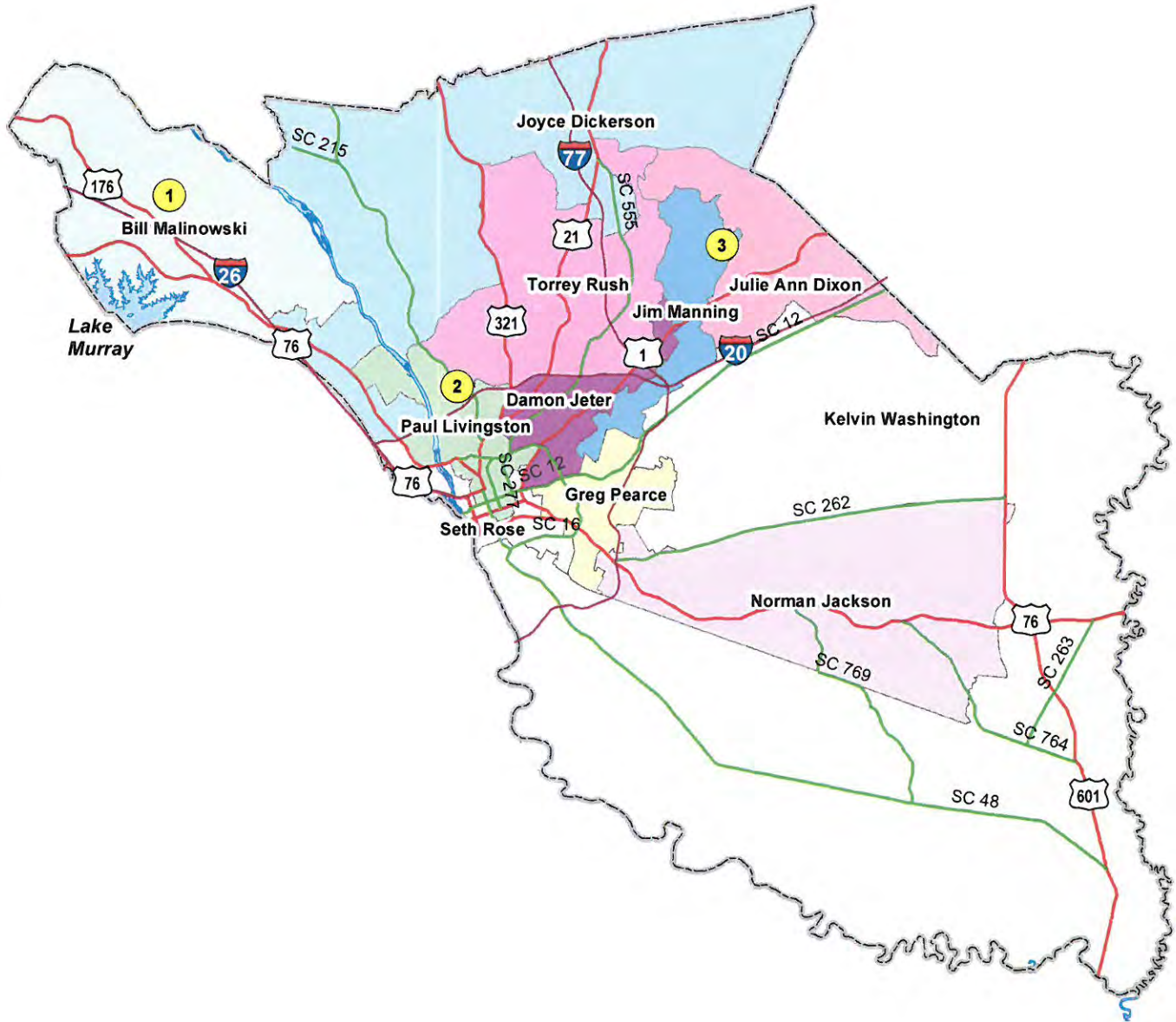


**RICHLAND COUNTY COUNCIL
ZONING PUBLIC HEARING**



FEBRUARY 25, 2014

RICHLAND COUNTY COUNCIL ZONING PUBLIC HEARING FEBRUARY 25, 2014



CASE NO.	APPLICANT	TMS NO.	LOCATION	DISTRICT
1. 13-36 MA	Larry Cooke	02700-05-15	1204 Hopewell Church Rd.	Malinowski
2. 13-37 MA	Jimmy Derrick	09401-06-09	6405 Monticello Rd.	Livingston
3. 14-01 MA	E.B. Purcell	23000-03-19	425 Summit Terrace Ct	Manning

RICHLAND COUNTY COUNCIL ZONING PUBLIC HEARING

**Tuesday, February 25, 2014
7:00 P.M.**

**2020 Hampton Street
2nd Floor, Council Chambers
Columbia, South Carolina**

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

CALL TO ORDERHonorable Norman Jackson
Chairman of Richland County Council

ADDITIONS / DELETIONS TO THE AGENDA

OPEN PUBLIC HEARING

MAP AMENDMENTS [ACTION]

MAP AMENDMENTS [ACTION]

1. Case # 13-36 MA
Larry Cooke
RU to RS-LD (13 acres)
1204 Hopewell Church Rd.
TMS# 02700-05-15 [FIRST READING]
Planning Commission Approved 5-2

2. Case # 13-37 MA
Jimmy Derrick
RS-MD to GC (3.83 acres)
6405 Monticello Rd.
TMS# 09401-06-09 [FIRST READING]
Planning Commission Approved 6-2

3. Case # 14-01 MA
E.B. Purcell
PDD Amendment (2.99 acres)
425 Summit Terrace Court
TMS# 23000-03-19 [FIRST READING]
Planning Commission Approved 5-2

MASTER PLANS [ACTION]

1. AN ORDINANCE AMENDING THE "2009 RICHLAND COUNTY COMPREHENSIVE PLAN",
BY INCORPORATING THE "LOWER RICHLAND STRATEGIC COMMUNITY MASTER
PLAN" INTO THE PLAN.
[FIRST READING] Planning Commission Approved 4-0

2. AN ORDINANCE AMENDING THE "2009 RICHLAND COUNTY COMPREHENSIVE PLAN", BY INCORPORATING THE "SPRING HILL STRATEGIC COMMUNITY MASTER PLAN" INTO THE PLAN.
[FIRST READING] Planning Commission Approved 4-0

TEXT AMENDMENTS [ACTION]

1. AN ORDINANCE AMENDING SECTION 26-141, TABLE OF PERMITTED USES WITH SPECIAL REQUIREMENTS, AND SPECIAL EXCEPTIONS; "FURNITURE AND RELATED PRODUCTS" OF TABLE 26-V-2.; AND ARTICLE VI, SUPPLEMENTAL USE STANDARDS; SECTION 26-151, PERMITTED USES WITH SPECIAL REQUIREMENTS; SO AS TO PERMIT "FURNITURE AND RELATED PRODUCTS" IN THE GC GENERAL COMMERCIAL DISTRICT, WITH SPECIAL REQUIREMENTS.

