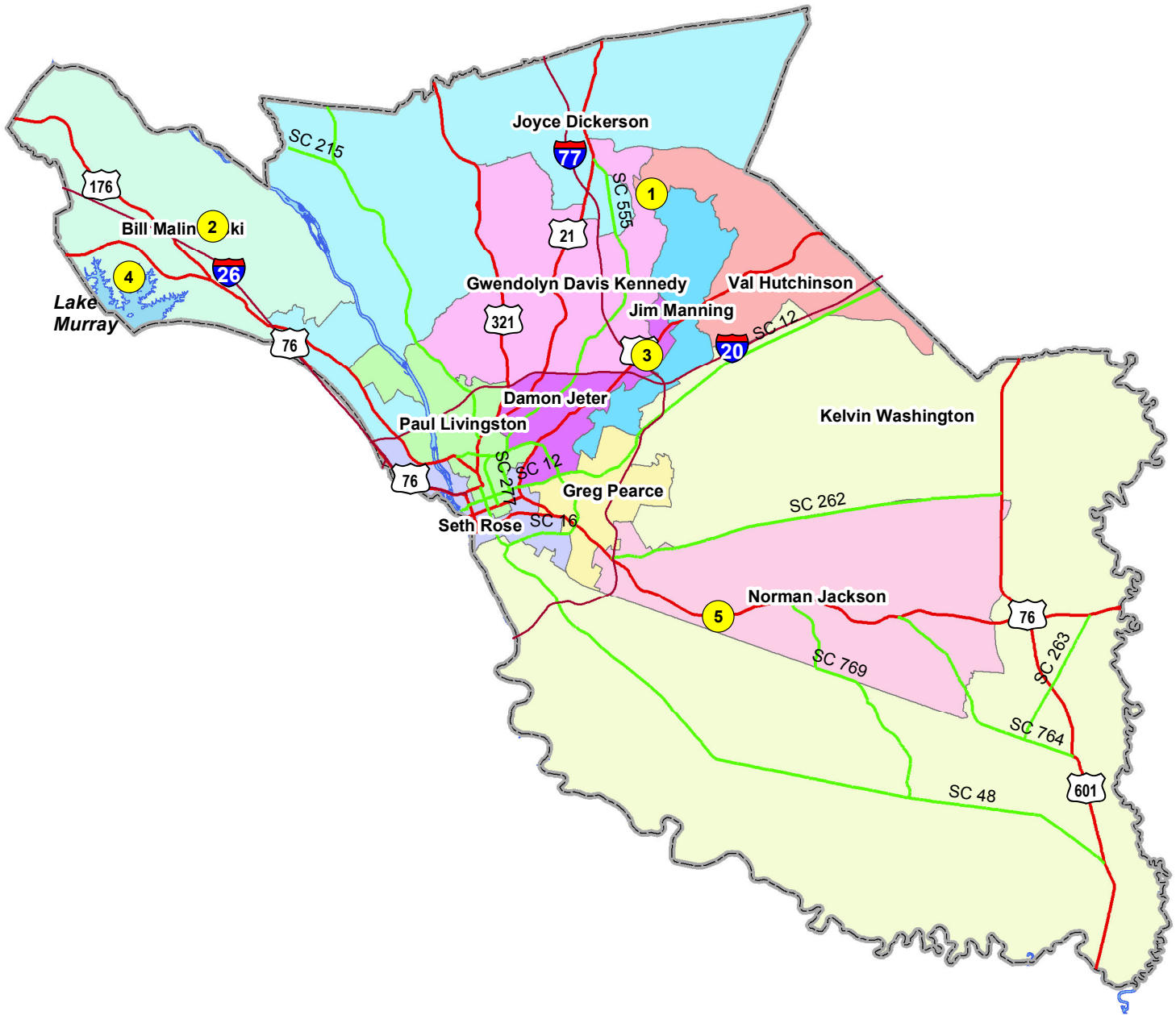


RICHLAND COUNTY
PLANNING COMMISSION



APRIL 2, 2012

RICHLAND COUNTY PLANNING COMMISSION APRIL 2, 2012



CASE NO.	APPLICANT	TMS NO.	LOCATION	DISTRICT
1. 12-09 MA	Longcreek Associates, LLC	20300-02-48, 20401-01-03 (P) & 20401-03-01	Longcreek Plantaton	Hutchinson
2. 12-14 MA	Marion Bouknight & Lee Blythe	03500-04-08	Old Tamah Rd. & Shady Grove Rd.	Malinowski
3. 12-15 MA	Tanya Boyd	19901-02-28	2400 Alpine Road	Jeter
4. 12-16 MA	Michael Reynolds	01415-02-15	1236 Richard Franklin Rd.	Malinowski
5. 12-17 MA	Richland County	21800-01-09	Garners Ferry Rd.	Jackson

RICHLAND COUNTY PLANNING COMMISSION

Monday, April 2, 2012

Agenda

1:00 PM

***2020 Hampton Street
2nd 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

March 2012 Minutes

ROAD NAMES

MAP AMENDMENTS

1. Case #12-09 MA
Longcreek Associates, LLC
John Thomas
RU/RS-LD/PDD to PDD
Longcreek Plantation
TMS# 20300-02-48, 20401-01-03(p), & 20401-03-01
Page 1
2. Case #12-14 MA
Marion Bouknight
Lee Blythe
RU to RS-MD
Old Tamah Rd. & Shady Grove Rd.
TMS# 03500-04-08
Page 11
3. Case #12-15 MA
Tanya Boyd
RS-LD to GC
2400 Alpine Rd.
TMS# 19901-02-28
Page 17

4. Case #12-16 MA
Michael Reynolds
RU to RS-LD (1.99 acres)
1236 Richard Franklin Rd.
TMS# 01415-02-15/24
Page 31

5. Case #12-17 MA
Richland County
City of Columbia
RU to GC (.086 acres)
Garners Ferry Rd.
TMS# 21800-01-09
Page 37

TEXT AMENDMENTS

1. AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES, CHAPTER 26, LAND DEVELOPMENT; ARTICLE VII, GENERAL DEVELOPMENT, SITE, AND PERFORMANCE STANDARDS; SECTION 26-179, PEDESTRIAN, BICYCLE, AND TRANSIT AMENITIES; SUBSECTION (A), SIDEWALKS AND OTHER PEDESTRIAN AMENITIES; PARAGRAPH (4), EXEMPTIONS; SO AS TO ADD THE PUBLIC WORKS DEPARTMENT AS AN ENTITY THAT CAN DENY SIDEWALKS WITHIN THEIR RIGHT-OF-WAY.

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2. 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), STANDARDS; PARAGRAPH (1), REQUIREMENTS FOR ALL ZONING CATEGORIES AND APPLICATIONS; SUBPARAGRAPH H.; SO AS TO ALLOW BLACK POLES.

Page 53

3. AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES, CHAPTER 26, LAND DEVELOPMENT; ARTICLE V, ZONING DISTRICTS AND DISTRICT STANDARDS; SECTION 26-99, M-1 LIGHT INDUSTRIAL DISTRICT; SUBSECTION (C), DEVELOPMENT STANDARDS; PARAGRAPH (7), PARKING/LOADING STANDARDS; SO AS TO ALLOW PARKING WITHIN THE REQUIRED SETBACKS.

Page 55

4. AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES, CHAPTER 26, LAND DEVELOPMENT; ARTICLE VI, SUPPLEMENTAL USE STANDARDS; SECTION 26-151, PERMITTED USES WITH SPECIAL REQUIREMENTS; SUBSECTION (C), STANDARDS; PARAGRAPH (68), SWIMMING POOLS; SO AS TO DELETE REFERENCE TO THE REQUIREMENT OF A FENCE AS THIS REQUIREMENT IS ALREADY ADDRESSED UNDER THE INTERNATIONAL BUILDING CODE.

Page 57

5. AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES, CHAPTER 26, SECTION 26-151, PERMITTED USES WITH SPECIAL REQUIREMENTS; SO AS TO AMEND THE DEVELOPMENT STANDARDS FOR THE GREEN CODE.

Page 59

6. AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES; CHAPTER 26, LAND DEVELOPMENT; SO AS TO FOSTER MORE ENVIRONMENTALLY-SENSITIVE SITE DEVELOPMENT IN RICHLAND COUNTY.

Page 61

OTHER BUSINESS

COUNTY COUNCIL REPORT OF ACTION

ADJOURNMENT



Planning & Development Services Department

2020 Hampton Street, 1st 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
DATE: March 15, 2012
SUBJECT: Street Name(s) Approval

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

Action Requested

The Addressing Coordinator 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 NAMES	PETITIONER/ INITIATOR	LOCATION	PROPERTY TMS#	COUNCIL/ DISTRICT
1. Louis Lee Lane (private roadway)	Debra L Richards	Off Lee Road	R20300-04-03; 05-11	Jim Manning (8)
2. Churchland	Jeremy Lechner, Civil Engineering	Landon Station SD, Off Longreen Pkwy	R17509-03-01	Joyce Dickerson (2)



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: April 2, 2012
RC PROJECT: 12-09 MA
APPLICANT: John R. Thomas
PROPERTY OWNER: Longcreek Associates, LLC

LOCATION: Long Creek Plantation

TAX MAP NUMBER: 20300-02-48, 20401-01-03(P), 20401-03-01
ACREAGE: 140 acres
EXISTING ZONING: RU, RS-LD and PDD
PROPOSED ZONING: PDD

PC SIGN POSTING: March 6, 2012

Staff Recommendation

Approval

Background /Zoning History

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

The current zoning, Planned Development District (PDD) was changed from the original zoning of Rural District (RU).

The current zoning, Residential Single-Family Low Density District (RS-LD) reflects the zoning as approved under 94-008MA (Ordinance number 037-94HR) on May 24th, 1994.

The parcels contain one thousand six hundred and sixty nine (1669) feet of frontage along the southern portion of Longtown Road East and two thousand and thirty one (2031) feet of frontage along the northern portion of Longtown Road East. The parcel also contains seven hundred and thirty six (736) feet of frontage along Longtown Road.

The northern parcels also have access to two separate termini along Club Colony Circle.

Summary

The 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>	TROS	Windermere Golf Course and Lake Columbia
<u>South:</u>	GC, RU, PDD	Undeveloped, Residential, Undeveloped
<u>East:</u>	RU, PDD	Residential, Undeveloped
<u>West:</u>	RU, RS-LD, TROS	Residential, Windermere Golf Course and

Plans & Policies

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

Suburban Area

Objective: Residential areas are encouraged to contain a mix of residential and civic land uses. Existing single family developments may be adjacent to multifamily or a PDD including a buffer from higher intensity uses. Residential developments should occur at medium densities of 4-8 dwelling units per acre.

Compliance: The proposed PDD would contain mixed uses with single family residential, live work units, commercial uses, and open space. The proposed density is less than the recommendation by the Comprehensive Plan. However the proposed density is similar to the surrounding zoning and dwelling units per acre.

Traffic Impact

The 2010 SCDOT traffic count (Station # 711) located north of the subject parcels on Longtown Road identifies 8,700 Average Daily Trips (ADT’s). Longtown Road is classified as a two lane undivided Collector, maintained by SCDOT with a design capacity of 8,600 ADT’s. Longtown Road is currently operating at Level of Service (LOS) “C”.

The subject project will generate approximately 4950 additional vehicle trips on the roadway network when the project is completed in 2017. Upon project completion, this portion of Longtown Road will operate at a Level of Service F.

The Traffic Impact Assessment (TIA) report analyzed the effects of the project on the Longtown Rd/Longtown Rd East intersection. The analysis shows that this intersection will operate LOS C in the AM peak hour and LOS D in the PM peak hour. In order to mitigate the project’s traffic effects on the subject intersection, the TIA suggestion installation of a roundabout rather than a traffic signal.

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

Conclusion

The subject parcel is undeveloped, wooded and contains various types of terrain. There are some areas located around the shoreline of Lake Columbia that contain a significant slope. The surrounding area is characterized by residential and recreational uses. The northern parcels contain National Wetland Inventory (NWI) identified Wetlands. The northwest area contains two sites of wetlands characterized by woody vegetation that shed during the cold or dry season. Surface water is present for brief periods during growing season, but the water table usually lies

well below the surface for most of the growing season. Another piece of wetlands on the northern parcel is characterized by woody vegetation that shed during the cold or dry season. The soil is saturated to the surface for extended periods during the growing season, but surface water is seldom present. The northern RS-LD parcel contains identified Federal Emergency Management Agency (FEMA) floodplain. A portion of the parcel is located in an AE flood zone. An AE flood zone is an area subject to inundation by the 1-percent-annual-chance flood event determined by detailed methods. Base Flood Elevations (BFEs) are identified.

The parcel is contiguous to existing large-lot, suburban, well-established, residential development, Club Colony, and portions are contiguous to the Windermere Club golf course. The proposed PDD would allow for 425 units or a net density of 3 dwelling units per acre. There are four residential villages identified within the proposed PDD. These villages are named Gateway Village with 192 dwelling units, Longtown Village with 55 dwelling units, Bluff Village with 90 dwelling units, and Lakeside Village with 88 dwelling units. There is 60,000 square feet of commercial uses proposed within the Gateway Village.

The proposed PDD will include 25.3 acres of open space and is contiguous to another 40 acres of Windermere Club fairways. The maximum building height for any residential structure shall not exceed 35 feet and shall be measured from mean ground elevation to the midpoint of the roof. There is also a statement that the developer has the right to transfer commercial, office, or business square footage at 2,000 square feet for 1 additional dwelling unit up to 50% of the proposed 60,000 square feet of commercial and shall not exceed 5 acres. All development will abide by and meet all requirements of the "Green Code" as set forth in the Richland County Code 26-186.

Commercial, office, and business uses shall permit loft dwelling units, live-work units and other neighborhood commercial uses as defined in the Land Development Code Table 26 V-2 (dated January 17, 2012). Only the following neighborhood commercial uses will be permitted;

- 1) Common Area Recreation and Service Facilities
- 2) Dance Studios and Schools
- 3) Physical Fitness Centers
- 4) Swimming Pools
- 5) Nursing and Convalescent Homes
- 6) Places of Worship
- 7) Police Stations (Neighborhood)
- 8) Accounting, Tax Preparation, Bookkeeping and Payroll Services
- 9) Automatic Teller Machines
- 10) Banks, Finance and Insurance Services
- 11) Barber Shops, Beauty Salons and related services
- 12) Clothing Alterations/Repairs; Footwear Repairs
- 13) Computer Systems Design and related services
- 14) Engineering, Architectural and related services
- 15) Laundry and Dry Cleaning Services (non-coin operated)
- 16) Legal Services (Law Offices, etc.)
- 17) Management, Scientific and Technical Consulting Services
- 18) Medical/Health Care Offices
- 19) Medical, Dental or Related Laboratories
- 20) Office Administrative and Support Services (not otherwise listed)
- 21) Photocopying and Duplicating Services
- 22) Photography Studios
- 23) Real Estate and Leasing Offices
- 24) Travel Agencies (without tour buses or other vehicles)
- 25) Watch and Jewelry Repair Shops
- 26) Weight Reducing Centers

- 27) Art Dealers
- 28) Arts and Crafts Supply Stores
- 29) Bakeries (retail)
- 30) Book, Periodical and Music Stores
- 31) Camera and Photographic Sales and Service
- 32) Candle Shops
- 33) Candy Stores (Confectionary, Nuts, etc.)
- 34) Coin, Stamp or Similar Collectibles Stores
- 35) Computer and Software Stores
- 36) Musical Instrument and Supplies Stores (may include Instrument Repair)
- 37) News Dealers and Newsstands
- 38) Office Supplies and Stationary Stores
- 39) Optical Goods Stores
- 40) Restaurants and Cafeterias (Dine-in, Delivery, Carry-out)

The subject parcel is within the boundaries of School District Two. Sandlapper Elementary School is located southwest of the southern parcel. Ridgeview High School and Rice Creek Elementary is located .49 miles south east of the subject parcels.

Water service would be provided by the City of Columbia and sewer service would be provided by Palmetto Utilities and the City of Columbia. There are numerous fire hydrants located along Club Colony Circle with one at the intersection of Club Colony Circle and Club Colony Parkway. The Elders Pond fire station (station number 34) is located on Elders Pond Road, approximately 1.38 miles southeast of the subject parcels.

Based upon the residential uses and zoning classifications in the vicinity, the availability of water and sewer services, as well as the compatibility to the Comprehensive Plan recommendation for residential uses, staff is of the opinion that the proposed map amendment would not negatively impact public services and can support the rezoning request. Traffic would be negatively affected without the TIA's recommended improvements because of the current LOS on Longtown Road.

In summary, the staff is of the opinion that the proposed zoning map amendment is in compliance with the Comprehensive Plan and as such the planning staff recommends **Approval** of this map amendment.

Zoning Public Hearing Date

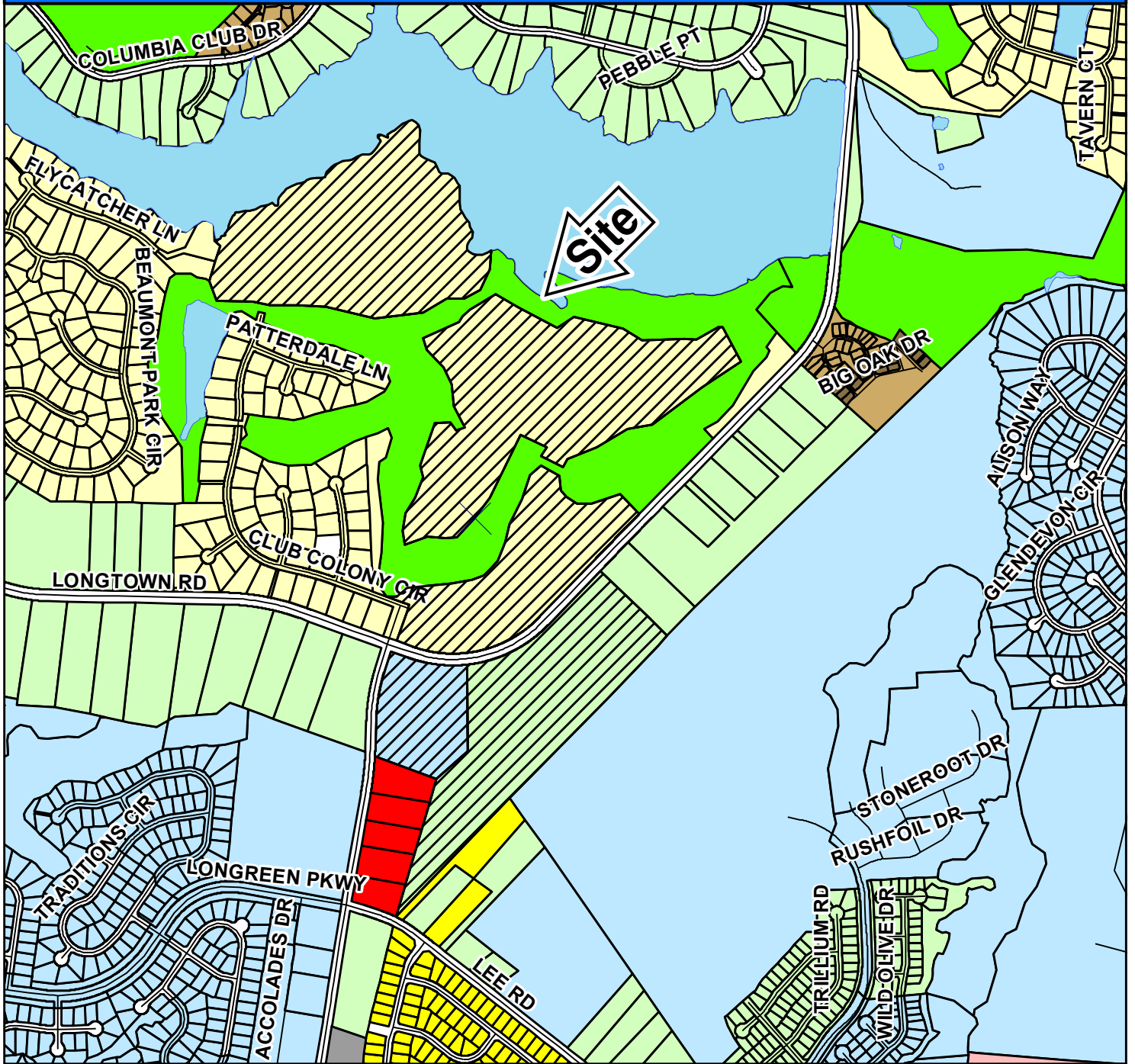
April 24, 2012

Points of discussion























1. The proposed Villages at LongCreek is not under the existing POA for LongCreek Plantation. The applicant states that the development "...will be brought under the LongCreek POA provided the authority invites and accepts the conditions and standards of The Villages at LongCreek POA."
2. The existing golf course is not a part of the subject parcels, nor shall it count in determining open/green space.
3. The proposed cluster housing will allow for "...fairly small lots near one another..." The cluster housing may not be in character with the existing development. As stated by the applicant "...Most of the existing development is standard conventional development".
4. A maximum of 60,000 square feet business/commercial use is proposed. The General Development Plan will allow for the transfer of business/commercial – to – residential units at a ratio of 2,000:1, with a maximum transfer of 50%. This establishes a minimum square footage of 30,000 square feet for business/commercial uses.
5. The Design Guidelines "...will require adherence to the community vision in architectural styling, material and colors." It is recommended that this be incorporated into the covenants for the PDD.
6. The ordinance shall state the access from Club Colony Circle into the development shall be an emergency access only.
7. The proposed roundabout may not be approved by SCDOT.
8. The conceptual master plan of the clubhouse is not a part of the rezoning request.
9. The general development plan states that the "...development will abide by and meet all requirements of the "Green Code" as set forth in Richland County Code 26-186."
 - If the all of the requirements of the Green Code are met, the provisions of the Green Code would supersede some of the proposed development standards of the PDD.
10. Lot Clearing and Development
 - The proposed provisions regarding clearing and tree removal, foundations, plan reviews and building construction shall be incorporated into the covenants for the PDD.
11. Landscape Standards
 - Standards pertaining to lawn areas and building facades shall be incorporated into the covenants for the PDD.

