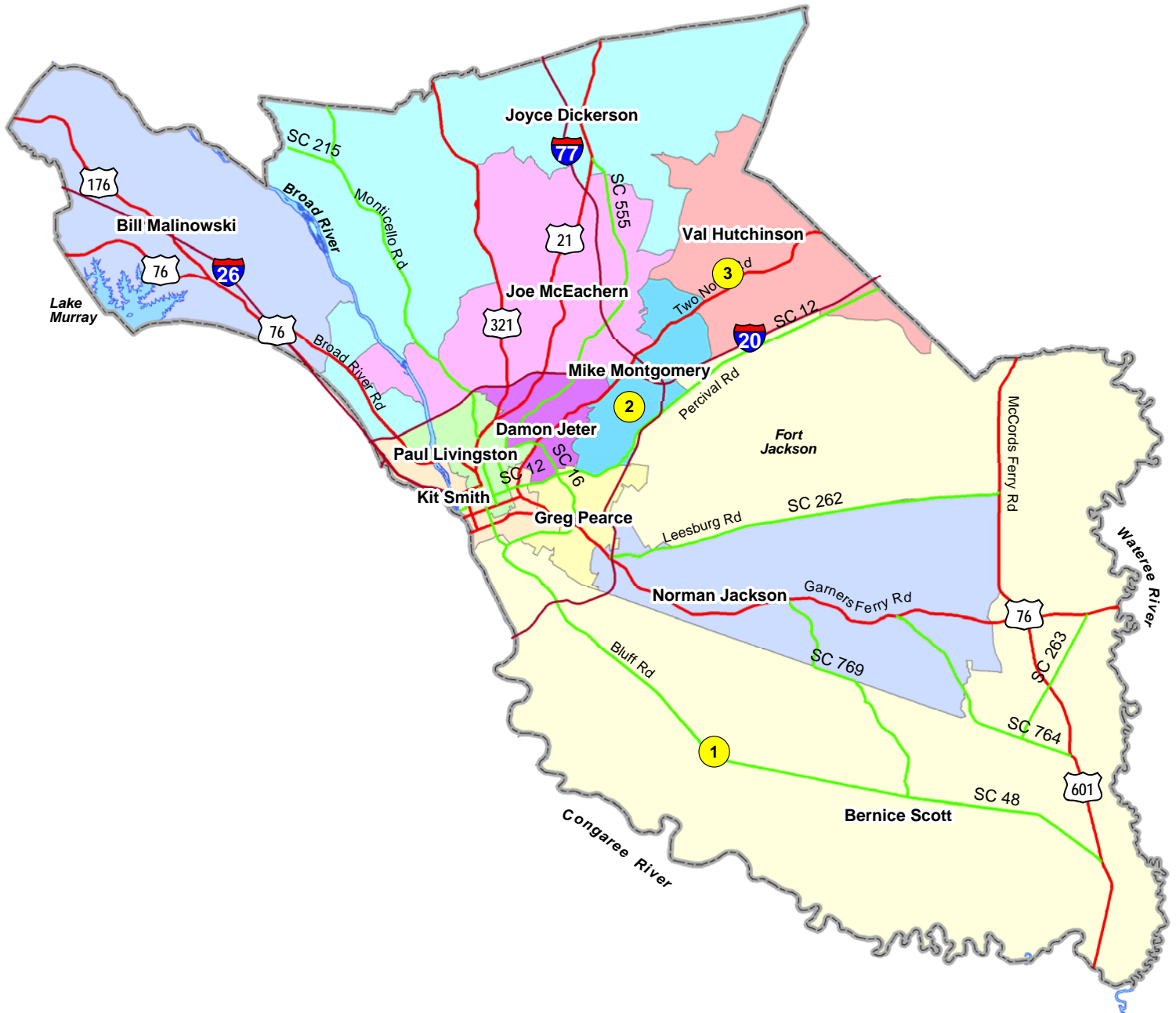


RICHLAND COUNTY COUNCIL
ZONING PUBLIC HEARING



JULY 22, 2008

RICHLAND COUNTY PLANNING COMMISSION JULY 7, 2008



CASE NO.	APPLICANT	TMS NO.	LOCATION	DISTRICT
1. 08-09 MA	Oliver Mack	21300-01-02	6108 Bluff Road	Scott
2. 08-21 MA	Williams & Associates	16910-02-06 & 07	Off Decker Blvd. near Woodfield Park	Montgomery
6. 08-22 MA	Village at Sandhills	22900-02-09 (p)	Village at Sandhills, Phase 3	Hutchinson



RICHLAND COUNTY COUNCIL ZONING PUBLIC HEARING

Tuesday, July 22, 2008

7:00 P.M.