[SECOND READING] Planning Commission Approved 8-0

2. ORDINANCE AMENDING SECTION 26-151, PERMITTED USES WITH SPECIAL REQUIREMENTS; SO AS TO REMOVE THE DISTANCE REQUIREMENT BETWEEN BARS AND PLACES OF WORSHIP IN THE GC, M-1, AND LI ZONING DISTRICTS UNDER CERTAIN CONDITIONS.

[FIRST READING] Planning Commission Approved 4-0

ADJOURNMENT



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: December 2, 2013
RC PROJECT: 13-36 MA
APPLICANT: Larry Cooke

LOCATION: 1204 Hopewell Church Road

TAX MAP NUMBER: 02700-05-15
ACREAGE: 13
EXISTING ZONING: RU
PROPOSED ZONING: RS-LD

PC SIGN POSTING: November 13, 2013

Staff Recommendation

Approval

Background

Zoning History

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

Zoning History General Area

The Westcott Ridge Subdivision southwest of the site was rezoned under Ordinance number 058-06HR (case number 06-06MA) to Single-Family Medium Density District (RS-MD).

The Preserve at Rolling Creek Subdivision south of the site was rezoned under Ordinance number 083-94HR (case number 94-041MA) to Residential Single-Family Low Density District (RS-LD).

The Courtyards at Rolling Creek Subdivision south of the site was rezoned under Ordinance number 053-97HR (case number 97-026 MA) to Residential Single-Family Low Density District (RS-LD).

The Waterfall Subdivision southwest of the site was rezoned under Ordinance number 065-01HR (case number 02-013 MA) to Planned Development District (PDD) for single-family residences.

The PDD west of the site along Broad River Road and north of Spring Hill High School was rezoned under Ordinance number 022-04HR (case number 04-041 MA MA) for single-family residences.

There is a Light Industrial District (M-1) parcel located south west of the parcel along Broad River Road (case number 13-28MA) that was recently approved for rezoning from M-1 to RU. The rezoning will be approved with the approval of the November minutes in December.

Zoning District 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.

- Based upon a gross density calculation, the maximum number of units for this site is approximately: 47 dwelling units.
- Based upon a bonus density calculation utilizing the open space design standards, the maximum number of units with **the maximum allowable bonus density** of fifteen (15) percent for this site is approximately: 54 dwelling units.

Direction	Existing Zoning	Use
<u>North:</u>	RU/RU	Residence and Undeveloped
<u>South:</u>	RU/RS-LD	Residence/Residential Subdivision
<u>East:</u>	RU	Undeveloped
<u>West:</u>	RU/RU	Residence and Undeveloped

Discussion

Parcel/Area Characteristics

The parcel contains three hundred a twenty five (325) feet of frontage along Hopewell Church Road, a two-lane, rural, ditch-to-ditch designed, residential collector facility. The subject parcel has little slope, was partially cleared at one time for the storage of construction equipment and remains mostly wooded and undeveloped. Otherwise, the property has no sidewalks or streetlights. The surrounding area is characterized by scattered, larger-lot rural residential parcels, farm and pastureland, undeveloped wooded tracts and developed subdivisions (e.g. Westcott Ridge, Waterfall, The Preserve at Rolling Creek and The Courtyards at Rolling Creek).

Public Services

The subject parcel is within the boundaries of Lexington/Richland School District 5. According to Lexington/Richland Five the subject parcel is zoned for Lake Murray Elementary, Chapin Middle School and Chapin High School. Both Lake Murray Elementary and Chapin Middle School are operating above capacity. It was noted though that a new middle school is being constructed in that school zone and is designated to open in August 2015. Spring Hill High School is located 1.4 miles west of the subject parcel on Broad River Road. The Dutch Fork/Ballentine fire station (number 20) is located 3.2 miles southeast of the subject parcel on Broad River Road. There are no fire hydrants along Hopewell Church Road. The City of Columbia is the water service

provider and sewer would be provided by Richland County. The proposed map amendment would not negatively impact public services or traffic.

Plans & Policies

The 2009 Richland County Comprehensive Plan “Future Land Use Map” designates this area as **Suburban** in the **North West Planning 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 RS-LD zoning district 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 than allowed under the current RU District.

Traffic Impact

The 2012 SCDOT traffic count (Station # 178) located northwest of the subject parcels on Broad River Road (US 176) identifies 7,900 Average Daily Trips (ADT's). Broad River (US 176) is classified as two lane undivided collector road, maintained by SCDOT with a design capacity of 8,600 ADT's. Broad River Road (US 176) is currently operating at Level of Service (LOS) “C”.

There are no planned or programmed improvements for this section of Broad River Road.

Conclusion

Given the fact that most of the surrounding subdivisions are zoned RS-LD, and developed as such, along with the other residential developments in the vicinity, staff is of the opinion that the proposed rezoning is in character with existing development and is compatible with the adjacent uses and zoning districts. Staff believes the proposed request is in compliance with the Comprehensive Plan recommendations for Suburban development.

Based upon this rationale, staff recommends **Approval** of this map amendment.