12. Various residential unit types are permitted in all Villages. Should development type limitations be placed on the various villages?
 - As stated in the general narrative, “Any use allowed in any single Village would be allowed in all except for the Business/Commercial use which is limited to the Gateway Village only.”
 - The Villages at Longcreek sketch plan depicts the residential villages as either, residential mixed or residential cluster.
13. Amendments to home occupations section of the general narrative.
 - The general narrative allows home occupations, except uses that “...result in objectionable noise or noxious fumes that may be detrimental to the neighborhood shall not be allowed.” This cannot be enforced by staff.
14. Identify specific widths for identified buffers, as depicted on the sheet titled “Buffers, Parks and Open Space Plan”.
15. Establish a minimum size for each identified “park” area.
16. Phasing plan.
 - The phasing plan is depicted, but is void of specific language related to implementation.
 - The start of the commercial development will be determined by market demand.

Case 12-09 MA RU/RS-LD/PDD to PDD



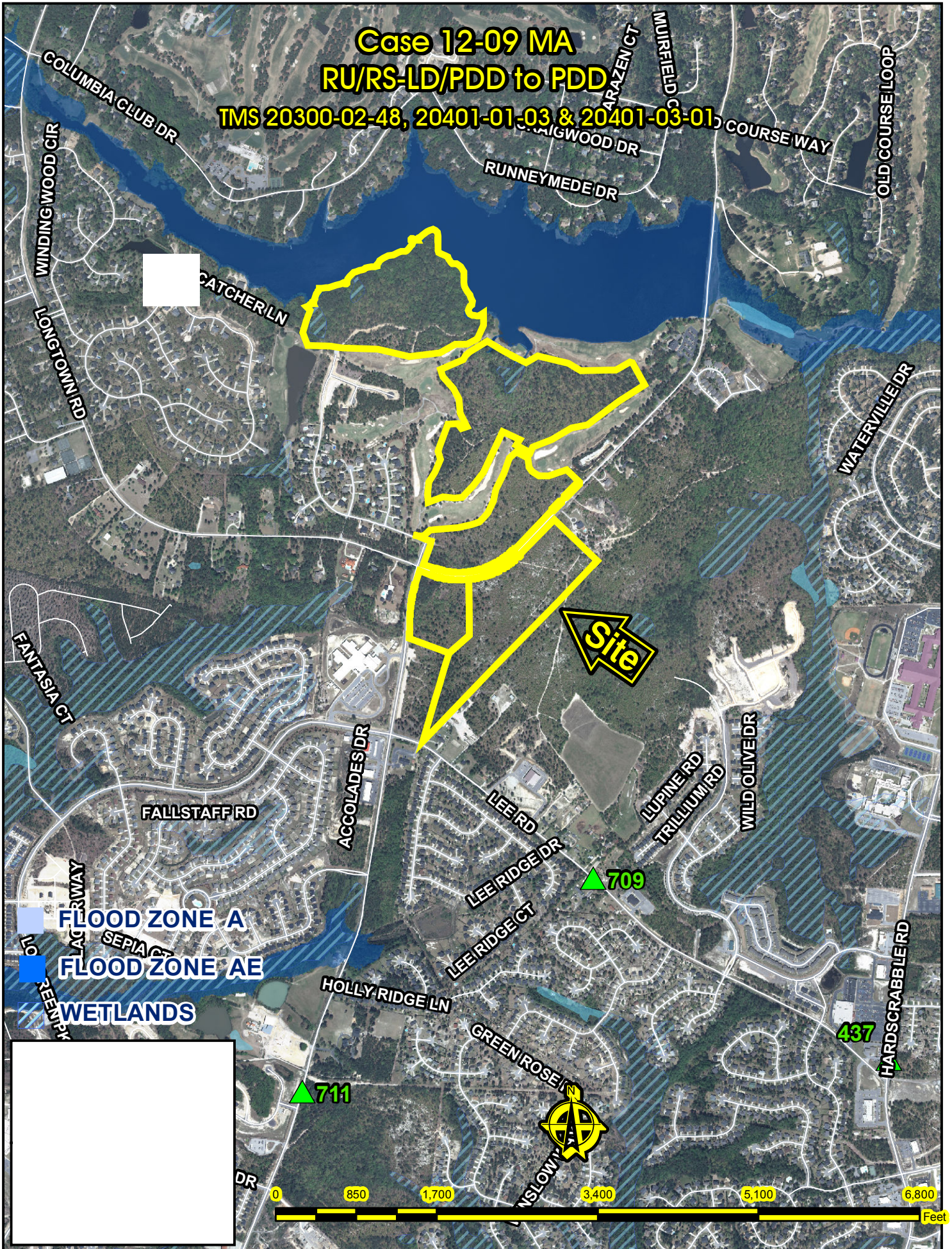
ZONING CLASSIFICATIONS

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



**Case 12-09 MA
RU/RS-LD/PDD to PDD**

TMS 20300-02-48, 20401-01-03 & 20401-03-01



Proposed Villages at Longcreek Project Traffic Impacts Summary

Longtown Rd East and Longtown Rd are classified as two lane undivided collector state roads (TLUC). A TLUC has an engineering design capacity of 8600 vehicles per day. This is the volume of traffic at which the roadway functions most efficiently and is commonly known as a Level-Of-Service (LOS) C.

The nearest SCDOT traffic count station to the subject project is located on Longtown Rd about half way between the Longreen Parkway intersection and the Clemson Rd intersection. The 2010 traffic counts at this station measured 8000 vehicle trips per day, approximately at LOS C.

A Traffic Impact Assessment (TIA) report for the proposed project has been prepared. The TIA estimates that when the subject project is built out in 2017, an additional 4950 vehicle trips per day will be added to Longtown Rd East and Longtown Rd, north of the Longreen Parkway intersection. The additional traffic generated by the subject project will result in a LOS F condition, i.e., very congested, stop and go traffic movement, at the count station.

One of the functions of a TIA is to identify various possible measures to mitigate the traffic impacts of a proposed project. The first level of possible mitigation is to determine whether there are any SCDOT programmed (within 5 years), or planned (5 years plus), improvements to either of the subject Roads. There are no programmed, or planned, improvements to either Road.

The TIA determined that the current four way stop intersection of Longtown Rd East and Longtown Rd, while experiencing a significant increase in volume, will operate at acceptable levels in both the AM and PM peak hours when the project is completed. An analysis of the effects of installation of a roundabout, instead of a conventional traffic signal, to mitigate the effects of the additional traffic generated by the subject project determined a roundabout has very significant traffic flow and safety advantages.

The efficiency of intersections is measured by the amount of time it takes for each vehicle to go through it. The subject intersection is currently a four way stop configuration. Every vehicle that enters the intersection must stop before proceeding through the intersection. As the traffic volume increases, the unmitigated delay time increases and the rate of accidents increases.

Properly designed roundabouts reduce the delay time to virtually nothing, especially in the AM and PM peak hours. Furthermore, since all the traffic is moving in the same direction through the roundabout, there are far less conflicting traffic movements, i.e., turning movements across the flow of traffic. A typical four way intersection has 32 points of traffic conflict.

Roundabouts have been thoroughly documented to result in a 40 to 60% reduction in total crashes and 30 to 90% in injury crashes. Studies in Australia have found that roundabouts have virtually eliminated fatalities and serious injury crashes at intersections.

The installation of a roundabout at the subject intersection is a very simple and innovative way to not only mitigate, but actually improve, the intersection's current operation as well as its operation after the project's completion. Installation of a NB right-turn lane in Longtown Rd at the intersection would even more greatly improve the intersection's operation.

Prepared by RC Planning & Development Services Department - February 1, 2012



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: March 5, 2012
RC PROJECT: 12-14 MA
APPLICANT: Lee Blythe
PROPERTY OWNER: Marion Bouknight

LOCATION: Old Tamah Road

TAX MAP NUMBER: 03500-04-08 Portion of and 24 Portion of
ACREAGE: 29.61 acres
EXISTING ZONING: RU
PROPOSED ZONING: RS-MD

PC SIGN POSTING: February 17, 2012

Staff Recommendation

Approval

Background /Zoning History

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

The parcel contains five hundred and thirty six (536) feet of frontage along Old Tamah Road.

Summary

The Residential Single Family Medium Density District (RS-MD) is intended as a single family, detached residential district of medium densities, and the requirements for this district are designed to maintain a suitable environment for single family living.

Minimum lot area is 8,500 square feet, or as determined by DHEC. The maximum density standard: no more than one principal dwelling unit may be placed on a lot except for permitted accessory dwellings.

- The gross density for this site is approximately: 151 dwelling units
- The net density for this site is approximately: 105 dwelling units

Direction	Existing Zoning	Use
<u>North:</u>	RU	Undeveloped
<u>South:</u>	RU	Residence
<u>East:</u>	RS-MD	Residential Subdivision (Kingston Village)
<u>West:</u>	RU	Residence

Plans & Policies

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

Suburban Area

Objective: “Residential areas are encouraged to contain a mix of residential and civic land uses. Existing single family developments may be adjacent to multifamily or a PDD including a buffer from higher intensity uses. Residential developments should occur at medium densities of 4-8 dwelling units per acre.”

Compliance: The proposed zoning would allow a development density similar to the surrounding area and would otherwise meet the recommended density identified in the Comprehensive Plan.

Traffic Impact

The 2010 SCDOT traffic count (Station # 573) located east of the subject parcel on Old Tamah Road identifies 2,800 Average Daily Trips (ADT's). Old Tamah Road is classified as a two lane undivided Collector, maintained by SCDOT with a design capacity of 8,600 ADT's. Old Tamah Road is currently operating at Level of Service (LOS) “A”.

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

Conclusion

The subject parcel is mostly wooded and undeveloped. The property has mild slopes, no sidewalks and contains a rudimentary concrete drive leading to the interior. The surrounding area is characterized by scattered larger lot residential parcels, agricultural uses, medium-density developed subdivisions, such as Ridgecreek and Kingston Village, as well as institutional uses, such as Dutch Fork Middle and Dutch Fork High School. West, north, and south of the subject parcel are a number of Rural District (RU) zoned parcels that contain residential uses. There is also a Residential Single-family Medium Density District (RS-MD) zoned subdivision (Kingston Village, case number 06-58MA Ordinance No. 117-06HR) with less than fifty lots, east of the subject parcel on Old Tamah Road.

The subject parcel is within the boundaries of Lexington/Richland School District Five. Dutch Fork Middle School is .4 miles to the east of the subject parcel on Old Tamah Road. Water service would be provided by the City of Columbia and sewer service would be provided by Richland County. There is a fire hydrant located on site along Old Tamah Road. The Dutch Fork/Ballentine fire station (station number 20) is located on Broad River Road, approximately 1.6 miles south of the subject parcel.

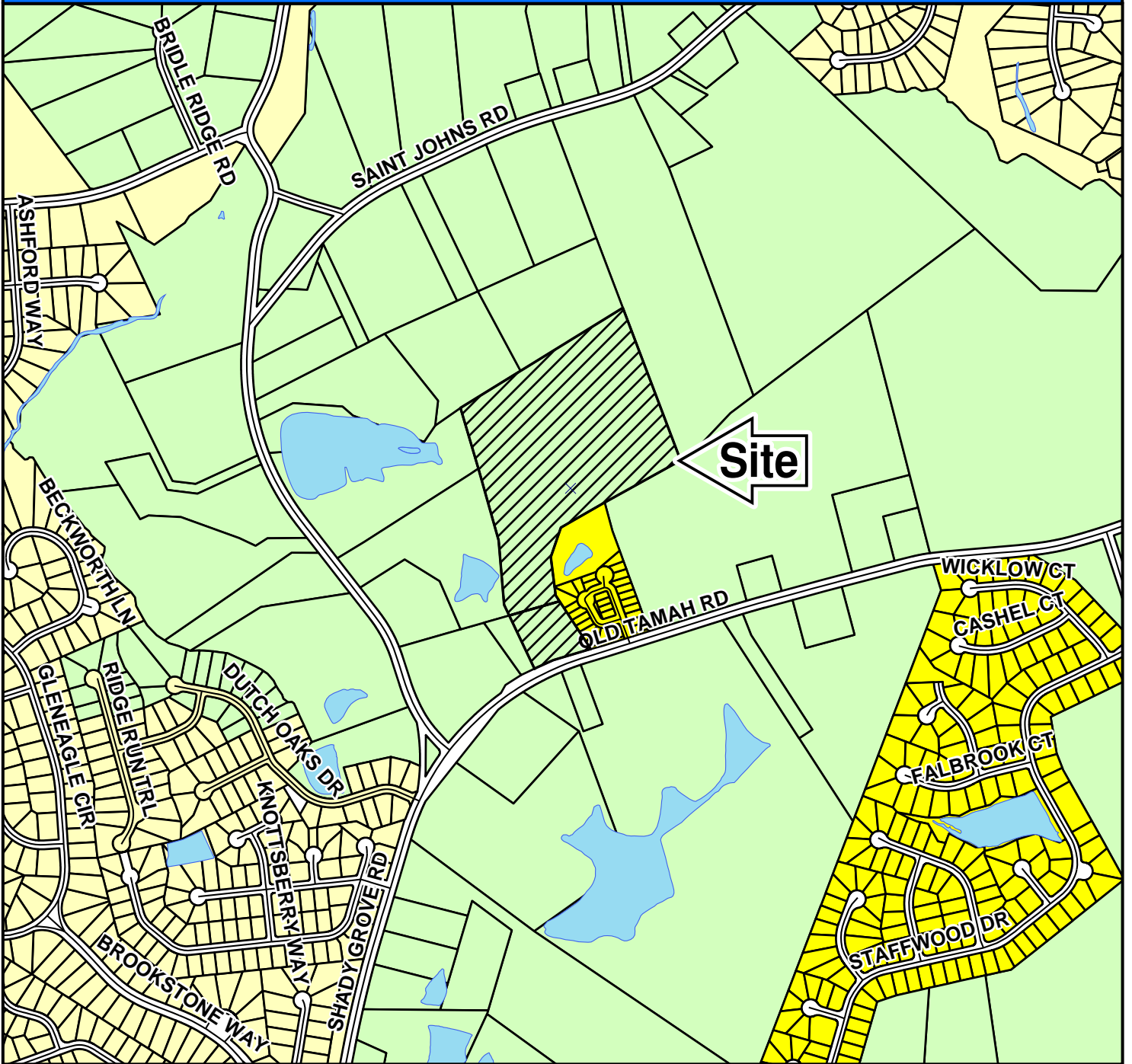
Based upon the residential zoning and land use in the vicinity, as well as the compatibility to the Comprehensive Plan recommendation for residential uses, staff can support the rezoning request.

As the proposed zoning map amendment is in compliance with the Comprehensive Plan the planning staff recommends **Approval** of this map amendment.























Zoning Public Hearing Date

March 27, 2012

Case 12-14 MA RU to RS-MD



ZONING CLASSIFICATIONS

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



**Case 12-14 MA
RU to RS-MD
TMS 03500-04-08/24(p)**

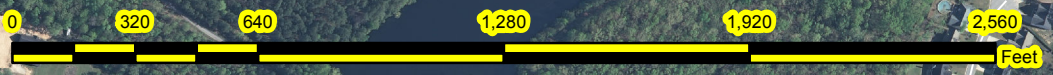
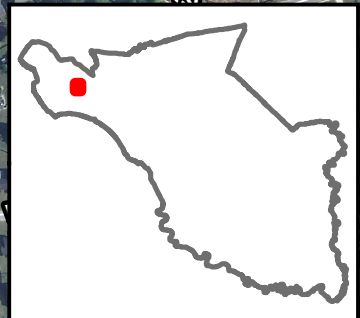
▲ 453

SAINT JOHN'S RD

Site

OLD TAMAH RD

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



The zoning change from RU (Rural) to RS-MD (Residential Medium Density) would permit the introduction of the following uses which were not allowed previously in the original zoning

USE TYPES	RS-MD
Single-Family, Zero Lot Line, Common	SE
Single-Family, Zero Lot Line, Parallel	SR



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: March 5, 2012
RC PROJECT: 12-15 MA
APPLICANT: Tanya Boyd
PROPERTY OWNER: Tanya Boyd

LOCATION: 2400 Alpine Road

TAX MAP NUMBER: 19901-02-28
ACREAGE: .34 acres
EXISTING ZONING: RS-LD
PROPOSED ZONING: GC

PC SIGN POSTING: February 17, 2012

Staff Recommendation

Disapproval

Background /Zoning History

The current zoning, Residential Single-family Low Density District (RS-LD), reflects the original zoning as adopted September 7, 1977.

The parcel contains one hundred and sixteen (116) feet of frontage along Alpine Road.

Summary

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

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

- The gross density for this site is approximately: 5 dwelling units
- The net density for this site is approximately: 3 dwelling units

Direction	Existing Zoning	Use
<u>North:</u>	GC	Railroad and Undeveloped
<u>South:</u>	M-1	Hydraulic parts and service center
<u>East:</u>	RS-LD	Residence
<u>West:</u>	M-1	Storage facility

Plans & Policies

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

Suburban 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 parcel is not located at a traffic junction. The proposed commercial zoning would encroach upon an established residential area.

Traffic Impact

The 2010 SCDOT traffic count (Station # 499) located east of the subject parcel on Alpine Road identifies 8,600 Average Daily Trips (ADT's). Alpine Road is classified as a two lane undivided Collector, maintained by SCDOT with a design capacity of 8,600 ADT's. Alpine Road is currently operating at Level of Service (LOS) “C”.

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

Conclusion

The subject parcel contains an existing brick, single-family residence. The property is adjacent to an active railroad right-of-way. The immediate surrounding area is characterized by residential and an industrial use. South of the subject parcel is a Light Industrial District (M-1) parcel that contains a hydraulic parts retail and service center. North and east of the subject parcel properties have developed residentially. The General Commercial District (GC) permits certain uses outright, such as residential, recreational, institutional, educational, civic, business and professional services, wholesale trade, transportation, information, warehousing, utilities, and retail trade and food services. Otherwise, all properties to the south of the railway and east of Alpine Road are residential in nature.

The subject parcel is within the boundaries of School District Two. The E.L. Wright Middle School is located .49 miles east of the subject parcel on Alpine Road. Water service would be provided by the City of Columbia and sewer service would be provided by East Richland County Public Service District. There is a fire hydrant located south of the subject parcel on Alpine Road. The Jackson Creek fire station (station number 32) is located on Two Notch Road, approximately .94 miles northeast of the subject parcel.