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

STAFF: Joseph Kocy, AICP Planning Director
 Anna Almeida, AICP Development Services Manager
 Amelia R. Linder, Esq. Attorney

I. CALL TO ORDER Joe McEachern
 Chair of Richland County Council

II. ADDITIONS / DELETIONS TO THE AGENDA

OPEN PUBLIC HEARING

CASE # 08 - 03 MA	Charlie Waite	Deferred 4/22
APPLICANT	Summit Contractors, Inc.	1 st Reading
REQUESTED AMENDMENT	HI to RM-HD (28.11 acres)	Approved
PURPOSE	Multi-Family Apartments	8-0
TAX MAP SHEET NUMBER (S)	17400-05-30	Page
LOCATION	Clemson Rd. & Longreen Pkwy.	3

CASE # 08-09 MA		
APPLICANT	Oliver Mack	1 st Reading
REQUESTED AMENDMENT	RU to RC (2 acres)	Approved
PURPOSE	Construction Garage & Office	7-1
TAX MAP SHEET NUMBER (S)	21300-01-02 (p)	Page
LOCATION	6108 Bluff Rd.	13

CASE # 08-21 MA		
APPLICANT	Richard Gates	1 st Reading
REQUESTED AMENDMENT	RM-HD/GC to OI (5.11 acres)	Approved
PURPOSE	Private School & Church	8-0
TAX MAP SHEET NUMBER (S)	16910-02-06 & 07	Page
LOCATION	Off Decker Blvd. near Woodfield Pk.	23

CASE # 08-22 MA		
APPLICANT	Village at Sandhills	1 st Reading
REQUESTED AMENDMENT	C-3 to C-1 & C-1 to C-3 (.25 acres)	Approved
PURPOSE	Zoning Line Adjustment	7-0
TAX MAP SHEET NUMBER (S)	22900-02-09 (p)	Page
LOCATION	Village at Sandhills Phase 3	35

VII. TEXT AMENDMENTS

AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES; CHAPTER 26, LAND DEVELOPMENT; ARTICLE VII, GENERAL DEVELOPMENT, SITE, AND PERFORMANCE STANDARDS; SECTION 26-180, SIGNS; SUBSECTION (D), SIGNS EXEMPT FROM PERMIT REQUIREMENTS; PARAGRAPH (4), POLITICAL SIGNS.....Page 49
1st Reading Approved 6-0

AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES; CHAPTER 26, LAND DEVELOPMENT; ARTICLE VI, SUPPLEMENTAL USE STANDARDS; SECTION 26-151, PERMITTED USES WITH SPECIAL REQUIREMENTS; SUBSECTION (C), STANDARDS; PARAGRAPH (74), WAREHOUSES (SELF-STORAGE), SO AS TO DELETE THE REQUIREMENT OF A FENCE OR WALL AROUND THE PERIMETER OF THE DEVELOPMENT.Page 53
1st Reading Approve 8-0

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; “BUSINESS, PROFESSIONAL AND PERSONAL SERVICES” AND “INSTITUTIONAL, EDUCATIONAL AND CIVIC USES” OF TABLE 26-V-2.; AND “RECREATIONAL USES” OF TABLE 26-V-2.;AND ARTICLE VI, SUPPLEMENTAL USE STANDARDS; SECTION 26-151, PERMITTED USES WITH SPECIAL REQUIREMENTS, AND SECTION 26-152, SPECIAL EXCEPTIONS; SO AS TO PERMIT CERTAIN CHILD DAY CARES (SIX OR LESS) WITH SPECIAL REQUIREMENTS AND TO REMOVE THE SPECIAL EXCEPTION REQUIREMENTS FOR TATTOO FACILITIES IN THE GC GENERAL COMMERCIAL DISTRICTS AND TO PERMIT CERTAIN CLUBS AND LODGES AS A SPECIAL EXCEPTION IN THE RURAL ZONING DISTRICTS.Page 57
1st Reading Approved 8-0