Zoning Public Hearing Date

February 25, 2014

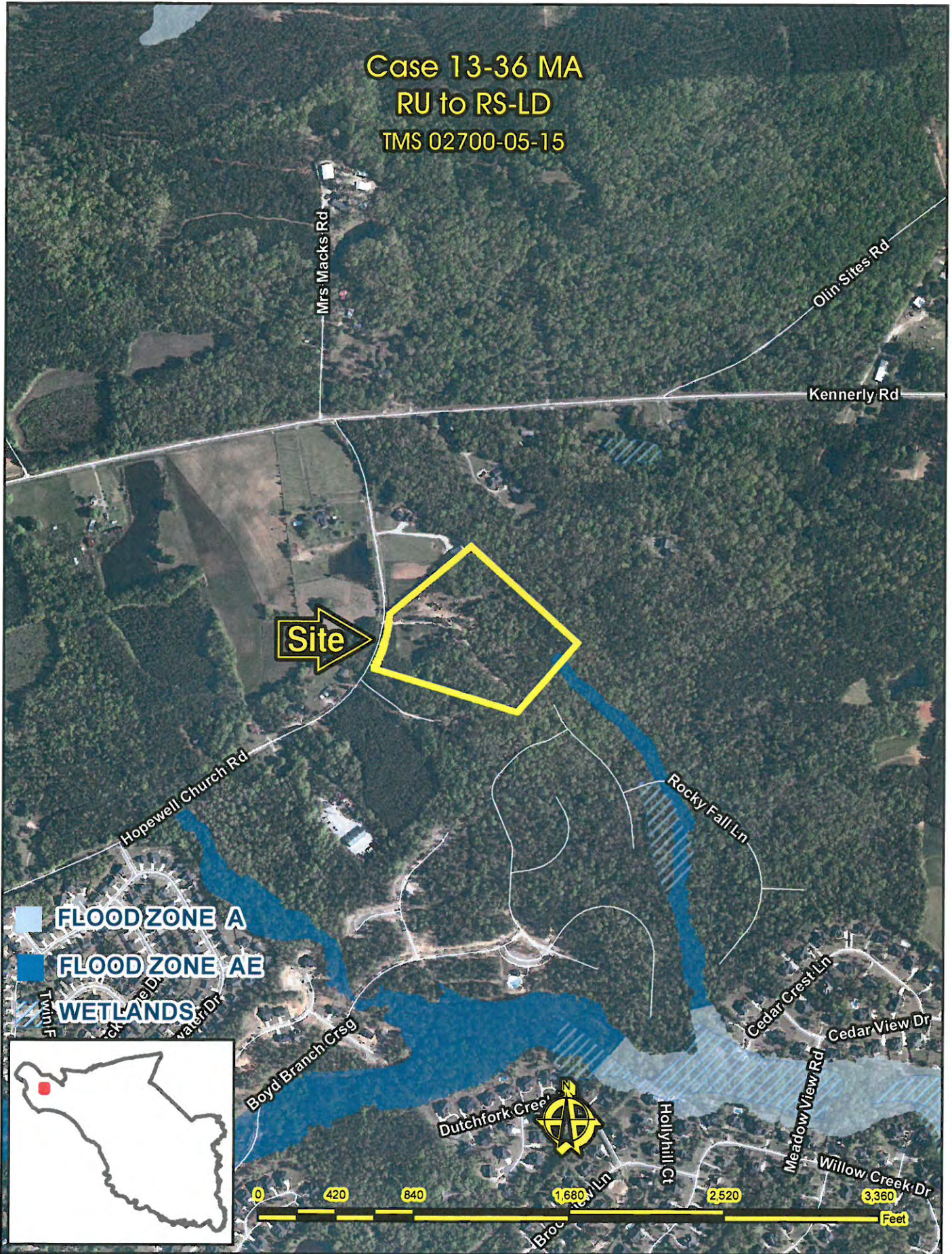
Case 13-36 MA RU to RS-LD



ZONING CLASSIFICATIONS

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

Case 13-36 MA
RU to RS-LD
TMS 02700-05-15



CASE 13-36 MA

From RU to RS-LD

TMS# 02700-05-15

Hopewell Church Rd



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

STATE OF SOUTH CAROLINA
COUNTY COUNCIL OF RICHLAND COUNTY
ORDINANCE NO. ____-14HR

AN ORDINANCE OF THE COUNTY COUNCIL OF RICHLAND COUNTY, SOUTH CAROLINA, AMENDING THE ZONING MAP OF UNINCORPORATED RICHLAND COUNTY, SOUTH CAROLINA, TO CHANGE THE ZONING DESIGNATION FOR THE REAL PROPERTY DESCRIBED AS TMS # 02700-05-15 FROM RU (RURAL DISTRICT) TO RS-LD (RESIDENTIAL, SINGLE-FAMILY – LOW DENSITY DISTRICT); AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

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

Section I. The Zoning Map of unincorporated Richland County is hereby amended to change the real property described as TMS # 02700-05-15 from RU (Rural District) zoning to RS-LD (Residential, Single-Family – Low Density District) zoning.

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 _____, 2014.

RICHLAND COUNTY COUNCIL

By: _____
Norman Jackson, Chair

Attest this _____ day of
_____, 2014.

Michelle Onley
Clerk of Council

Public Hearing: February 25, 2014 (tentative)
First Reading: February 25, 2014 (tentative)
Second Reading:
Third Reading:



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: December 2, 2013
RC PROJECT: 13-37 MA
APPLICANT: Jimmy Derrick

LOCATION: 6405 Monticello Road

TAX MAP NUMBER: 09401-06-09
ACREAGE: 3.83 acres
EXISTING ZONING: RS-MD
PROPOSED ZONING: GC

PC SIGN POSTING: November 13, 2013

Staff Recommendation

Disapproval

Background

Zoning History

The original zoning as adopted September 7, 1977 was Residential Single-family Medium Density District (RS-2). With the adoption of the 2005 Land Development Code the RS-2 District was designated Residential Single-Family Medium Density District (RS-MD).

Zoning History for the General Area

The Commercial District (CC-3) parcels north of the site were rezoned from GC to CC-3 under Ordinance Number 027-10HR. This zoning district was adopted in coordination with the adoption of the Crane Creek Master Plan.

The CC, Crane Creek Neighborhood District contains four (4) additional sub-district classifications designed to meet the development goals for unique zones within the district. These sub-districts are categorized by the mixture and intensity of uses allowed. Each of these sub-districts is subject to unique form-based design standards.

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: 61 dwelling units.

Direction	Existing Zoning	Use
<u>North:</u>	CC-3	Retail use (Dollar General Store)
<u>South:</u>	RS-MD	Undeveloped
<u>East:</u>	RS-MD	Residence
<u>West:</u>	OI/ RS-MD	Residence/Undeveloped

Discussion

Parcel/Area Characteristics

The parcel contains two hundred and two feet (202) of frontage along Monticello Road, has moderate slopes, is cleared along the frontage and remains wooded to the rear. Monticello Road is a five-lane undivided Minor Arterial with sidewalks and streetlights. The immediate area is primarily characterized by residential uses, undeveloped parcels, and scattered, commercial uses. Due to the size and configuration of the subject parcel, any development will be constrained by setbacks and buffers. The setbacks for the GC District are twenty-five (25) feet for the front and ten (10) feet for the rear. The Office and Institutional District parcel to west contains a residence.

Public Services

The subject parcel is within the boundaries of Richland School District Two. Forest Heights Elementary School is located 1.59 miles north of the subject parcels on Blue Ridge Terrace. Eau Claire High School is located 1.59 miles southeast of the subject parcels on Monticello Road. Water and sewer service would be provided by the City of Columbia. There is a fire hydrant located east of the site at the intersection of Clover Street and Monticello Road. The Crane Creek fire station (station number 18) is located on Fairfield Road, approximately 2.2 miles east of the subject parcels. The proposed map amendment would not negatively impact public services or traffic.

Plans & Policies

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

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

Non-Compliance: The site is not located at a major traffic junction. There is a commercial use north of the site; however, this is part of the Crane Creek Neighborhood Master Plan. Rezoning this site to commercial/office activity would allow for encroachment upon the developed and undeveloped residentially zoned properties to the northwest, west and south.

Traffic Impact

The 2012 SCDOT traffic count (Station # 249), north of the subject parcel on Monticello Road shows 9,100 Average Daily Trips (ADT's). Monticello Road is classified as a five lane undivided Minor Arterial, maintained by SCDOT with a design capacity of 24,800 ADT's. Monticello Road is currently operating at a Level of Service (LOS) "A".

The 2012 SCDOT traffic count (Station # 247), south of the subject parcel on Monticello Road shows 11,200 Average Daily Trips (ADT's). Monticello Road is classified as a four lane undivided Principal Arterial, maintained by SCDOT with a design capacity of 29,200 ADT's. Monticello Road is currently operating at a Level of Service (LOS) "A".