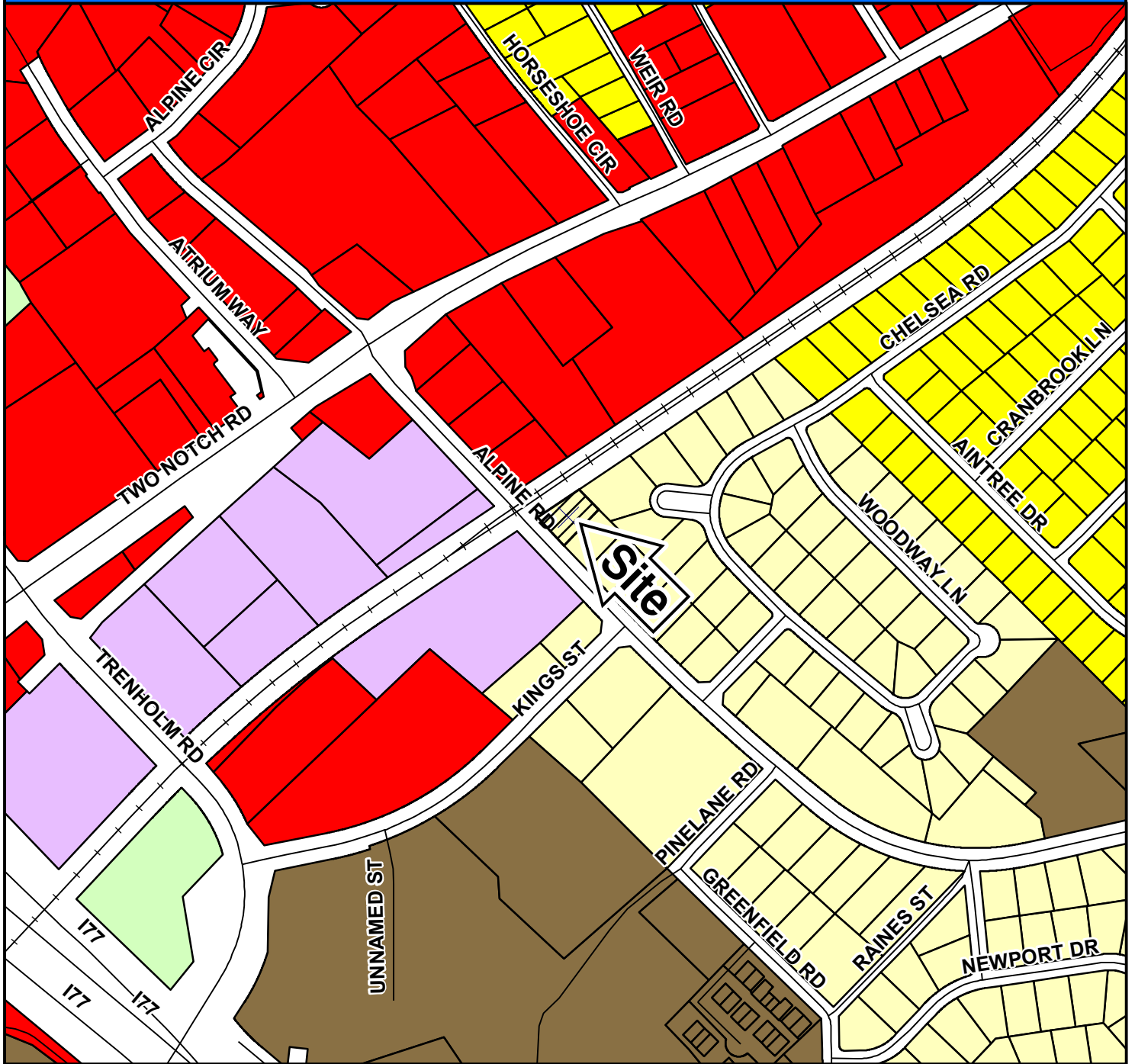
From the viewpoint of staff, the railway serves as an appropriate boundary to separate the commercial zoning and uses to the northwest from the established residential uses along Alpine Road. Rezoning of this parcel would establish a precedent for the rezoning of additional parcels along Alpine Road and serve to the detriment of the neighborhoods nearby. Furthermore, allowing commercial zoning eastward along Alpine Road would encroach upon the established residential areas identified in the “Objectives” of the Comprehensive Plan.

Based upon this rationale and the fact that the proposed zoning map amendment **is not in compliance** with the Comprehensive Plan, planning staff recommends **Disapproval** of this map amendment.

Zoning Public Hearing Date

March 27, 2012

Case 12-15 MA RS-LD to GC

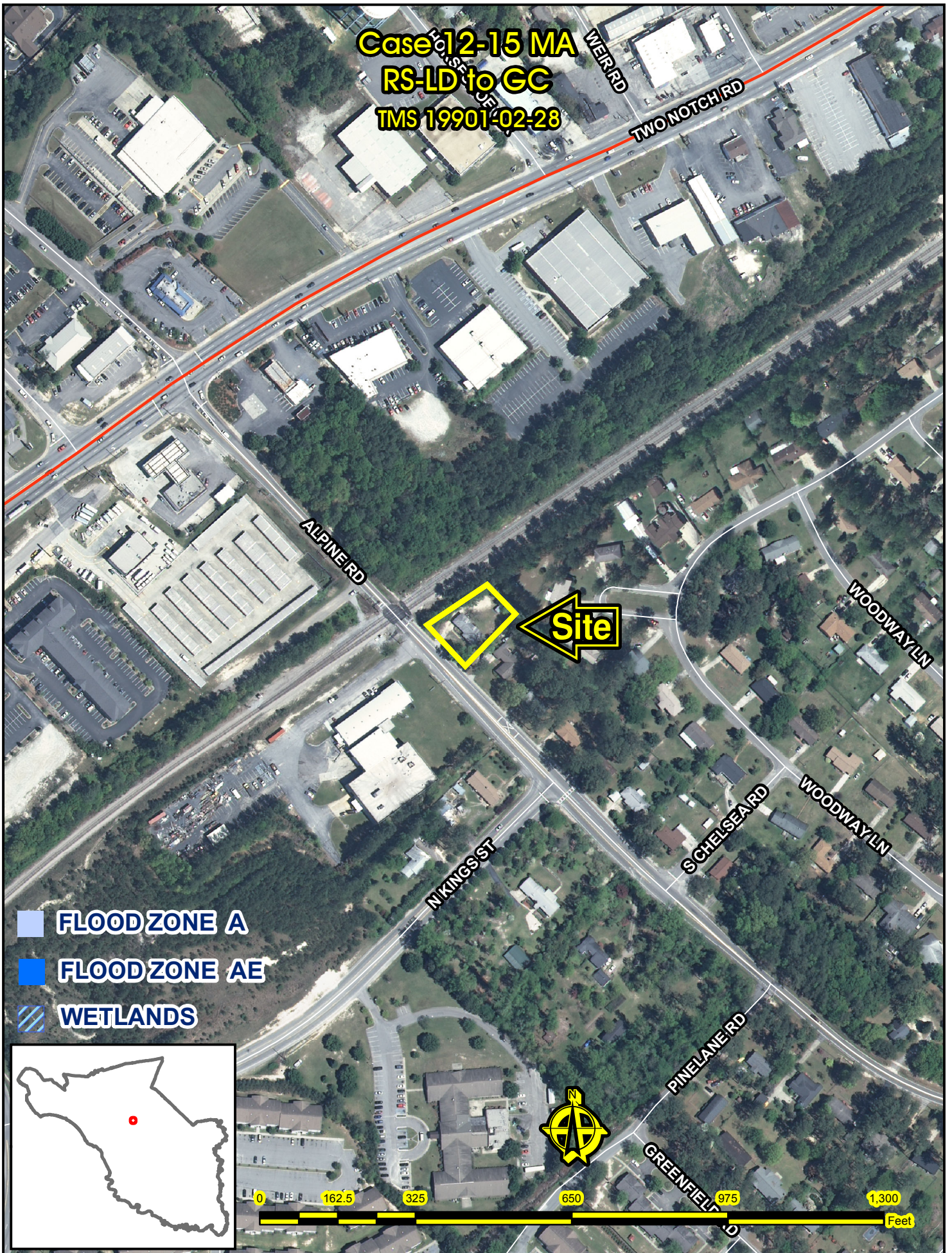


ZONING CLASSIFICATIONS

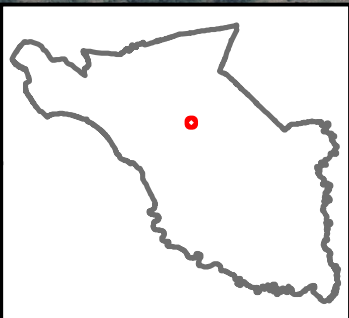
RR	RS-E	MH	NC	LI	TROS
C-1	RS-LD	RM-MD	GC	HI	Subject Property
C-3	RS-MD	RM-HD	RC	PDD	
RG-2	RS-HD	OI	M-1	RU	



**Case 12-15 MA
RS-LD to GC
TMS 19901-02-28**



-  FLOOD ZONE A
-  FLOOD ZONE AE
-  WETLANDS

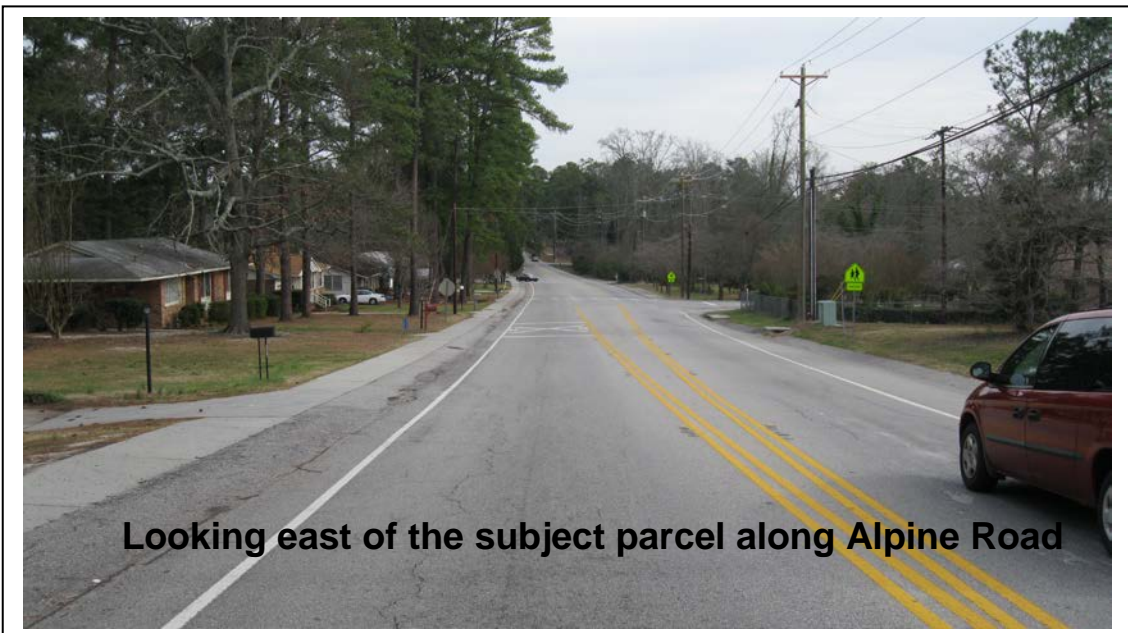
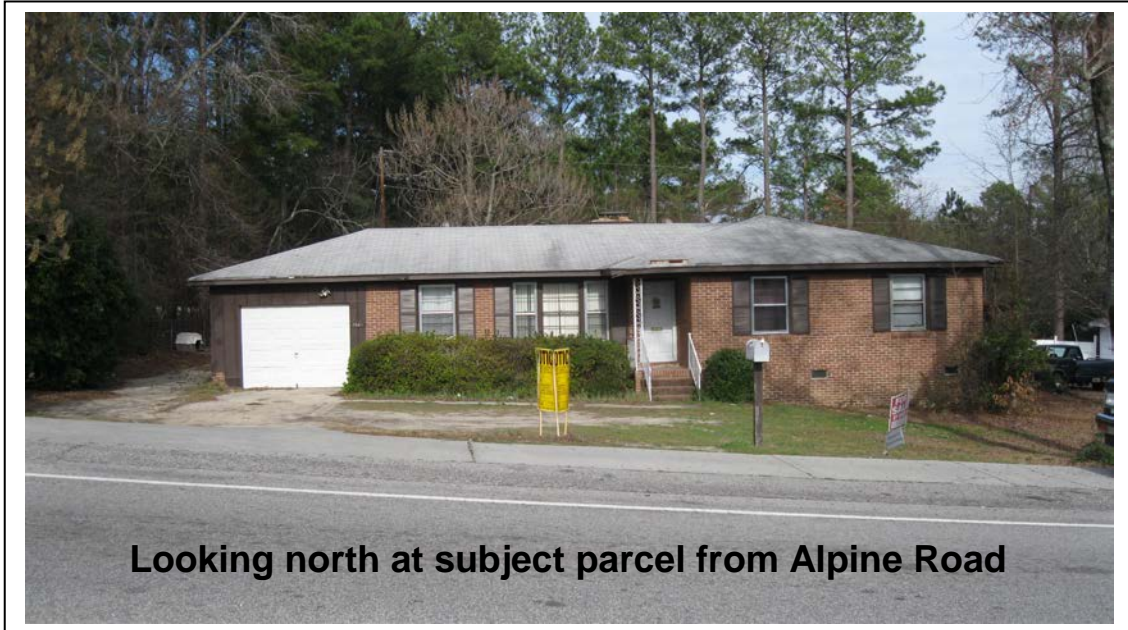


CASE 12-15 MA

From RS-LD to GC

TMS# 19901-02-28

Alpine Road



The zoning change from RS-LD (Residential –Low Density) to GC (General Commercial) would permit the introduction of the following uses which were not allowed previously in the original zoning

USE TYPES	GC
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
Amusement or Water Parks, Fairgrounds	SR
Amusement Arcades	P
Batting Cages	SR
Billiard Parlors	P
Bowling Centers	P
Clubs or Lodges (Ord No.054-08HR; 9-16-08)	P
Dance Studios and Schools	P
Go-Cart, Motorcycle and Similar Small Vehicle Tracks	SR
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
Shooting Ranges, Indoor	P
Skating Rinks	P
<u>Institutional, Educational and Civic Uses</u>	
Ambulance Services, Transport	P
Animal Shelters	SR
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
Nursing and Convalescent Homes	P
Post Offices	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, Technical and Trade (Except Truck Driving)	P
Schools, Truck Driving	P
Zoos and Botanical Gardens	SR
<u>Business, Professional and Personal Services</u>	
Accounting, Tax Preparation, Bookkeeping, and Payroll Services	P
Advertising, Public Relations, and Related Agencies	P
Automatic Teller Machines	P
Automobile Parking (Commercial)	P
Automobile Rental or Leasing	P
Automobile Towing, Not Including Storage	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
Building Maintenance Services, Not Otherwise Listed	P
Car and Light Truck Washes (See also	P

Truck Washes)	
Carpet and Upholstery Cleaning Services	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
Exterminating and Pest Control Services	P
Funeral Homes and Services	P
Furniture Repair Shops and Upholstery	P
Hotels and Motels	P
Janitorial Services	P
Kennels	SR
Landscape and Horticultural Services	P
Laundromats, Coin Operated	P
Laundry and Dry Cleaning Services, Non-Coin Operated	P
Legal Services (Law Offices, Etc.)	P
Linen and Uniform Supply	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
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	P

Services, Not Otherwise Listed	
Publishing Industries	P
Real Estate and Leasing Offices	P
Rental Centers, with Outside Storage	SR
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, Home and Garden Equipment	P
Repair and Maintenance Services, Personal and Household Goods	P
Repair and Maintenance Services, Television, Radio, or Other Consumer Electronics	P
Research and Development Services	P
Security and Related Services	P
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
Truck (Medium and Heavy) Washes	P
Vending Machine Operators	
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
<u>Retail Trade and Food Services</u>	
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
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
Direct Selling Establishments, Not Otherwise Listed	P
Drugstores, Pharmacies, with Drive-Thru	P
Drugstores, Pharmacies, without Drive-Thru	P
Electronic Shopping and Mail Order Houses	P
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
Truck Stops	P
Used Merchandise Stores	P
Video Tape and Disc Rental	P
Warehouse Clubs and Superstores	P
<u>Wholesale Trade</u>	
Apparel, Piece Goods, and Notions	P
Beer/Wine/Distilled Alcoholic Beverages	SR
Books, Periodicals, and Newspapers	P
Drugs and Druggists' Sundries	SR
Durable Goods, Not Otherwise Listed	SR
Electrical Goods	SR
Flowers, Nursery Stock, and Florist Supplies	P
Furniture and Home Furnishings	SR
Groceries and Related Products	P
Hardware	P
Jewelry, Watches, Precious Stones	P
Lumber and Other Construction Materials	SR
Machinery, Equipment and Supplies	SR
Market Showrooms (Furniture, Apparel, Etc.)	SR
Motor Vehicles, New Parts and Supplies	SR
Motor Vehicles, Tires and Tubes	SR
Nondurable Goods, Not Otherwise Listed	SR
Paints and Varnishes	SR
Paper and Paper Products	P
Plumbing & Heating Equipment and Supplies	SR
Professional and Commercial Equipment and Supplies	P
Sporting and Recreational Goods and	P

Supplies (Except Sporting Firearms and Ammunition)	
Sporting Firearms and Ammunition	SR
Tobacco and Tobacco Products	SR
Toys and Hobby Goods and Supplies	P
<u>Transportation, Information, Warehousing, Waste Management, and Utilities</u>	
Bus Facilities, Interurban	P
Bus Facilities, Urban	P
Charter Bus Industry	P
Courier Services, Substations	P
Limousine Services	P
Radio and Television Broadcasting Facilities (Except Towers)	P
Radio, Television, and Other Similar Transmitting Towers	SE
Scenic and Sightseeing Transportation	P
Taxi Service Terminals	P
Truck Transportation Facilities	
Utility Company Offices	P
Utility Service Facilities (No Outside Storage)	P
Warehouses (General Storage, Enclosed, Not Including Storage of Any Hazardous Materials or Waste as Determined by Any Agency of the Federal, State or Local Government)	SR
Warehouses, Self-Storage	SR
Warehouses, Self-Storage	SR
Bakeries, Manufacturing	P
Computer, Appliance, and Electronic Products	P
Medical Equipment and Supplies	P
Printing and Publishing	P
Signs	P
Sexually Oriented Businesses	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: April 2, 2012
RC PROJECT: 12-16 MA
APPLICANT: Michael J. Reynolds
PROPERTY OWNER: Michael and Carrie Reynolds

LOCATION: 1236 Richard Franklin Road

TAX MAP NUMBER: 01415-02-15
ACREAGE: 1.99 acres
EXISTING ZONING: RU
PROPOSED ZONING: RS-LD

PC SIGN POSTING: March 8, 2012

Staff Recommendation

Disapproval

Background /Zoning History

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

A variance was requested for the subject property under 12-01V. The Board of Zoning Appeals denied the request.

A Map Amendment was proposed for the subject property under 12-13MA. The proposed zoning change was from RU to RS-E. The Planning Commission voted to approve the case and Council is scheduled to hear the case at the March 27th Zoning Public Hearing.

The parcels contain one hundred and sixty one (161) feet of frontage along Richard Franklin Road.

Summary

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

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

- The gross density for this site is approximately: 7 dwelling units
- The net density for this site is approximately: 5 dwelling units

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

Plans & Policies

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

Suburban Area

Objective: “Residential areas are encouraged to contain a mix of residential and civic land uses. Existing single family developments may be adjacent to multifamily or a PDD including a buffer from higher intensity uses. Residential developments should occur at medium densities of 4-8 dwelling units per acre.”

Compliance: The rezoning complies with the Comprehensive Plan’s recommended density. Residential Single Family Low Density District (RS-LD) permits a minimum 12,000 square foot lots or 3.6 dwelling units per acre which is closer to the recommended density of the Comprehensive Plan.

Traffic Impact

The 2010 SCDOT traffic count (Station # 637) located northwest of the subject parcel on Johnson Marina Road identifies 4,200 Average Daily Trips (ADT’s). Johnson Marina Road is classified as a two lane undivided Collector, maintained by SCDOT with a design capacity of 8,600 ADT’s. Johnson Marina Road is currently operating at Level of Service (LOS) “A”.

There are no planned or programmed improvements for Johnson Marina Road.

Conclusion

The subject parcels are somewhat wooded with an existing metal-paneled storage garage on site, a fifth-wheel trailer, and a gentle to moderate slope toward the lake. The subject parcel is bound by Lake Murray to the west. North and south the parcels are zoned Rural (RU) and contain residences. East of the subject property is an undeveloped Residential Single-Family Low Density (RS-LD) zoned parcel. The existing Rural District (RU) permits minimum 33,000 square foot lots at 1.3 dwelling units per acre; whereas the Residential Single-Family Low Density (RS-LD) permits a minimum 12,000 square foot lots at 3.6 dwelling units per acre. The recommended density identified in the Suburban Area in the North West Planning Area is 4-8 dwelling units per acre.

The subject parcels are .79 miles southeast of Lake Murray Elementary School and are part of Lexington/Richland School District Five. Water is provided by the City of Columbia and sewer is provided by Richland County. The Dutch Fork/Ballentine fire station (number# 20) is located on Broad River Road 2.77 miles northeast of the subject parcel. There are no fire hydrants located

in the immediate area. The proposed map amendment would not negatively impact public services or traffic.

Although the RS-LD District would come closer to meeting the recommended intent of the Comprehensive Plan for 4-8 dwelling units per acre, staff is of the opinion that the proposed district would begin to establish a development pattern in this vicinity which would be out of character with the existing rural zoning and the established land development pattern of the existing subdivision. For this reason, the staff believes that the proposed rezoning would be inconsistent with zoning on nearby properties and cannot support the request.

Based upon this rationale and the fact that the proposed zoning map amendment **is not in compliance** with the Comprehensive Plan, planning staff recommends **Disapproval** of this map amendment.