III. ADJOURNMENT



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

PC MEETING DATE: February 4, 2008
RC PROJECT: 08-03 MA
APPLICANT: Summit Contractors, Inc/ Charlie Waite
PROPERTY OWNER: Goebel Partners
LOCATION: Northwest corner of Longreen Parkway and Clemson Road

TAX MAP NUMBER: 17400-05-30
ACREAGE: 28.11
EXISTING ZONING: HI
PROPOSED ZONING: RM-HD

PC SIGN POSTING: January, 2008

Staff Recommendation

Approval

Background /Zoning History

The site is currently zoned Heavy Industrial District (HI) and is located at the northwest corner of Longreen Parkway and Clemson Road with approximately 436 linear feet along Clemson Road and bound on the west side by the existing railroad line.

On September 12, 2007 a plat was approved which consolidated three (3) parcels into this one parcel of 28.11 acres.

According to County records the current zoning of Heavy Industrial District (HI) reflects the original zoning as adopted September 7, 1977.

Summary

The RM-HD District is intended to provide for high-density residential development in Richland County, allowing compact development consisting of the full spectrum of residential unit types where adequate public facilities are available. This district is intended to allow a mix of

residential unit types where adequate public facilities are available. This district is intended to allow a mix of residential unit types to provide a balance of housing opportunities while maintaining neighborhood compatibility. This district may serve as a transitional district between lower density residential and low intensity commercial uses.

No minimum lot area, except as determined by DHEC. Maximum density for residential uses is no more than sixteen (16) dwelling units per acre.

Gross Dwelling Units: 449

Net Dwelling Units: 312

Roads

The site is located on Clemson Road classified as a two lane collector road currently maintained by SCDOT.

Existing Zoning		
North:	PDD	Longtown Planned Development/Mixed Use
South:	HI	Commercial
East:	LI/HI/PDD	Commercial/Single Family
West:	HI	Railroad Line/ Manufacturing

Plans & Policies

The Imagine Richland 2020 Comprehensive Plan/ “I-77 Corridor Area Proposed Land Use Map” designates this area as Industrial Area in the Developing Urban Area.

Objective: “Accommodate in certain planned higher density residential areas, a full range of housing opportunities, to meet the various needs of area residents”.

Compliance: The general vicinity has commercial, multi-family, single family residential and manufacturing within a five mile radius.

Principal: “Mixed residential densities are appropriate within the Developing Urban Area; high-density is identified as 9 dwellings per acre”.

Compliance: The comprehensive plan identifies high density as nine (9) dwelling units per acre; however the land redevelopment regulations define high density as sixteen units per acre which is almost fifty percent more.

Principal: “Where single-family development occurs adjacent to higher intensity uses, multi-family development, at a compatible density, may be used as a buffer”.

Compliance: The existing single family residential will have the high density residential as the adjacent land use, as opposed to the intense manufacturing and industrial uses in a Heavy Industrial District (HI) permitted uses.

Traffic Impact

The current traffic counts were received from SCDOT in May, 2007 and represent the Annual Average Daily Trips in 2006. The nearest count station is # 285 located on Farrow Road. The current traffic volume is 6,200 ADT which is currently at a level-of-service “B”.

Conclusion

The subject property is located off of a two lane state road which has a guard rail along the frontage, of the only frontage road. The current zoning of Heavy Industrial District (HI) has as the permitted uses manufacturing and industrial. The Residential Multi-Family – High Density District (RM-HD) also has as permitted and special requirement uses civic, recreation, and personal services.

The neighboring lands within a five mile radius include a middle school, two multifamily developments, single family developments, commercial, manufacturing. In the immediate area, this would be the initial multi-family development as the single family dwelling developments exist. The requested zone district represents the highest density permitted in Richland County and could yield the site a maximum of 449 dwelling units.

Planning Staff recommends approval of this map amendment.