There are no planned or programmed improvements for either section of Monticello Road.

Conclusion

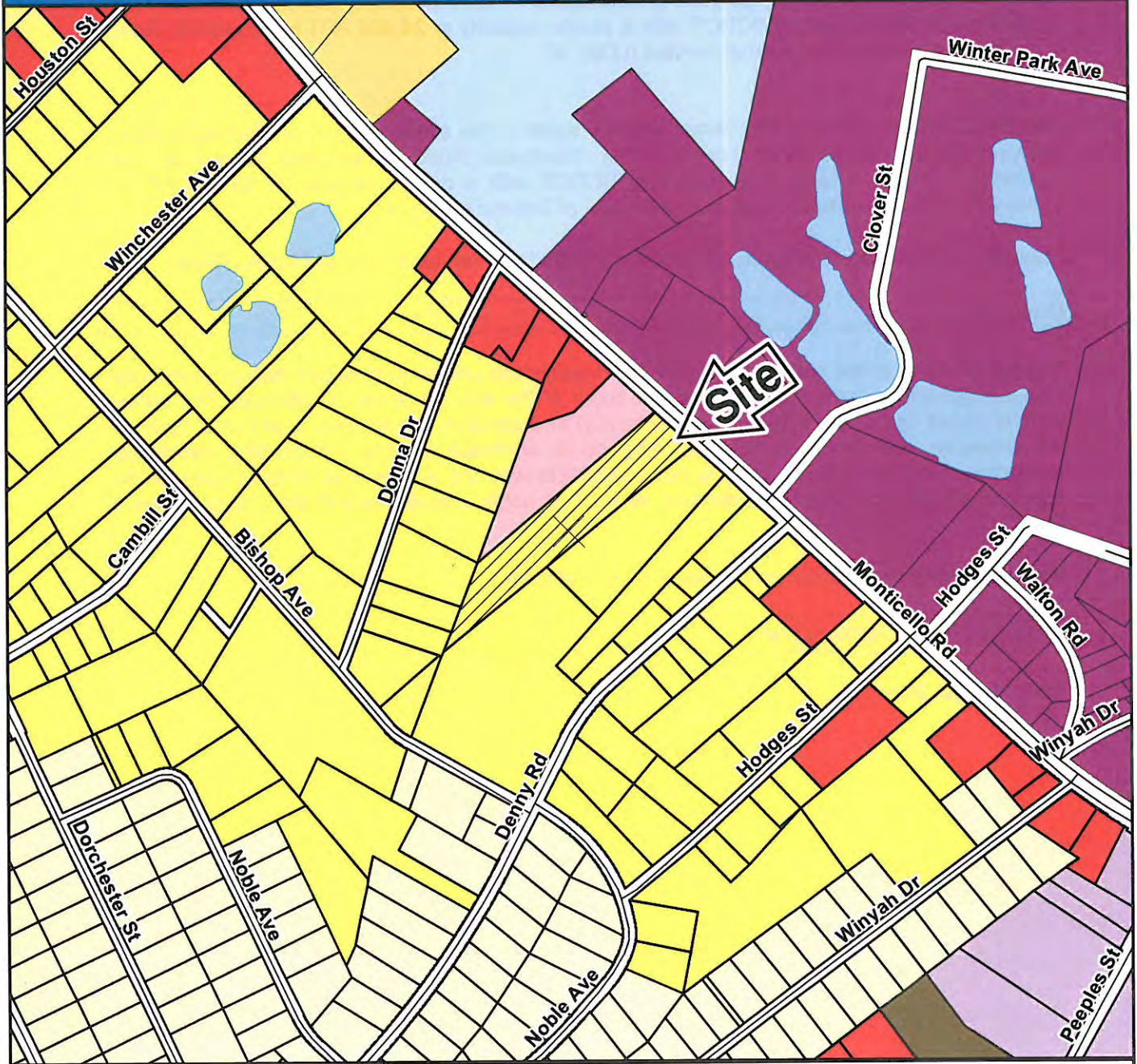
The parcel north of the site is zoned CC-3 and subject to unique form-based design standards. The surrounding parcels located east and south of the site are zoned residential. The parcel west is zoned Office and Institutional District (OI) and contains a residence. Due to the depth of the property, staff believes that rezoning could encroach on the surrounding residential properties. The requested zoning is not compatible with the zoning and existing uses of the adjacent parcels and developments and, as such, is not in compliance with the Comprehensive Plan.