Zoning Public Hearing Date

April 24, 2012

Case 12-16 MA RU to RS-LD

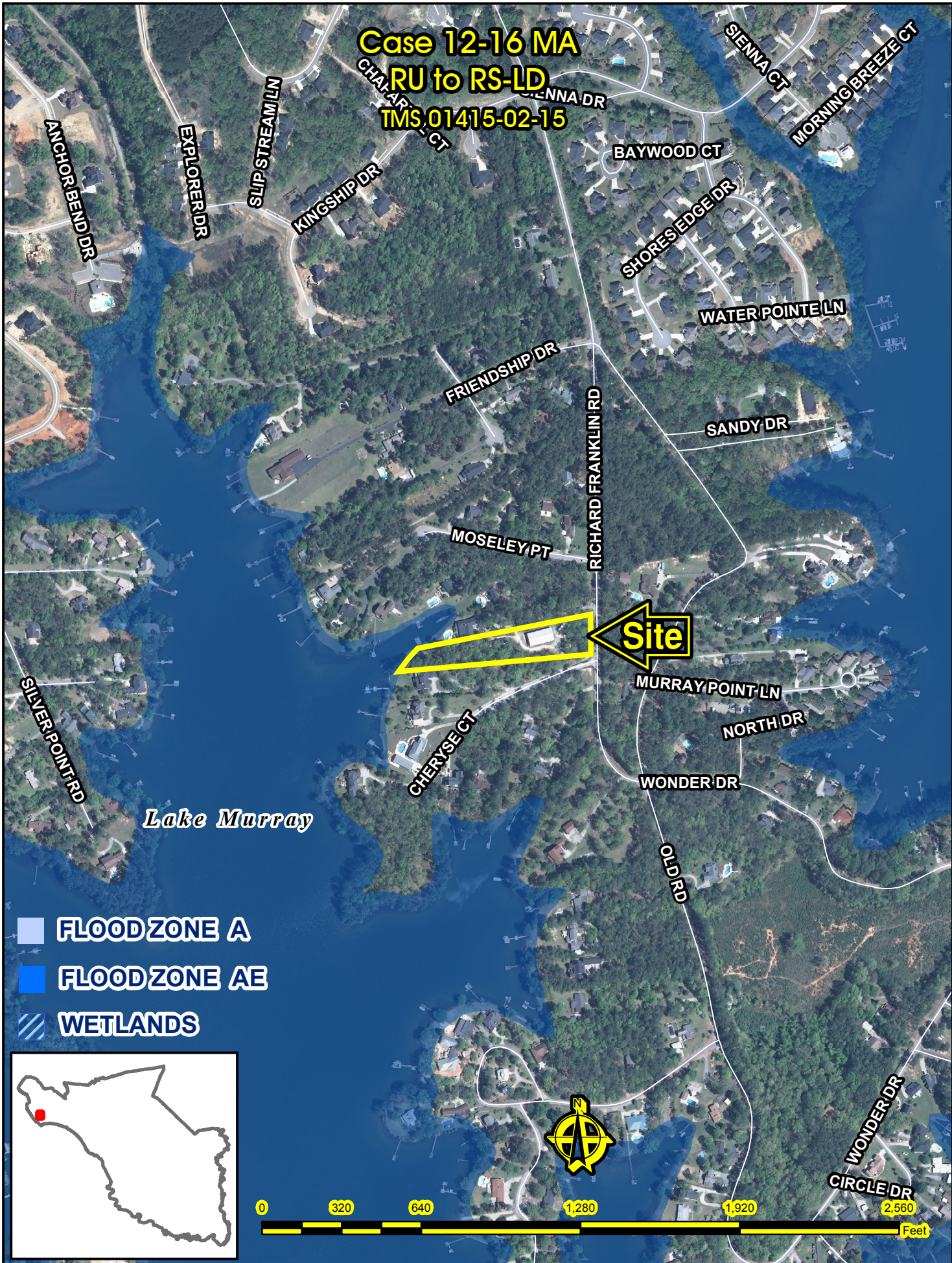


ZONING CLASSIFICATIONS

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



**Case 12-16 MA
RU to RS-LD
TMS 01415-02-15**



The zoning change from RU (Rural) to RS-MD (Residential Medium Density) would permit the introduction of the following uses which were not allowed previously in the original zoning

USE TYPES	RS-LD
Single-Family, Zero Lot Line, Parallel	SR



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: April 2, 2012
RC PROJECT: 12-17 MA
APPLICANT: Richland County
PROPERTY OWNER: City of Columbia

LOCATION: Garners Ferry Road

TAX MAP NUMBER: 21800-01-09
ACREAGE: .086 acres
EXISTING ZONING: RU
PROPOSED ZONING: GC

PC SIGN POSTING: March 14, 2012

Staff Recommendation

Approval

Background /Zoning History

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

The parcels contain forty nine (49) feet of frontage along Garners Ferry Road.

Summary

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

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

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

Direction	Existing Zoning	Use
<u>North:</u>	GC	Vacant office
<u>South:</u>	RU	Undeveloped
<u>East:</u>	GC	Vacant office
<u>West:</u>	GC	Vacant office

Plans & Policies

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

Suburban 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.”

Compliance: The proposed General Commercial District (GC) parcel will be surrounded by an existing commercial zoning and use.

Southeast Richland Neighborhood Master Plan

The subject parcel is identified as part of the Garners Ferry Scenic Boulevard on the conceptual development plan. The proposed rezoning is in compliance with the neighborhood master plan.

Traffic Impact

The 2010 SCDOT traffic count (Station # 171) located west of the subject parcel on Garners Ferry Road identifies 31,500 Average Daily Trips (ADT's). Garners Ferry Road is classified as a four lane divided Principal Arterial, maintained by SCDOT with a design capacity of 33,600 ADT's. Garners Ferry Road is currently operating at Level of Service (LOS) “C”.

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

Conclusion

The subject parcel contains an existing pump station for the City of Columbia and is fenced along the length of the property line. The subject parcel is bound by a parcel to the west, north, and east the parcels zoned General Commercial District (GC). South of the subject property is an undeveloped Rural District (RU) zoned parcel. The subject parcel is located .93 miles west of Lower Richland high School and is part of School District One. The GC District permits certain uses outright, such as residential, recreational, institutional, educational, civic, business and professional services, wholesale trade, transportation, information, warehousing, utilities, and retail trade and food services.

Water and sewer services would be provided by the City of Columbia. The Lower Richland fire station (number# 22) is located on Lower Richland Boulevard .96 miles northeast of the subject parcel. There is a fire hydrant located two hundred and forty four (244) feet east of the subject parcel on Garners Ferry Road. The proposed map amendment would not negatively impact public services or traffic.

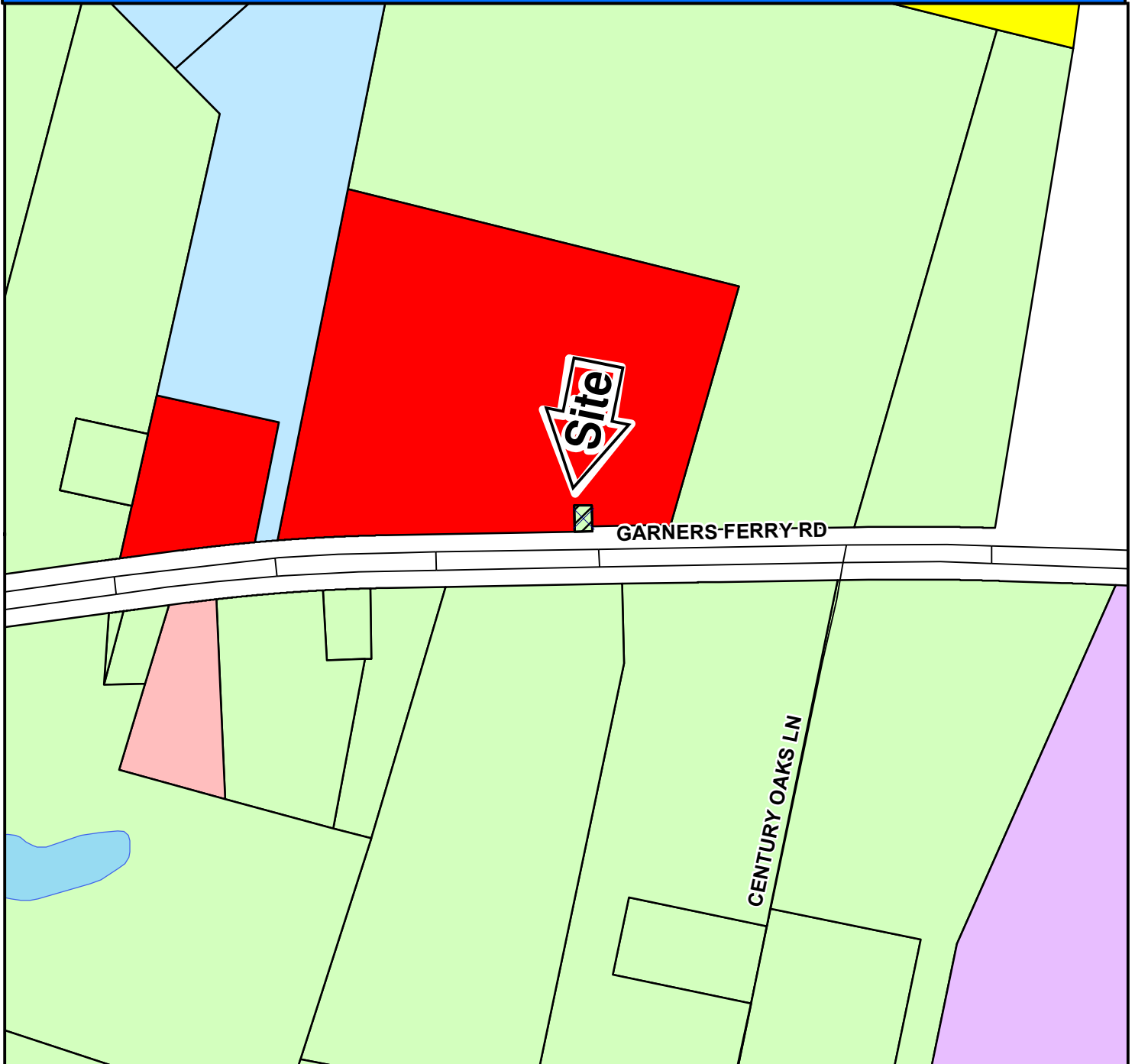
Although the GC District would permit commercial uses staff is of the opinion that the proposed parcel size and current use as a pump station would restrict any additional development onsite. For this reason, the staff believes that the proposed rezoning would be consistent with zoning on nearby properties and can support the request.

Based upon t his rationale and t he fact that the proposed zoning map amendment **is in compliance** with the Comprehensive Plan, planning staff recommends **Approval** of this map amendment.

Zoning Public Hearing Date

April 24, 2012

Case 12-17 MA RU to GC




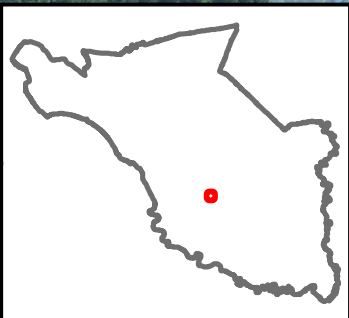
ZONING CLASSIFICATIONS

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

Case 12-17 MA
RU to GC
TMS 21800-01-09



-  FLOODZONE A
-  FLOODZONE AE
-  WETLANDS



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

USE TYPES	GC
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
Amusement or Water Parks, Fairgrounds	SR
Amusement Arcades	P
Batting Cages	SR
Billiard Parlors	P
Bowling Centers	P
Clubs or Lodges (Ord No.054-08HR; 9-16-08)	P
Dance Studios and Schools	P
Go-Cart, Motorcycle and Similar Small Vehicle Tracks	SR
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
Shooting Ranges, Indoor	P
Skating Rinks	P
<u>Institutional, Educational and Civic Uses</u>	
Ambulance Services, Transport	P
Animal Shelters	SR
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
Nursing and Convalescent Homes	P
Post Offices	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, Technical and Trade (Except Truck Driving)	P
Schools, Truck Driving	P
Zoos and Botanical Gardens	SR
<u>Business, Professional and Personal Services</u>	
Accounting, Tax Preparation, Bookkeeping, and Payroll Services	P
Advertising, Public Relations, and Related Agencies	P
Automatic Teller Machines	P
Automobile Parking (Commercial)	P
Automobile Rental or Leasing	P
Automobile Towing, Not Including Storage	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
Building Maintenance Services, Not Otherwise Listed	P
Car and Light Truck Washes (See also Truck Washes)	P

Carpet and Upholstery Cleaning Services	P
Computer Systems Design and Related Services	P
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
Kennels	SR
Landscape and Horticultural Services	P
Laundromats, Coin Operated	P
Laundry and Dry Cleaning Services, Non-Coin Operated	P
Legal Services (Law Offices, Etc.)	P
Linen and Uniform Supply	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
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

Publishing Industries	P
Real Estate and Leasing Offices	P
Rental Centers, with Outside Storage	SR
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, Home and Garden Equipment	P
Repair and Maintenance Services, Personal and Household Goods	P
Repair and Maintenance Services, Television, Radio, or Other Consumer Electronics	P
Research and Development Services	P
Security and Related Services	P
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
Truck (Medium and Heavy) Washes	P
Vending Machine Operators	
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
<u>Retail Trade and Food Services</u>	
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
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
Direct Selling Establishments, Not Otherwise Listed	P
Drugstores, Pharmacies, with Drive-Thru	P
Drugstores, Pharmacies, without Drive-Thru	P
Electronic Shopping and Mail Order Houses	P
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-	P

Thru)	
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
Truck Stops	P
Used Merchandise Stores	P
Video Tape and Disc Rental	P
Warehouse Clubs and Superstores	P
<u>Wholesale Trade</u>	
Apparel, Piece Goods, and Notions	P
Beer/Wine/Distilled Alcoholic Beverages	SR
Books, Periodicals, and Newspapers	P
Drugs and Druggists' Sundries	SR
Durable Goods, Not Otherwise Listed	SR
Electrical Goods	SR
Flowers, Nursery Stock, and Florist Supplies	P
Furniture and Home Furnishings	SR
Groceries and Related Products	P
Hardware	P
Jewelry, Watches, Precious Stones	P
Lumber and Other Construction Materials	SR
Machinery, Equipment and Supplies	SR
Market Showrooms (Furniture, Apparel, Etc.)	SR
Motor Vehicles, New Parts and Supplies	SR
Motor Vehicles, Tires and Tubes	SR
Nondurable Goods, Not Otherwise Listed	SR
Paints and Varnishes	SR
Paper and Paper Products	P
Plumbing & Heating Equipment and Supplies	SR
Professional and Commercial Equipment and Supplies	P
Sporting and Recreational Goods and Supplies (Except Sporting Firearms and	P

Ammunition)	
Sporting Firearms and Ammunition	SR
Tobacco and Tobacco Products	SR
Toys and Hobby Goods and Supplies	P
<u>Transportation, Information, Warehousing, Waste Management, and Utilities</u>	
Bus Facilities, Interurban	P
Bus Facilities, Urban	P
Charter Bus Industry	P
Courier Services, Substations	P
Limousine Services	P
Radio and Television Broadcasting Facilities (Except Towers)	P
Radio, Television, and Other Similar Transmitting Towers	SE
Scenic and Sightseeing Transportation	P
Taxi Service Terminals	P
Truck Transportation Facilities	
Utility Company Offices	P
Utility Service Facilities (No Outside Storage)	P
Warehouses (General Storage, Enclosed, Not Including Storage of Any Hazardous Materials or Waste as Determined by Any Agency of the Federal, State or Local Government)	SR
Warehouses, Self-Storage	SR
Warehouses, Self-Storage	SR
Bakeries, Manufacturing	P
Computer, Appliance, and Electronic Products	P
Medical Equipment and Supplies	P
Printing and Publishing	P
Signs	P
Sexually Oriented Businesses	SR
Buildings, High Rise, 4 or 5 Stories	SR
Buildings, High Rise, 6 or More Stories	SE

STATE OF SOUTH CAROLINA
COUNTY COUNCIL FOR RICHLAND COUNTY
ORDINANCE NO. ____-12HR

AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES, CHAPTER 26, LAND DEVELOPMENT; ARTICLE VII, GENERAL DEVELOPMENT, SITE, AND PERFORMANCE STANDARDS; SECTION 26-179, PEDESTRIAN, BICYCLE, AND TRANSIT AMENITIES; SUBSECTION (A), SIDEWALKS AND OTHER PEDESTRIAN AMENITIES; PARAGRAPH (4), EXEMPTIONS; SO AS TO ADD THE PUBLIC WORKS DEPARTMENT AS AN ENTITY THAT CAN DENY SIDEWALKS WITHIN THEIR RIGHT-OF-WAY.

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 VII, General Development, Site, and Performance Standards; Section 26-179, Pedestrian, Bicycle, and Transit Amenities; Subsection (a), Sidewalks and Other Pedestrian Amenities; Paragraph (4), Exemptions; is hereby amended to read as follows:

- (4) *Exemptions.* If the South Carolina Department of Transportation (SCDOT) or the Richland County Public Works Department denies sidewalks within their right-of-way due to the lack of connectivity, a written determination letter must be received by the Planning Department prior to the approval of preliminary plans or major land development. Any unusual existing site conditions that would create a safety hazard should also be identified by the engineer of record during the preliminary plan submittal. The County Engineer, in conjunction with the Planning Director, will make a final determination of exemption from the sidewalk requirement.

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 _____, 2012.

RICHLAND COUNTY COUNCIL

BY: _____
Kelvin E. Washington, Sr., Chair

ATTEST THIS THE ____ DAY

OF _____, 2012

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. ____-12HR

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), STANDARDS; PARAGRAPH (1), REQUIREMENTS FOR ALL ZONING CATEGORIES AND APPLICATIONS; SUBPARAGRAPH H.; SO AS TO ALLOW BLACK POLES.

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 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 h.; is hereby amended to read as follows:

- h. All poles must be silver, ~~or~~ grey, or black, ~~or a similar color~~. ~~Black or brown poles are prohibited; provided, however, n~~New poles proposed to be located within an approved development that is at least seventy-five percent (75%) developed may be of the same color as the majority of the existing poles. ~~In addition, historic structures and/or historic sites may use traditional pole colors.~~

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 _____, 2012.

RICHLAND COUNTY COUNCIL

BY: _____
Kelvin E. Washington, Sr., Chair

ATTEST THIS THE _____ DAY

OF _____, 2012

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. ____-12HR

AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES, CHAPTER 26, LAND DEVELOPMENT; ARTICLE V, ZONING DISTRICTS AND DISTRICT STANDARDS; SECTION 26-99, M-1 LIGHT INDUSTRIAL DISTRICT; SUBSECTION (C), DEVELOPMENT STANDARDS; PARAGRAPH (7), PARKING/LOADING STANDARDS; SO AS TO ALLOW PARKING WITHIN THE REQUIRED SETBACKS.

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 V, Zoning Districts and District Standards; Section 26-99, M-1 Light Industrial District; Subsection (c), Development Standards; Paragraph (7), Parking/Loading Standards; is hereby amended to read as follows:

- (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.~~

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 _____, 2012.

RICHLAND COUNTY COUNCIL

BY: _____
Kelvin E. Washington, Sr., Chair

ATTEST THIS THE _____ DAY

OF _____, 2012

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. ___-12HR

AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES, CHAPTER 26, LAND DEVELOPMENT; ARTICLE VI, SUPPLEMENTAL USE STANDARDS; SECTION 26-151, PERMITTED USES WITH SPECIAL REQUIREMENTS; SUBSECTION (C), STANDARDS; PARAGRAPH (68), SWIMMING POOLS; SO AS TO DELETE REFERENCE TO THE REQUIREMENT OF A FENCE AS THIS REQUIREMENT IS ALREADY ADDRESSED UNDER THE INTERNATIONAL BUILDING CODE.

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 VI, Supplemental Use Standards; Section 26-151, Permitted Uses with Special Requirements; Subsection (c), Standards; Paragraph (68), Swimming Pools; is hereby amended to read as follows:

(68) *Swimming pools.*

- a. Use districts: Traditional Recreation Open Space; Neighborhood Mixed Use; Rural; Rural Residential; Residential, Single-Family, Estate; Residential, Single-Family, Low Density; Residential, Single-Family, Medium Density; Residential, Single-Family, High Density; Manufactured Home Park; Residential, Multi-Family, Medium Density; Residential, Multi-Family, High Density; Office and Institutional; Neighborhood Commercial; Rural Commercial; General Commercial.
- ~~b. Swimming pools shall be protected by a fence or equal enclosure, a minimum of four (4) feet in height, and equipped with a self-closing gate provided with hardware for permanent locking.~~
- ~~b.e.~~ No private residential swimming pool that is located in a residential district shall be operated as, or in conjunction with, a business, day care operation, bed and breakfast, or a home occupation.
- ~~c.d.~~ Pools shall be located so as to comply with the minimum setback requirements for accessory buildings.

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 _____, 2012.

