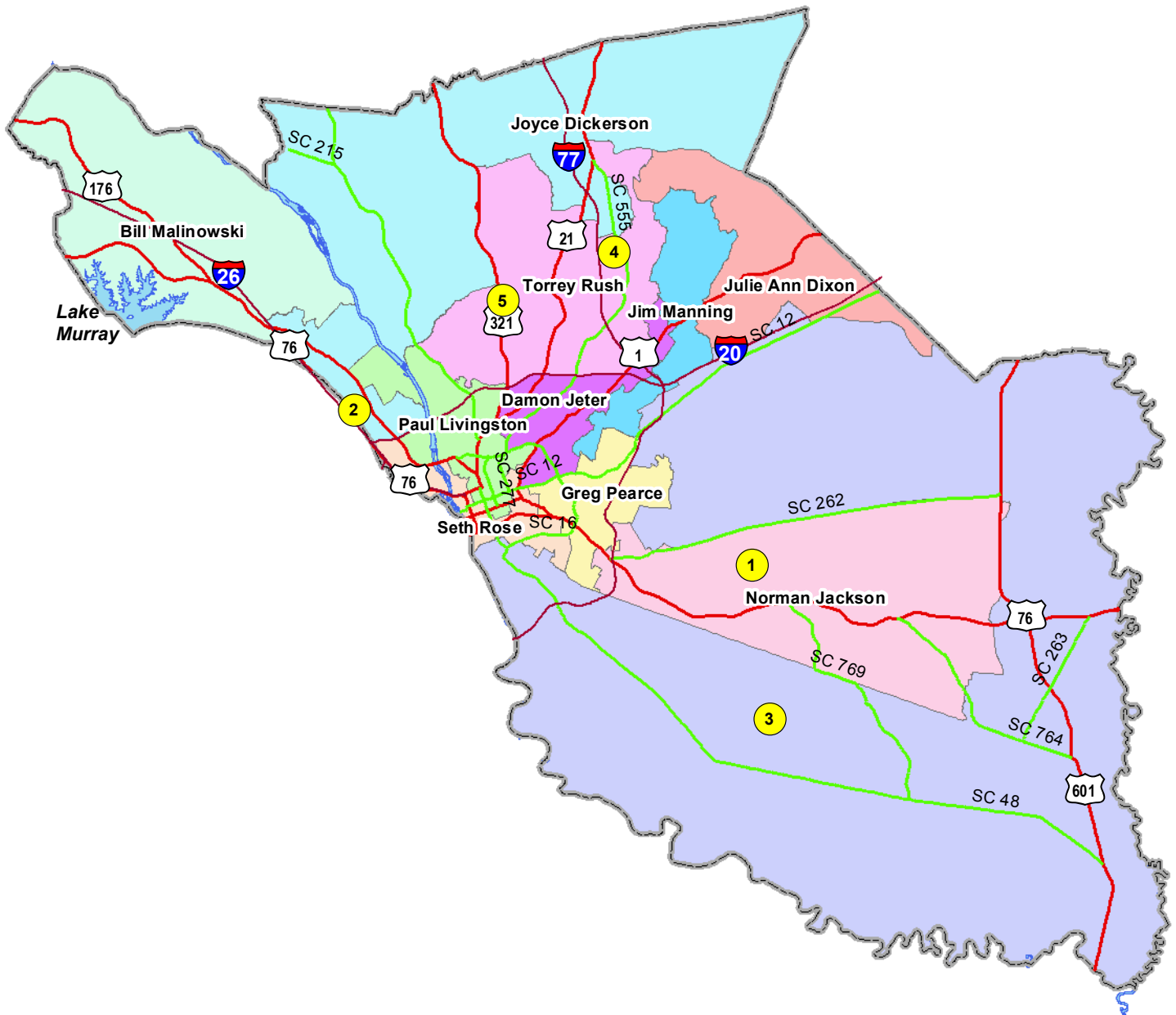


RICHLAND COUNTY
PLANNING COMMISSION



May 2, 2016
1:00 p.m.

RICHLAND COUNTY PLANNING COMMISSION MAY 2, 2016



CASE NO.	APPLICANT	TMS NO.	LOCATION	DISTRICT
1. 16-13 MA	George H. Reed, Jr.	24800-06-67	2127 Long Trail Dr.	Jackson
2. 16-14 MA	Harold Johnson	06105-01-15	3800 Elberta St.	Dickerson
3. 16-15 MA	Wilma N. Garren	24400-01-33	1527 Clarkson Rd.	District 10
4. 16-16 MA	Wanda Morris	17400-02-08	413 Killian Rd.	Rush
5. 16-17 MA	Derrick J. Harris, Sr.	12000-02-22	7708 Fairfield Rd.	Rush

RICHLAND COUNTY PLANNING COMMISSION

Monday, May 2, 2016

Agenda

1:00 PM

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

Chairman – Stephen Gilchrist

Vice Chairman – Heather Cairns

Patrick Palmer · Beverly Frierson · Christopher Anderson · William Theus
David Tuttle · Wallace Brown · Ed Greenleaf

I. PUBLIC MEETING CALL TO ORDER Stephen Gilchrist, Chairman

II. PUBLIC NOTICE ANNOUNCEMENT Stephen Gilchrist, Chairman

III. CONSENT AGENDA [ACTION]

a. PRESENTATION OF MINUTES FOR APPROVAL

April 2016 Minutes

b. ROAD NAMES

c. MAP AMENDMENTS

1. Case # 16-13 MA
George H. Reed Jr.
RS-MD to RU (3.21 acres)
2127 Long Trail Dr.
TMS# 24800-06-67
P. 1
2. Case # 16-14 MA
Harold Johnson
RM-HD to OI (2.13 acres)
3800 Elberta St.
TMS# 06105-01-15
P. 9
3. Case # 16-15 MA
Wilma N. Garren
RU to OI (1.4 acres)
1527 Clarkson Rd.
TMS# 24400-01-33
P. 17
4. Case# 16-16MA
Wanda Morris
RU to GC (0.45 acres)
413 Killian Rd.
TMS# 17400-02-08
P. 25

5. Case# 16-17MA
Derrick J. Harris Sr.
RU to OI (1.83 Acres)
7708 Fairfield Rd.
TMS# 12000-02-22
P. 33

d. TEXT AMENDMENTS

AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES; CHAPTER 26, LAND DEVELOPMENT; SO AS TO CLARIFY "MINIMUM LOT AREA/MAXIMUM DENSITY" REQUIREMENTS IN VARIOUS ZONING DISTRICTS.
P. 41

- e. AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES, CHAPTER 26, LAND DEVELOPMENT; SO AS TO AMEND THE SETBACK REQUIREMENTS FOR TOWERS ABUTTING RESIDENTIALLY ZONED PARCELS.
P. 45

V. OTHER BUSINESS [ACTION]

VI. CHAIRMAN'S REPORT

RULES OF PROCEDURE

VII. DIRECTOR'S REPORT OF ACTION

DEVELOPMENT REVIEW TEAM REPORT

VIII. ADJOURNMENT

NOTES:

MEETING FORMAT

The Planning Commission uses the consent agenda to approve non-controversial or routine matters by a single motion and vote. If a member of the Planning Commission, the Planning Staff or the general public wants to discuss an item on the consent agenda (at the beginning of the meeting), that item is removed from the consent agenda and considered during the meeting. The Planning Commission then approves the remaining consent agenda items.

Persons wishing to speak on an agenda item are requested to sign the item's sign-in sheet located at the back of County Council Chambers. Meeting attendees are usually given two (2) minutes to speak; the time limit is at the discretion of the Chair of the meeting and may be limited when appropriate.

Speakers' comments should be addressed to the full body. Requests to engage a Commission Member, County staff or applicants in conversation will not be honored. Abusive language is inappropriate.

After persons have spoken, the hearing is closed and brought back to Commission level for discussion and action. There is no further comment permitted from the audience unless requested by the Commission.

ZONING PUBLIC HEARING

The Planning Commission is a recommending body to Richland County Council. Recommendations for "Approval" or "Disapproval" are forwarded to County Council for their consideration at the next Zoning Public Hearing. The Zoning Public Hearing is another opportunity to voice your opinion for or against a rezoning or amendment to the Land Development Code and is open to the public. The County Council Zoning Public Hearing is usually scheduled for the 4th Tuesday of the month at 7:00 p.m. Check the County's website for dates and times.



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: May 2, 2016
RC PROJECT: 16-13MA
APPLICANT: George Reed Jr.

LOCATION: 2127 Long Trail Drive

TAX MAP NUMBER: R24800-06-67
ACREAGE: 3.21 acres
EXISTING ZONING: RS-MD
PROPOSED ZONING: RU

PC SIGN POSTING: April 18, 2016

Staff Recommendation

Disapproval

Background

Zoning History

The original zoning as adopted September 7, 1977 was RS-2 District which became the Residential Single-Family Medium Density (RS-MD) District with the Land Development Code change in 2005.

Zoning District Summary

The Rural District (RU) is intended to provide areas for low intensity agricultural uses and very-low density single-family, detached residential home construction. RU zoning is intended to provide for the preservation of open space, farmland and rural areas, and to protect and encourage the integrity of existing rural communities.

Minimum lot area: 33,000 square feet (one acre), or as determined by the DHEC, but in no case shall it be less than 33,000 square feet. Maximum density standard: no more than one (1) principal dwelling unit may be placed on a lot except for permitted accessory dwellings.

Direction	Existing Zoning	Use
<u>North:</u>	RU/RS-MD	Residence/Residence
<u>South:</u>	RU	Residence
<u>East:</u>	RU	Residence
<u>West:</u>	RS-MD/RS-MD	Residence/ Undeveloped

Discussion

Parcel/Area Characteristics

The parcel has access to Long Trail Drive, a two lane local road. The subject parcel contains a residence and accessory structures. There are no sidewalks or streetlights on Long Trail Drive. The surrounding area is primarily characterized by a mix of residential uses and undeveloped parcels. North and west of the subject parcel are multiple RS-MD parcels with residences. East and south of the subject parcel are a number of residential parcels with the majority zoned RU District.

Public Services

The subject parcel is within the boundaries of School District One. The Lower Richland High School is located .91 miles south of the subject parcel on Lower Richland Boulevard. The Lower Richland fire station (number 22) is located .96 miles southwest of the subject parcel on Lower Richland Boulevard. Records indicate that water is provided by well and sewer service is handled by septic.

Plans & Policies

Comprehensive Plan

The Richland County Comprehensive Plan, ***“PUTTING THE PIECES IN PLACE”***, designates this area as ***Neighborhood (Medium Density)***.

Land Use and Character

Areas include medium-density residential neighborhoods and supporting neighborhood commercial scale development designed in a traditional neighborhood format. These neighborhoods provide a transition from Neighborhood (Low-Density) to more intense Mixed Residential (High-Density) urban environments. Multi-family development should occur near activity centers and within Priority Investment Areas with access to roadways with adequate capacity and multimodal transportation options. Non-residential development may be considered for location along main road corridors and within a contextually-appropriate distance from the intersection of a primary arterial.

Desired Development Pattern

The primary use within this area is medium density residential neighborhoods designed to provide a mix of residential uses and densities within neighborhoods. Neighborhoods should be connected and be designed using traditional grid or modified grid designs. Non-residential uses should be designed to be easily accessible to surrounding neighborhoods via multiple transportation modes.

Lower Richland Neighborhood Master Plan

Suburban Transition Area

The northwest portion of the Planning Area is a place in transition. Driven by the proximity to Columbia and Fort Jackson, availability of existing infrastructure and relatively affordable land prices, the suburban footprint of Columbia is slowly extending eastward into Lower Richland. The Suburban Transition Area is defined as the northwest portion of the Planning Area bounded by Trotter Road and Bitternut Road to the west. The eastern boundary is formed by the series of wetlands and streams connecting Jordan’s Pond, Harmon’s Pond and Morrell’s Pond. The

northern border is Leesburg Road; the southern border is formed by the rail line along Air Base Road.

The suburban transition area welcomes retail, commercial, and residential uses. Development should be respectful of existing neighborhoods, and maintain a balance with the natural, agricultural, and cultural resources.

Suburban Transition Area Recommendations

Promote a variety of housing types including townhomes and apartments, along with appropriate commercial activity. Development of commercial activity should be balance with the preservation of critical open spaces and waterways.

Traffic Characteristics

The 2014 SCDOT traffic count (Station #481) located north of the subject parcel on Lower Richland Boulevard identifies 1,850 Average Daily Trips (ADT's). This segment of Lower Richland Boulevard is classified as a two lane undivided collector, maintained by SCDOT with a design capacity of 8,600 ADT's. Lower Richland Boulevard is currently operating at Level of Service (LOS) "A".