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

Zoning Public Hearing Date

February 25, 2014

Case 13-37 MA RS-MD to GC

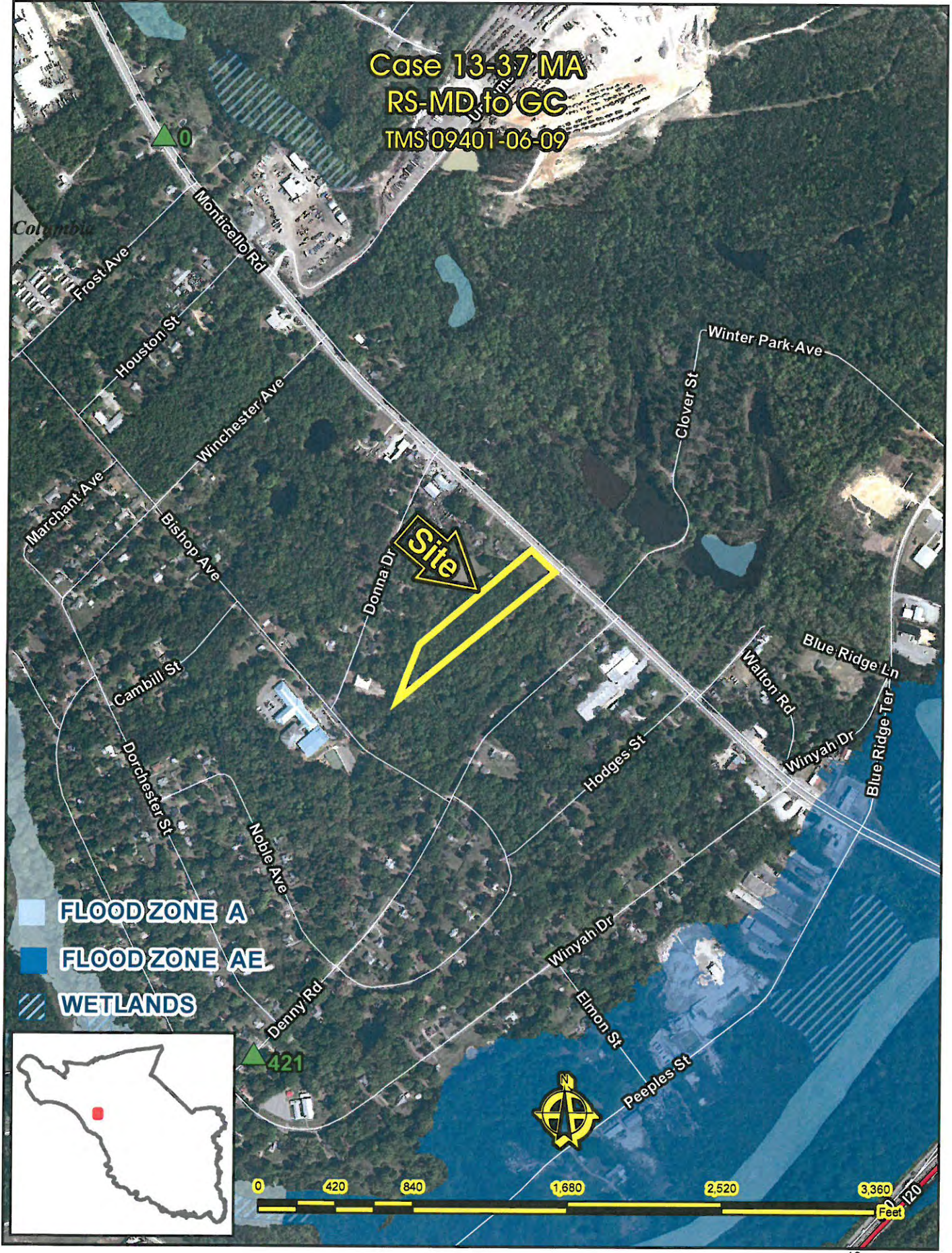


ZONING CLASSIFICATIONS

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



Case 13-37 MA
RS-MD to GC
TMS 09401-06-09



CASE 13-37 MA

From RS-LD to GC

TMS# 09401-06-09

Monticello Road



USE TYPE	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
Athletic Fields	P
Batting Cages	SR
Billiard Parlors	P
Bowling Centers	P
Clubs or Lodges (Ord No.054-08HR; 9-16-08)	P
Country Clubs with Golf Courses	SR
Dance Studios and Schools	P
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
Swim and Tennis Clubs	P
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
Places of Worship	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, Including Public and Private,	P

Having a Curriculum Similar to Those Given in Public Schools	P
Schools, Technical and Trade (Except Truck Driving)	P
Schools, Truck Driving	SR
Zoos and Botanical Gardens	P
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	P

Contracting, without Outside Storage	
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	P

Offices and Kennels)	
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	P

Drive-Ins	
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
Veterinary Services (Non-Livestock, May Include Totally Enclosed Kennels Operated in Connection with Veterinary Services)	P
Watch and Jewelry Repair Shops	P
Weight Reducing Centers	P
Antique Stores (See Also Used Merchandise Shops and Pawn Shops)	P
Appliance Stores	P
Art Dealers	P
Arts and Crafts Supply Stores	P
Auction Houses	P
Automotive Parts and Accessories Stores	P
Bakeries, Retail	P
Bars and Other Drinking Places	SR
Bicycle Sales and Repair	P
Boat and RV Dealers, New and Used	P
Book, Periodical, and Music Stores	P
Building Supply Sales with Outside Storage	P
Building Supply Sales without Outside Storage	P
Camera and Photographic Sales and	P

Service	
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	P

Listed	
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
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 Ammunition)	P
Sporting Firearms and Ammunition	SR
Tobacco and Tobacco Products	SR
Toys and Hobby Goods and Supplies	P
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
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 OF RICHLAND COUNTY
ORDINANCE NO. ____-14HR

AN ORDINANCE OF THE COUNTY COUNCIL OF RICHLAND COUNTY, SOUTH CAROLINA, AMENDING THE ZONING MAP OF UNINCORPORATED RICHLAND COUNTY, SOUTH CAROLINA, TO CHANGE THE ZONING DESIGNATION FOR THE REAL PROPERTY DESCRIBED AS TMS # 09401-06-09 FROM RS-MD (RESIDENTIAL, SINGLE-FAMILY, MEDIUM DENSITY DISTRICT) TO GC (GENERAL COMMERCIAL DISTRICT); AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

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

Section I. The Zoning Map of unincorporated Richland County is hereby amended to change the real property described as TMS # 09401-06-09 from RS-MD (Residential, Single-Family, Medium Density District) zoning to GC (General Commercial District) zoning.

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 _____, 2014.

RICHLAND COUNTY COUNCIL

By: _____
Norman Jackson, Chair

Attest this _____ day of
_____, 2014.

Michelle Onley
Clerk of Council

Public Hearing: February 25, 2014 (tentative)
First Reading: February 25, 2014 (tentative)
Second Reading:
Third Reading:



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: February 3, 2014
RC PROJECT: 14-01 MA
APPLICANT: E.B. Purcell

LOCATION: 425 Summit Terrace Court

TAX MAP NUMBER: 23000-03-19
ACREAGE: 2.99 acres
EXISTING ZONING: PDD
PROPOSED ZONING: PDD

PC SIGN POSTING: January 13, 2014

Staff Recommendation

Approval

Background

Zoning History

The current zoning, Planned Development District (PDD) reflects the zoning as approved under 88-040MA (Ordinance number 1792-88HR) on November 15th, 1988.

Zoning History for the General Area

The PDD was modified for an additional .83 acres of office uses located at Summit Center Drive and Summit Square under 12-21MA (case number 037-12HR). A previously proposed amendment under case 13-021MA for the change from the Office Land Use designation southeast of the subject parcel was withdrawn by the applicant.

Zoning District Summary

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

Direction	Existing Zoning	Use
<u>North:</u>	PDD	Single-Family Residences
<u>South:</u>	PDD	North Springs Elementary School
<u>East:</u>	PDD	Assisted Living (The Haven in the Summit)
<u>West:</u>	PDD	Single-Family Residences

Discussion

Parcel/Area Characteristics

The subject parcel is part of the Summit PDD which consists of 1693.5 acres. Currently the parcel is designated for office uses as defined in the PDD. The subject parcel is well-landscaped, contains internal sidewalks, accesses Summit Centre Court, and contains seven, existing single story, office structures. The buildings are currently vacant or being used for various office uses.

The applicant is requesting to permit the following land uses under the “O” or Office land use designation for the subject parcel:

1. Animal Hospitals and kennels.
2. Banks or financial institutions (without drive thru or ATMs).
3. Barber and beauty shops.
4. Courts.
5. Day Care Centers (adult & child).
6. Government Offices.
7. Individual Family Services.
8. Libraries
9. Museums and Galleries.
10. Places of Worship
11. Police Substations
12. Dry Cleaning and laundries; pick-up and delivery stations only.
13. Schools-Administrative Facilities.
14. Schools-Business, Computer Management Training.
15. Schools-Fine Arts Instruction.
16. Schools-Junior Colleges.
17. Schools-Technical and Trade(except Truck Driving).
18. Computer Systems and Design and Related Services.
19. Electronic Shopping and Mail Order Houses.
20. Management-Scientific & Technical Consulting Services.
21. Professional-Scientific & Technical Services
22. Laboratories; Testing and research.
23. Post offices.
24. Print shops.