RICHLAND COUNTY COUNCIL

BY: _____
Kelvin E. Washington, Sr., Chair

ATTEST THIS THE _____ DAY

OF _____, 2012

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. 12-__HR

AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES, CHAPTER 26, LAND DEVELOPMENT; ARTICLE VII, GENERAL DEVELOPMENT, SITE, AND PERFORMANCE STANDARDS; SECTION 26-186, GREEN CODE STANDARDS; SUBSECTION (B), APPLICABILITY; AND SUBSECTION (H), DEVELOPMENT REQUIREMENTS; SO AS TO NOT ALLOW THE GREEN CODE TO BE ESTABLISHED WITHIN AN EXISTING SUBDIVISION OR WITHIN AN ESTABLISHED MASTER PLAN, AND TO INCREASE THE DISTANCE THAT STREET TREES ARE PROVIDED, AND TO INCREASE THE WIDTH OF MAIN ROADS.

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 26-186, Subsection (b), Applicability; is hereby amended to read as follows:

- (b) *Applicability/Establishment.* The owner of property within an RU, RR, RS-E, RS-LD, RS-MD, RS-HD, MH, RM-MD, RM-HD, or CC 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. The Green Code shall not be established within an existing subdivision or a development with an established master plan.

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; Subsection (h), Development Requirements; Paragraph (7); is hereby amended to read as follows:

- (7) Street trees shall be provided along all roads at intervals of ~~twenty-five (25)~~ forty (40) feet and shall be 2½ inch caliper/10 feet in height at time of planting.

SECTION III. The Richland County Code of Ordinances; Chapter 26, Land Development; Article VII, General Development, Site, and Performance Standards; Section 26-186, Green Code Standards; Subsection (h), Development Requirements; Paragraph (9); is hereby amended to read as follows:

- (9) Community streets shall be as follows:
- a. Main Roads – ~~twenty-four (24)~~ twenty-five (25) feet pavement width, with including 1.5 feet minimum rolled curb.

- b. Park Roads – seventeen (17) feet pavement width, with including 1.5 feet minimum rolled curb. On cul-de-sac bulbs, the inside curb shall be one (1) foot ribbon curb.
- c. Street Lighting - if street lighting is proposed, a pedestrian scale shall be utilized (maximum 12 feet in height).
- d. All streets shall conform to Richland County standards for pavement section, horizontal and vertical curvature. All streets in the community will have sidewalks on at least one side.
- e. Sidewalks shall provide access to community trail systems. All sidewalks shall be a minimum of five (5) feet wide and meet ADA standards. Sidewalks shall be setback five (5) feet from the curb, providing a grass or landscaped buffer between the sidewalk and roadway.

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 _____, 2012.

RICHLAND COUNTY COUNCIL

BY: _____
 Kelvin E. Washington, Sr., Chair

ATTEST THIS THE ____ DAY
 OF _____, 2012

 Michelle Onley
 Clerk of Council

Public Hearing: April 24, 2012 (tentative)
 First Reading: April 24, 2012 (tentative)
 Second Reading:
 Third Reading:

STATE OF SOUTH CAROLINA
COUNTY COUNCIL FOR RICHLAND COUNTY
ORDINANCE NO. ___-12HR

AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES; CHAPTER 26, LAND DEVELOPMENT; SO AS TO FOSTER MORE ENVIRONMENTALLY-SENSITIVE SITE DEVELOPMENT IN RICHLAND COUNTY.

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; “Grand Tree”; is hereby amended to read as follows:

Grand tree. Any ~~healthy~~ structurally sound tree, ~~other than a pine tree, twenty-nine (29) twenty-four (24) inches or greater in diameter at breast height. Trees documented as structurally unsound by an ISA Certified Arborist or a Registered Forester are not considered grand trees for the purpose of this definition.~~

SECTION II. The Richland County Code of Ordinances, Chapter 26, Land Development; Article II, Rules of Construction/Definitions; Section 26-22, Definitions; the definition of “Road, Park” is hereby amended to read as follows:

Road, park. ~~Internal roads, cul-de-sacs or loop roads, which connect to the subdivision Main Road.~~ A one-way road within a residential subdivision.

SECTION III. The Richland County Code of Ordinances, Chapter 26, Land Development; Article II, Rules of Construction/Definitions; Section 26-22, Definitions; the definition of “Rural Road” is hereby amended to read as follows:

Rural road Road, rural. A road serving development in low density, primarily rural areas, and which would not be classified as a collector or an arterial road.

SECTION IV. 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:

Critical root zone. An area on the ground and adjacent to a protected tree that encompasses a distance of one (1) foot of space for every one (1) inch of the tree DBH measured outward from the center of the tree in all directions.

Diameter at breast height. The standard measure of tree diameter for trees existing on a site by measuring a tree trunk at a height of four and one-half (4½) feet above the ground and by measuring a tree split into multiple trunks below four and one-half (4½) feet at its most narrow point beneath the split.

Forestry activity. Activity that involves timbering, including, but not limited to, harvesting, site preparation, controlled burning, tree planting, applications of fertilizers, herbicides, and

Principle 20
Tree Conservation

Principle 20
Tree Conservation

Principle 20
Tree Conservation

Principle 20
Tree Conservation

pesticides, weed control, animal damage control, fire control, insect and disease control, forest road construction, and any other generally accepted forestry practices.

Loop lane. A roadway that arches away from a road and re-intersects the same road at some distance away from the “first” intersection.

Road, minor rural. A road serving twenty (20) or fewer lots in low density, primarily rural areas, and which does not provide connectivity to properties other than those served.

Road, T. A road that ends in a T shape; also known as a hammer head road.

Tree. A usually tall, woody plant, distinguished from a shrub by having comparatively greater size and longevity, and characteristically defined as:

Large maturing tree – Single trunk whose canopy dimensions have the potential to reach at least forty-five (45) feet tall and twenty-five (25) feet wide at maturity.

Medium maturing – Single trunk whose canopy dimensions have the potential to reach at least twenty-five (25) feet tall and twenty (20) feet wide at maturity.

Small maturing – Single trunk or multi-stem whose canopy dimensions have the potential to reach at least fifteen (15) feet tall and fifteen (15) feet wide at maturity.

Tree, mature. Any tree that has obtained the maximum capability of growth, flowering, and reproduction.

Tree Protection Plan. A plan that identifies the critical root zone where trees are to be protected and preserved, and replacement trees planted on a property to meet minimum requirements, as well as methods of tree protection to be undertaken on the site.

Tree, replacement. A new tree planted on a site after development.

SECTION V. The Richland County Code of Ordinances, Chapter 26, Land Development; Article IV, Amendments and Procedures; Section 26-54, Subdivision Review and Approval; Subsection (c), Processes; Paragraph (3), Major Subdivision Review; Subparagraph a., Applicability; is hereby amended to read as follows:

- a. Applicability. The major subdivision review process is required for all those subdivisions of land in Richland County that do not meet the requirements for exemption from the subdivision review process (See definition of “subdivision” in Section 26-22 above) and that do not qualify for administrative or minor subdivision review (Section 26-54(b)(1) and Section 26-54(b)(2)). Any subdivision that involves the dedication of land to the county for open space or other public purposes shall be considered a major subdivision. Any major subdivision with fewer than fifty (50) lots shall not be required to install sidewalks along roads abutting the development.

SECTION V. The Richland County Code of Ordinances, Chapter 26, Land Development; Article IV, Amendments and Procedures; Section 26-64, Stormwater Pollution Prevention Plans; Subsection (f), Level I SWPPP Requirements; Paragraph (3); is hereby amended to read as follows:

Principle 19
Clearing and Grading

(3) General description of topographic and soil conditions of the tract, including showing the intent of the drainage pattern for each individual lot.

SECTION VI. The Richland County Code of Ordinances, Chapter 26, Land Development; Article IV, Amendments and Procedures; Section 26-64, Stormwater Pollution Prevention Plans; Subsection (g), Level II SWPPP Requirements; Paragraph (1); Subparagraph d.; Clause 2.; is hereby amended to read as follows:

Principle 19
Clearing and Grading

2. The existing and proposed topography, overlaid on a current plat showing existing and proposed contours as required by Richland County. This includes showing the intent of the drainage pattern for each individual lot.

SECTION VII. The Richland County Code of Ordinances, Chapter 26, Land Development; Article VII, General Development, Site, and Performance Standards; Section 26-173, Off-street Parking Standards; Subsection (c), Number of Spaces Required; Table VII-1, Off-street Parking Standards; is hereby amended to read as follows:

TABLE VII-1

Principle 6
Parking Ratios

OFF-STREET PARKING STANDARDS

TYPE OF LAND USE	PARKING SPACES REQUIRED		
	Minimum	* <u>(Mid-range to Maximum must enhance water quality treatment)</u>	
		<u>Mid-range</u>	<u>Maximum**</u>
Agricultural Uses			
Animal and Crop Production	No Requirement	<u>N/A</u>	No Requirement
Animal, Crop Production and Forestry Support Services	One (1) Space for Every Two (2) Employees on Shift of Greatest Employment Plus One (1) for Every 300 GFA in the Operation	<u>Two (2) Spaces for Every Three (3) Employees on Shift of Greatest Employment Plus One (1) for Every 250 GFA in the Operation</u>	One (1) Space for Every Employee on Shift of Greatest Employment Plus One (1) for Every 200 GFA in the Operation
Forest Nurseries	One (1) for Every Five (5) Acres	<u>One (1) for Every Three and One-Half (3½) Acres</u>	One (1) for Every Two (2) Acres
Veterinary Services (Livestock)	One (1) for Every 250 GFA	<u>One (1) for Every 225 GFA</u>	One (1) for Every 200 GFA
Residential Uses			
Accessory Dwellings	One (1) Per Dwelling	<u>N/A</u>	One (1) Per Dwelling

TYPE OF LAND USE	PARKING SPACES REQUIRED		
	Minimum	* (Mid-range to Maximum must enhance water quality treatment)	
		Mid-range	Maximum**
Boardinghouses	One (1) for Every Two (2) Rooms Plus One (1) for the Resident Manager	<u>Two (2) for Every Three (3) Rooms Plus One (1) for the Resident Manager</u>	One (1) Per Room Plus One (1) for the Resident Manager
Child and Adult Day Care Homes, Family	As for Single-Family Dwellings, Plus One (1) Additional Space	<u>N/A</u>	As for Single-Family Dwellings, Plus Two (2) Additional Spaces
Continued Care Retirement Communities	One (1) for Every Dwelling Unit Plus One (1) for Every Two (2) Employees on Shift of Greatest Employment	<u>One and One-Half (1½) for Every Dwelling Unit Plus One (1) for Every Two (2) Employees on Shift of Greatest Employment</u>	Two (2) for Every Dwelling Unit Plus One (1) for Every Employee on the Shift of Greatest Employment
Dwellings, Two-Family or Single-Family, or Manufactured Homes on Individual Lots	Two (2) Spaces for Every Dwelling Unit	<u>N/A</u>	Three (3) Spaces for Every Dwelling Unit
Dwellings, Multi-Family	One (1) <u>Two (2)</u> Spaces for Every Dwelling Unit	<u>Two and One-Half (2½) Spaces for Every Dwelling Unit</u>	Three (3) Spaces for Every Dwelling Unit
Manufactured Home Parks	Two (2) Per Manufactured Home	<u>Two and One-Half (2½) Per Manufactured Home</u>	Three (3) Per <u>Manufactured Home</u>
Special Congregate Facilities	One (1) Per Resident Staff Plus Two (2) for Every Three (3) Staff/Volunteers on Shift of Greatest Employment Plus One (1) for Each Vehicle Used in the Operation	<u>N/A</u>	One (1) Per Resident Staff Plus One (1) for Every Staff/Volunteer on Shift of Greatest Employment Plus One (1) for Each Vehicle Used in Operation
Institutional and Civic Uses			
Auditoriums, Public Assembly	One (1) Per Six (6) Seats or One (1) per Fifty (50) GFA (If No Seats)	<u>One (1) Per Four (4) Seats or One (1) per Forty (40) GFA (If No Seats)</u>	One (1) Per Three(3) Seats or One (1) Per Thirty (30) GFA (If No Seats)
Child and Adult Day Care Centers	One (1) Per Every Two (2) Employees on Shift of Greatest Employment Plus One (1) Space for Every Ten (10) Children	<u>N/A</u>	One (1) Per Every Employee on Shift of Greatest Employment Plus One (1) Space for Every Ten (10) Children
Civic, Social and Fraternal Organizations	One (1) Per 350 GFA	<u>One (1) Per 300 GFA</u>	One (1) Per 250 GFA

TYPE OF LAND USE	PARKING SPACES REQUIRED		
	Minimum	<u>* (Mid-range to Maximum must enhance water quality treatment)</u>	
		<u>Mid-range</u>	<u>Maximum**</u>
Correctional Institutions	Two (2) for Every Three (3) Employees on Shift of Greatest Employment Plus One (1) Per Six (6) Inmates Plus One (1) for Each Vehicle Used in the Operation	<u>N/A</u>	One (1) for Every Employee on Shift of Greatest Employment Plus One (1) Per Five (5) Inmates Plus One (1) for Each Vehicle Used in Operation
Country Clubs	One (1) Per 350 GFA Plus Two (2) for Every Three (3) Employees on Shift of Greatest Employment Plus Four (4) for Each Golf Course Hole	<u>N/A</u>	One (1) Per 250 GFA Plus One (1) for Every Employee on Shift of Greatest Employment Plus 6 (6) for Each Golf Course Hole
Emergency Service Facilities	One (1) Per Employee/Volunteer on Shift of Greatest Employment Plus One (1) Per Vehicle	<u>N/A</u>	No requirement
Government Buildings/Facilities	One (1) Per 300 GFA	<u>One (1) Per 225 GFA</u>	One (1) Per 150 GFA
Hospitals	One (1) Per Four (4) Beds Plus One (1) Per Employee/Volunteer on Shift of Greatest Employment	<u>One (1) Per Three (3) Beds Plus One (1) Per Employee/Volunteer on Shift of Greatest Employment</u>	One (1) Per Two (2) Beds Plus One (1) Per Employee/Volunteer on Shift of Greatest Employment
Museums, Galleries, Libraries	One (1) Per 500 Hundred GFA for Public Use Plus Two (2) Per Three (3) Employees/Volunteers on Shift of Greatest Employment	<u>N/A</u>	One (1) Per 300 GFA for Public Use Plus One (1) Per Employee/Volunteer on Shift of Greatest Employment
Religious Institutions	One (1) Per Four (4) Seats in Main Worship Space	<u>One (1) Per Three (3) Seats in Main Worship Space</u>	One (1) Per Two (2) Seats in Main Worship Space
Residential Care Facilities, Halfway Houses	One (1) Per Three (3) Rooms Plus One (1) Per Employee/Volunteer on Shift of Greatest Employment	<u>One (1) Per Two (2) Rooms Plus One (1) Per Employee/Volunteer on Shift of Greatest Employment</u>	One (1) Per Room Plus One (1) Per Employee/Volunteer on Shift of Greatest Employment
Schools - Business, Trade, Etc.	One (1) Per 200 GFA	<u>One (1) Per 175 GFA</u>	One (1) Per 150 GFA

TYPE OF LAND USE	PARKING SPACES REQUIRED		
	Minimum	<u>* (Mid-range to Maximum must enhance water quality treatment)</u>	
		Mid-range	Maximum**
Schools - Colleges and Universities	One (1) Per Five (5) Students Plus One (1) Per Employee	<u>N/A</u>	One (1) Per Two (2) Students Plus One (1) Per Employee
Schools - Elementary, Middle	Ten (10) Spaces Plus One (1) Per Teacher/Staff	<u>Twenty (20) Spaces Plus One (1) Per Teacher/Staff</u>	Thirty (30) Spaces Plus One (1) Per Teacher/Staff
Schools - High Schools	One (1) Per Five (5) Students Plus One (1) Per Employee	<u>N/A</u>	One (1) Per Two (2) Students Plus One (1) Per Employee
Theaters	One (1) Per Four (4) Seats	<u>One (1) Per Three (3) Seats</u>	One (1) Per Two (2) Seats
Recreational Uses			
Amusement Park	One (1) Per 200 Sq. Ft. of Activity Area	<u>One (1) Per 150 Sq. Ft. of Activity Area</u>	One (1) Per 100 Sq. Ft. of Activity Area
Athletic Fields	Twenty-five (25) Per Field	<u>Thirty-two (32) Per Field</u>	Forty (40) Per Field
Botanical Gardens/Nature Preserves	No Requirement	<u>N/A</u>	One (1) Per 300 Sq. Ft.
Golf Courses	Four (4) Per Hole	<u>Five (5) Per Hole</u>	Six (6) Per Hole
Public Parks and Recreation Facilities	By Function or One (1) Per 200 Sq. Ft of Activity Area	<u>By Function or One (1) Per 150 Sq. Ft of Activity Area</u>	By Function or One (1) Per 100 Sq. Ft. of Activity Area
Recreation Uses, Indoor	One (1) Per 200 GFA	<u>One (1) Per 150 GFA</u>	One (1) Per 100 GFA
Riding Stables	One (1) Per Two (2) Stalls	<u>N/A</u>	One (1) Per One (1) Stall
Swimming Pools	One (1) Per 100 Sq. Ft. of Water and Deck Space	<u>One (1) Per 75 Sq. Ft. of Water and Deck Space</u>	One (1) Per 50 Sq. Ft. of Water and Deck Space
Business, Professional and Personal Services			
Banks and Financial Institutions	One (1) Per 250 GFA Plus Stacking for Four (4) Vehicles at Each Drive-Thru Bay	<u>One (1) Per 187 GFA Plus Stacking for Four (4) Vehicles at Each Drive-Thru Bay</u>	One (1) Per 125 GFA Plus Stacking for Four (4) Vehicles at Each Drive-Thru Bay
Bed and Breakfast Homes	One (1) Per Guest Room Plus One(1) for Owner/Manager	<u>N/A</u>	One (1) Per Guest Room Plus Two (2) for Owner/Manager
Car Washes	One (1) Vehicle Space Per 500 GFA Including all Service Areas, Plus One (1) Per Employee	<u>One (1) Vehicle Space Per 450 GFA Including all Service Areas, Plus One (1) Per Employee</u>	One (1) Vehicle Space Per 400 GFA Including all Service Areas, Plus One (1) Per Employee
Construction Services	One (1) Per 600 GFA	<u>One (1) Per 400 GFA</u>	One (1) Per 200 GFA

TYPE OF LAND USE	PARKING SPACES REQUIRED		
	Minimum	* <u>(Mid-range to Maximum must enhance water quality treatment)</u>	
		Mid-range	Maximum**
Delivery Services	One (1) for Every Two Employees on Shift of Greatest Employment Plus One (1) Per Vehicle Used in Operation	<u>Two (2) for Every Three Employees on Shift of Greatest Employment Plus One (1) Per Vehicle Used in Operation</u>	One (1) Per Employee on Shift of Greatest Employment Plus One (1) Per Vehicle Used in Operation
Dry Cleaning and Laundry Services	Three (3) Spaces Plus Two (2) for Every Three (3) Employees on Shift of Greatest Employment Plus One (1) Per Vehicle Used in Operation	<u>N/A</u>	Five (5) Spaces Plus One (1) Per Employee on Shift of Greatest Employment Plus One (1) Per Vehicle Used in Operation
Funeral Homes	One (1) Per Four (4) Seats	<u>One (1) Per Three (3) Seats</u>	One (1) Per Two (2) Seats
Hair, Skin and Nail Services	Two (2) Spaces Per Operator Station Plus One (1) Per Two Employees on Shift of Greatest Employment	<u>N/A</u>	Three (3) Spaces Per Operator Station Plus One (1) Per Employee on Shift of Greatest Employment
Hotels and Motels, Inns	One (1) Per Room Plus One (1) Per 800 Sq. Ft. of Public Meeting and Restaurant Space	<u>One (1) Per Room Plus One (1) Per 600 Sq. Ft. of Public Meeting and Restaurant Space</u>	One (1) Per Room Plus One (1) Per 400 Sq. Ft. of Public Meeting and Restaurant Space
Kennels or Pet Grooming	One (1) Per 300 GFA Plus Two (2) for Every Three (3) Employees on Shift of Greatest Employment	<u>N/A</u>	One (1) Per 200 GFA Plus One (1) Per Employee on Shift of Greatest Employment
Medical and Dental Offices	One (1) Per 250 <u>375</u> GFA	<u>One (1) Per 312.5GFA</u>	One (1) Per 200 <u>250</u> GFA
Medical Laboratories	Two (2) for Every Three (3) Employees on Shift of Greatest Employment	<u>N/A</u>	One (1) for Every Employee on Shift of Greatest Employment
Motion Picture Production	Three (3) Per 1000 GFA	<u>N/A</u>	One (1) Per 1000 GFA
Offices, Not Listed Elsewhere	One (1) Per 300 <u>450</u> GFA	<u>One (1) Per 375 GFA</u>	One (1) Per 425 <u>300</u> GFA
Automobile Repair	Three (3) Per Service Bay Plus One (1) Per Service Vehicle Plus Two (2) for Every Three (3) Employees on Shift of Greatest Employment	<u>N/A</u>	Four (4) Per Service Bay Plus One (1) Per Service Vehicle Plus One (1) Per Employee on Shift of Greatest Employment