There are no planned or programmed improvements for this section of Long Trail Drive, either through SCDOT or the County Penny Sales Tax program.

Conclusion

The proposed RU District would not be consistent with the objective for the Neighborhood Medium Density designation outlined in the Comprehensive Plan's Land Use Element, based on the desired development pattern. The proposed district would not meet the intentions of the Suburban Transition Area as described in the Lower Richland Neighborhood Master Plan.

Staff is of the opinion that the proposed district permits the introduction of uses which may not be in character with the existing development pattern and zoning along Long Trail Drive. The RU District allows for uses that can be categorized as being more commercial or industrial, which could conflict with the residential character that currently exists in the area and is desired in the future.

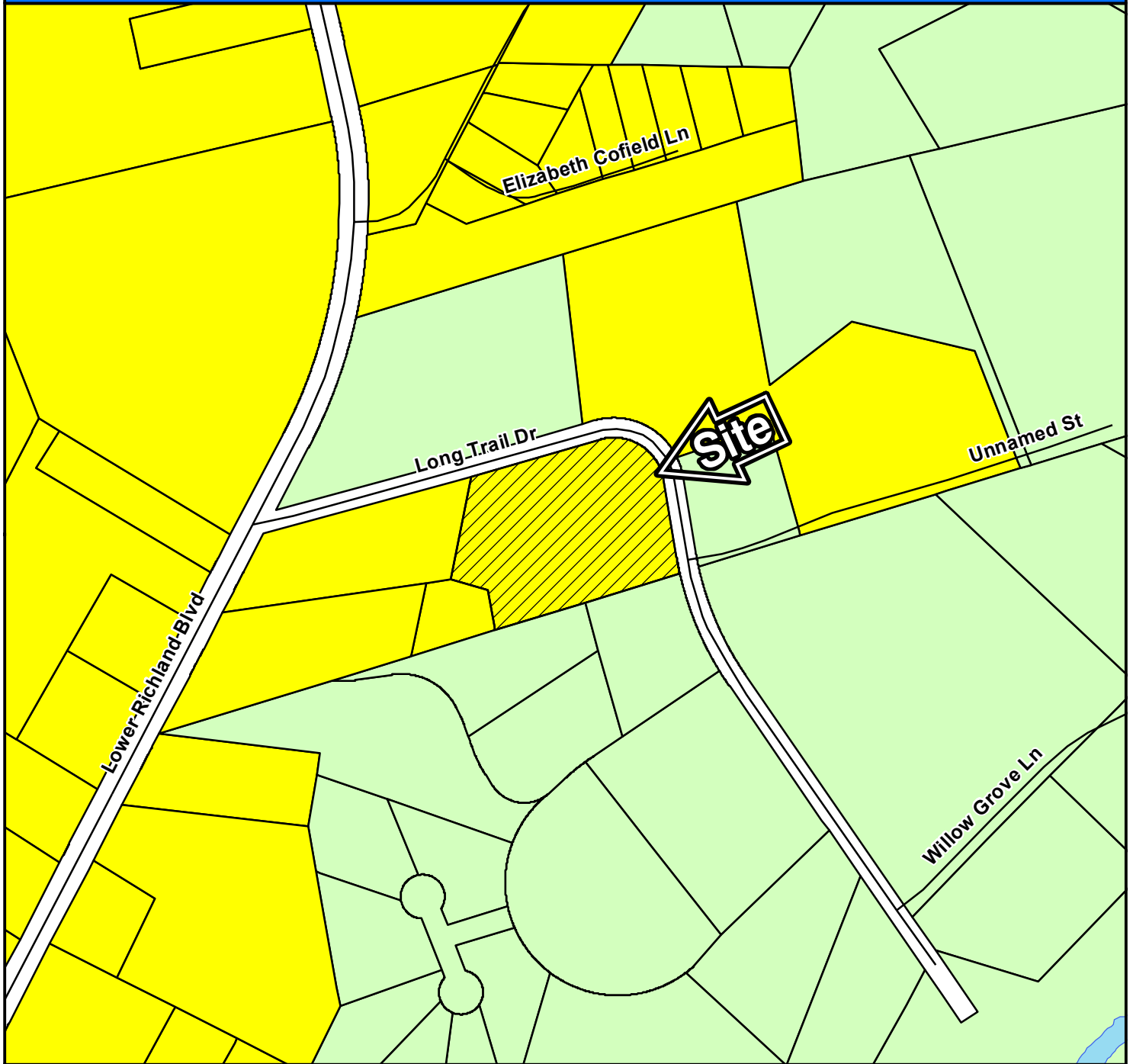
For these reasons, staff recommends **Disapproval** of this map amendment.

Zoning Public Hearing Date

May 24, 2016.

Case 16-13 MA

RS-MD to RU



ZONING CLASSIFICATIONS

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



Case 16-13 MA
RS-MD to RU
TMS 24800-06-67

▲ 481

Middleton Patterson Rd

Elizabeth Cofield Ln

Site

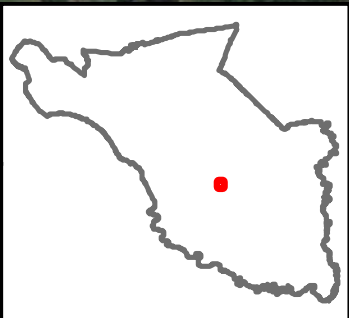
Unnamed St

Lower Richland Blvd

Long Trail Dr

Willow Grove Ln

- FLOOD ZONE A
- FLOOD ZONE AE
- ▨ WETLANDS



© Google

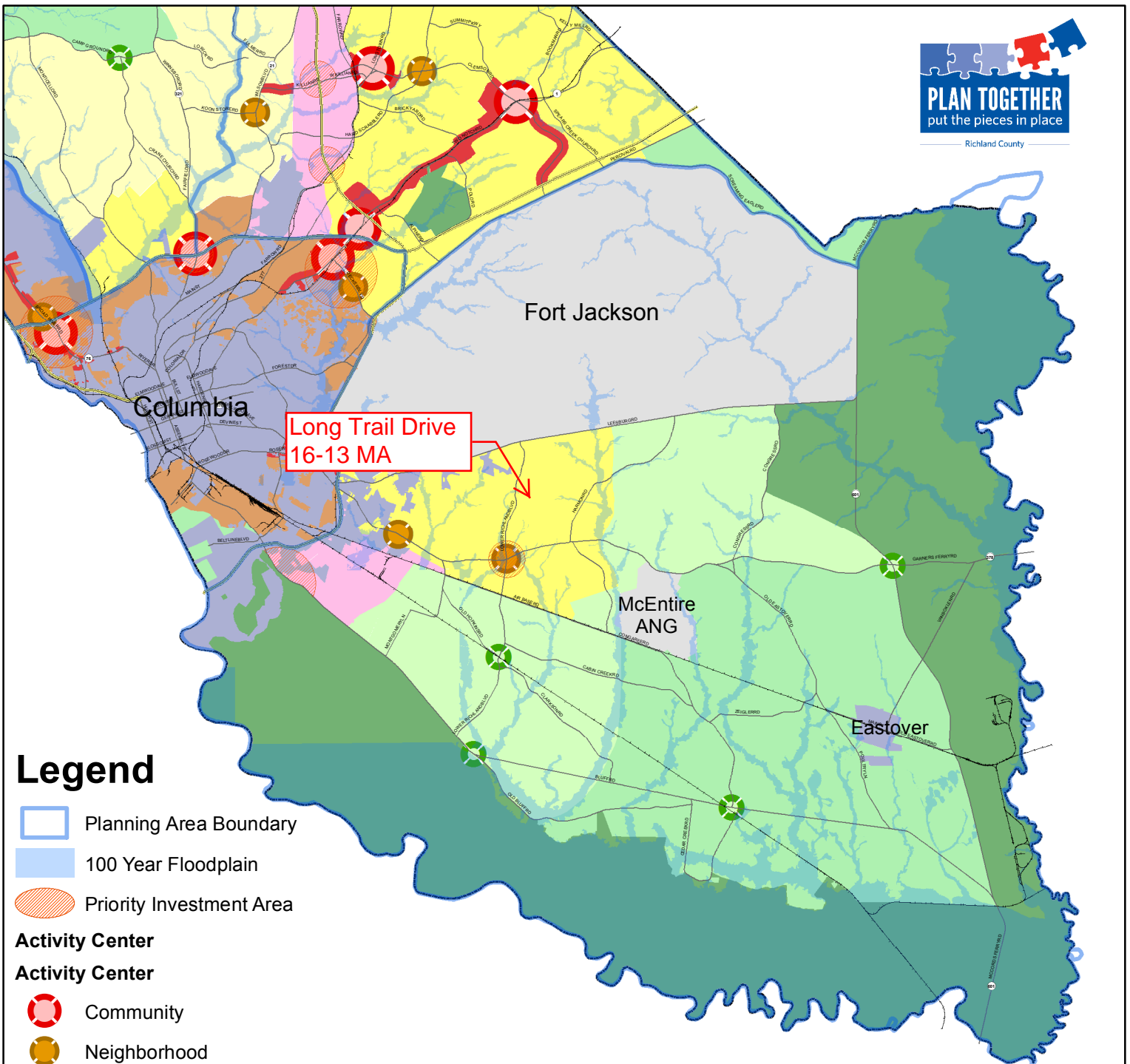
CASE 16-13 MA

From RS-MD to RU

TMS# R24800-06-67

2127 Long Trail





Legend

- Planning Area Boundary
- 100 Year Floodplain
- Priority Investment Area
- Activity Center**
- Community
- Neighborhood
- Rural
- Municipality
- Conservation
- Rural (Large Lot)
- Rural
- Neighborhood (Low Density)
- Neighborhood (Medium Density)
- Mixed Residential (High Density)
- Mixed Use Corridor
- Economic Development Center/Corridor
- Military Installation

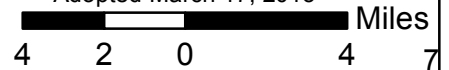
For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

FUTURE LAND USE & PRIORITY INVESTMENT AREAS

SOUTHEAST PLANNING AREA



Adopted March 17, 2015





**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: May 2, 2016
RC PROJECT: 16-14 MA
APPLICANT: The Dlorah Group, LLC

LOCATION: 3800 Elberta Street

TAX MAP NUMBER: R06105-01-15
ACREAGE: 2.13 acres
EXISTING ZONING: RM-HD
PROPOSED ZONING: OI

PC SIGN POSTING: April 18, 2016

Staff Recommendation

Disapproval

Background

Zoning History

The original zoning as adopted September 7, 1977 was RG-2 General Residential District (RG-2).

The subject was part of a previous request for the General Commercial District (GC) under case 16-08MA. That case was withdrawn before the Zoning Public Hearing.

Zoning History for the General Area

The Residential Multi-Family High Density District (RM-HD) parcel, located southeast of the subject parcel, at the corner of Elberta Street and Evelyn Drive was rezoned from RS-1 to RG-2 under case number 95-032MA (Ordinance Number 068.7-94HR).

The Office and Institutional District (OI) parcel south of the subject parcel was rezoned from RG-2 to C-1 (OI) under case number 96-056MA (Ordinance Number 089-96HR).

Zoning District Summary

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

No minimum lot area, except as determined by DHEC.

Direction	Existing Zoning	Use
<u>North:</u>	RS-HD/RS-LD	Residence/Residence
<u>South:</u>	RM-HD	Multi-family Apartments
<u>East:</u>	RS-LD	Undeveloped
<u>West:</u>	ID	Pond (Lexington County)

Discussion

Parcel/Area Characteristics

The parcel has frontage along Elberta Street. There are no sidewalks or streetlights along this section of Elberta Street. The site contains a residence.

The surrounding properties are mostly zoned Residential Single-family Low Density District and Residential Multi-family High Density. The immediate area is characterized by residential uses. Further west of the parcel (.22 miles) are multiple parcels with commercial uses. The parcels west of the site are within Lexington County’s jurisdiction and are zoned Intensive Development (ID).

Public Services

The subject parcel is within the boundaries of School District One. The Pine Grove Elementary School is located approximately 1.2 miles southeast of the subject parcel on Huffstetler Drive. The Harbison fire station (number 16) is located 2.6 miles northwest of the subject parcel on Lake Murray Boulevard. There is a fire hydrant located south of the site along Cricket Tree Lane. Water and sewer service is provided by the City of Columbia.

Plans & Policies

The Richland County Comprehensive Plan, **“PUTTING THE PIECES IN PLACE”**, designates this area as **Mixed Residential**. The Columbia Plan 2018 (City of Columbia Comprehensive Plan) further defines this area as **[Urban Edge] Mixed Residential (uemr)**.