The following land uses are currently allowed in the “O” Land Use category;

1. General Offices.
2. Medical, dental, and related medical services.
3. Nursing homes, assisted care facilities, long-term facilities.
4. Day nurseries/kindergartens, subject to Section 26-84 of the Richland County Code of Ordinances, or its relevant successor regulations.

5. Parallel zero lot line dwelling units and developments, subject to the provisions of Section 26-90 of the Richland County Code of Ordinances, or its relevant successor regulations, with density not to exceed 9 units per acre.
6. Common Zero lot line dwelling units and developments, subject to the provisions of Section 26-90 of the Richland County Code of Ordinances, or its relevant successor regulations, with density not to exceed 9 units per acre.
7. Cluster housing development containing only single-family detached dwellings, subject to the provisions of Section 26-87 of the Richland County Code of Ordinances, or its relevant successor regulations, provided, however, that modular building units shall not be permitted.
8. Rehabilitation centers with lot area of at least 10,000 square feet
9. Accessory uses to the permitted uses and structures.

The subject parcel is located within the boundaries of School District Two. North Springs Elementary School is contiguous south of the subject parcel and Summit Parkway Middle School is located 638 feet east of the subject parcel on Summit Parkway.

Public Services

Water service would be provided by the City of Columbia and sewer service would be provided by Palmetto Utilities. There is an existing fire hydrant located along Summit Terrace Court. The Elders Pond fire station (station number 34) is located on Elders Pond Road, approximately 1.3 miles northeast of the subject parcel.

Plans & Policies

The 2009 Richland County Comprehensive Plan "Future Land Use Map" designates the area as **Suburban** in the **Northeast 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 amendments to the PDD would allow for expanded office uses on the subject parcel in an area where existing office uses are located. The subject property would not incur any additional non-residential encroachment on the established residential areas.

Traffic Impact

The 2012 SCDOT traffic count (Station # 441) located southeast of the subject parcel on Clemson Road identifies 29,100 Average Daily Trips (ADT's). Clemson Road is classified as a 5 lane undivided minor arterial, maintained by SCDOT with a design capacity of 24,800 ADT's. Clemson Road is currently operating at Level of Service (LOS) "E".

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

Conclusion

Based upon the existing design and usage of the structures, the surrounding institutional uses in the vicinity, the availability of water and sewer services, and the compatibility to the Comprehensive Plan recommendation for office uses, staff is of the opinion that the proposed map amendment would provide an appropriate on-going use for the site, as well as, provide an

appropriate transition between the school and the assisted living facility. The proposed map amendment would not significantly alter the existing utilization of land within the PDD and would not negatively impact public services.

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

Zoning Public Hearing Date

February 25, 2014

Planning Commission Action

At their meeting of **February 3, 2014** the Richland County Planning Commission **agreed** with the PSDS recommendation and recommends the County Council initiate the ordinance consideration process to **approve the proposed amendment** for **RC Project # 14-01 MA**.

Case 14-01 MA PDD to PDD



ZONING CLASSIFICATIONS

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



Case 14-01 MA
PDD to PDD
TMS 23000-03-19



CASE 14-01 MA

From PDD to PDD

TMS# 23000-03-19

425 Summit Terrace Court



STATE OF SOUTH CAROLINA
COUNTY COUNCIL OF RICHLAND COUNTY
ORDINANCE NO. ____-14HR

AN ORDINANCE OF THE COUNTY COUNCIL OF RICHLAND COUNTY, SOUTH CAROLINA, AMENDING THE ZONING MAP OF UNINCORPORATED RICHLAND COUNTY, SOUTH CAROLINA, TO CHANGE THE LAND USES WITHIN THE PDD (PLANNED DEVELOPMENT DISTRICT) ZONING DISTRICT FOR THE REAL PROPERTY DESCRIBED AS TMS # 23000-03-19; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

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

Section I. The Zoning Map of unincorporated Richland County is hereby amended to change the land uses within the PDD (Planned Development District) zoning district for TMS # 23000-03-19, as described in Exhibit A (which is attached hereto).

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 _____, 2014.

RICHLAND COUNTY COUNCIL

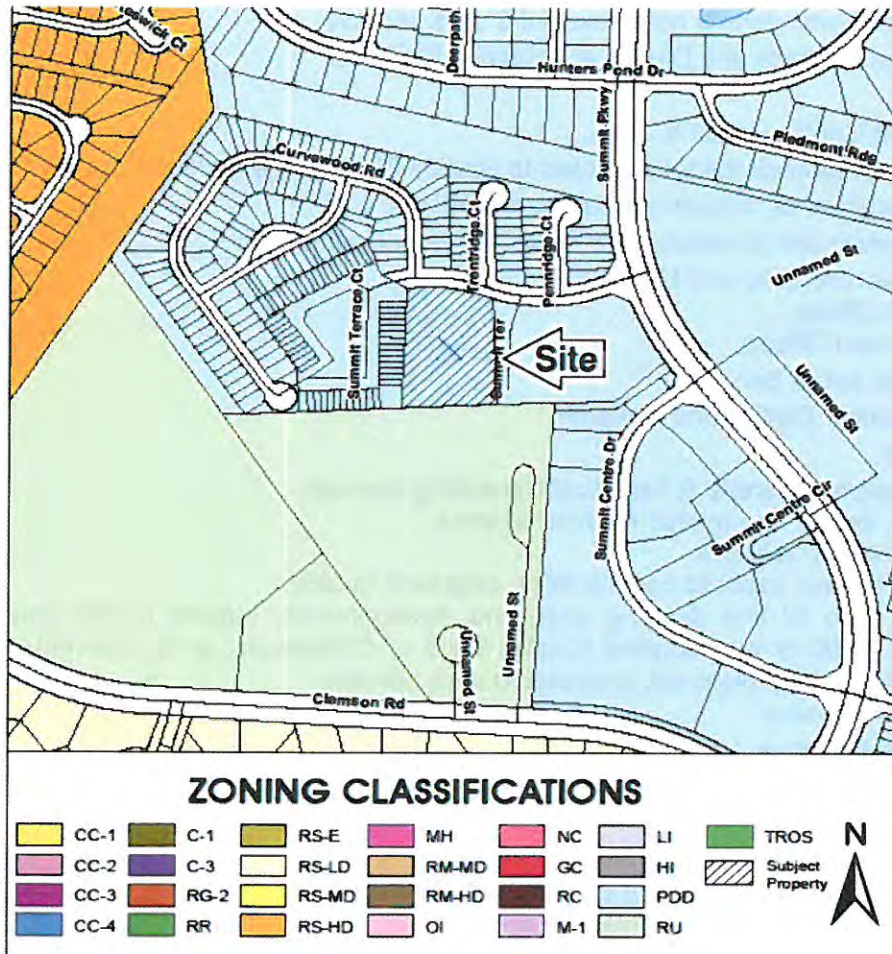
By: _____
Norman Jackson, Chair

Attest this _____ day of _____, 2014.