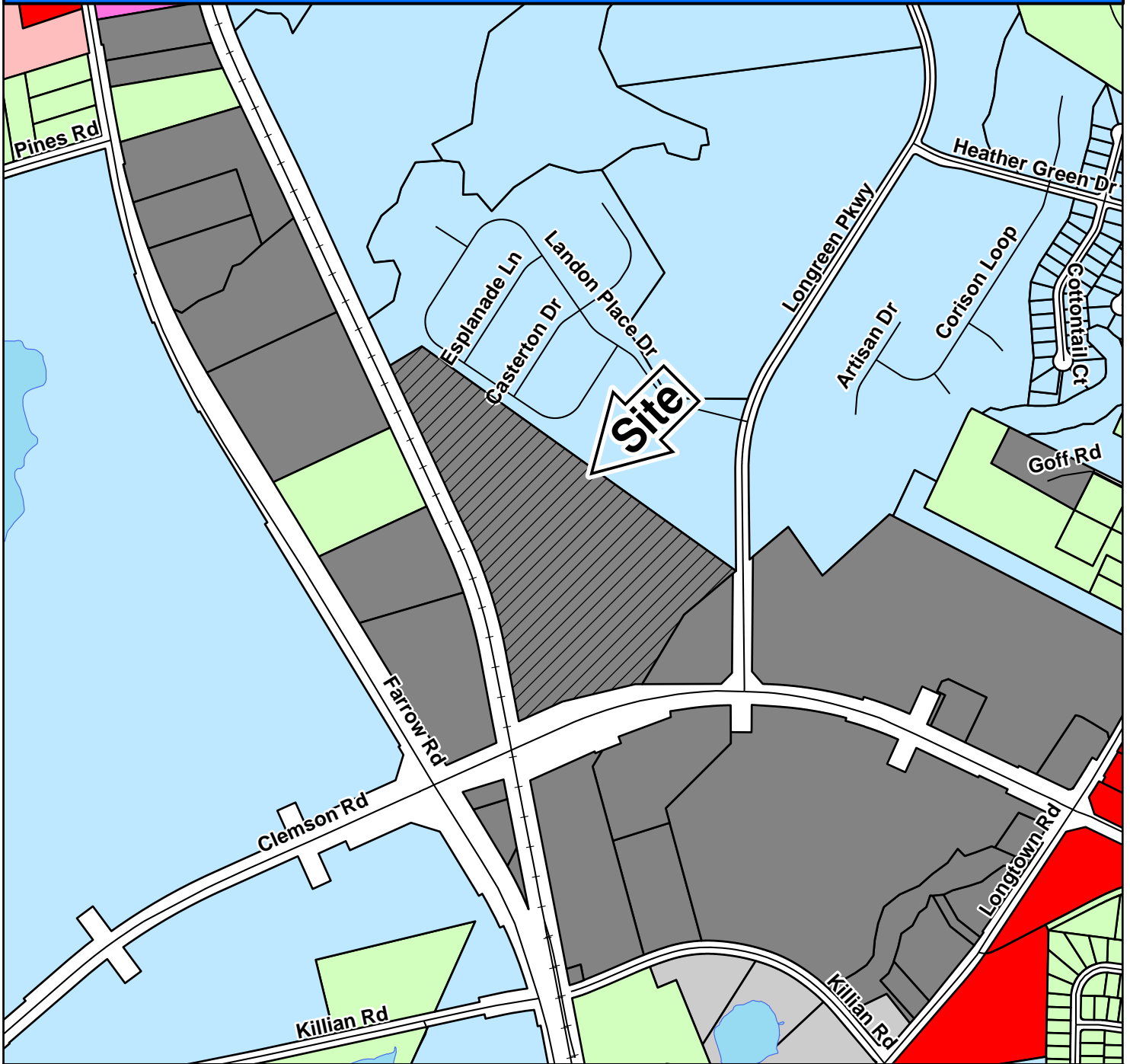
Zoning Public Hearing Date

March 25, 2008

Planning Commission Action

















At their meeting of **February 4, 2008** the Richland County Planning Commission **agreed** with the PDSR recommendation and, based on the findings of fact summarized above, recommends the County Council initiate the ordinance consideration process for **RC Project # 08-03 MA** at the next available opportunity.