Land Use and Design

Areas include much of the urban and suburban developed areas in the County as well as edge areas adjacent to other jurisdictions in the County. These are densely developed urban and suburban areas, or opportunities for dense suburban development. Mixed residential areas include the full range of uses supportive of neighborhood, community, and regional commercial and employment needs. Residential single-family, multi-family, office and institutional, general and neighborhood commercial, and recreational uses are appropriate for this area. Some light industrial uses are also found today in these areas, but additional industrial development with significant community impacts (i.e., noise, exhaust, odor, heavy truck traffic) is discouraged, unless the area is identified specifically for these uses. Schools, churches, parks, and other institutional uses help support the full service nature of Mixed Residential areas.

Desired Development Pattern

Developments should reinforce the guiding principle of making neighborhoods and communities in Richland County more livable. Mixed Residential areas should provide a mix of housing opportunities within individual developments, preferably organized around a neighborhood center or public space. To the extent possible, commercial and office development should be located in Activity Centers and in Mixed Use Corridors. High density residential uses should be located proximate to or incorporated within Activity Centers, increasing existing and future opportunities for transit service to these locations. Grid and modified grid development patterns are preferred over curvilinear and cul-de-sac designs to support connectivity.

[Urban Edge] Mixed Residential (uemr)

Urban Edge Mixed Residential neighborhoods are appropriate near the perimeter of the city or in the outer ring of neighborhoods. This development type primarily represents existing post-1940's subdivisions and the auto-oriented corridors associated with them. The pattern is also suitable for small to medium infill development within these areas. It is primarily characterized by individual subdivisions or neighborhoods with a specific street and block patterns adjacent to other subdivisions or neighborhoods with a different subdivision street and block pattern. Urban Edge Mixed Residential neighborhoods can accommodate a variety of housing types from detached single-family to multi-family complexes.

The Neighborhood Master Plan, "**BROAD RIVER ROAD CORRIDOR AND COMMUNITY STUDY**", designates this area as **Sub-Urban/ Rural Residential District**.

Sub-Urban/ Rural Residential District

One of the major goals of the master planning effort is to preserve and enhance the stable single-family neighborhoods in the vicinity of the corridor. This Plan proposes specific growth patterns that increase the Study Area's development capacity while simultaneously introducing transition mixed-use areas that clearly define and preserve the residential character in the neighborhoods. The Plan anticipates that the areas within this district will undergo little change as it relates to land use composition in the short-term. Over time, new development in the neighborhood should be primarily residential with an emphasis on single family development. Areas designated as Sub-Urban/ Rural District include the Piney Grove/ St. Andrews West Neighborhood located north of Beatty Road and the Kingswood/ Broad River Estates/ Pine Valley neighborhoods located east of Broad River Road. This district is envisioned to allow two storied detached single-family homes and duplexes.

Traffic Characteristics

The 2014 SCDOT traffic count (Station #773) located southwest of the subject parcel on Evelyn Drive identifies 1,850 Average Daily Trips (ADT's). This segment of Evelyn Drive is classified as a two lane undivided local road, maintained by SCDOT with a design capacity of 8,600 ADT's. Evelyn Drive is currently operating at Level of Service (LOS) "A".

The 2014 SCDOT traffic count (Station #593) located northeast of the subject parcel on Beatty Road identifies 2,300 Average Daily Trips (ADT's). This segment of Beatty Road is classified as a two lane undivided collector road, maintained by SCDOT with a design capacity of 8,600 ADT's. Beatty Road is currently operating at Level of Service (LOS) "A".

There are no planned or programmed improvements for these sections of Evelyn Drive or Beatty Road, either through SCDOT or the County Penny Sales Tax program.

Conclusion

The proposed amendment does not meet the intent of the zoning district as it is not oriented primarily to major traffic arteries or extensive areas of predominantly commercial usage.

Further, staff is of the opinion that the request is not in compliance with the intentions of the desired development pattern described in the Comprehensive Plan, as the site is not located within an activity center or in a mixed use corridor, but rather where residential uses are encouraged. While the Mixed Residential future land use and design promotes general commercial uses, the subject site is incompatible with the more important desired development pattern.

Furthermore, the proposed zoning does not meet the intent of the Neighborhood Master Plan as it recommends single-family and two-family residences.

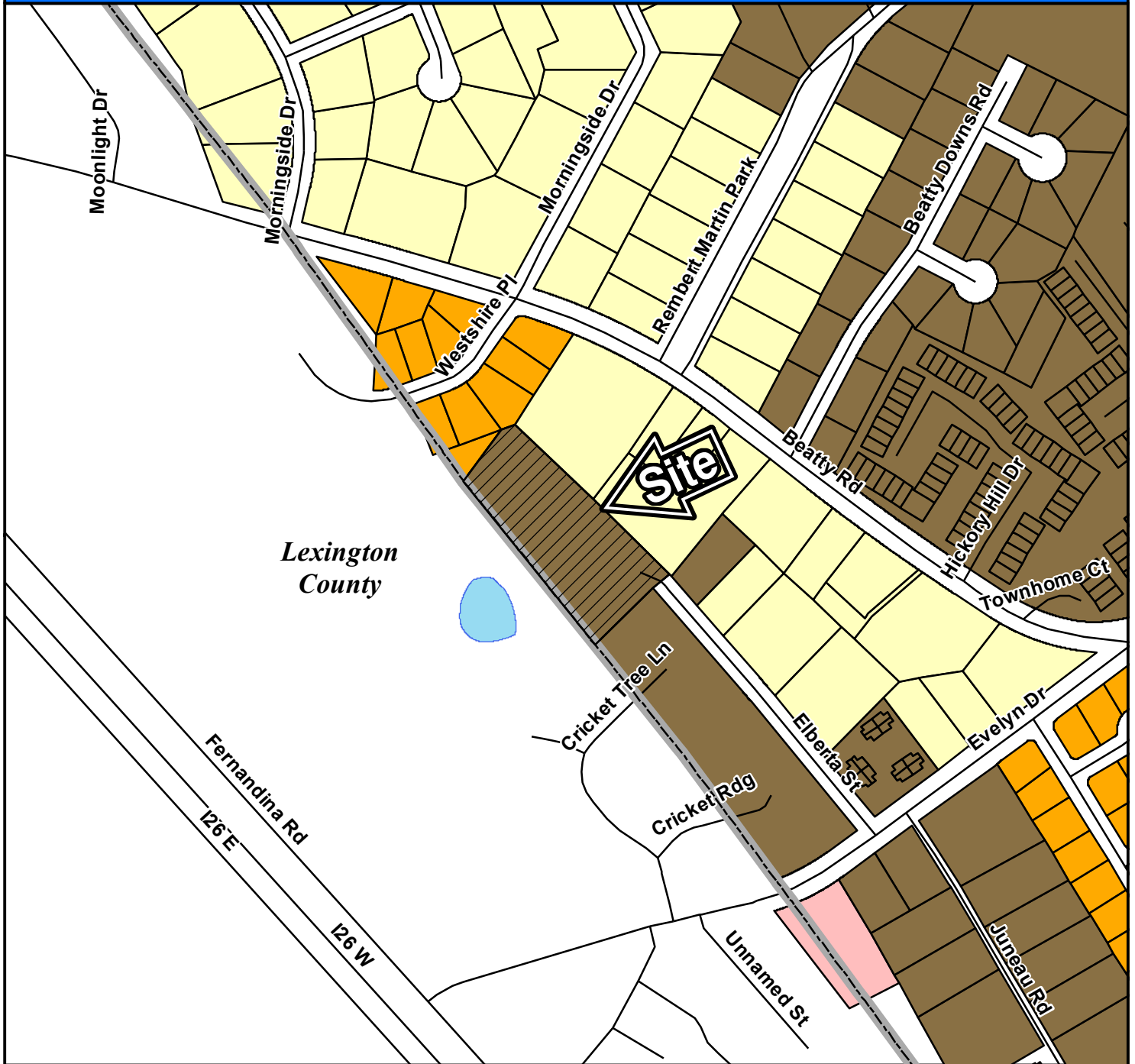
For these reasons, staff recommends **Disapproval** of this map amendment.

Zoning Public Hearing Date

May 24, 2016.