Michelle Onley
Clerk of Council

Public Hearing: February 25, 2014 (tentative)
First Reading: February 25, 2014 (tentative)
Second Reading:
Third Reading:

Exhibit A



The subject parcel is a 2.99 acre part of the Summit PDD, which consists of a total of 1693.5 acres, and is designated for office uses as defined in the PDD.

The following land uses are hereinafter permitted under the “O” or Office land use designation for the subject parcel:

1. Accessory uses to the permitted uses and structures.
2. Animal Hospitals and kennels.
3. Banks or financial institutions (without drive thru or ATMs).
4. Barber and beauty shops.
5. Cluster housing development containing only single-family detached dwellings, subject to the provisions of Section 26-87 of the Richland County Code of Ordinances, or its relevant successor regulations, provided, however, that modular building units shall not be permitted.

6. Common Zero lot line dwelling units and developments, subject to the provisions of Section 26-90 of the Richland County Code of Ordinances, or its relevant successor regulations, with density not to exceed 9 units per acre.
7. Computer Systems and Design and Related Services.
8. Courts.
9. Day Care Centers (adult & child).
10. Day nurseries/kindergartens, subject to Section 26-84 of the Richland County Code of Ordinances, or its relevant successor regulations.
11. Dry Cleaning and laundries; pick-up and delivery stations only.
12. Electronic Shopping and Mail Order Houses.
13. General Offices.
14. Government Offices.
15. Individual family Services.
16. Laboratories; Testing and research.
17. Libraries.
18. Management-Scientific & Technical Consulting Services.
19. Medical, dental, and related medical services.
20. Museums and Galleries.
21. Nursing homes, assisted care facilities, long-term facilities.
22. Parallel zero lot line dwelling units and developments, subject to the provisions of Section 26-90 of the Richland County Code of Ordinances, or its relevant successor regulations, with density not to exceed 9 units per acre.
23. Places of Worship.
24. Police Substations.
25. Post offices.
26. Print shops.
27. Professional-Scientific & Technical Services.
28. Rehabilitation centers with lot area of at least 10,000 square feet
29. Schools-Administrative Facilities.
30. Schools-Business, Computer Management Training.
31. Schools-Fine Arts Instruction.
32. Schools-Junior Colleges.
33. Schools-Technical and Trade (except Truck Driving).

STATE OF SOUTH CAROLINA
COUNTY COUNCIL FOR RICHLAND COUNTY
ORDINANCE NO. ___-14HR

AN ORDINANCE AMENDING THE “2009 RICHLAND COUNTY COMPREHENSIVE PLAN”, ADOPTED ON DECEMBER 15, 2009, BY INCORPORATING THE “LOWER RICHLAND STRATEGIC COMMUNITY MASTER PLAN” INTO THE PLAN.

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

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

WHEREAS, the Richland County Planning Commission has unanimously approved a Resolution recommending that County Council adopt the “Lower Richland Strategic Community Master Plan”, dated December 2013; and

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

SECTION I. The “2009 Richland County Comprehensive Plan” is hereby amended by the incorporation of the “Lower Richland Strategic Community Master Plan”, dated December 2013, and which is on file in the Planning and Development Services Department, into the Plan.

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

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

SECTION IV. Effective Date. This ordinance shall be enforced from and after _____, 2014.

RICHLAND COUNTY COUNCIL

BY: _____
Norman Jackson, Chair

ATTEST THIS THE ____ DAY

OF _____, 2014.

Michelle Onley
Clerk of Council

RICHLAND COUNTY ATTORNEY'S OFFICE

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

Public Hearing: February 25, 2014 (tentative)
First Reading: February 25, 2014 (tentative)
Second Reading:
Third Reading:

STATE OF SOUTH CAROLINA)
) A RESOLUTION OF THE
) RICHLAND COUNTY PLANNING COMMISSION
COUNTY OF RICHLAND)

A RESOLUTION TO RECOMMEND THAT RICHLAND COUNTY COUNCIL ENACT AN ORDINANCE AMENDING THE "2009 RICHLAND COUNTY COMPREHENSIVE PLAN", BY INCORPORATING THE "LOWER RICHLAND STRATEGIC COMMUNITY MASTER PLAN" INTO THE PLAN.

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

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

WHEREAS, the Richland County Planning Commission endorses the incorporation of the "Lower Richland Strategic Community Master Plan" into the 2009 Richland County Comprehensive Plan;

NOW, THEREFORE, BE IT RESOLVED that the Richland County Planning Commission does hereby recommend the "Lower Richland Strategic Community Master Plan," dated December 2013, to the Richland County Council for adoption and use as a guide for the orderly development of the Lower Richland area of the County and for the application of zoning and development regulations.

ADOPTED this 3rd day of February, 2014.



Patrick Palmer, Chair
Richland County Planning Commission

Attested by:



Tracy Hegler, Director
Planning & Development Services Department

STATE OF SOUTH CAROLINA
COUNTY COUNCIL FOR RICHLAND COUNTY
ORDINANCE NO. ____-14HR

AN ORDINANCE AMENDING THE “2009 RICHLAND COUNTY COMPREHENSIVE PLAN”, ADOPTED ON DECEMBER 15, 2009, BY INCORPORATING THE “SPRING HILL STRATEGIC COMMUNITY MASTER PLAN” INTO THE PLAN.

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

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

WHEREAS, the Richland County Planning Commission has unanimously approved a Resolution recommending that County Council adopt the “Spring Hill Strategic Community Master Plan”, dated December 2013; and

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

SECTION I. The “2009 Richland County Comprehensive Plan” is hereby amended by the incorporation of the “Spring Hill Strategic Community Master Plan”, dated December 2013, and which is on file in the Planning and Development Services Department, into the Plan.

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

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

SECTION IV. Effective Date. This ordinance shall be enforced from and after _____, 2014.

RICHLAND COUNTY COUNCIL

BY: _____
Norman Jackson, Chair

ATTEST THIS THE ____ DAY

OF _____, 2014.

Michelle Onley
Clerk of Council

RICHLAND COUNTY ATTORNEY'S OFFICE

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

Public Hearing: February 25, 2014 (tentative)
First Reading: February 25, 2014 (tentative)
Second Reading:
Third Reading:

STATE OF SOUTH CAROLINA)
) A RESOLUTION OF THE
) RICHLAND COUNTY PLANNING COMMISSION
COUNTY OF RICHLAND)

A RESOLUTION TO RECOMMEND THAT RICHLAND COUNTY COUNCIL ENACT AN ORDINANCE AMENDING THE "2009 RICHLAND COUNTY COMPREHENSIVE PLAN", BY INCORPORATING THE "SPRING HILL STRATEGIC COMMUNITY MASTER PLAN" INTO THE PLAN.