TYPE OF LAND USE	PARKING SPACES REQUIRED		
	Minimum	<u>* (Mid-range to Maximum must enhance water quality treatment)</u>	
		<u>Mid-range</u>	<u>Maximum**</u>
Services and Repairs, Not Listed Elsewhere	One (1) Per 300 GFA	<u>One (1) Per 250 GFA</u>	One (1) Per 200 GFA
Theaters, Drive-In	No Requirement	<u>N/A</u>	No Requirement
Theaters, Indoor	One (1) Per Four (4) Seats	<u>One (1) Per Three (3) Seats</u>	One (1) Per Two (2) Seats
Truck Washes	Three (3) Stacking Spaces Per Stall	<u>N/A</u>	Two (2) Stacking Spaces Per Stall
Veterinary Services	Four (4) Spaces Per Doctor Plus One (1) Per Employee Including Doctors	<u>Five (5) Spaces Per Doctor Plus One (1) Per Employee Including Doctors</u>	Six (6) Spaces Per Doctor Plus One (1) Per Employee Including Doctors
Truck Washes	Three (3) Stacking Spaces Per Stall	<u>N/A</u>	Two (2) Stacking Spaces Per Stall
Retail Trade and Food Services			
Drive Thru Services Associated with Food Service Operations	Stacking for Four (4) Vehicles at Each Bay, Window or Lane	<u>Stacking for Six (6) Vehicles at Each Bay, Window or Lane</u>	Stacking for Eight (8) Vehicles at Each Bay, Window or Lane
Fuel Oil Sales	Two (2) Per Three (3) Employees on Shift of Greatest Employment Plus One (1) Per Vehicle Used in Operation	<u>N/A</u>	One (1) Per Employee on Shift of Greatest Employment Plus One (1) Per Vehicle Used in Operation
Motor Vehicle, Motorcycle, Recreational Vehicle and Similar Sales and Rentals	Five (5) Plus One (1) Per 10,000 GFA of Display Area Plus Two (2) Per Three (3) Employees on Shift of Greatest Employment	<u>N/A</u>	Ten (10) Plus One (1) Per 10,000 GFA of Display Area Plus One (1) Per Employee on Shift of Greatest Employment
Restaurants	One (1) Per Four (4) Seats Plus Two (2) Per Three (3) Employees on Shift of Greatest Employment	<u>One (1) Per Three (3) Seats Plus Four (4) Per Six (6) Employees on Shift of Greatest Employment</u>	One (1) Per Two (2) Seats Plus One (1) Per Employee on Shift of Greatest Employment
Retail Sales, Except Those Listed Below	One (1) Per 250 GFA	<u>One (1) Per 200 GFA</u>	One (1) Per 150 GFA
Retail Sales of Bulk Items Which Require Large Amounts of Floor Space for the Number of Items Offered for Sale (i.e., Appliances, Furniture, etc.)	One (1) Per 400 <u>600</u> GFA	<u>One (1) Per 500 GFA</u>	One (1) Per 300 <u>400</u> GFA

TYPE OF LAND USE	PARKING SPACES REQUIRED		
	Minimum	<u>* (Mid-range to Maximum must enhance water quality treatment)</u>	
		Mid-range	Maximum**
Service Stations, Gasoline	Three (3) Per Service Bay Plus One (1) Per Service Vehicle Plus Two (2) Per Three (3) Employees on Shift of Greatest Employment	<u>N/A</u>	Four (4) Per Service Bay Plus One (1) Per Service Vehicle Plus One (1) Per Employee on Shift of Greatest Employment
Shopping Centers - Mixed Use	One (1) Per 250 <u>375</u> GFA	<u>One (1) Per 312.5 GFA</u>	One (1) Per 450 <u>250</u> GFA
Wholesale Trade			
Market Showrooms	One (1) Per 2,000 GFA	One (1) Per 1,500 GFA	One (1) Per 1,000 GFA
Wholesale Uses	Two (2) Per Three (3) Employees on Shift of Greatest Employment Plus Additional Spaces Per GFA for Area Devoted to Retail Space According to Retail Trade Schedule Above	<u>N/A</u>	One (1) Per Employee on Shift of Greatest Employment Plus Additional Spaces Per GFA for Area Devoted to Retail Space According to Retail Trade Schedule Above
Transportation, Information, Warehousing, Waste Management and Utilities			
Broadcasting Facilities	Two (2) Per Three (3) Employees on Shift of Greatest Employment	<u>N/A</u>	One (1) Per Employee on Shift of Greatest Employment
Transmitting Towers, Utility Lines, Etc.	No Requirement	<u>N/A</u>	No Requirement
Transportation Terminals	One (1) Per Employee Plus Spaces Required to Satisfy Projected Peak Parking Demand	<u>N/A</u>	No Requirement
Utility Offices	Two (2) Per Three (3) Employees on Shift of Greatest Employment Plus One (1) Per Company Vehicle	<u>N/A</u>	One (1) Per Employee on Shift of Greatest Employment Plus One (1) Per Company Vehicle
Warehouses	Two (2) Per Three (3) Employees on Shift of Greatest Employment Plus One (1) Per 350 GFA Open to the Public	<u>N/A</u>	One (1) Per Employee on Shift of Greatest Employment Plus One (1) Per 300 GFA Open to the Public
Warehouses, Self-Storage	Five (5) Spaces	<u>Seven (7) Spaces</u>	Ten (10) Spaces

TYPE OF LAND USE	PARKING SPACES REQUIRED		
	Minimum	<u>* (Mid-range to Maximum must enhance water quality treatment)</u>	
		Mid-range	Maximum**
Manufacturing and Industrial Uses			
Manufacturing/Industrial Uses	Two (2) Per Three (3) Employees on Shift of Greatest Employment Plus One (1) Per Company Vehicle	<u>N/A</u>	One (1) Per Employee on Shift of Greatest Employment Plus One (1) Per Company Vehicle

Principle 6
Parking Ratios

* Mid-range to Maximum must incorporate water quality treatment. If the number of spaces exceeds the Mid-range, the parking spaces over Mid-range shall incorporate a water quality feature, such as bioretention or other low impact development practices (see “Richland County Best Management Practices Manual”; or alternatively, if the number of spaces exceeds the Mid-range, 5% of the entire parking lot area shall incorporate a water quality feature, such as bioretention or other low impact development practices (see “Richland County Best Management Practices Manual”. Retention/detention ponds shall not be considered as meeting this water quality feature requirement.

** Parking may exceed the maximum amount by an additional 30%, provided that such additional area- must be constructed as a reinforced turf area.

SECTION VIII. The Richland County Code of Ordinances, Chapter 26, Land Development; Article VII, General Development, Site, and Performance Standards; Section 26-173, Off-street Parking Standards; Subsection (d), Design of Parking Areas; Paragraph (3), Size of Spaces; is hereby amended to read as follows:

Principle 8
Parking Lots

- (3) Size of spaces. The minimum size of one parking space shall be nine (9) feet in width and eighteen (18) feet in depth; provided, however, up to twenty-five percent (25%) of the total parking provided may consist of compact parking spaces, which shall be a minimum of eight (8) feet in width and sixteen (16) feet in depth. All parallel parking spaces shall be nine (9) feet in width by ~~twenty-six (26)~~ twenty-three (23) feet in depth. See subsection (4) below for standards for accessible parking spaces.

SECTION IX. The Richland County Code of Ordinances, Chapter 26, Land Development; Article VII, General Development, Site, and Performance Standards; Section 26-175, Access; Subsection (c), Driveway Standards; is hereby amended to read as follows:

Principle 14
Driveways

- (c) Driveways standards.

- (1) Installation Standards. All driveways shall be constructed in conformance with the standards described below, and with the applicable portions of Section 181 (c), regarding visibility at intersections. The term “Land Use Example” is only illustrative of the relative size of proposed projects and is not intended to be an exclusive list.

**TABLE 26 - VII-4
DRIVEWAY INSTALLATION STANDARDS**

Land Use Example	Driveway Classification	Projected Trips	Min. Width (ft)	Min. Radius Return (ft)
1 or 2 Family Residence	Low Volume	1-20 AADTs or 1-5 peak hour trips	10-24	15 <u>2</u>
Subdivisions, Apartments, or small commercial	Medium Volume	6-100 peak hour trips	24-40*	30-40
Convenience stores, gas stations or shopping centers	High Volume	101+ peak hour trips	Determined by TIA	Determined by TIA

* A 40-ft driveway is usually marked with two 12-ft wide right & left exit lanes and one 16-ft wide entrance lane. If a median divider is used at the entrance, the driveway width must be increased by the width of the median.

(2) Design Standards.

Principle 14
Driveways

a. Pervious materials, and two-track and shared driveway designs, are allowed and encouraged for driveways.

Principle 14
Driveways

b. Pervious materials and designs, as referenced above, that first receive the approval of the County Engineer may count as open space.

SECTION X. The Richland County Code of Ordinances, Chapter 26, Land Development; Article VII, General Development, Site, and Performance Standards; Section 26-176, Landscaping Standards; is hereby amended to read as follows:

Sec. 26-176. Landscaping standards.

(a) *Purpose and applicability.*

(1) *Purpose.* Recognizing that trees and landscaping contribute to the public health, safety, and welfare, Richland County has set standards for landscaping throughout the unincorporated areas of the county. Among the benefits of trees, shrubs, and other plants are: improved air quality; beneficial climate modification; reduction of glare, noise, odors and dust; reduction of storm water runoff and flooding; screening of undesirable views; provision of buffers between incompatible land uses; shelter and food for birds and other wildlife; and the aesthetic enjoyment provided by the diversity and dynamism of the planted landscape. All of these benefits contribute to a higher quality of life, enhancing the appeal and economic

value of both residential and business properties in the county. It is the intent of the requirements set forth in this section to provide for landscaping along public rights-of-way (road protective yards), between dissimilar uses (buffer transition yards); and in and around parking lots (vehicular surface area landscaping). Screening for loading, trash collection, display, and utility areas is required and tree protection standards must be met for all developments to which this section applies. To ensure that landscaping continues to thrive and enhance the quality of life in Richland County, requirements for maintenance are also included.

(2) *Applicability.*

- a. Any new development must fully comply with the pertinent requirements of this section unless specifically exempted elsewhere in this chapter.

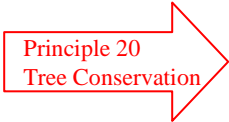
Exemptions: These requirements shall not apply to:

1. *Single-family detached and two-family dwellings.* Individual single-family detached and two-family dwellings that are located on separate lots recorded with the Richland County Register of Deeds office, and any existing lots zoned for single-family or two-family dwellings shown by a recorded plat on or before July 1, 2005, shall not be subject to the requirements set forth in this section. However, the construction in a subdivision of single-family or two-family homes shall be subject to buffer transition yards (Section 26-176(f)); tree protection (Section 26-176(j)), excluding street protective yards; and completion and maintenance (Section 26-176(k)).
 2. *Public and private utilities.* Public and private utilities are not subject to the requirements of this section, except when a land development permit or subdivision approval is required. Such utilities may include, but are not limited to, storm drainage installation, road construction, water and sewer construction, and electric, gas, communications, and other similar service installations.
 3. *Existing structures and vehicular surface areas.* Existing buildings, structures, and vehicular surface areas are exempt from the requirements of this section, unless they are involved in new construction or expansion as explained in Section 26-176(a)(2)b. below.
- b. *Extent of compliance required.* Any new development, other than those exempted above, must fully comply with the requirements set forth in this section ~~except for the following:~~

1. *Vehicular surface area expansions.* Any new, additional or expanded portions of vehicular parking areas must fully comply with the requirements for vehicular surface area landscaping (Section 26-176(g)).
2. *Expansions.* Any structure for which there is an expansion that, singularly or collectively, equals twenty-five percent (25%) or more of the gross floor area of an existing building and/or twenty-five percent (25%) or more of the existing vehicular parking area, must comply with the regulations of this section as follows:
 - [a] *Vehicular surface area requirements (Section 26-176 (g)).* Full compliance with vehicular surface area requirements in the area of expansion of said vehicular surface area and fifty percent (50%) compliance with the interior vehicular surface area planting requirements for the existing portions of the vehicular surface area.
 - [b] *Buffer transition and street protective yards requirements (Section 26-176(f) and Section 26-176(e)).* Full compliance is required.
 - [c] *Screening (Section 26-176(h)).* Full compliance with the screening standards is required for all trash collection, loading, or display areas.
3. *Parking reductions to facilitate compliance in existing developments.* In order to facilitate compliance in situations involving expansion, the planning department may allow up to a ten percent (10%) reduction in the number of off-street parking spaces. (Section 26-173 (TABLE VII-1))
4. *Any existing vehicular surface* that is used to satisfy the parking requirements for a new building must fully comply with buffer transition and street protective yard requirements (Section 26-176(f) and Section 26-176(e)).

(b) *Alternative compliance.*

- (1) *Generally.* Alternative landscaping plans or plant materials may be used where unreasonable or impractical situations would result from application of the landscaping requirements. Such situations may result from streams, natural rock formations, topography, or other physical conditions; or from lot configuration, utility easements, or other unusual site conditions.



- (2) *Approval of alternative compliance.* The planning department may approve an alternate plan that proposes different plant materials or plans provided that the quality, effectiveness, durability, and performance are equivalent to that required by this section. In assessing equivalent performance of landscaping, the planning department shall take into account the number of plantings, species, arrangement and coverage, location of plantings on the lot, and the level of screening, height, spread, and canopy of the plantings at maturity.
- (3) *Appeal.* Decisions of the planning department regarding alternate methods of compliance may be appealed to the board of zoning appeals.
- (c) *Landscape plan required.* Prior to obtaining a land development permit or grading permit, an applicant must receive approval of a landscape plan. A landscape plan is to be submitted with the site plan and shall include all information specified in the Development Design Manual. The plan shall be prepared by a landscape architect or other qualified landscape designer.
- (d) *Planting specifications.*
 - (1) *Species.* Trees, shrubs, and other vegetative material shall be selected from those listed in the “Development Design Manual” or shall be approved by the planning department. Plants shall be adapted to the site conditions where they will be planted and native plantings shall be planted where possible. Trees to be planted shall meet or exceed minimum industry standards as described in ANSI Z60.1 (current version) – American Standards for Nursery Stock. Planting shall be done according to specifications developed from the most recent edition of the “Best Management Practices for Tree Planting”, published by the International Society of Arboriculture (www.isa-arbor.com).
 - (2) *Trees.*
 - a. *Size.* All ~~shade~~ large and medium-maturing trees planted in accordance with the requirements of this section, unless otherwise listed, shall be a minimum of ten (10) feet in height, and small-maturing trees shall be a minimum of eight (8) feet in height, when planted. ~~Both shade trees and small maturing trees~~ All trees must be at least two (2) inches in caliper (measured one-half foot above ground level) when planted. However, any new trees above four (4) inches in caliper shall be measured twelve (12) inches above the ground.
 - b. *Multi-trunk trees.* All multi-trunk trees must be in “tree form” with a maximum of five (5) stems or trunks and a minimum height of eight (8) feet at planting.
 - c. *Spread relationship.* The height-to-trunk caliper ratio, root ball sizes, or spread relationship for any tree to be planted shall meet

the current “American Standards for Nursery Stock” as set forth by the American Association of Nurserymen.

- (3) *Shrubs.* All shrubs planted to meet the requirements of this section, unless required to be larger as set forth elsewhere, shall be a minimum of three (3) gallon container size, eighteen (18) inches in height, or fifteen (15) inches in spread (depending on whether the growth habit is upright or spreading) measured from the top of the root zone. Shrubs with fifteen (15) to twenty-three (23) inches of spread shall be planted on three (3) foot centers. Shrubs with greater than twenty-three (23) inches of spread shall be planted on five (5) foot centers. In no event shall spacing exceed five (5) feet on center nor shall plants be closer than two (2) feet to the edge of any pavement.
- (4) *Mulch.* All planted materials are to be mulched with an approved material in the amount (depth and area) specified in the “Development Design Manual”.
- (5) *Design.* All required landscape areas shall conform to the design principles and standards set forth in the county’s “Development Design Manual”.

(6) *Diversity.* To curtail the spread of disease or insect infestation in a tree species, required plantings shall comply with the following standards:



- a. When fewer than twenty (20) trees are required on a site, at least two (2) different species shall be utilized, in roughly equal proportions.
- b. When more than twenty (20), but fewer than forty (40), trees are required to be planted on site, at least three (3) different species shall be utilized, in roughly equal proportions.
- c. When forty (40) or more trees are required on a site, at least four (4) different species shall be utilized, in roughly equal proportions.
- d. Nothing in this paragraph (6) shall be construed so as to prevent the utilization of a larger number of different species than specified above.

(e) *Street protective yards.*

- (1) *Location.* Street protective yards shall be located along within twenty (20) feet of all existing or proposed road rights-of-way that are adjacent to the property to which this section is applicable. Such street protective yards must be located on private property and not within any road right-of-way. Portions of the property needed for driveways are exempt from street protective yard requirements. No vehicular surface, storage, utility surface,

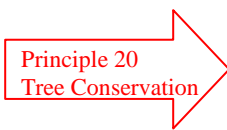
display, loading, or service area shall be permitted in a required street protective yard.

(2) *Width/square footage.* The width of a required street protective yard may vary on the property, but the minimum width cannot be less than seven (7) feet and the minimum square footage of the street protective yard shall equal the length in linear feet of the property adjacent to the right-of-way times ten (10) feet.

(3) *Plantings.*

a. *Required trees for residential subdivisions and commercial developments.* Each street protective yard shall contain at least one (1) large-maturing ~~shade~~ tree, unless overhead utility lines are present. Any tree planted within the right-of-way of an overhead utility line shall be a small-maturing tree. If a large maturing tree is planted, a spacing of ~~forty (40)~~ thirty-five (35) feet must be used. If a small or medium maturing shade tree is planted, a spacing of ~~thirty (30)~~ twenty-five (25) feet must be used. No street protective yard shall contain less than one (1) ~~shade~~ tree. Existing trees 2-inch caliper or greater within the street protective yard and right-of-way will be counted towards meeting this requirement. Existing pine trees will be reviewed on a case-by-case basis.

b. *Ground cover.* The entire street protective area must be covered with living material so that no soil is exposed, including ground cover and/or shrubs, except for mulched areas directly around the trees.



(f) *Buffer transition yards.* The buffer transition yard is a landscaped area designed to provide separation and screening between land uses of different impacts.

(1) *Determination of buffer transition yard requirements:* To determine the buffer transition yard required between two (2) adjacent land uses, the following procedure shall be followed:

a. Identify the proposed new or expanding land use and each existing adjacent land use. Identify the land use impact of each of these identified uses as set forth in Table VII-6 below. A proposed land use is considered existing on an adjacent property when a building permit is issued for the use. If adjacent property is vacant, and no building permit has been issued for its use, its use shall be determined by assigning it the highest level of impact in its zoning classification.

b. Determine the type of buffer transition yard required on each boundary (or segment thereof) of the subject parcel by referring to Table VII-7 below. The letter designations in the table refer to the type of buffer yard required.

- c. Identify the buffer transition yard width and planting requirements for the required yard type as set forth in Table VII-8 below.

This process must be applied to each property line, except where the requirements of Section 26-176(e) concerning street protective yards apply.

(2) *Location.*

- a. *General.* Buffer transition yards shall be located on the property of the proposed or changing land use that is to be screened. Such transition yards shall be located between the property line and any vehicular use areas, buildings, storage, service areas, or other areas of activity on the property to be screened and shall extend along the entire property line abutting the less intensive land use. Ornamental entry columns and gates, flagpoles, lamp or address posts, mailboxes, approved driveway openings, public utility wires and poles, fences, retaining walls, or similar structures are permitted in required buffer transition yards, provided that the general separation of land uses is achieved and that the total number of required plantings is still met. Plantings shall not obstruct the view of motorists using any road, driveway, or parking aisle.
- b. *Planting/screening in easements.* No vegetative screening or fencing that is required by this section shall be planted inside utility and/or drainage easements, excluding overhead easements, without the consent of the planning department and the easement holder. If plantings or fences inside utility and/or drainage easement areas are allowed, these plantings and fences shall be maintained in accordance with the terms of consent and any applicable maintenance provisions. Any tree planted within the right-of-way of overhead utility lines shall be a small-maturing tree.
- c. *Buffer transition yards and required yards (setbacks).* Where front, side, or rear yards (setbacks) are required by this chapter, buffer transition yards may be established within such setbacks. If the setback requirement is less than the buffer transition yard requirement, the buffer transition yard width requirement shall prevail.

(3) *Land use impact table.*

TABLE VII-6

a. *Residential uses.*

Single family detached and duplexes	Low Impact Use
Single family low density	Low Impact Use
Single family medium density	Low Impact Use
Single family high density	Medium Impact Use*
Manufactured home parks	Medium Impact Use*
Multifamily, single family attached – three (3) to ten (10) units	Medium Impact Use
Multifamily, more than ten (10) units or high-rise	High Impact Use

b. *Institutional uses (public and semi-public).*

25,000 square feet or less	Medium Impact Use
Over 25,000 square feet	High Impact Use

c. *Office/commercial uses.*

25,000 square feet or less	Medium Impact Use
Over 25,000 square feet	High Impact Use

d. *Industrial uses.*

All industrial uses	High Impact Use
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e. *Recreational uses.*

Passive recreational uses	Low Impact Use
Active recreational uses	High Impact Use

f. *Other uses.*

For land uses not listed, the zoning administrator shall determine the land use impact based on the classification of similar uses.