Case 16-14 MA

RM-HD to OI

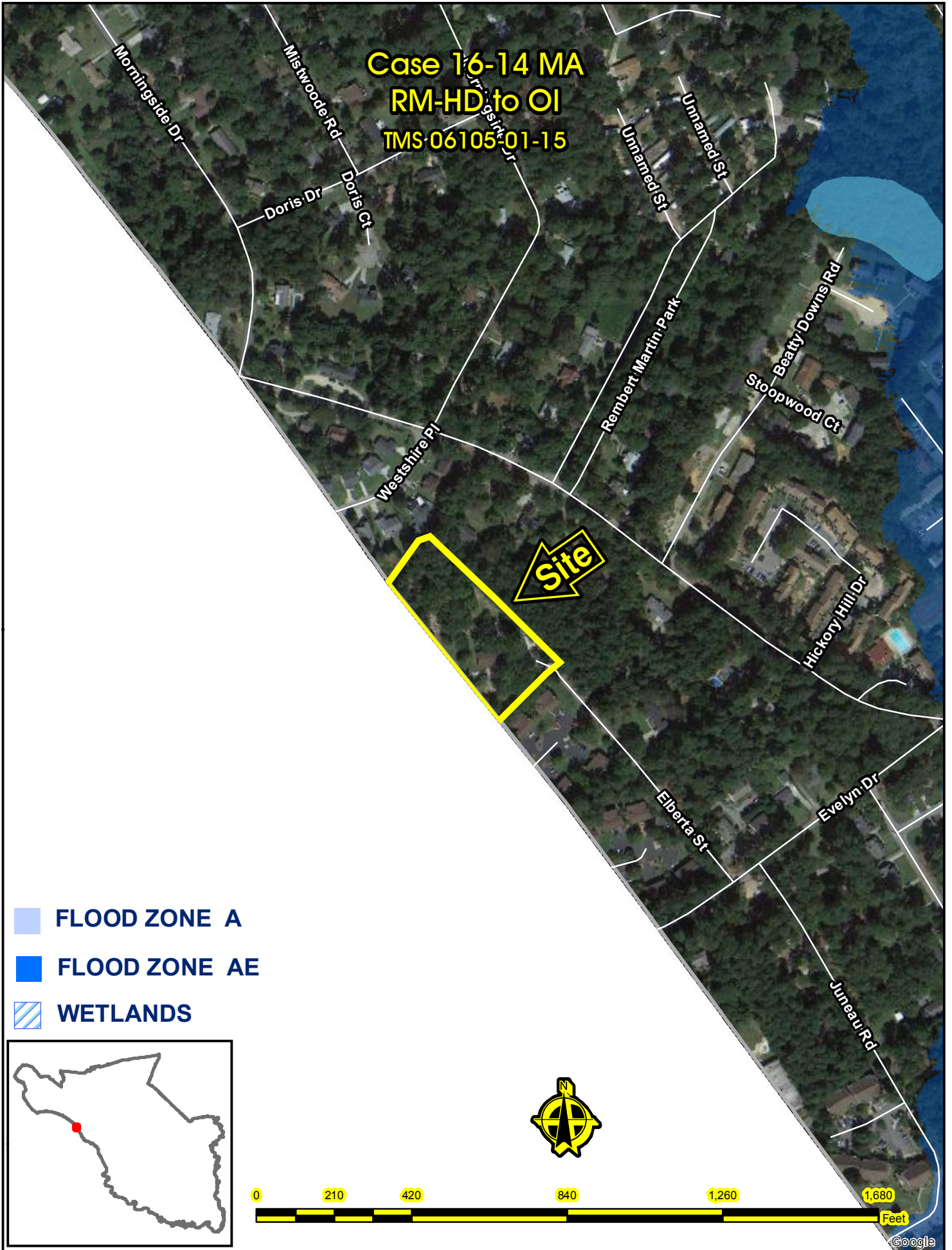


ZONING CLASSIFICATIONS

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



**Case 16-14 MA
RM-HD to OI
TMS 0610501-15**



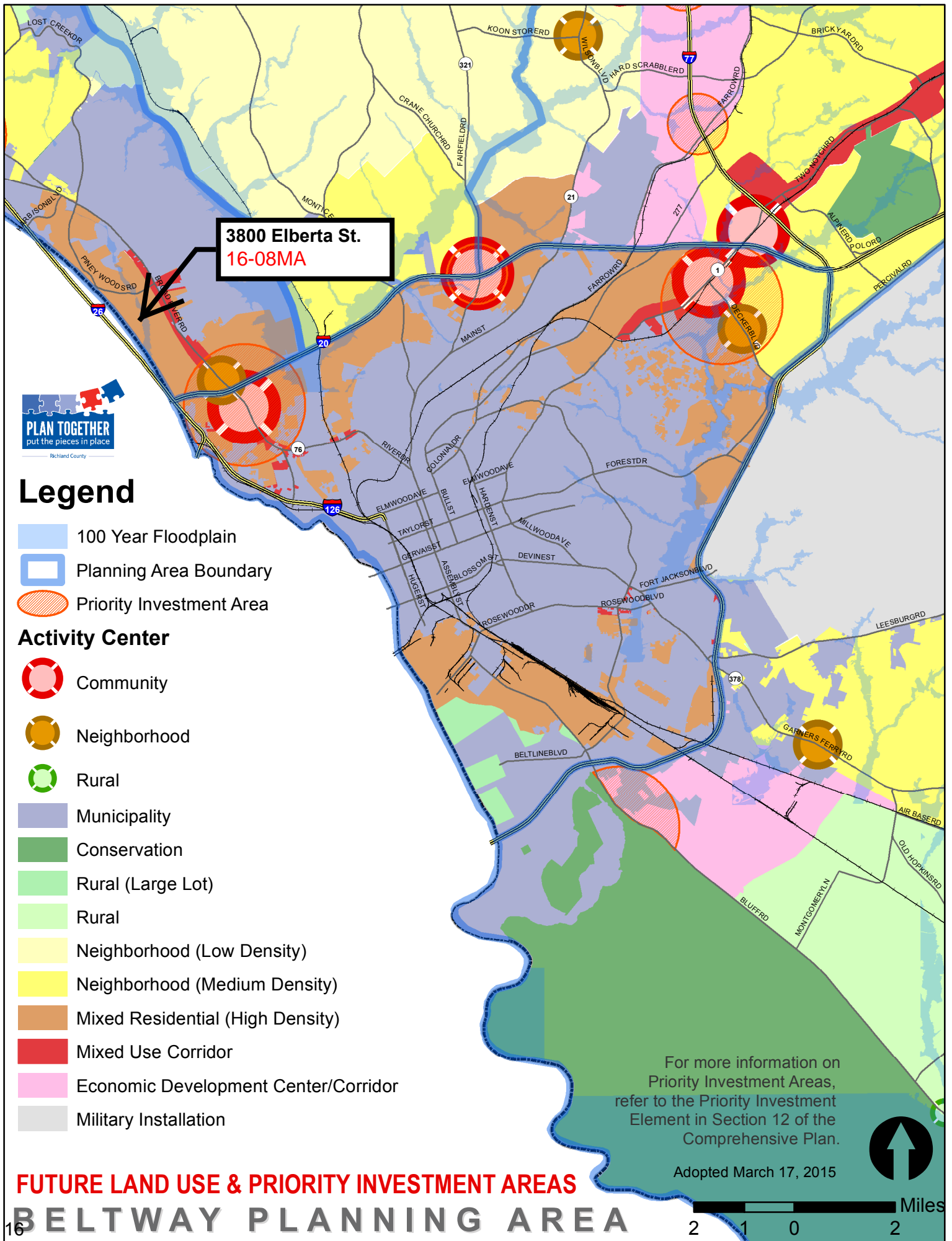
CASE 16-14 MA

From RM-HD to OI

TMS# R06105-01-15

3800 Elberta St





**3800 Elberta St.
16-08MA**



Legend

- 100 Year Floodplain
- Planning Area Boundary
- Priority Investment Area
- Activity Center**
- Community
- Neighborhood
- Rural
- Municipality
- Conservation
- Rural (Large Lot)
- Rural
- Neighborhood (Low Density)
- Neighborhood (Medium Density)
- Mixed Residential (High Density)
- Mixed Use Corridor
- Economic Development Center/Corridor
- Military Installation

For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

Adopted March 17, 2015



FUTURE LAND USE & PRIORITY INVESTMENT AREAS

BELTWAY PLANNING AREA





Richland County Planning & Development Services Department

Map Amendment Staff Report

PC MEETING DATE: May 2, 2016
RC PROJECT: 16-15 MA
APPLICANT: Wilma N. Garren

LOCATION: 1527 Clarkson Road

TAX MAP NUMBER: R24400-01-33
ACREAGE: 1.4 acres
EXISTING ZONING: RU
PROPOSED ZONING: OI

PC SIGN POSTING: April 18, 2016

Staff Recommendation

Disapproval

Eligibility for Map Amendment Request

Minimum area for zoning map amendment application. No request for a change in zoning classification shall be considered that involves an area of less than two (2) acres, except changes that involve one of the following: (Ord. 038-09HR; 7-21-09).

In accordance with **Section 26-52. Amendments (b) (2) b. 3.** "An addition of OI zoning contiguous to an existing commercial or residential zoning district." (Ord. 038-09HR; 7-21-09)

Background

Zoning History

The original zoning as adopted September 7, 1977 was Rural District (RU).

Zoning District Summary

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

No minimum lot area, except as determined by DHEC.

Direction	Existing Zoning	Use
<u>North:</u>	RU/RU	Residence/Structure
<u>South:</u>	RU/RU	Residence
<u>East:</u>	RU	Undeveloped
<u>West:</u>	RU	Residence

Discussion

Parcel/Area Characteristics

The subject parcel has frontage along Clarkson Road. There are no sidewalks or street lights along this section of Clarkson Road.

The parcel contains a nonresidential structure. The immediate area is characterized by residential uses along this section of Clarkson Road. An institutional use (Hopkins Middle School) is located southeast of the subject parcel on Clarkson Road.

Public Services

The subject parcel is within the boundaries of School District 1. The Hopkins Middle School is located .2 miles southeast of the subject parcel on Clarkson Road.

The Hopkins fire station (number 23) is located .48 miles southeast of the subject parcel on Clarkson Road. There is a fire hydrant located .36 miles northwest along Clarkson Road. Water would be provided through well and sewer service would be through onsite septic.

Plans & Policies

The 2014 Richland County Comprehensive Plan, ***“PUTTING THE PIECES IN PLACE”***, designates this area as ***Rural***.

Land Use and Character

Areas where rural development and smaller agricultural operations are appropriate. These areas serve as a transition between very low density rural areas and suburban neighborhood developments. The areas could include rural subdivisions and open space subdivisions. These subdivisions would support lots that are smaller than the Rural Large Lot land use, but larger than lots characteristic of neighborhood low density. Rural areas should be designed to maintain large tracts of undisturbed land, particularly areas of prime environmental value. Rural developments should provide natural buffering between adjacent uses. Appropriate roadway buffers should result in creating a natural road corridor with limited visibility into developed areas.

Desired Development Pattern

Rural areas should be designed to accommodate single-family residential developments in a rural setting. This includes master planned, rural subdivisions. Open space developments that set aside open space and recreational areas are an alternative form of Rural development. Open space developments are a land development design tool that provides a means of both preserving open space and allowing development to be directed away from natural and agricultural resources. These designs often allow for flexibility in lot sizes and dimensions in

trade for the protection of surrounding, larger open spaces. Commercial development should be limited to Rural Activity Centers.

Lower Richland Neighborhood Master Plan

Rural Residential Area

The parcel is located in the western portion of the Lower Richland Neighborhood Master Plan, known as the Rural Residential Planning Area designated between Airbase Road and Bluff Road, and intersected by Old Hopkins Road. This area is characterized by the rural setting and natural amenities. Where appropriate, developers should preserve critical natural or historic resources through context sensitive development methods such as conservation subdivisions. New development should be compatible to existing residential and respectful of existing agricultural operations and historic properties.

In addition, in order to preserve the rural feel of the area, significant hardwood trees, naturally vegetated areas, and wetlands, particularly Carolina Bays, should be preserved.

Rural Residential Area Recommendations

New development should be compatible to existing residential, agricultural, and historic properties with consideration to protect those assets. Promote sidewalk and greenway connections to existing community facilities to enhance mobility.

Traffic Characteristics

The 2014 SCDOT traffic count (Station #409) located southwest of the subject parcel on Martin Luther King Boulevard identifies 800 Average Daily Trips (ADT's). This segment of Martin Luther King Boulevard is classified as two lane undivided collector road, maintained by SCDOT with a design capacity of 8,600 ADT's. Martin Luther King Boulevard is currently operating at Level of Service (LOS) "C".

There are no planned or programmed improvements for this section of Martin Luther King Boulevard, either through SCDOT or the County Penny Sales Tax program.

Conclusion

Staff is of the opinion that the proposed rezoning would not be consistent with the objectives outlined in the Comprehensive Plan.

The Richland County Comprehensive Plan recommends residential development on large lots, open space subdivisions and smaller agricultural operations for areas designated as Rural. The Plan also supports that commercial development should be located at rural crossroads in Rural Activity Centers.

Further, approval of the rezoning request would be not in character with the rural pattern of Clarkson Road.

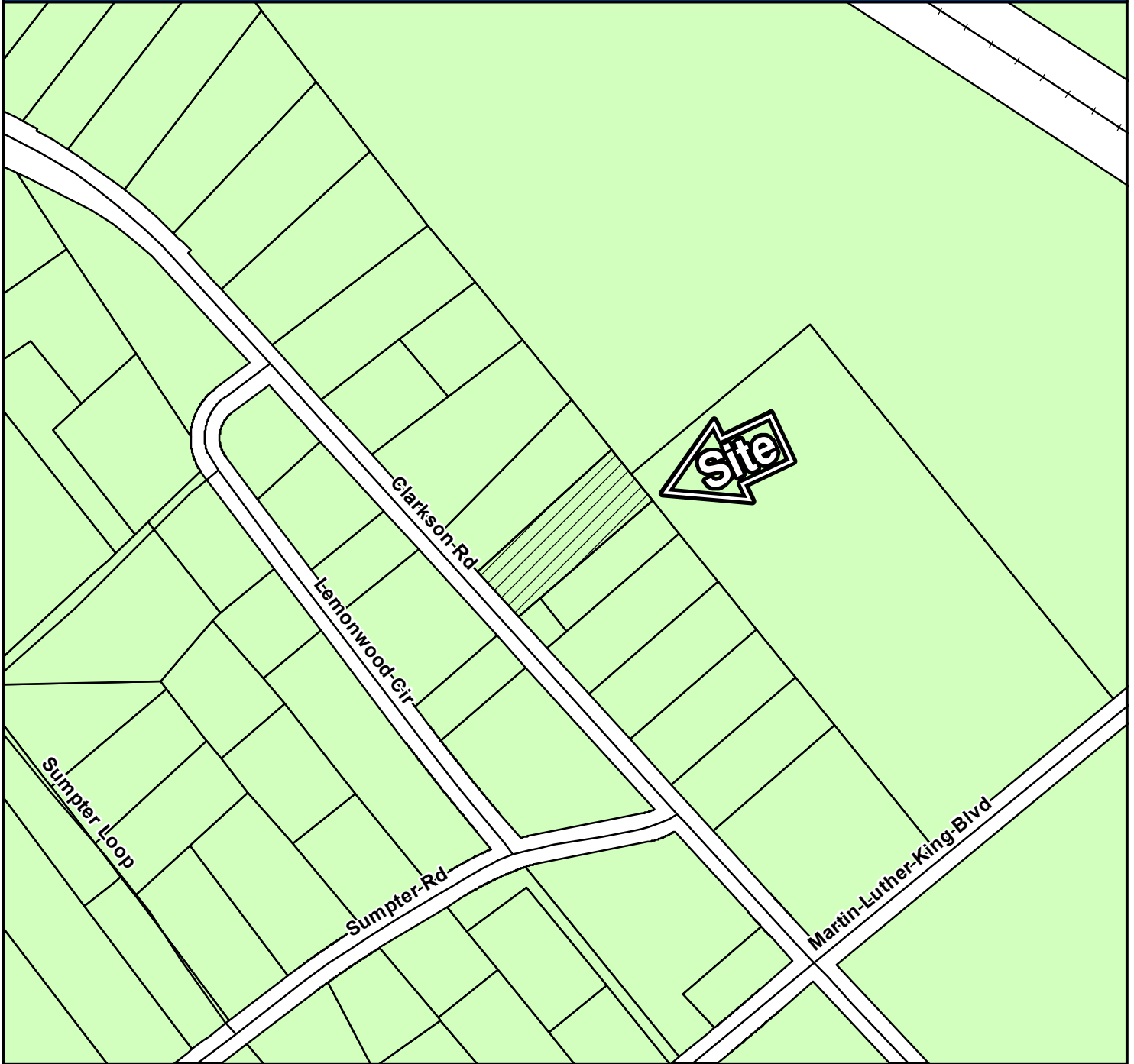
For these reasons, staff recommends **Disapproval** of this map amendment.

Zoning Public Hearing Date

May 24, 2016.

