and security fencing.
 - (7) Administrative and park operation offices and storage buildings.
 - (8) Any other accessory use substantially similar to those specifically listed above.
- (d) Development standards. See also Article V., Section 26-131. Table of Area, Yard, and Height Requirements.
- (1) Minimum lot area/maximum density: Minimum lot area: no minimum lot area except as required by DHEC. Maximum density standard: no maximum density standard.

- (2) Minimum lot width: None.
- (3) Structure size standards: None.
- (4) Setback standards: The following minimum setbacks shall be required for principal uses in the PR District:
- a. Front: 25 feet.
 - b. Side: 20 feet.
 - c. Rear: 20 feet.
- The minimum side and rear setback requirement for accessory buildings/structures, such as club houses, rest room and locker facilities, snack bars, and parking areas, in the PR District is ten (10) feet.
- The landscape and bufferyard standards of Section 26-176 may require setback distances; if so, the most restrictive requirements shall apply.
- (5) Height standards: The maximum height of structures in the PR District shall be 45 feet.
- (6) Landscaping/bufferyard standards: Landscaping and bufferyards shall be provided in accordance with Section 26-176 of this chapter; provided, however, there shall be no landscaping requirements for “golf courses” and “golf course with country clubs”.
- (7) Parking/loading standards: Parking and loading facilities shall be provided as required by Section 26-173 and Section 26-174 of this chapter. No parking lots shall be permitted within any required setback.
- (8) Sidewalk and pedestrian amenities: Sidewalks and other pedestrian amenities shall be provided as required by Section 26-179 of this chapter; provided, however, there shall be no sidewalk or pedestrian amenities required for “golf courses” and “golf course with country clubs”.
- (9) Signs: Signs shall be regulated by the requirements of Section 26-180 of this chapter.
- (10) Recreation/open space standards: None.
- (11) Design and operation standards: None.

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

SECTION XXXII. Effective Date. This ordinance shall be effective from and after _____, 2009.

RICHLAND COUNTY COUNCIL

BY: _____
Paul Livingston, Chair

ATTEST THIS THE ____ DAY

OF _____, 2009

Michielle R. Cannon-Finch
Clerk of Council

RICHLAND COUNTY ATTORNEY'S OFFICE

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

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

Staff Recommendation: Approval

EXPLANATION OF “ROAD SIGNS/TRAFFIC CONTROL DEVICES” ORDINANCE

Title:

AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES; CHAPTER 26, LAND DEVELOPMENT; ARTICLE VII, GENERAL DEVELOPMENT, SITE, AND PERFORMANCE STANDARDS; SECTION 26-181, ROAD STANDARDS; SUBSECTION (B), DESIGN STANDARDS FOR PUBLIC OR PRIVATE ROADS; PARAGRAPH (6), OTHER DESIGN STANDARDS; SUBPARAGRAPH K, ROAD SIGNS/TRAFFIC CONTROL DEVICES; SO AS TO CONFORM TO THE FEDERAL HIGHWAY ADMINISTRATION’S *MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES 2003 EDITION WITH REVISIONS 1 AND 2 INCORPORATED*.

Background:

This ordinance is being initiated by the Director of Public Works, David Hoops, in order to have the County’s standards regarding road signs/traffic control devices conform to the Federal Highway Administration’s *Manual on Uniform Traffic Control Devices 2003 Edition with Revisions 1 and 2 Incorporated*.

What this ordinance will do:

This ordinance will require developers to install road signs within new developments and traffic control devices according to the Federal Highway Administration’s *Manual on Uniform Traffic Control Devices 2003 Edition with Revisions 1 and 2 Incorporated*. Further, it will specify the design of road signs.

STATE OF SOUTH CAROLINA
COUNTY COUNCIL FOR RICHLAND COUNTY
ORDINANCE NO. ___-09HR

AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES; CHAPTER 26, LAND DEVELOPMENT; ARTICLE VII, GENERAL DEVELOPMENT, SITE, AND PERFORMANCE STANDARDS; SECTION 26-181, ROAD STANDARDS; SUBSECTION (B), DESIGN STANDARDS FOR PUBLIC OR PRIVATE ROADS; PARAGRAPH (6), OTHER DESIGN STANDARDS; SUBPARAGRAPH K, ROAD SIGNS/TRAFFIC CONTROL DEVICES; SO AS TO CONFORM TO THE FEDERAL HIGHWAY ADMINISTRATION'S *MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES 2003 EDITION WITH REVISIONS 1 AND 2 INCORPORATED*.

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 VII, General Development, Site, and Performance Standards; Section 26-181, Road Standards; Subsection (b), Design Standards for Public or Private Roads; Paragraph (6), Other Design Standards; Subparagraph k., Road Signs/Traffic Control Devices; is hereby amended to read as follows:

k. *Road signs/traffic control devices.*

[1] Road signs, in conformance with the requirements of the *Federal Highway Administration's Manual on Uniform Traffic Control Devices 2003 Edition with Revisions 1 and 2 incorporated* and with the addressing coordinating specialist, shall be located at all intersections in a manner approved by the county engineer. Any sign within a new development shall be installed by the developer at his/her own expense. Signs will be aluminum blanks on metal posts fabricated and mounted in a standard design established by the director of public works. Such signs shall have white reflective lettering a minimum of six (6) in height on a reflective background. Signs located on multi-lane roads with a speed limit of 40 mph or greater shall have lettering a minimum of eight (8) inches in height. A green background shall denote a public road and a blue background shall denote a private road.

[2] All traffic control devices required by the *Federal Highway Administration's Manual on Uniform Traffic Control Devices 2003 Edition with Revisions 1 and 2 incorporated* ~~SC Manual on Uniform Traffic Control Devices for Roads and Highways may~~ shall be installed by the developer at his/her own ~~the developer's~~ expense. If the county purchases such devices on behalf of the developer, all costs shall be paid in full prior to approval of the final plat of a subdivision or a certificate of

~~zoning compliance for other developments.~~ All devices shall conform to the required size and reflectivity found in the *Manual on Uniform Traffic Control Devices 2003 Edition with Revisions 1 and 2 incorporated.*

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

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

SECTION IV. Effective Date. This ordinance shall be effective from and after _____, 2009.

RICHLAND COUNTY COUNCIL

BY: _____
Paul Livingston, Chair

ATTEST THIS THE _____ DAY
OF _____, 2009.

Michielle R. Cannon-Finch
Clerk of Council

RICHLAND COUNTY ATTORNEY'S OFFICE

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

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