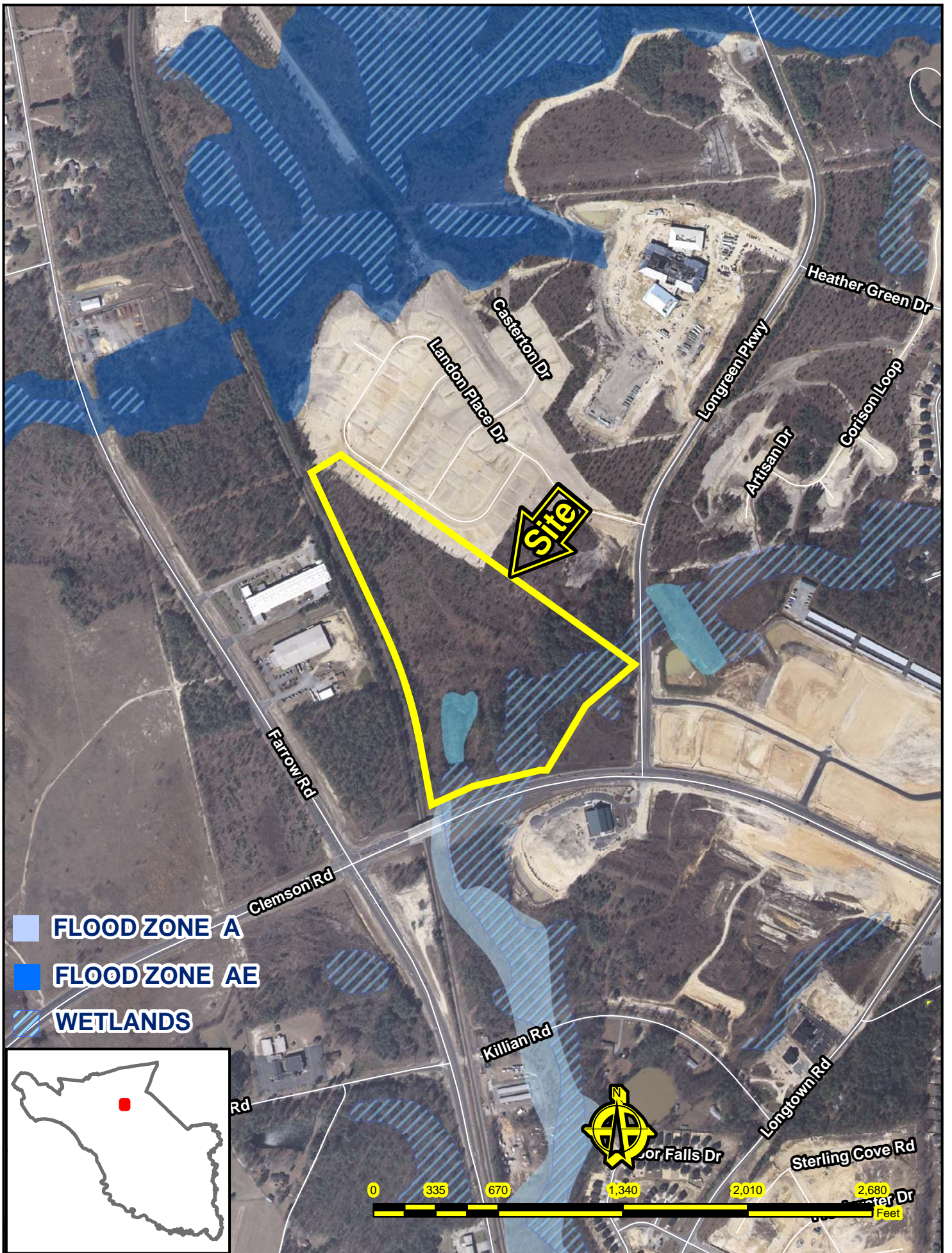
CASE 08-03 MA HI to RM-HD



ZONING CLASSIFICATIONS



	RR		RS-MD		RM-MD		NC		LI		RU
	RS-E		RS-HD		RM-HD		GC		HI		TRO
	RS-LD		MH		OI		M-1		PDD		Subject Property





View of site



Across from site



Looking east down Clemson Rd.



Looking west down Clemson Rd.



**Intersection of Clemson Rd. and Longgreen Parkway –
across from site**



**Intersection of Clemson Rd. and Longgreen Parkway –
looking towards Mungo’s PUD**

STATE OF SOUTH CAROLINA
COUNTY COUNCIL OF RICHLAND COUNTY
ORDINANCE NO. ____-08HR

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 HEREIN (TMS # 17400-05-30) FROM HI (HEAVY INDUSTRIAL DISTRICT) TO RM-HD (RESIDENTIAL, MULTI-FAMILY, HIGH DENSITY DISTRICT); AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

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 Zoning Map of unincorporated Richland County is hereby amended to change the real property described as TMS # 17400-05-30 from HI (Heavy Industrial District) zoning to RM-HD (Residential, Multi-Family, High Density District) zoning.

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

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

Section IV. This ordinance shall be effective from and after _____, 2008.