Case 16-15 MA

RU to OI



ZONING CLASSIFICATIONS

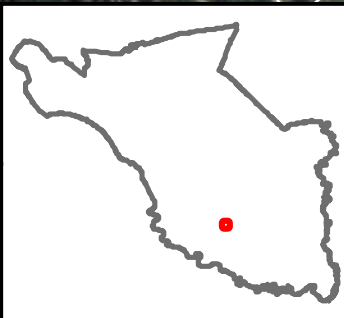
	CC-1		C-1		RS-E		MH		NC		LI		TROS
	CC-2		C-3		RS-LD		RM-MD		GC		HI		Subject Property
	CC-3		RG-2		RS-MD		RM-HD		RC		PDD		
	CC-4		RR		RS-HD		OI		M-1		RU		



Case 16-15 MA
RU to OI
TMS 24400-01-33

Site

-  FLOOD ZONE A
-  FLOOD ZONE AE
-  WETLANDS



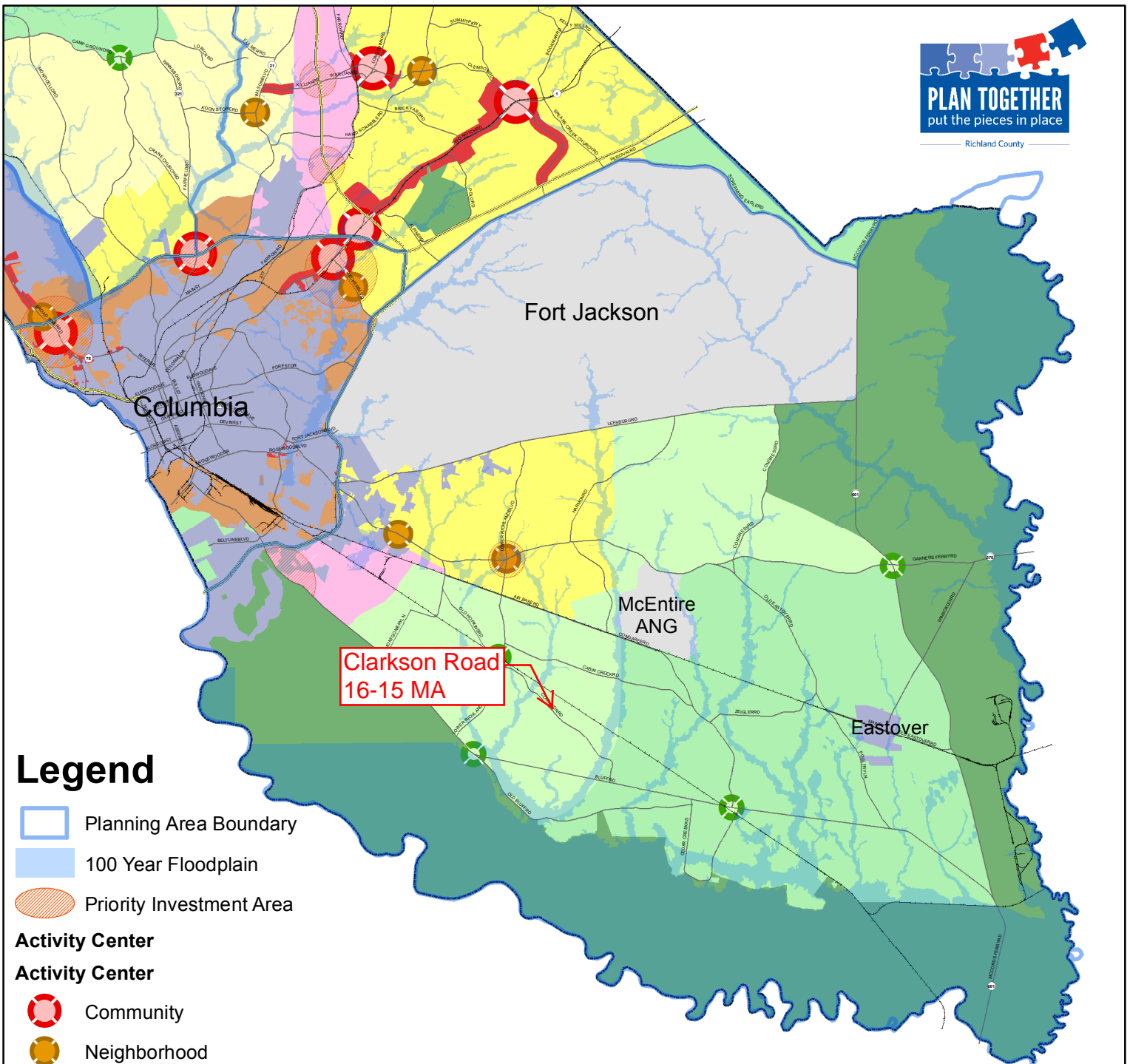
CASE 16-15 MA

From RU to GC

TMS# R24400-01-33

1527 Clarkson Rd





Legend

- Planning Area Boundary
- 100 Year Floodplain
- Priority Investment Area
- Activity Center**
- Community
- Neighborhood
- Rural
- Municipality
- Conservation
- Rural (Large Lot)
- Rural
- Neighborhood (Low Density)
- Neighborhood (Medium Density)
- Mixed Residential (High Density)
- Mixed Use Corridor
- Economic Development Center/Corridor
- Military Installation

For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

FUTURE LAND USE & PRIORITY INVESTMENT AREAS

SOUTHEAST PLANNING AREA



Adopted March 17, 2015

Miles
4 2 0 4 23



Richland County Planning & Development Services Department

Map Amendment Staff Report

PC MEETING DATE: May 2, 2016
RC PROJECT: 16-16 MA
APPLICANT: Wanda Morris

LOCATION: 413 Killian Road

TAX MAP NUMBER: R17400-02-08
ACREAGE: 0.45 acres
EXISTING ZONING: RU
PROPOSED ZONING: GC

PC SIGN POSTING: April 18, 2016

Staff Recommendation

Approval

Eligibility for Map Amendment Request

Minimum area for zoning map amendment application. No request for a change in zoning classification shall be considered that involves an area of less than two (2) acres, except changes that involve one of the following: (Ord. 038-09HR; 7-21-09).

In accordance with **Section 26-52. Amendments (b) (2) b. 1.** An extension of the same existing zoning district boundary.

Background

Zoning History

The original zoning as adopted September 7, 1977 was Rural District (RU).

Zoning History for the General Area

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

The subject parcels were rezoned to PDD under ordinance number 085-06HR (case number 06-28MA). The current zoning, Planned Development District (PDD) reflects the zoning as approved under ordinance number 023-10HR (case number 10-03MA).

Zoning District Summary

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

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

Based upon a gross density calculation, the maximum number of units for this site is approximately: 8 dwelling units*.

*In calculating the maximum number of dwelling units, site characteristics, restrictions, land used for installation of infrastructure (which often amounts to 20-30% of the site), or application of open space provisions are not taken into consideration.

Direction	Existing Zoning	Use
<u>North:</u>	PDD/RU	Killian's Crossing (Retail)/Undeveloped
<u>South:</u>	HI/RU	Trane /Residence
<u>East:</u>	PDD	Killian's Crossing (Retail/Restaurant)
<u>West:</u>	PDD	Killian's Crossing (Retail)

Discussion

Parcel/Area Characteristics

The subject parcel has access to Killian Road by easement. There are no sidewalks or street lamps along this section of Killian Road. The parcel contains a residential structure. The immediate area is characterized by commercial uses and undeveloped commercial parcels. The subject parcel surrounded by the Killian Crossing PDD which is approved for a mix of commercial, office, residential and industrial uses. The subject property is located in a Priority Investment Area.

Public Services

The subject parcel is within the boundaries of School District 2. The Longleaf Middle School is located .9 miles northeast of the subject parcel on Longreen Parkway. The subject parcel is within the boundaries of School District 2. The Killian Elementary School is located 1.3 miles east of the subject parcel on Clemson Road.

The Ballentine fire station (number 20) is located 2.5 miles southeast of the subject parcel on Broad River Road. There is a fire hydrant located east of the site on Broad River Road. The City of Columbia is the water service provider for the area and sewer service would be through Richland County.

Plans & Policies

The 2014 Richland County Comprehensive Plan, **“PUTTING THE PIECES IN PLACE”**, designates this area as **ECONOMIC DEVELOPMENT CENTER/CORRIDOR**.

Land Use and Character

Concentrated areas of high quality employment facilities, integrated with or adjacent to complementary retail and commercial uses and/or medium-and high-density residential uses. This category encourages development of manufacturing, industrial, flex space, and office uses in locations that will minimally affect surrounding properties. Commercial and residential uses are secondary to employment uses.

Desired Development Pattern

Master planned industrial and business parks should include a mix of uses within single developments, including employment, convenience commercial and dining, and housing. These mixed-use employment “campuses” provide opportunities for employees to conveniently shop and dine during normal business hours. Smaller scale, single-use employment developments located along major roads should be designed to appropriately buffer manufacturing and industrial uses from adjacent properties. Secondary commercial and residential uses should be located along primary road corridors proximate to employment centers.

Traffic Characteristics

The 2014 SCDOT traffic count (Station #448) located east of the subject parcel on Killian Road identifies 28,400 Average Daily Trips (ADT's). This segment of Killian Road is classified as a five lane divided minor arterial road, maintained by SCDOT with a design capacity of 28,600 ADT's. Killian Road is currently operating at Level of Service (LOS) “C”.

There are no planned or programmed improvements for this section of Killian Road, either through SCDOT or the County Penny Sales Tax program.

Conclusion

Staff is of the opinion that the proposed rezoning would be consistent with the objectives outlined in the Comprehensive Plan.

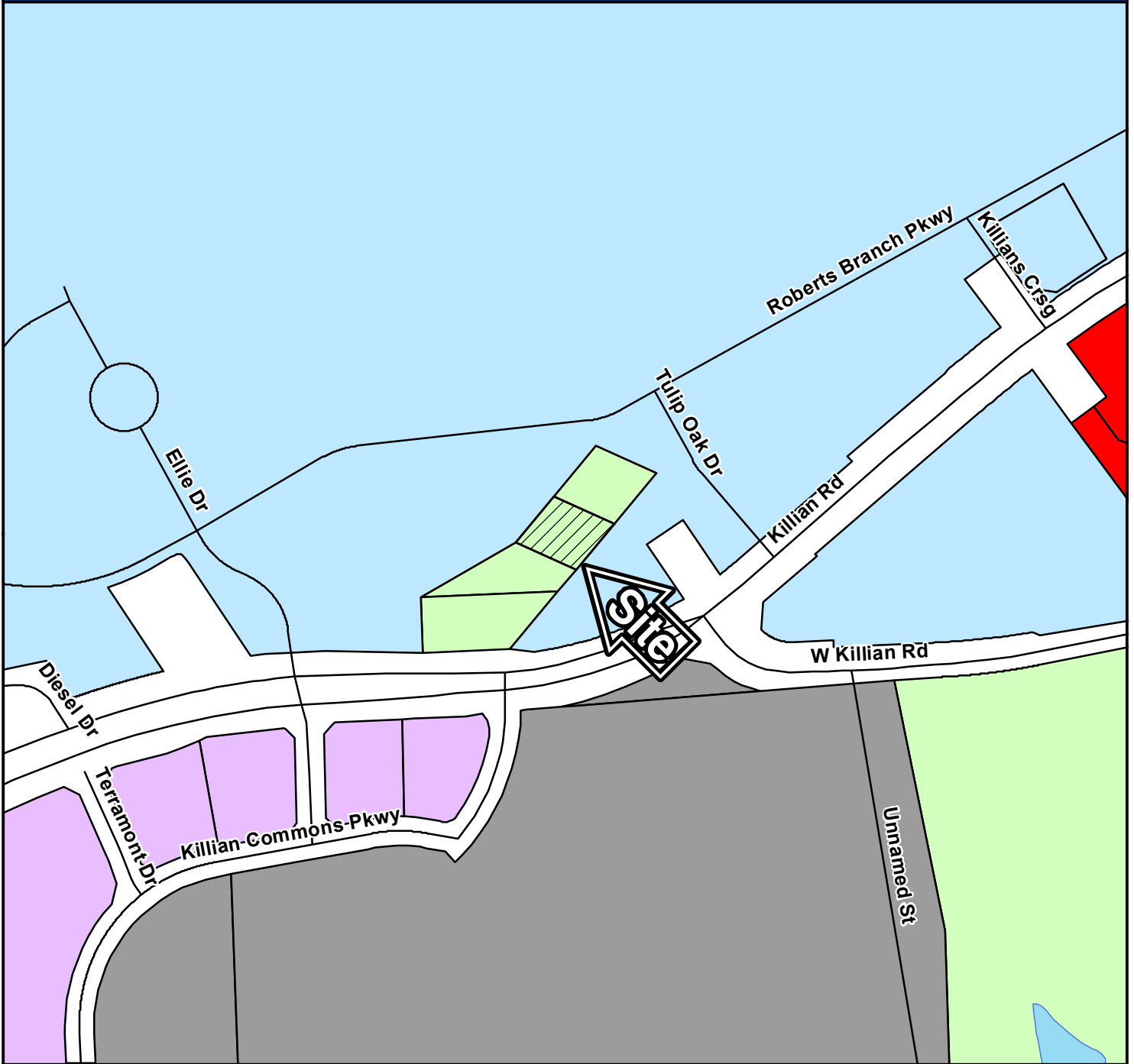
The Plan recommends commercial development adjacent to employment facilities. The subject parcel is located near industrial and proposed residential uses within the Killian Crossing development. The proposed district would be located along a primary road corridor proximate to an employment center.