* Denotes required buffer for the outer perimeter of the entire contiguous site abutting any public right-of-way.

(4) *Buffer transition yard types.*

**TABLE VII-7
BUFFER TRANSITION YARD TYPES**

<i>PROPOSED USE</i>	<i>EXISTING ADJACENT LAND USE</i>				
	LOW IMPACT	MEDIUM IMPACT RESIDENTIAL	MEDIUM IMPACT NON-RESIDENTIAL	HIGH IMPACT RESIDENTIAL	HIGH IMPACT NON-RESIDENTIAL
LOW IMPACT	NONE	B	C	C	D
MEDIUM IMPACT RESIDENTIAL*	B	NONE	C	B	D
MEDIUM IMPACT NON-RESIDENTIAL	C	C	NONE	B	A
HIGH IMPACT RESIDENTIAL	C	B	B	A	C
HIGH-IMPACT NON-RESIDENTIAL	D	D	A	C	NONE

* Denotes required buffer for the outer perimeter of the entire contiguous site abutting any public right-of-way.

(5) *Buffer transition yard description table.* All proposed material planted to meet the descriptions set forth in the table below may be equally spaced in a staggered formation along the length of the required landscape buffer or placed so as to create one hundred percent (100%) opacity at plant material maturity.

**TABLE VII-8
BUFFER TRANSITION YARD STANDARDS**

TYPE "A" BUFFER			
Buffer Width	1 <u>Large-maturing Canopy</u> Tree Per	1 <u>Medium or Small-maturing Deciduous Understory</u> Tree Per	1 Shrub Per
10 - 15 Feet	300 Square Feet	400 Square Feet	50 Square Feet
16 – 20 Feet	400 Square Feet	450 Square Feet	50 Square Feet
21 – 30 Feet	500 Square Feet	500 Square Feet	75 Square Feet
31 – 50 Feet	600 Square Feet	550 Square Feet	125 Square Feet
51 + Feet	800 Square Feet	600 Square Feet	200 Square Feet
TYPE "B" BUFFER			
Buffer Width	1 <u>Large-maturing Canopy</u> Tree Per	1 <u>Medium or Small-maturing Deciduous Understory</u> Tree Per	1 Shrub Per
10 - 15 Feet	300 Square Feet	250 Square Feet	50 Square Feet
16 – 20 Feet	400 Square Feet	325 Square Feet	75 Square Feet
21 – 30 Feet	500 Square Feet	400 Square Feet	75 Square Feet
31 – 50 Feet	600 Square Feet	450 Square Feet	125 Square Feet
51 + Feet	800 Square Feet	500 Square Feet	200 Square Feet

TYPE "C" BUFFER			
Buffer Width	1 Large-maturing Canopy Tree Per	1 Medium or Small-maturing Deciduous Understory Tree Per	1 Shrub Per
10 - 15 Feet	300 Square Feet	200 Square Feet	25 Square Feet
16 – 20 Feet	400 Square Feet	250 Square Feet	50 Square Feet
21 – 30 Feet	500 Square Feet	300 Square Feet	50 Square Feet
31 – 50 Feet	600 Square Feet	350 Square Feet	75 Square Feet
51 + Feet	800 Square Feet	400 Square Feet	125 Square Feet
TYPE "D" BUFFER			
Buffer Width	1 Large-maturing Canopy Tree Per	1 Medium or Small-maturing Deciduous Understory Tree Per	1 Shrub Per
*10 - 15 Feet	300 Square Feet	200 Square Feet	50 25 Square Feet
16 – 20 Feet	400 Square Feet	475 225 Square Feet	25 50 Square Feet
21 – 30 Feet	500 Square Feet	275 Square Feet	50 Square Feet
31 – 50 Feet	600 Square Feet	325 Square Feet	75 Square Feet
51 + Feet	800 Square Feet	375 Square Feet	125 Square Feet

- ◆ * Note – Eight (8) foot stockade fence required for ten (10) – fifteen (15) foot Type "D" buffer.
- ◆ All existing healthy trees retained in buffer areas, can be credited toward meeting the bufferyard requirements.
- ◆ All buffer widths greater than fifteen (15) feet must be rounded up to the next whole number.

(6) *Buffer yard reductions.* Below are listed mechanisms by which the width of a required buffer transition yard may be reduced. Notwithstanding any of the provisions set forth in this section, no property on which a buffer transition yard is required shall have such a yard that is less than ten (10) feet in width.

a. *Fences.* The addition of a closed wooden fence in the required transition yard allows reduction of the required width of the applicable buffer transition yard by fifty percent (50%) if said fence meets the following standards:

1. *Height and arrangement.* The fence must be a minimum of eight (8) feet in height, measured on the side facing away from the property to be screened. Such fence must also have its finished side facing away from the property to be screened. The fence shall be solid and opaque, and shall include provision for access to all landscape materials.
2. *Materials.* Rot-resistant wood is the acceptable material. Chain link fencing does not meet buffer yard standards. Materials used should be consistent with materials, other than chain link fencing, commonly used in surrounding neighborhoods.

3. *Required plantings.* The number of required trees and shrubs is reduced by fifty percent (50%) in a buffer yard in which a fence is installed. At least one-half (½) of the required plantings shall be installed and maintained on the side facing the less intensive use.
 4. *Construction.* The buffer fence installation shall be incorporated as early as possible in the sequence of construction.
- b. *Masonry walls.* The addition of a masonry wall along the length of the required buffer yard allows reduction of the required width of the yard by fifty percent (50%) and the amount of required plantings by fifty percent (50%), if said wall meets the following standards:
1. *Height.* The wall must be a minimum of six (6) feet in height measured on the side of the wall facing away from the property to be screened.
 2. *Materials.* Materials shall be brick, stone, stucco, or textured block. The exterior surface of the wall shall not be of cinder block.
 3. *Required plantings.* If a masonry wall that meets the above standards is installed, the planting of shrubs shall be optional and not mandatory, and small-maturing trees may replace one-half of the required shade trees. The requirement that one-half of the buffer yard's trees shall be evergreen still applies.
- c. *Grade elevation changes.* The existence of a natural or man-made grade separation in the required buffer transition yard allows reduction of such yard by twenty-five percent (25%) in width if said elevation change achieves a screening effect similar to a fence and meets the following standards:
1. *Elevation.* The grade change must be at least six (6) feet in elevation.
 2. *Slope.* The side slopes of such grade may not be greater than three to one (3:1).
 3. *Retaining wall.* A greater slope is allowable if it is retained by a structurally sound retaining wall that meets engineering standards for such a wall.
 4. *Relationship to properties from which developing property is to be screened.* The developing property must be located

at an elevation lower than the properties from which it is to be screened.

5. *Location of required plantings.* In order to maximize the effectiveness of the screen, the required plantings shall be located at the top of the slope in the reduced buffer transition yard.

(7) *Buffer material specifications.* See Section 26-176(d) for general specifications for trees, shrubs, and other vegetation.

a. *Trees.*

1. *Size.* Except as provided above under subsection (6), trees planted in a buffer transition yard shall be large ~~shade~~ maturing trees unless within fifteen (15) feet of an overhead power line, in which case small maturing trees that will not exceed 15-20 feet in height at maturity shall be used.
2. *Species.* One-half (½) of the required trees shall be locally adapted evergreen species.
3. *Distribution.* Trees shall be distributed throughout the yard so as to minimize gaps between them. Trees counted to meet the required number shall be spaced at least ten (10) feet apart.

b. *Shrubs.* All shrubs are to be evergreen and shall be a minimum of three (3) feet in height and have a minimum crown width of twenty-four (24) inches when planted. All shrubs shall be expected to reach a height of eight (8) feet or greater (to maximize screening potential) within three (3) years of planting, and shall not be spaced greater than six (6) feet on center.

(g) *Vehicular surface area landscaping.*

(1) *General.* Vehicular surface areas shall comply with the following landscape standards. There are two (2) vehicular surface area planting requirements that may apply to a development. One requirement deals with screening and the other deals with interior parking lot plantings.

(2) *Vehicular surface area separation/screening.*

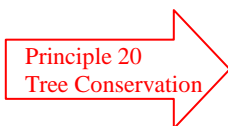
a. *Separation.* When any vehicular use area is located within twenty (20) feet of an abutting property and no buffer yard is required, a planting strip shall be provided to ensure that parking lots are separated from one another. The planting strip shall be a minimum of five (5) feet wide and shall be planted between the parking,

loading or other vehicular use area and the abutting property, except along approved driveway openings. Five (5) evergreen or deciduous shrubs, at least twenty-four (24) inches in height and maintained at thirty-six (36) inches in height, shall be planted for every twenty (20) linear feet of property line that parallels the vehicular surface area. The remaining ground area shall be mulched or planted in a variety of evergreen plants, hydro-seed or sod. Adjacent businesses on separate lots that share parking or driveways shall be exempt from this requirement.

- b. *Screening from roads, sidewalks, or alleys.* In addition to requirements for street protective yards (see Section 26-176(e)), vehicular use areas shall be screened from adjacent roads, sidewalks, or alleys. The space in which this screening is to be located (which shall be at least the width required for the street protective yard, or where no street protective yard is required, a minimum of five (5) feet) shall be planted with a screen that meets the following standards. The space shall be planted with a fifty percent (50%) opaque, continuous screen that must be at least three (3) feet high and can consist of plant material alone or berms, fences, walls, or grade changes combined with plant material. A vegetative buffer shall consist of at least one (1) evergreen or deciduous shrub planted for every five (5) feet of vehicular use area screen required. Such shrubs shall be at least twenty-four (24) inches in height and shall be maintained at a height of thirty-six (36) inches. If a fence or wall is used, at least one (1) shrub must be planted for every eight (8) linear feet of fence or wall. Berms and grade changes must be completely covered with vegetation.
- c. *Groundcover.* Grass or other ground cover shall be placed on all areas within all perimeter landscape areas not occupied by other landscape material or permitted access ways.
- d. *Use of perimeter landscape areas.* Vehicle stops or other design features shall be used in all parking facilities without curbing so that parked vehicles do not overhang more than two (2) feet into perimeter landscape areas. The vehicle side of the wheel stop shall be no more than eighteen (18) inches from the end of the parking space.

(3) *Vehicular surface area interior landscaping.*

- a. *Placement.* The required interior landscaped planting areas are to be placed in any of the following locations: within or adjacent to the parking lot area as tree islands; at the end(s) of parking bays; inside medians that are ~~five (5)~~ eight (8) feet or greater in width; as part of a continuous street protective yard; or as a vehicular surface area separation yard.



Principle 20
Tree Conservation

b. *Plants quantity.* Vehicular parking areas are to be planted with one (1) large shade tree for every twenty (20) parking spaces. Each planting area shall contain at least one (1) large maturing shade tree. Within fifteen (15) feet of overhead power lines, small maturing trees shall be planted in place of large shade trees at a rate of two (2) small trees for each required large shade tree. When planted in groupings, trees must be planted a minimum of twenty-five (25) feet apart. Planted trees should be a minimum of two (2) inch caliper to a maximum of three (3) inch caliper. The tree species used shall be limited to those that are listed in the current and approved "Tree Listings", which is on file in the Planning Department, and can tolerate wet and dry conditions. Trees and plants that are planted in parking lot islands that function as stormwater quality treatment BMPs must consist of native trees and plants.

Principle 20
Tree conservation

c. *Distance from parking spaces.* No vehicular parking space shall be located farther than ~~forty (40)~~ fifty (50) feet from the tree trunk of a shade tree in a planting area with one (1) tree. Distances between trees and parking spaces separated by intervening building(s) may not be considered in meeting this requirement.

d. *Size of planting areas.* Unless otherwise provided, a minimum of two hundred (200) square feet of planting area is required for each tree. No portion of the planting area shall be less than five (5) feet in width or length.

e. *Large vehicular surface areas greater than two (two) acres in size (parking lots and vehicular display areas).* In addition to the requirements set forth in subsection b, above, all new and expanded vehicular surface areas greater than two acres in size shall meet all of the following (unless exempt under Section 26-176(a)(2)b.2.):

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Tree Conservation

1. *Planted Median Strips.* Large vehicular surface areas (parking lots and vehicular display areas) must be broken by continuous planted medians. Four (4) planted medians, each containing at least one thousand one hundred thirty four (1,134) square feet of planted area, are required for every two (2) acres, rounded off to the closest two (2) acre increment. The minimum median width shall be ~~seven (7)~~ eight (8) feet. The length of the planted median shall be uninterrupted except for access ways.

2. *Industrial and Warehouse (storage, loading, and maneuvering areas).* All existing, new, and expanded storage, loading, and maneuvering areas are exempt from subsection (3)e. above. All other parking areas (excluding trailer parking) shall be subject to subsections (3) a., b., c., and d. above.

(h) *Screening for loading areas, trash collection areas, outdoor storage display areas, and utility service areas.* All loading areas, trash collection areas (including dumpsters), outdoor storage display areas, and utility service areas visible from a public road or adjacent property line shall be screened from such adjacent road or property unless already screened by an intervening building or buffer transition yard Landscaping shall not interfere with the access and operation of any such structure or facility. Screen types include:

(1) *Hedge.* A continuous hedge of evergreen and/or densely twigged deciduous shrubs planted in a five (5) foot strip spaced a maximum of five (5) feet apart or a row of evergreen trees planted no more than eight (8) feet apart. The shrubs shall be planted at a minimum height of forty-eight (48) inches and the hedge shall exceed the height of the receptacle by at least six (6) inches at the plants' maturity.

(2) *Fence or wall.* A fence or wall that matches the height of the receptacle and with the finished side of the fence facing the abutting road or property. Fences longer than twenty-five (25) linear feet shall be landscaped with trees and/or shrubs planted in a minimum five (5) foot planting area, except around access areas, spaced no further than eight (8) feet apart in order to screen at least fifty percent (50%) of the fence or wall.

(i) Screening for stormwater management area. Unless designated as an integral part of a landscape plan or features as an amenity (i.e., water features in a wet bottom basin or recreation/open space in a dry bottom basin), all detention ponds, retention ponds, or other similar holding area shall be screened from view from any existing or future private or public street and from adjoining developable property.

(j) *Visual screening for thoroughfares and arterial roadways.* Thoroughfares or arterial roadways, when constructed within areas zoned for residential use, shall provide a continuous visual screen consisting of vegetation, berms, embankments, or a combination of such materials, as appropriate. The use of existing vegetation is encouraged. When the existing vegetation is inadequate to function as a visual screen, it shall be augmented by two (2) staggered rows of shrub material, which will provide such a screen at maturity.

(k) *Protection of existing trees during development.* No grand tree may be removed unless it is determined that there is no alternative due to unavoidable grading or because of required configuration of essential utilities or buildings. In addition, where tree protection is required, no grading or other land-disturbing activity can occur on a site with existing trees (that are designated to be preserved in order to meet the landscaping requirements) until protective barriers are installed by the developer. Protective barriers must protect the entire critical root zone. No grading, trenching or equipment may occur within the protective barrier unless an alternative plan has been submitted to and approved by the Planning Department. All work performed inside the protective barrier, including tunneling underneath the critical root zone, must be approved by the Planning Department and under the supervision of a certified arborist. The diameter of the preserved trees and the

Principle 19
Clearing and
Grading

Principle 20
Tree Conservation

location of protective barriers must be shown on the landscape and grading plans, with the dimension between the tree trunk and barrier indicated. A description of acceptable protective barriers is set forth in the “Design Manual”, which is on file in the Planning Department.

(1) *Trees to be protected:* On sites where compliance with this section is required, the owner/developer shall protect the following trees:

a. Grand trees.

b. All ~~hardwood~~ trees in fair or better condition that are ~~nine (9)~~ ten (10) inches in diameter or larger that are located in a protected zone (a portion of the property required by permit to remain in natural open space or areas required by permit to be landscaped, or to be used as buffer transition yards and/or street protective yards).

~~c. All pine trees in fair or better condition that are ten (10) inches to twenty (20) inches in diameter that are located in a protected zone (a portion of the property required by permit to remain in natural open space or areas required by permit to be landscaped, or to be used as buffer transition yards and/or street protective yards).~~

(2) *Tree replacement plan.* In accordance with subsection (j)(1) above, a tree replacement plan shall be submitted and approved before any protected trees are removed. Grand trees that have been approved for removal shall be replaced at a ratio of 6:1, with trees at a minimum of 2-inch caliper to a maximum of three (3) inch caliper.” All other pProtected trees that have been approved for removal shall be replaced at a ratio of 3:1, with trees at a minimum of 2-inch caliper to a maximum of three (3) inch caliper.”

Principle 20
Tree Conservation

(3) *Exemptions – tree protection.* Commercial timber, tree farms, agricultural operations, or timber clearing on private property are exempt from tree protection requirements, but must comply with the buffer requirements and other voluntary protective measures known as “Best Management Practices (BMPs)”, as published by the South Carolina Forestry Commission. In addition to the BMPs, this shall include an undisturbed buffer along the entire perimeter of the property, including road frontages, except for approved access crossings. Such buffer shall be fifty (50) feet wide or equal to the required setback for the zoning district in which the property is located, whichever is greater.

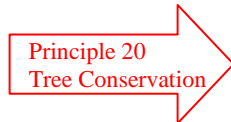
(4) *Tree protection plan.* A tree protection plan shall be submitted prior to any proposed grading or clearing on site. The following information shall be identified and submitted:

a. An infra-red and/or aerial photograph (no more than 5 years old) may be utilized to assist in the location of the protected trees. A tree protection plan shall be submitted identifying the footprint or proposed footprint of any building or structure, areas of clearing,

grading, trenching, and other earth moving activities, protected trees and/or groupings of trees designated to be saved (including estimated number and average diameter or circumference), tree protection zones, ponds, creeks, wetlands, and other important natural features.

- b. If the information provided in subsection ~~paragraph~~ a. above is inadequate to develop an approved tree protection plan, a site visit or a tree survey or inventory of the affected area may be required.

- (5) ~~Tree survey or inventory. If a tree survey is required, it shall be prepared by a certified arborist, licensed engineer, forester, landscape architect, or surveyor that will determine the size, species, health, condition, and structural integrity of forest trees and whether or not said trees are in good enough condition and safe enough to live beyond construction activity. A tree survey or inventory is required for all areas that are intended for development, as well as all undisturbed areas that contain trees that are being retained to meet the requirements of this subsection (k). The tree survey shall be prepared by a licensed and/or certified arborist, engineer, forester, landscape architect, or surveyor that will determine the size, species, health, condition, and structural integrity of forest trees and whether or not said trees are in good enough condition and safe enough to live beyond construction activity.~~



- (~~k~~) *Completion and maintenance.* The owner or lessee of the property where landscaping is required shall be responsible for the maintenance and protection of all plant and screening material and fencing. Landscaped areas shall be maintained in good condition. No required landscape area shall be used for accessory structures, trash collection, parking, or other functional use unless otherwise specified in this chapter. Deed restrictions may be placed on lots that require each owner to maintain that portion of screening or landscaping that is on his/her property. Where a homeowners' association and annual funding is required by appropriate, enforceable deed restrictions, the screening and landscaping may be either on a separately described private parcel of land or on private property in a landscape easement, in common ownership of the homeowners' association of said subdivision, and shall be maintained by the homeowners' association. Failure to maintain plant material, or to replace dead, damaged, or diseased material, or to repair a damaged buffer structure shall constitute a violation of this chapter. All landscaping shall be installed in accordance with the approved landscape plan unless revisions are approved by the planning department and noted in writing on the plan. Neither a certificate of occupancy nor a business license for any business or use on a site with such an approved plan shall be issued until the installation of the required landscaping is approved or a performance guarantee is posted with the planning department in the minimum amount of one hundred twenty five percent (125%) of the total cost of the required uncompleted landscaping, including the labor. A site not requiring a certificate of occupancy may not be used until the required landscaping is installed or a guarantee posted. The guarantee shall be released and returned to the party posting the guarantee upon installation of all required landscaping and

acceptance by the planning department of such installation. If the landscaping is not complete and in accordance with approved plans, the guarantee shall be forfeited to and used by Richland County to complete the required landscaping with any remaining funds being returned to the party who posted the guarantee.

Principle 20 Tree Conservation

(m) *Irrigation.* All required planting areas, except stormwater management areas in residential subdivisions, shall be mechanically irrigated, provided that plant material in detention ponds, retention ponds, or other similar holding areas may be manually watered with water bags for at least one (1) year to ensure that the landscape is established. Bubblers or drip irrigation systems are required in order to reduce water consumption and overspray onto pedestrian and vehicle use areas. This shall include all required planting areas except areas within developments containing less than ten (10) parking spaces. However, these exempted areas shall have an exterior water source (such as a hose bib) located within one hundred (100) feet of all required planting areas. Irrigation systems should first make use of all available surface runoff or other retained or detained stormwater as the water supply source. If the project area is required to be irrigated, an irrigation plan must be provided, or the following statement must be provided on the site and landscaping plan: "All planting areas shall be mechanically irrigated".