RICHLAND COUNTY COUNCIL

By: _____
Joseph McEachern, Chair

Attest this _____ day of
_____, 2008.

Michielle R. Cannon-Finch
Clerk of Council

RICHLAND COUNTY ATTORNEY'S OFFICE

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

Public Hearing: July 22, 2008 (tentative)
First Reading: July 22, 2008 (tentative)
Second Reading:
Third Reading:



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

PC MEETING DATE: July 7, 2008
RC PROJECT: 08-09 MA
APPLICANT: Oliver Mack
PROPERTY OWNER: Oliver Mack III
LOCATION: 6108 Bluff Road

TAX MAP NUMBER: 21300-01-02(p)
ACREAGE: 2.0
EXISTING ZONING: RU
PROPOSED ZONING: RC

PC SIGN POSTING: June, 2008

Staff Recommendation

Denial

Background /Zoning History

According to County records the current zoning of Rural District (RU) reflects the original zoning as adopted September 7, 1977.

Summary

The RC District recognizes the need to provide for areas within Richland County where residents of the more isolated agricultural and rural residential districts and residents located beyond the limits of service of the municipalities can receive certain convenience merchandising and services. It is intended to be a flexible district allowing a mixture of uses in order to accommodate commercial and service activities oriented primarily to serving the needs of persons who live in nearby areas. The RC District is proposed to be within or adjacent to residential neighborhoods where large commercial uses are inappropriate, but where small neighborhood oriented businesses are useful and desired. This district is further designed to be located at or near intersections of arterial and/or major collector roads so as to prevent the spreading of commercial uses down the major corridors or into the surrounding countryside.

Roads

The site is located on Bluff Road which is classified as a two lane undivided collector road currently maintained by SCDOT.

Existing Zoning

<u>North:</u>	RU	Single Family house with a kennel business
<u>South:</u>	RU	Single Family house
<u>East:</u>	RU	Single Family house
<u>West:</u>	RU	Single Family house

Plans & Policies

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

Objective: “Provide areas with commercial and industrial facilities and services that are related to each other in an efficient manner, served by adequate infrastructure and readily accessible to the public”.

Non- Compliance: The surrounding uses are residential in nature.

Principal: “Commercial and office activities should be confined to the intersections of major streets and specifically proposed locations identified on the Future Land Use Map”.

Non-Compliance: The site is approximately 1,000 linear feet from the intersection of Bluff Road and Old Bluff Road; the surrounding use is single family homes on large lots..

Traffic Impact

The current traffic counts were received from SCDOT in May, 2007 and represent the Annual Average Daily Trips in 2006. The nearest count station is # 241 located on Bluff Road. The current traffic volume is 5,100 ADT which is currently at a level-of-service “B”.

Conclusion

The site has been subdivided from the original five (5) acre parcel to a two acre site which has had a 460 linear feet of frontage on Bluff Road. The site is surrounded by existing residential land uses. In addition, the parcel is approximately 1000 linear feet from an established

intersection of commercial land uses. The integrity of the residential community warrants preservation and the type of proposed uses allowed in Rural Commercial District (RC) include land use which may be suitable if not in direct proximity to existing residential land uses.

Planning Staff recommends denial of this map amendment.

Zoning Public Hearing Date

July 22, 2008

Planning Commission Findings

- The area needs these types of businesses.
- This would be an asset to the community and Rural Commercial district does not allow for outdoor storage.

Planning Commission Action


















At their meeting of **July 7, 2008** the Richland County Planning Commission **disagreed** with the PDSD recommendation and, based on the findings of fact summarized above, recommends the County Council initiate the ordinance consideration process for **RC Project # 08-09 MA** at the next available opportunity

Case 08-09 MA RU to RC



ZONING CLASSIFICATIONS



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




**CASE 08-09 MA
RU to RC**

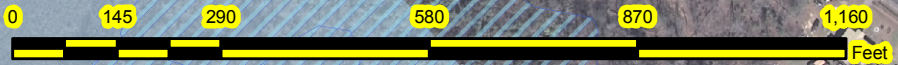
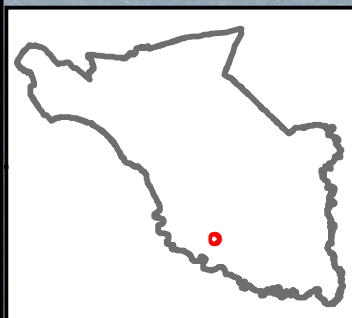
TMS 21300-01-02 (p)

Site

Bluff Rd

Old Bluff Rd

-  FLOOD ZONE A
-  FLOOD ZONE AE
-  WETLANDS



CASE 08-09 MA

From RU to RC

TMS# 21300-01-02(P)

Bluff Rd.