For these reasons, staff recommends **Approval** of this map amendment.

Zoning Public Hearing Date

May 24, 2016.

Case 16-16 MA RU to GC

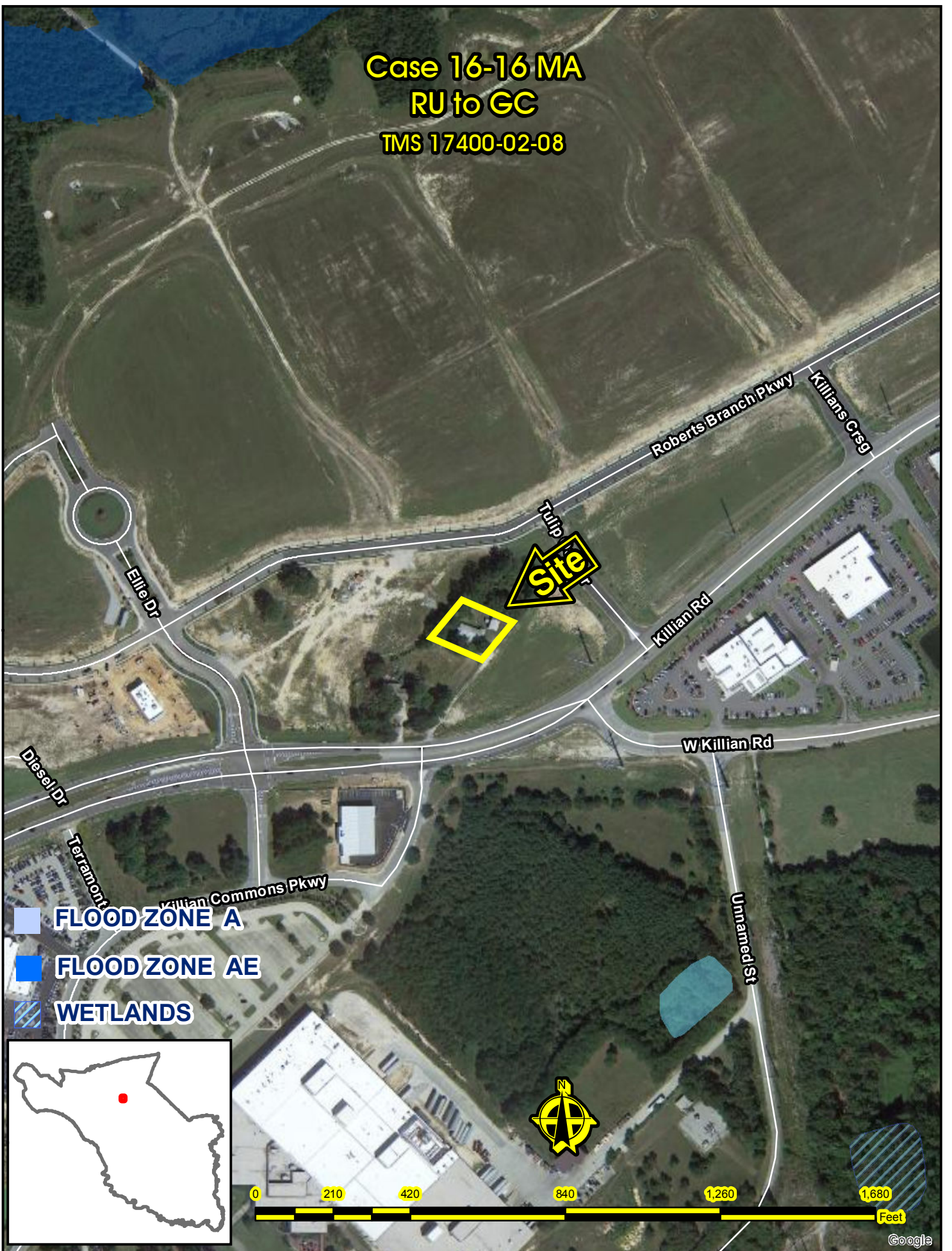


ZONING CLASSIFICATIONS

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



Case 16-16 MA
RU to GC
TMS 17400-02-08



CASE 16-16 MA

From RU to GC

TMS# R17400-02-08

413 Killian Rd



NORTHEAST PLANNING AREA

FUTURE LAND USE & PRIORITY INVESTMENT AREAS

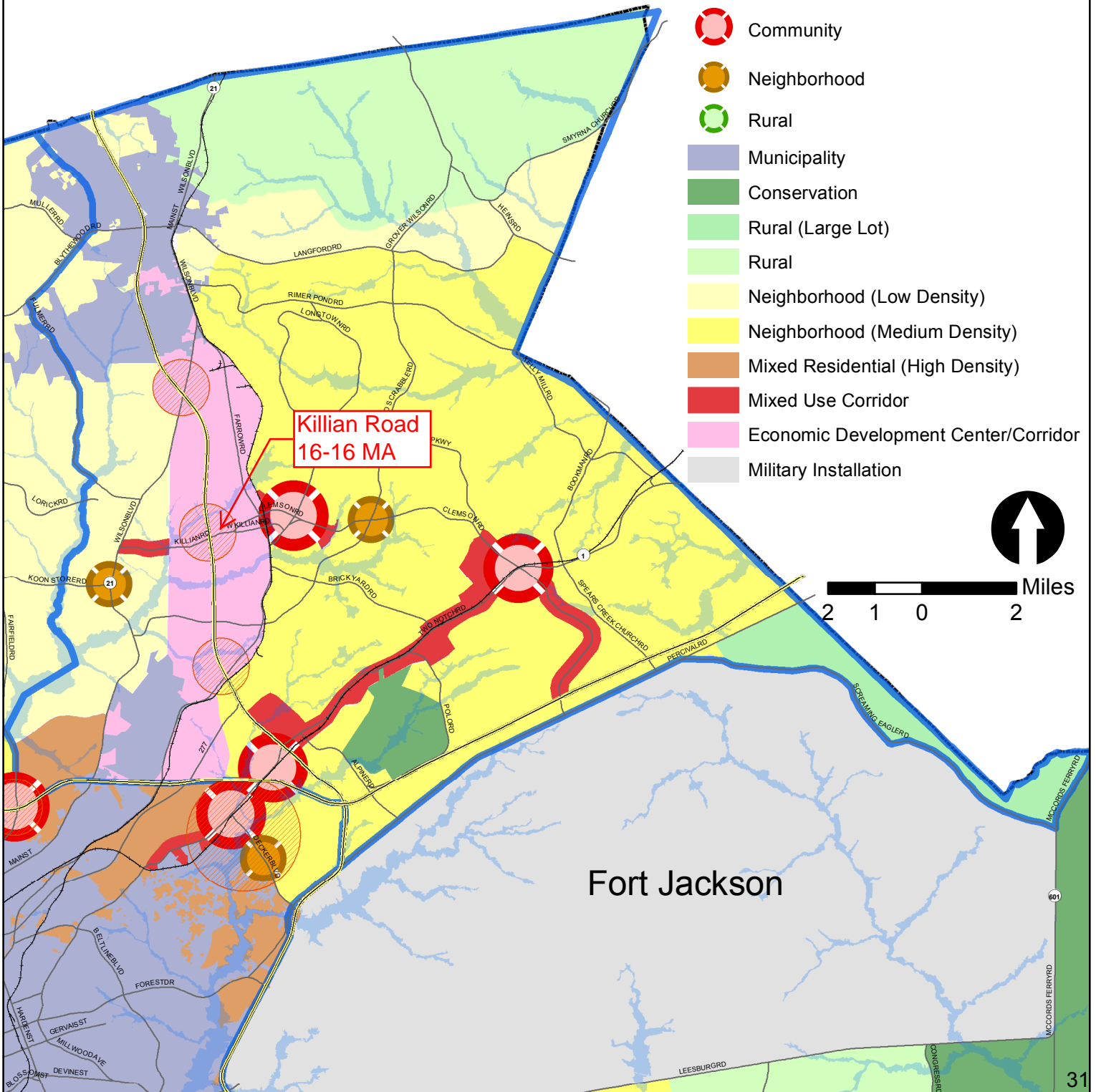


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

Adopted March 17, 2015

Legend

- 100 Year Floodplain
- Priority Investment Area
- Planning Area Boundary
- Activity Center**
- Community
- Neighborhood
- Rural
- Municipality
- Conservation
- Rural (Large Lot)
- Rural
- Neighborhood (Low Density)
- Neighborhood (Medium Density)
- Mixed Residential (High Density)
- Mixed Use Corridor
- Economic Development Center/Corridor
- Military Installation





**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: May 2, 2016
RC PROJECT: 16-17 MA
APPLICANT: Derrick J. Harris, Sr.

LOCATION: 7708 Fairfield Road

TAX MAP NUMBER: R12000-02-22
ACREAGE: 1.83 acres
EXISTING ZONING: RU
PROPOSED ZONING: OI

PC SIGN POSTING: April 18, 2015

Staff Recommendation

Disapproval

Eligibility for Map Amendment Request

Section 26-52. Amendments

Minimum area for zoning map amendment application. No request for a change in zoning classification shall be considered that involves an area of less than two (2) acres, except changes that involve one of the following:

(b) (2) b. 3.

An addition of OI zoning contiguous to an existing commercial or residential zoning district. (Ord. 038-09HR; 7-21-09)

Background

Zoning History

The original zoning as adopted September 7, 1977 was Rural District (RU). The property was part of a previous request for the General Commercial District r under case number 15-25MA. The case was denied by County Council.

Zoning District Summary

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

No minimum lot area, except as determined by DHEC.

Direction	Existing Zoning	Use
<u>North:</u>	HI	Auto Salvage
<u>South:</u>	RU	Residence
<u>East:</u>	RS-MD	Undeveloped
<u>West:</u>	RU/RU	Undeveloped/Residence

Discussion

Parcel/Area Characteristics

The site has frontage along Fairfield Road. The site contains a nonresidential structure. There are no sidewalks or streetlights along this Fairfield Road. The surrounding area is characterized by residential uses and undeveloped parcels with some industrial uses. The parcels east of the site are undeveloped. South of the site is a residence. West of the subject parcel is an undeveloped parcel and a residence. North of the site is an auto salvage yard.

Public Services

The Crane Creek fire station (station number 18) is located on Main Street, approximately 1.7 miles northeast of the subject parcel in the Town of Blythewood. The Carolina School for Inquiry is located 1.5 miles south of the subject parcel on Fairfield Road. Records indicate that the parcel is in the City of Columbia’s water and sewer service area.

Plans & Policies

Comprehensive Plan

The Comprehensive Plan, ***“PUTTING THE PIECES IN PLACE”***, designates this area as ***Neighborhood Low Density***.

Land Use and Design

Areas where low-density residential is the primary use. These areas serve as a transition between Rural and Neighborhood (Medium-Density) areas, and are opportunities for low-density traditional neighborhood development and open space developments that preserve open spaces and natural features. Commercial development should be located within nearby Neighborhood Activity Centers, and may be considered for location along main road corridors and within a contextually-appropriate distance from the intersection of a primary arterial. Places of worship and parks are appropriate institutional uses, but should be designed to mitigate impacts on surrounding neighborhoods. Industrial development with significant community impacts (i.e., noise, exhaust, odor, heavy truck traffic) is discouraged in these areas.

Desired Development Pattern

Lower-density, single-family neighborhood developments are preferred. Open space developments that provide increased densities in trade for the protection of open spaces and recreational areas are also encouraged. Residential developments that incorporate more open spaces and protection of natural areas through the use of natural stormwater management techniques, such as swales, are encouraged. Homes in neighborhoods can be supported by small-scale neighborhood commercial establishments located at primary arterial intersections, preferably within Neighborhood Commercial Activity Centers.