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

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

WHEREAS, the Richland County Planning Commission endorses the incorporation of the "Spring Hill Strategic Community Master Plan" into the 2009 Richland County Comprehensive Plan;

NOW, THEREFORE, BE IT RESOLVED that the Richland County Planning Commission does hereby recommend the "Spring Hill Strategic Community Master Plan," dated December 2013, to the Richland County Council for adoption and use as a guide for the orderly development of the Spring Hill area of the County and for the application of zoning and development regulations.

ADOPTED this 3rd day of February, 2014.



Patrick Palmer, Chair
Richland County Planning Commission

Attested by:



Tracy Hegler, Director
Planning & Development Services Department

STATE OF SOUTH CAROLINA
COUNTY COUNCIL FOR RICHLAND COUNTY
ORDINANCE NO. ___-14HR

AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES, CHAPTER 26, LAND DEVELOPMENT; ARTICLE V, ZONING DISTRICTS AND DISTRICT STANDARDS; SECTION 26-141, TABLE OF PERMITTED USES WITH SPECIAL REQUIREMENTS, AND SPECIAL EXCEPTIONS; “FURNITURE AND RELATED PRODUCTS” OF TABLE 26-V-2.; AND ARTICLE VI, SUPPLEMENTAL USE STANDARDS; SECTION 26-151, PERMITTED USES WITH SPECIAL REQUIREMENTS; SO AS TO PERMIT “FURNITURE AND RELATED PRODUCTS” IN THE GC GENERAL COMMERCIAL DISTRICT, WITH SPECIAL REQUIREMENTS.

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

SECTION I. The Richland County Code of Ordinances; Chapter 26, Land Development; Article V, Zoning Districts and District Standards; Section 26-141, Table of Permitted Uses, Permitted Uses with Special Requirements, and Special Exceptions; “Furniture and Related Products” of Table 26-V-2.; is hereby amended to read as follows:

(ORDINANCE CONTINUES ON NEXT PAGE)

USE TYPES	TROS	RU	RR	RS-E	RS-LD	RS-MD	RS-HD	MH	RM-MD	RM-HD	OI	NC	RC	GC	M-1	LI	HI	
Machinery																		
Manufacturing, Not Otherwise Listed																		
Medical Equipment and Supplies																		
Mining/Extraction Industries																		
Office Supplies (Not Paper)																		
Paint, Coating, and Adhesives																		
Paper Products (Coating and Laminating)																		
Paper Products (No Coating and Laminating)																		
Petroleum and Coal Products Manufacturing																		
Primary Metal Manufacturing																		
Printing and Publishing																		
Pulp, Paper, and Paperboard Mills																		
Rubber and Plastic Products																		
Seafood Product Preparation and Packaging																		
Signs																		
Soap, Cleaning Compounds, and Toilet Preparations																		
Sporting and Athletic Goods																		
Textile Mills																		
Textile Product Mills																		
Transportation Equipment																		
Wood Products, Chip Mills																		
Wood Products, Excluding Chip Mills																		

SECTION II. The Richland County Code of Ordinances; Chapter 26, Land Development; Article VI, Supplemental Use Standards; Section 26-151, Permitted Uses with Special Requirements; Subsection (b) Permitted uses with special requirements listed by zoning district; Paragraph (34) Golf Courses; is hereby amended to read as follows:

(34) Furniture and Related Products – (GC)

And Golf Courses and all remaining uses shall be renumbered in appropriate chronological order.

SECTION III. 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 (34) Golf Courses; is hereby amended to read as follows:

(34) Furniture and Related Products.

- a. Use districts: General Commercial.
- b. The aggregate gross floor area shall be limited to no more than 12,000 square feet per parcel or per building, whichever is more restrictive.
- c. Materials and/or products shall not be displayed outside the building.
- d. Materials, products, and/or equipment shall not be stored outside the building.
- e. Materials and/or products shall not be processed outside the building.
- f. Lighting shall comply with the requirements of Section 26-177 infra.
- g. Landscaping buffers shall comply with the requirements of Section 26-176 infra.

And Golf Courses and all remaining uses shall be renumbered in appropriate chronological order.

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 _____, 2014.

RICHLAND COUNTY COUNCIL

BY: _____
Norman Jackson, Chair

ATTEST THIS THE ____ DAY

OF _____, 2014

Michelle Onley
Clerk of Council

RICHLAND COUNTY ATTORNEY'S OFFICE

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

First Reading:	October 22, 2013
Public Hearing:	December 17, 2013
Second Public Hearing:	February 25, 2014 (tentative)
Second Reading:	February 25, 2014 (tentative)
Third Reading:	

STATE OF SOUTH CAROLINA
COUNTY COUNCIL FOR RICHLAND COUNTY
ORDINANCE NO. ___-14HR

AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES, CHAPTER 26, LAND DEVELOPMENT; ARTICLE V, ZONING DISTRICTS AND DISTRICT STANDARDS; SECTION 26-151, PERMITTED USES WITH SPECIAL REQUIREMENTS; SUBSECTION (C), STANDARDS; PARAGRAPH (8), BARS AND OTHER DRINKING PLACES; SO AS TO REMOVE THE DISTANCE REQUIREMENT BETWEEN BARS AND PLACES OF WORSHIP IN THE GC, M-1, AND LI ZONING DISTRICTS UNDER CERTAIN CONDITIONS.

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 26-151, Permitted Uses with Special Requirements; Subsection (c), Standards; Paragraph (8), Bars and Other Drinking Places; is hereby amended to read as follows:

- (8) *Bars and other drinking places.*
- a. Use districts: Rural Commercial; General Commercial; M-1 and LI Light Industrial.
 - b. Lots used for drinking places shall be located no closer than four hundred (400) feet from any other lot used as a drinking place, and shall be no closer than six hundred (600) feet to any lot which contains a school (public or private), and shall be no closer than six hundred (600) feet to any lot which contains ~~or~~ a place of worship, unless the place of worship is located in a GC, M-1, or LI zoning district and is located in a mixed-use shopping center, a mall, or an industrial park.
 - c. Bars and other drinking places shall provide adequate off-street parking at a rate of twelve (12) spaces for each one thousand (1,000) square feet of gross floor area.
 - d. Parking areas related to the establishment of a bar or other drinking place shall be located no closer than thirty (30) feet to the property line of residentially zoned or used property.
 - e. A minimum six (6) foot high opaque fence shall be erected adjacent to the property line of abutting residentially zoned or used property.

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

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

SECTION IV. Effective Date. This ordinance shall be enforced from and after _____, 2014.

RICHLAND COUNTY COUNCIL

BY: _____
Norman Jackson, Chair

ATTEST THIS THE ____ DAY
OF _____, 2014

Michelle Onley
Clerk of Council

RICHLAND COUNTY ATTORNEY'S OFFICE

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

Public Hearing: February 25, 2014 (tentative)
First Reading: February 25, 2014 (tentative)
Second Reading:
Third Reading:

PROCEDURES FOR SENDING REZONING MATTERS "BACK" TO THE PLANNING COMMISSION

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



Richland County Government
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Columbia, SC 29204

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Fax (803) 576-2182