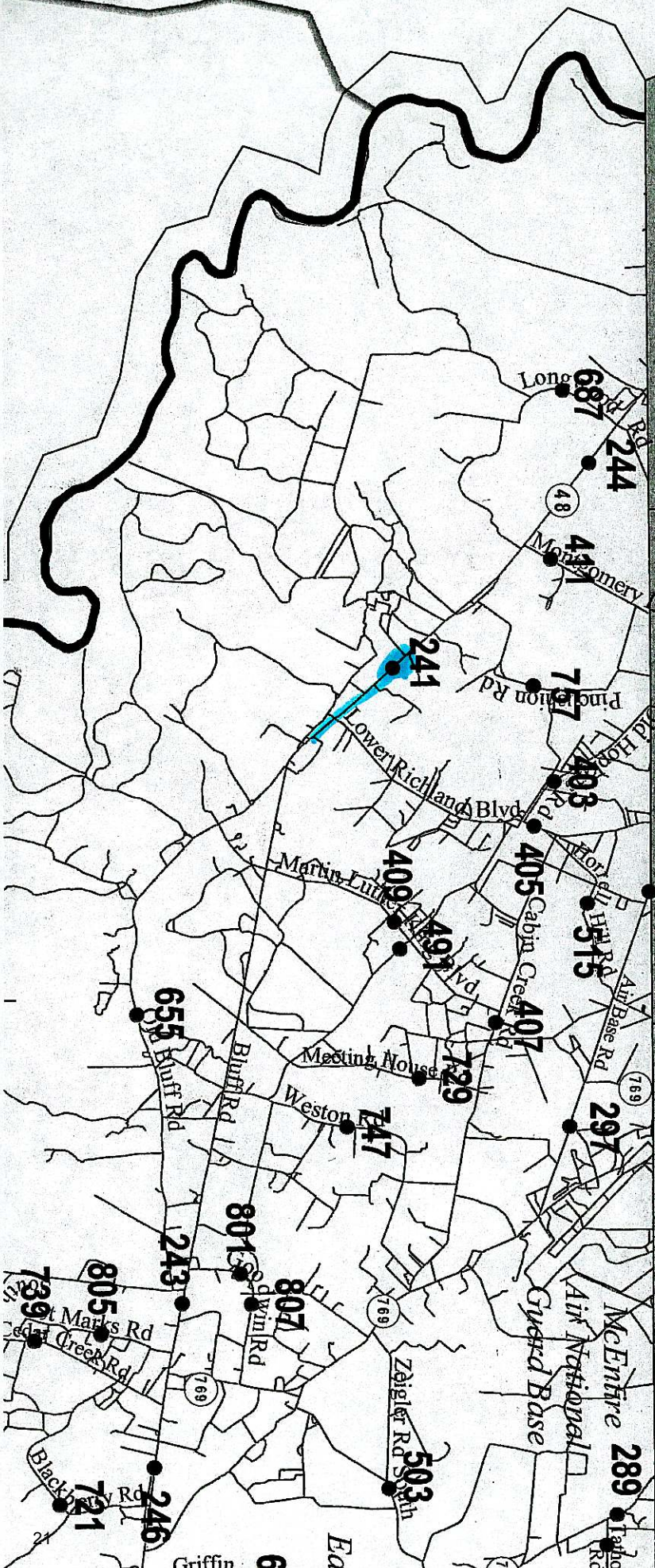


Looking north west on Bluff Rd.

(Map 8)

(Map 9) 567

(Map 10)



STATE OF SOUTH CAROLINA
COUNTY COUNCIL OF RICHLAND COUNTY
ORDINANCE NO. ____-08HR

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 A PORTION OF TMS # 21300-01-02 FROM RU (RURAL DISTRICT) TO RC (RURAL 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 a portion of the real property described as TMS # 21300-01-02 from RU (Rural District) zoning to RC (Rural Commercial District) zoning.

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

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

Section IV. This ordinance shall be effective from and after _____, 2008.

RICHLAND COUNTY COUNCIL

By: _____
Joseph McEachern, Chair

Attest this _____ day of
_____, 2008.