Traffic Characteristics

The 2014 SCDOT traffic count (Station #189) located south of the subject parcel on Fairfield Road identifies 6,400 Average Daily Trips (ADT's). This section of Fairfield Road is classified as a four lane undivided minor arterial road, maintained by SCDOT with a design capacity of 21,600 ADT's. This segment of Fairfield Road is currently operating at Level of Service (LOS) "A".

There are no planned or programmed improvements for this section of Fairfield Road, either through SCDOT or the County Penny Sales Tax program.

Conclusion

Staff believes that the proposed rezoning would be inconsistent with the objectives of the 2014 Comprehensive Plan as the subject site is not located within a contextually-appropriate distance from the intersection of a primary arterial or proximate to employment centers. Also, the request is not located at a traffic junction nor is the site near an activity center.

Approval of the rezoning request would be out of character with the existing, surrounding development pattern and zoning districts in the area.

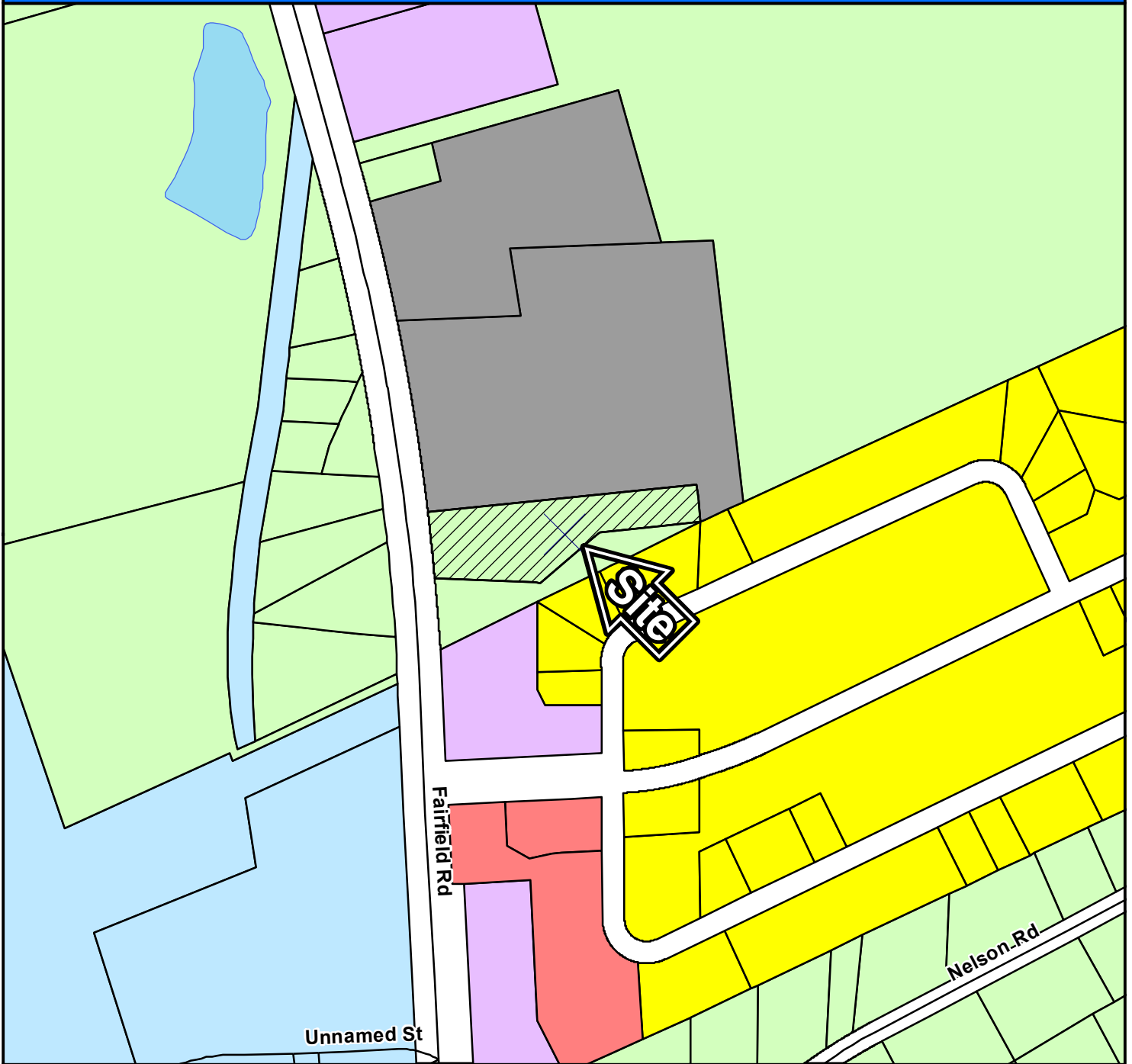
For these reasons, staff recommends **Disapproval** of this map amendment.

Zoning Public Hearing Date

May 24, 2016.

Case 16-17 MA

RU to OI

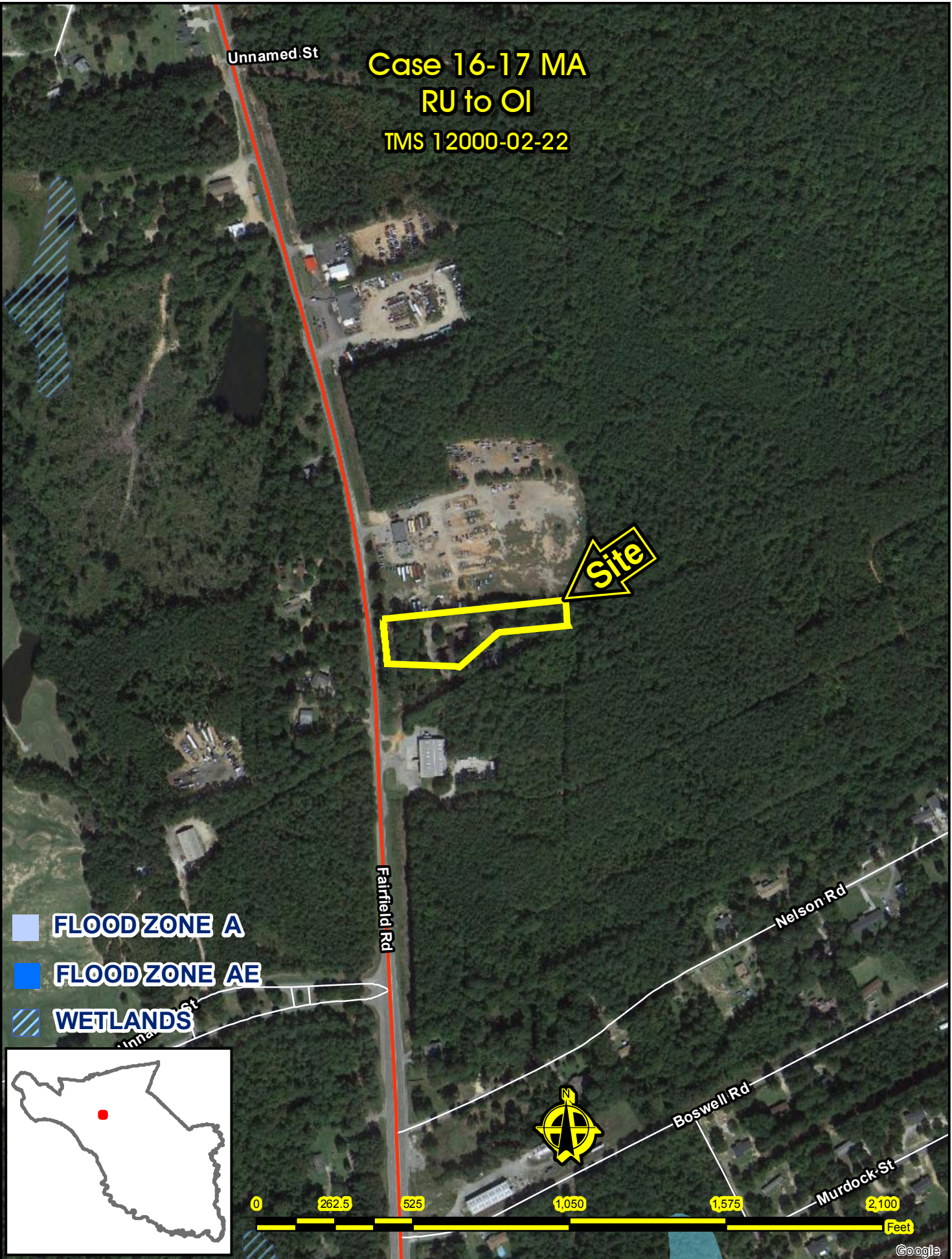


ZONING CLASSIFICATIONS

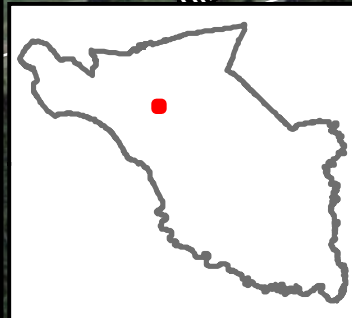
	CC-1		C-1		RS-E		MH		NC		LI		TROS
	CC-2		C-3		RS-LD		RM-MD		GC		HI		Subject Property
	CC-3		RG-2		RS-MD		RM-HD		RC		PDD		
	CC-4		RR		RS-HD		OI		M-1		RU		



**Case 16-17 MA
RU to OI
TMS 12000-02-22**



-  FLOOD ZONE A
-  FLOOD ZONE AE
-  WETLANDS



CASE 16-17 MA

From RU to OI

TMS# R12000-02-22

7708 Fairfield Road

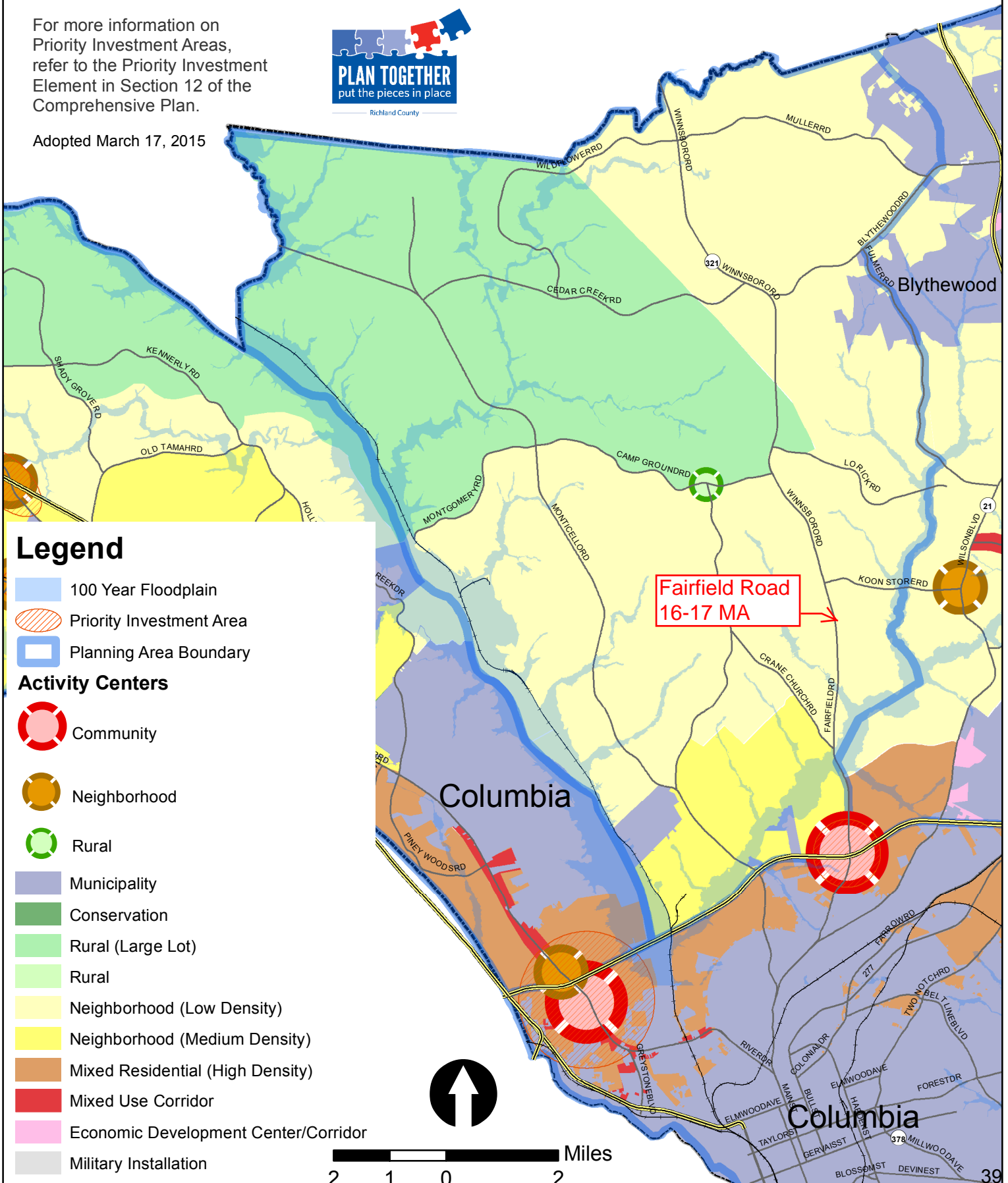


NORTH CENTRAL PLANNING AREA FUTURE LAND USE & PRIORITY INVESTMENT AREAS

For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.