(n) *Mitigation policy.* When protected trees have been removed or damaged without authorization, a restoration plan, depicting the type, size, and proposed location of each replacement tree, shall be submitted to the planning department for approval. The zoning administrator may require tree replacement at a ratio not to exceed 4:1, with trees at a minimum of 4-inch caliper. No certificate of occupancy shall be issued for any development until all applicable restoration conditions have been met.

SECTION XI. The Richland County Code of Ordinances, Chapter 26, Land Development; Article VII, General Development, Site, and Performance Standards; Section 26-179, Pedestrian, Bicycle, and Transit Amenities; Subsection (a), Sidewalks and Other Pedestrian Amenities; is hereby amended to add two new paragraphs, to read as follows:

Principle 13 Sidewalks

(5) *Alternative to sidewalk.* If a trail network is designed to be functionally superior or equivalent to a standard sidewalk plan, then it can be used as a viable alternative. Functionality should be assessed based on connectivity, rather than linear feet.

Principle 13 Sidewalks

(6) *Waiver of sidewalk requirement.* Strict sidewalk requirements may be waived on a case by case basis, particularly if connectivity is improved by alternative systems.

SECTION XII. 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; is hereby amended to read as follows:

(b) *Design standards for public or private roads.*

(1) Paving and curb requirement. All new roads must be paved and include curbs and enclosed drainage systems unless otherwise provided in this Section (or unless exempted pursuant to Section 26-224).

(4)(2) Right-of-way and pavement widths.

- a. *Minimum standards.* Minimum rights-of-way and pavement widths shall be as follows, unless reduced by the development review team during land development or subdivision review and approval:

Principle 1
Street Widths

Principle 3
ROW Width

<i>Road Classification</i>	<i>Minimum ROW (ft)</i>	<i>Minimum Pavement Width (ft)</i>
Park Road (One-way)	41	17
Minor Rural	66	20
Rural	66	22
Minor Residential	50	24
Local Residential	50	24
Local Commercial	66	36
Collector	66	36
Industrial	80	36
Arterial	100	53
Loop Lane	40	16

Pavement width for rural roads shall be measured from pavement edge to pavement edge. Residential, commercial, collector, and industrial roads shall measure pavement width from back-of-curb to back-of-curb or from low-point-of-valley to low-point-of-valley. The mixing of rural and any other road classification is prohibited. Curb and gutters shall be installed on all paved roads unless the county engineer determines that another system is acceptable. Roads without curb and gutter shall have a minimum right-of-way of sixty-six (66) feet, provided, however, when although curb and gutters shall be installed on all paved roads unless the county engineer determines that another system is acceptable. stormwater swales or other stormwater features are located along the roadside and specifically outside of the right-of-way, then the right-of-way be reduced to fifty (50) feet and the road may be exempted from the curb and gutter requirement. The stormwater swales or other stormwater feature must be within a minimum eight (8) foot drainage easement or conservation easement, with clearly defined maintenance by a private owner or homeowners' association.

Principle 5
Vegetated Open Channels

- b. *Additional right-of-way.* In the event the development of property includes or abuts an existing platted county road that does not conform to the minimum requirements set forth in this chapter, or in the event that the development will result in an increase in the average daily traffic using the road to the extent that the

classification of the road will change under these regulations, or the road is shown on the county's thoroughfare plan, the preliminary land development (land development or subdivision) plan must provide for sufficient right-of-way to increase the size of the right-of-way to the width needed under the new classification. In the event that the development abuts only one (1) side of such a road, the additional right-of-way reserved shall not exceed one-half (1/2) of the additional right-of-way required under the new classification, measured from the centerline of the existing right-of-way. The plat shall clearly denote that any subject right-of-way described above is reserved for future road widening. Lot area requirements and setback requirements shall not use the reserved right-of-way area in their measurements.

~~(2)~~(3) *Connectivity.*

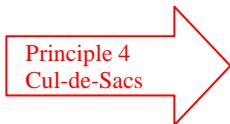
- a. *Extension of existing roads.* The arrangement of roads in a subdivision shall provide for the alignment and continuation or extension of existing roads in adjoining areas in compliance with the standards set forth in this section. Greater widths may be required if the existing road is identified for widening in the county's thoroughfare plan.
- b. *Access to undeveloped property.* Where it is deemed necessary to the development of a logical road pattern and transportation network, roads and rights-of-way shall be extended to the boundary of adjoining property. Incompatible characteristics of adjoining property shall be given due consideration in making a determination of what shall constitute a logical road pattern. Reserve strips adjoining road rights-of-way for the purpose of preventing access to adjacent property shall not be permitted.
 1. *Construction of road connections.* Where required for a logical road pattern, road extensions or connections may be built. In the event that the adjoining property is later developed in such a manner that it is determined that the connection will not be necessary for a logical road pattern, the connection may be abandoned and divided proportionally among adjoining landowners. Temporary dead end roads shall be provided with a temporary turnaround having a roadway surface diameter of eighty (80) feet, or other approved type of turnaround.
 2. *Reservation of road connections.* In certain situations, the planning commission may permit a platted lot to be "reserved for future connection" in lieu of construction of the road connection, in which case an escrow account will be established in favor of the county for a ten (10) year period in an amount determined by the county engineer to

cover the cost of construction. In the event the connection is constructed, any remaining property shall be conveyed to adjoining property owners and the balance of the escrow account refunded to the developer. In the event that the adjoining property is later developed in such a manner that it is determined that the connection is not required or desirable, the reservation will be terminated, ownership of the lot will remain with the developer and the escrow account refunded to the developer. If the extension has not been constructed within the ten (10) year period, the planning commission will determine the continued necessity of the extension and either extend the time of the escrow account or recommend that the reservation be terminated, with ownership of the lot remaining with the developer and the escrow account being refunded to the developer.

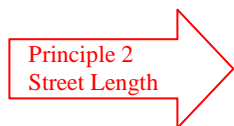
c. *Gated communities.* Gated communities are discouraged but are permitted. Roads within gated communities will not be taken over by the county for road maintenance.

d. *Conservation areas.* One private access easement shall be allowed across a conservation area, provided that such access is at least twenty (20) feet in width and provides access to no more than one (1) parcel.

~~(3)~~(4) *Cul-de-sacs.*



a. *General.* Cul-de-sacs shall not be used to avoid connection with an existing road or to avoid connection to adjoining property. In general, cul-de-sacs shall not be used to provide access to development on the boundary of the development except where, in the opinion of the planning commission, a cul-de-sac is necessitated by topography or property accessibility, or is appropriate for land use separation.



b. *Cul-de-sac length.* Cul-de-sacs shall not exceed ~~eight hundred (800)~~ one thousand two hundred (1,200) feet in length unless necessitated by topography or property accessibility, and are approved by the ~~planning commission~~ development review team. Measurement shall be from the point where the centerline of the dead end road intersects with the centerline of a general circulation road to the center of the turnaround of the cul-de-sac. Where one cul-de-sac extends from another cul-de-sac, the end of each cul-de-sac shall be no more than ~~eight hundred~~ one thousand two hundred (1,200) feet from a general circulation road as measured by the centerline of the roads.

Principle 4
Cul-de-Sacs

- c. *Cul-de-sac design.* Cul-de-sacs shall terminate in a circular turnaround having a minimum right-of-way of at least one hundred (100) feet in diameter and a paved turnaround with a minimum outside diameter of eighty (80) feet, or other approved type of turn around, including T's, Y's or landscaped islands with a minimum right-of-way sufficient for county maintenance. In addition, all cul-de sacs must have a landscaped interior island, at least forty (40) feet in diameter. The minimum pavement width around a cul-de-sac island shall be sixteen (16) feet, and this portion of the pavement shall be designated as a one-way for traffic purposes. A provision for adequate drainage must be designed for the island; and a provision for maintenance of landscaping on the island must be included in the recorded restrictive covenants for the subdivision.

~~(4)~~(5) *Temporary dead-end road and half roads.*

- a. *Temporary dead-end roads.* Temporary dead-end roads shall be provided with a temporary turnaround having a roadway surface diameter of eighty (80) feet, or other type of approved turnaround.
- b. *Half roads.* Half roads of less than two (2) lanes are prohibited. Whenever a road is planned adjacent to the proposed development tract boundary, the entire road right-of-way shall be platted within the proposed development, or a portion of the road may be platted and reserved with adequate provision for the concurrent dedication of the remaining portion of the right-of-way by the adjacent landowner, evidence of which shall be furnished by the developer through an acquired and recorded easement.

~~(5)~~(6) *Intersections.* All road intersections shall be designed in substantial compliance with the applicable requirements of SCDOT's "Access & Roadside Management Standards", published in August 2008.

Principle 2
Street Length

(7) Loop lanes. Loop lanes shall be a minimum of sixteen (16) feet in width for one-way traffic, and the exterior radius shall be no less than forty (40) feet.

Principle 4
Cul-de-Sacs

(8) T-roads. See the "Road Design Standards" manual kept in the Department of Public Works.

(9) Main Roads – twenty-four (24) feet pavement width.

Principle 1
Street Widths

(10) Park Roads – seventeen (17) feet pavement width. On cul-de-sac bulbs, the inside radius shall be a mountable curb. The "Park Road" paving detail may only be used when there is sufficient off street parking to provide three (3) parking spaces per dwelling unit, and the total future parcels served by the road do not exceed twenty-five (25). For common

areas, a shared parking space may be considered as the equivalent of one and one-half (1½) dwelling parking spaces.

~~(6)~~(11) *Other design standards.*

- a. *Reverse curves.* On state maintained roads, tangent distances shall be determined by the use of South Carolina Department of Transportation standards. On other roads, the Richland County design standards shall apply.
- b. *Road grades.* Grades on roads not classified shall be established by the South Carolina Department of Transportation or by the county engineer. Grades on collector roads shall not exceed eight percent (8%) unless topographic conditions make this impractical. Grades on residential roads shall not exceed fifteen percent (15%), unless topographic conditions make this impractical. All roads shall have a minimum grade of not less than one-half (½) of one percent (1%).
- c. *Horizontal curves.* Where a deflection angle of more than ten (10) degrees occurs in the alignment of a road, a curve of reasonable radius shall be introduced. On roads not classified, the center line radius of curvature shall be determined by the South Carolina Department of Transportation or by the county engineer. On collector, industrial, or commercial roads, the center line radius of curvature shall not be less than three hundred and fifty (350) feet. On local residential roads, the center line radius of curvature shall not be less than one hundred and fifty (150) feet unless the topography of the land to be subdivided makes this impractical.
- d. *Vertical curves.* Minimum stopping sight distance on roads not classified shall be determined by the South Carolina Department of Transportation or by the county engineer. On collector, industrial, or commercial service roads, the minimum stopping sight distance shall be two hundred and seventy-five (275) feet (forty miles per hour) and on minor residential roads, one hundred sixty (160) feet (twenty-five miles per hour). Stopping sight distances shall be measured from a height of eye of three (3) feet, nine (9) inches to an object with a height of six (6) inches, both distances measured above the centerline of the road or road. Stopping sight distance shall be determined in accordance with the standards of the American Association of State Highway Officials.
- e. *Split-level roads.* Roads that are constructed so as to have two (2) traffic ways, each at a different level within the same right-of-way, shall provide a paved traffic surface of at least twenty (20) feet on each level and a slope between the two (2) traffic ways of 6:1 or flatter.

- f. *Alleys.* Alleys shall only be permitted as approved by the county engineer.
- g. *Access to parks, schools, etc.* Convenient access to places of public assembly must be ensured in all development. See also Section 26-179 of this chapter for pedestrian amenity requirements.
- h. *Railroad rights-of-way.* Developments adjacent to railroad rights-of-way shall be required to provide for future railroad crossings.
- i. *Marginal access roads.* In order to reduce traffic congestion, marginal access roads shall be required between arterial roads and the adjacent development. Additionally, the planning commission may require marginal access roads between collector roads and adjacent development, if the conditions warrant.
- j. *Grading and paving.* All grading and paving work done on new roads or road improvements must be approved by the county engineer.
- 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 2009 Edition with Revisions 1 and 2 incorporated*; provided, however, if a later edition is published, this latest edition shall be used; 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) inches 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 2009 Edition with Revisions 1 and 2 incorporated* shall be installed by the developer at his/her own expense. All devices shall conform to the required size and reflectivity found in the *Manual on Uniform Traffic Control Devices 2009 Edition with Revisions 1 and 2*

incorporated. Provided, however, if a later edition of the “Manual on Uniform Traffic Control Devices” is published, this latest edition shall be used.

Principle 5
Vegetated Open
Channels

1. Alternative to curbed drainage. Minor rural roads and rural roads may be exempt from the requirement to have curbs, subject to the following conditions:

[1] A minor rural road shall provide access to less than twenty (20) lots that are each greater than five (5) acres in size, and a rural road shall provide access to less than fifty (50) lots that are each greater than five (5) acres in size.

[2] For design criteria, see the “Road Design Standards” manual kept in the Department of Public Works.

SECTION XIII. The Richland County Code of Ordinances, Chapter 26, Land Development; Article VIII, Resource Protection Standards; Section 26-201, Stormwater Management and SWPPPs; Subsection (c), Requirements and Standards; Paragraph (3), Secondary Drainage Channel and Surface Requirements; Sub-paragraph g., Additional Development Requirements; Clause 1.; is hereby amended to read as follows:

1. *Single-family residential, duplex or manufactured home development.* Site grading for single-family, duplex, or manufactured home development shall be carried out in such a manner that surface water from each dwelling lot will flow directly to a storm sewer, improved channel, sodded swale, or paved road without running more than two hundred (200) feet. Rooftop runoff may be directed to pervious areas, infiltration practices, rainwater harvesting systems, or other stormwater treatment facilities on the dwelling lot.

Principle 16
Rooftop Runoff

SECTION XIV. The Richland County Code of Ordinances, Chapter 26, Land Development; Article X, Subdivision Regulations; Section 26-221; is hereby amended to read as follows:

Sec. 26-221. Purpose.

The purpose of these subdivision regulations is to provide criteria for the development of subdivisions, reduce infrastructure maintenance costs as a result of efficient community design, provide pedestrian linkages and wildlife corridors among residential communities, and to encourage recreational opportunities within Richland County. These regulations shall be applied, in addition to other relevant sections of this chapter (see in particular Article VII.), when a subdivision is proposed in the county, and are based on and implement the requirements of Section 6-29-1110, et. seq., of the South Carolina Code of Laws. These regulations also implement the objectives and policies of the comprehensive plan; and preserve and protect environmental resources, natural and cultivated landscapes for the county.

SECTION XV. The Richland County Code of Ordinances, Chapter 26, Land Development; Article X, Subdivision Regulations; Section 26-222; is hereby amended to read as follows:

Sec. 26-222. General requirements.

- (a) *Improvements.* All proposed improvements in the development of a subdivision shall comply with the relevant standards set forth in this chapter.
- (b) *Septic tank and well systems.* Persons using septic tanks and/or wells shall obtain, prior to sketch plan review by the planning commission, at least preliminary or conceptual approval from DHEC, as required by Section 61-57 of the South Carolina Code of Regulations.
- (c) *Subdivision and road names.* Subdivision names, approved by the county addressing coordinating specialist, and road names, approved by the planning commission, will be issued at the preliminary plan review stage.
- (d) *Access requirements.*
 - (1) *Access requirements for residential subdivisions.* All residential subdivisions, and/or subdivision lots, shall have direct access to a public or private road right-of-way, with a minimum fifty (50) foot right-of-way and a minimum twenty (20) foot wide passable surface which conforms to the requirements of Section 26-181 (b) (2) and which has been approved by the county engineer's office. Except for minor subdivisions, all subdivision lots shall have access only to interior subdivision roads.
 - (2) *Access requirements for commercial subdivisions.* All commercial subdivision lots shall have direct access to a public or private road, with a minimum fifty (50) foot right-of-way and a minimum twenty (20) foot wide passable surface approved by the county engineer's office, or a recorded cross-access easement, at least thirty (30) feet in width from the public or private road to the commercial site and approved by the county fire marshal.
- (e) *Lots.*
 - (1) *DHEC requirements.* If the South Carolina Department of Health and Environmental Control requires a lot size for a subdivision different from what is required in this chapter, then the project shall conform to the DHEC standards.
 - (2) *Restriction on jurisdictional lines.* Lots hereinafter developed shall not be divided by city or county lines.
 - (3) *Lot lines.* In so far as is practical, side lot lines shall be at right angles to straight road lines and radial to curved road lines.
 - (4) *Zoning district standards.* All subdivision lots must comply with the applicable standards for the zoning district(s) in which the subdivision is located.

(f) *Blocks.*

(1) *Block size.*

- a. *Nonresidential block size.* Nonresidential blocks shall be of such length and width as may be suitable for their prospective use, including adequate provision for off-street parking and service areas.
- b. *Residential block size.* Residential blocks shall not be greater than one thousand eight hundred (1,800) feet in length nor less than six hundred (600) feet in length. Where practical, the width of any residential block shall be sufficient to permit at least two (2) tiers of lots.

(2) *Dead-end roads.* Dead-end roads, within a subdivision, including cul-de-sacs, shall not ~~be greater than~~ exceed eight hundred (800) one thousand two hundred (1,200) feet in length.

(g) *Natural Resource Inventory.* All subdivisions require a natural resource inventory, which must be conducted by a qualified professional.

New Principle:
Natural Resource
Protection Inventory

a. 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.

New Principle
Natural Resource Protection
Inventory

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

New Principle
Natural Resource Protection
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(j)(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; and
- [l] Forestlands; and prime agricultural lands.

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

New Principle
Natural Resource Protection
Inventory

Principle 13
Sidewalks

(h) Pervious material may be used for sidewalks and driveways.

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

SECTION XIX. Effective Date. This ordinance shall be enforced from and after _____, 2012.

RICHLAND COUNTY COUNCIL

BY: _____
Kelvin E. Washington, Sr., Chair

ATTEST THIS THE ____ DAY
OF _____, 2012

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: April 24, 2012 (tentative)
First Reading: April 24, 2012 (tentative)
Second Reading:
Third Reading:

RICHLAND COUNTY GOVERNMENT



Planning and Development Services Department

**INTERIM PLANNING DIRECTOR'S REPORT OF COUNCIL ACTIONS
ZONING PUBLIC HEARING
February 28, 2012
7:00 PM**

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

Additions/Deletions to the Agenda: None.

Map Amendments:

Case # 12-01 MA, Lexington County Health Services District, Inc./Kevin Stanley, RU to OI (3.5 acres), TMS# 03500-04-37, Old Tamah Road: The public hearing was opened. Five persons spoke in favor of the map amendment, and four persons spoke against it. The public hearing was closed. Mrs. Hutchinson recused herself from taking acting on this item, citing a conflict of interest. The remaining Council members unanimously denied the request to rezone the subject property. A subsequent motion to reconsider Council's action failed.
ACTION: PLANNING, CLERK OF COUNCIL

Case # 12-05 MA, Wyndham Enterprises/Rodney Wyndham, HI to GC (3.20 acres), TMS# 22804-04-10, North Springs Road & Woodley Way: 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**

Case # 12-06 MA, Lutheran Homes of South Carolina Foundation, Inc./Stephen Minsky, M-1/HI/RM-HD to OI (45 acres), TMS# 17200-02-02/04/09/13/14/26, Powell Road: 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**

Case # 12-08 MA, LandTech Inc. of SC/Kevin Steelman, NC to RS-MD (4.01 acres), TMS# 01506-01-11, Three Dog Road & US 76: Prior to opening the public hearing, a motion was made to defer this request until the next Zoning Public Hearing in order to give the applicant and community members a chance to meet. Council unanimously deferred the public hearing and any action on this item until the March 20, 2012 Zoning Public Hearing. **ACTION: PLANNING, CLERK OF COUNCIL**

Text Amendments:

An Ordinance amending Chapter 26, Land Development; Section 26-53; so as to reduce the time to act on the application from 60 days to 30 days: The public hearing was opened, and no one spoke. The public hearing was closed. Discussion took place and Mr. Malinowski stated he would get with staff to propose amended language prior to second reading. Council gave first reading approval to the text amendment ordinance, with one vote against. [ACTION: PLANNING, CLERK OF COUNCIL](#)

An Ordinance amending Chapter 26, Land Development; so as to permit “Repair and Maintenance Services, Automobile, Major” in the GC (General Commercial District), with special requirements: The public hearing was opened, and no one spoke. The public hearing was closed. Discussion took place and Council unanimously denied first reading approval to the text amendment ordinance. [ACTION: PLANNING, CLERK OF COUNCIL](#)

Other Business: A memo was presented regarding group homes (9 or fewer). This was received as information, and no action was needed or taken on this item.

Adjournment: Council adjourned at 7:38 p.m.