Adopted March 17, 2015



Legend

- 100 Year Floodplain
- Priority Investment Area
- Planning Area Boundary

Activity Centers

- Community
- Neighborhood
- Rural

- Municipality
- Conservation
- Rural (Large Lot)
- Rural
- Neighborhood (Low Density)
- Neighborhood (Medium Density)
- Mixed Residential (High Density)
- Mixed Use Corridor
- Economic Development Center/Corridor
- Military Installation



STATE OF SOUTH CAROLINA
COUNTY COUNCIL FOR RICHLAND COUNTY
ORDINANCE NO. ___-16HR

AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES; CHAPTER 26, LAND DEVELOPMENT; ARTICLE V, ZONING DISTRICTS AND DISTRICT STANDARDS; THE PARAGRAPHS REGARDING “MINIMUM LOT AREA/MAXIMUM DENSITY STANDARDS OF: SECTION 26-86, RURAL DISTRICT; SECTION 26-88, RURAL RESIDENTIAL DISTRICT; SECTION 26-88, RESIDENTIAL, SINGLE-FAMILY – ESTATE DISTRICT; SECTION 26-89, RESIDENTIAL, SINGLE-FAMILY – LOW DENSITY DISTRICT; SECTION 26-90, RESIDENTIAL, SINGLE-FAMILY – MEDIUM DENSITY DISTRICT; SECTION 26-91, RESIDENTIAL, SINGLE-FAMILY – HIGH DENSITY DISTRICT; SECTION 26-93, RESIDENTIAL, MULTI-FAMILY – MEDIUM DENSITY DISTRICT; SECTION 26-94, RESIDENTIAL, MULTI-FAMILY – HIGH DENSITY DISTRICT; SECTION 26-95, OFFICE AND INSTITUTIONAL DISTRICT; SECTION 26-96, NEIGHBORHOOD COMMERCIAL DISTRICT; AND SECTION 26-98, GENERAL COMMERCIAL DISTRICT; SO AS TO CLARIFY “MINIMUM LOT AREA/MAXIMUM DENSITY” REQUIREMENTS IN VARIOUS ZONING DISTRICTS.

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

SECTION I. The Richland County Code of Ordinances, Chapter 26, Land Development; Article V, Zoning Districts and District Standards; Section 26-86, RU Rural District; Subsection (c), Development Standards; Paragraph (1), Minimum Lot Area/Maximum density; is hereby amended to read as follows:

- (1) *Minimum lot area/maximum density:* Minimum lot area: 33,000 square feet (one acre), or as determined by the DHEC, ~~but in no case shall it be less than 33,000 square feet.~~ Maximum density standard: no more than one (1) principal dwelling unit may be placed on a lot except for permitted accessory dwellings.

SECTION II. The Richland County Code of Ordinances, Chapter 26, Land Development; Article V, Zoning Districts and District Standards; Section 26-87, RR Rural Residential District; Subsection (c), Development Standards; Paragraph (1), Minimum Lot Area/Maximum density; is hereby amended to read as follows:

- (1) *Minimum lot area/maximum density:* Minimum lot area: 33,000 square feet, or as determined by DHEC, ~~but in no case shall it be less than 33,000 square feet.~~ Maximum density standard: no more than one (1) principal dwelling unit may be placed on a lot except for permitted accessory dwellings.

SECTION III. The Richland County Code of Ordinances, Chapter 26, Land Development; Article V, Zoning Districts and District Standards; Section 26-88, RS-E Residential, Single-

Family – Estate District; Subsection (c), Development Standards; Paragraph (1), Minimum Lot Area/Maximum density; is hereby amended to read as follows:

- (1) *Minimum lot area/maximum density:* Minimum lot area: 20,000 square feet, or as determined by DHEC, ~~but in no case shall it be less than 20,000 square feet.~~ Maximum density standard: no more than one (1) principal dwelling unit may be placed on a lot, except for permitted accessory dwellings. ~~However, see the special requirement provisions for single-family zero lot line dwellings at Section 26-151(e) of this chapter.~~

SECTION IV. The Richland County Code of Ordinances, Chapter 26, Land Development; Article V, Zoning Districts and District Standards; Section 26-89, RS-LD Residential, Single-Family – Low Density District; Subsection (c), Development Standards; Paragraph (1), Minimum Lot Area/Maximum density; is hereby amended to read as follows:

- (1) *Minimum lot area/maximum density:* Minimum lot area: 12,000 square feet or as determined by DHEC, ~~but in no case shall it be less than 12,000 square feet.~~ Maximum density standard: no more than one (1) principal dwelling unit may be placed on a lot except for permitted accessory dwellings. ~~However, see the special requirement provisions for single-family zero lot line dwellings at Section 26-151(e) of this chapter.~~

SECTION V. The Richland County Code of Ordinances, Chapter 26, Land Development; Article V, Zoning Districts and District Standards; Section 26-90, RS-MD Residential, Single-Family – Medium Density District; Subsection (c), Development Standards; Paragraph (1), Minimum Lot Area/Maximum density; is hereby amended to read as follows:

- (1) *Minimum lot area/maximum density:* Minimum lot area: 8,500 square feet, or as determined by DHEC. Maximum density standard: no more than one (1) principal dwelling unit may be placed on a lot except for permitted accessory dwellings. ~~However, see the special requirement provisions for single-family zero lot line dwellings at Section 26-151(e) and the special exception provisions for single-family zero lot line dwellings at Section 26-152(d) of this chapter.~~

SECTION VI. The Richland County Code of Ordinances, Chapter 26, Land Development; Article V, Zoning Districts and District Standards; Section 26-91, RS-HD Residential, Single-Family – High Density District; Subsection (c), Development Standards; Paragraph (1), Minimum Lot Area/Maximum density; is hereby amended to read as follows:

- (1) *Minimum lot area/maximum density:* Minimum lot area: 5,000 square feet, or as determined by DHEC. ~~In no case shall the lot size be less than 5,000 square feet.~~ Maximum density standard: no more than one (1) principal dwelling unit may be placed on a lot except for permitted accessory dwellings. ~~However, see the special requirement provisions for single-family zero lot line dwellings at Section 26-151(e) and the special~~

~~exception provisions for single family zero lot line dwellings at Section 152(d) of this chapter.~~

SECTION VII. The Richland County Code of Ordinances, Chapter 26, Land Development; Article V, Zoning Districts and District Standards; Section 26-93, RM-MD Residential, Multi-Family – Medium Density District; Subsection (c), Development Standards; Paragraph (1), Minimum Lot Area/Maximum density; is hereby amended to read as follows:

- (1) *Minimum lot area/maximum density:* Minimum lot area: no minimum lot area requirement except as determined by DHEC. Maximum density standard: no more than eight (8) units per acre. ~~See also the special requirement provisions for single family zero lot line dwellings at Section 26-151(e) of this chapter.~~

SECTION VIII. The Richland County Code of Ordinances, Chapter 26, Land Development; Article V, Zoning Districts and District Standards; Section 26-94, RM-HD Residential, Multi-Family – High Density District; Subsection (c), Development Standards; Paragraph (1), Minimum Lot Area/Maximum density; is hereby amended to read as follows:

- (1) *Minimum lot area/maximum density.* Minimum lot area: no minimum lot area requirement except as required by DHEC. Maximum density standard: no more than sixteen (16) units per acre. ~~See also the special requirement provisions for single family zero lot line dwellings at Section 26-151(e) of this chapter.~~

SECTION IX. The Richland County Code of Ordinances, Chapter 26, Land Development; Article V, Zoning Districts and District Standards; Section 26-95, OI Office and Institutional District; Subsection (c), Development Standards; Paragraph (1), Minimum Lot Area/Maximum density; is hereby amended to read as follows:

- (1) *Minimum lot area/maximum density.* Minimum lot area: no minimum lot area requirement, except as determined by DHEC. Maximum density standard: no maximum density standard. for residential uses, no more than sixteen (16) dwelling units per acre. ~~See also the special requirement provisions for single family zero lot line dwellings at Section 26-151(e) of this chapter.~~

SECTION X. The Richland County Code of Ordinances, Chapter 26, Land Development; Article V, Zoning Districts and District Standards; Section 26-96, NC Neighborhood Commercial District; Subsection (c), Development Standards; Paragraph (1), Minimum Lot Area/Maximum density; is hereby amended to read as follows:

- (1) *Minimum lot area/maximum density:* Minimum lot area: no minimum lot area requirement except as required by DHEC. Maximum density: no maximum density standard. for residential uses, no more than eight (8) dwelling units per acre.

SECTION XI. The Richland County Code of Ordinances, Chapter 26, Land Development; Article V, Zoning Districts and District Standards; Section 26-98, GC General Commercial District; Subsection (c), Development Standards; Paragraph (1), Minimum Lot Area/Maximum density; is hereby amended to read as follows:

- (1) *Minimum lot area/maximum density:* Minimum lot area: no minimum lot area except as required by DHEC. Maximum density standard: for residential uses, no more than sixteen (16) dwelling units per acre. ~~See also the special requirement provisions for single family zero lot line dwellings at Section 26-151(c) of this chapter.~~

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

SECTION XIV. Effective Date. This ordinance shall be enforced from and after _____, 2016.

RICHLAND COUNTY COUNCIL

BY: _____
Torrey Rush, Chair

ATTEST THIS THE ____ DAY

OF _____, 2016.

Michelle M. Onley
Deputy Clerk of Council

First Reading: May 24, 2016 (tentative)
Public Hearing: May 24, 2016 (tentative)
Second Reading:
Third Reading:

STATE OF SOUTH CAROLINA
COUNTY COUNCIL FOR RICHLAND COUNTY
ORDINANCE NO. ___-16HR

AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES, CHAPTER 26, LAND DEVELOPMENT; ARTICLE VI, SUPPLEMENTAL USE STANDARDS; SECTION 26-152, SPECIAL EXCEPTIONS; SUBSECTION (d), STANDARDS; PARAGRAPH (22), RADIO, TELEVISION AND OTHER TRANSMITTING TOWERS; SUBPARAGRAPH c.; CLAUSE 1; SO AS TO AMEND THE SETBACK REQUIREMENTS FOR TOWERS ABUTTING RESIDENTIALLY ZONED PARCELS.

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 26-152, Special Exceptions; Subsection (d), Standards; Paragraph (22), Radio, Television And Other Transmitting Towers; Subparagraph c.; Clause 1; is hereby amended to read as follows:

1. Communication towers abutting a residentially zoned parcel ~~shall have a minimum setback of one (1) foot for each foot of height of the tower as measured from the base of the tower. The maximum required setback shall be two hundred and fifty (250) feet~~ shall have a minimum setback of one (1) foot for every one (1) foot of tower height or one hundred (100) percent of the tower's fall zone, plus a safety factor of ten (10) percent; whichever is less. Fall zones shall be certified in the form of a letter from an engineer, licensed by the State of South Carolina, that includes the engineer's original signature and seal. The fall zone shall not encroach onto structures on any property; nor shall the fall zone encroach onto adjacent properties, unless the owner of the adjacent property signs a waiver. The waiver shall be in a recordable waiver document and shall indemnify and hold the county harmless. In no case shall the fall zone encroach into a public right-of-way. Additionally, the owner of the tower shall agree in writing to indemnify and hold Richland County harmless from and against any liability arising out of damage to real or personal property or injury to any person or in any way connected with the construction of, erection of, and/or maintenance of the communication tower and antenna, including the removal of said communication tower and antenna.

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 _____, 2016.

RICHLAND COUNTY COUNCIL

BY: _____
Torrey Rush, Chair

ATTEST THIS THE ____ DAY

OF _____, 2016

Michelle M. Onley
Deputy Clerk of Council

RICHLAND COUNTY ATTORNEY'S OFFICE

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

First Reading: April 19, 2016 (tentative)
Public Hearing: May 24, 2016 (tentative)
Second Reading: May 24, 2016 (tentative)
Third Reading:



Richland County Government
2020 Hampton Street
Columbia, SC 29204

Phone (803) 576-2180
Fax (803) 576-2182