Michielle R. Cannon-Finch
Clerk of Council



Richland County Planning & Development Services Department Map Amendment Staff Report

PC MEETING DATE: July 7, 2008
RC PROJECT: 08- 21 MA
APPLICANT: Richard Gates
PROPERTY OWNER: Nassri Mona & Mission Hope Foundation
LOCATION: 2304 Kneece Rd

TAX MAP NUMBER: 16910-02-06 16910-02-07

ACREAGE: 5.11
EXISTING ZONING: RM-HD (Lot 7)/ GC (Lot 6)
PROPOSED ZONING: OI

PC SIGN POSTING: July 19, 2008

Staff Recommendation

Approval

Background /Zoning History

According to the County records map amendment (82-31 MA) was approved in 1982 to rezone Lot: 6 from Residential single-family medium density (RS-MD) to the current zoning of General Commercial (GC). According to the county records, for Lot 7, the Residential Multi-Family-High Density (RM-HD) reflects the original zoning as adopted September 7, 1977.

Summary

The OI district 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. The maximum allowed density for residential uses is sixteen (16) dwelling units per acre.

Roads

The site is located on Kneece Road. Kneece Road is an unpaved two lane county maintained road and is scheduled to be paved in conjunction with the construction of the newest phase of Angel Gardens Subdivision. Both parcels combined contain approximately 406.33 linear feet of frontage.

Existing Zoning

<u>North:</u>	RM-HD	Angel Gardens Subdivision
<u>South:</u>	GC	Doctors Office/ Office-Vacant
<u>East:</u>	RM-HD	The Chimney's Apts , Meredith Square Apts
<u>West:</u>	GC	Storage Facility/ Dentist Office

Plans & Policies

The Imagine Richland 2020 Comprehensive Plan/ "I-20 Inter beltway Corridor Proposed Land Use Map" designates this area as High Density Residential in the Area.

Objective: "Promote new development and redevelopment in areas with adequate infrastructure."

Compliance: Adequate infrastructure is available for water and sewer. Road improvements facilities will be included as requirement for development.

Principal: "In general, commercial and office activities should be confined to existing zoned areas and/or proposed locations where sites that don't encroach or penetrate established residential areas".

Compliance: The proposed site would provide a transition between the residential high density development and existing commercial.

Traffic Impact

The current traffic counts were received from SCDOT in May, 2007 and represent the Annual Average Daily Trips in 2006. The nearest count stations are #315 and #310. Count Station #315 is located north of Brookfield Road on Decker Blvd. The current traffic volume is 27,500 ADT which is currently at a level-of-service "D". Count Station #310 is located south of Brookfield Road on Decker Blvd and the current traffic volume is 20,500 ADT which is currently at a level-of-service "C".

Conclusion

The Lot 6, one of the subject properties currently zoned General Commercial is operating as a church/private school. The existing building is 21,826 square feet. The Lot 7, subject property, currently zoned Residential Multi Family High Density (RM-HD) is currently vacant land.

The parcels located south and west of the subject properties are zoned General Commercial (GC). The expansion for the church is to provide a children's day care, as part of the service to the community. The requested map amendment to Office/Institutional District (OI) for both parcels was to reduce the intensity of possible development on the site, as the church's requested use was permitted in the lower intense zoning of Office Institutional District (OI).

The map amendment request is not in compliance with the County's Comprehensive plan, which depicts it as residential high density however, the two parcels closest to the corner of Kneece Road and Brookfield Road were granted approval in 1983. In addition, the same residential component of sixteen (16) units per acre is permitted in all three zone districts. Therefore the residential high density recommend by the future land use map of the comprehensive plan remains intact.

The map amendment would be in character with the existing surrounding parcels. The surrounding land uses also include medical offices, storage facilities, and Decker Mall on Decker Boulevard. The Office and Institutional District (OI) would act as a transition zone between the contiguous Residential Multi Family High Density (RM-HD) development of Angel Gardens Subdivision, which was recently approved for expansion of three additional phases of 165 lots on 18 acres.

The level of service D and C for the roadways are a concern, however the roadways, namely Kneece Road will be required to be improved as the specific developments are approved. In addition, the location of community services to support the existing and planned residential, is an integral part of supporting neighborhoods. There are existing adequate facilities to support this land use.

Planning Staff recommends Approval of this map amendment.

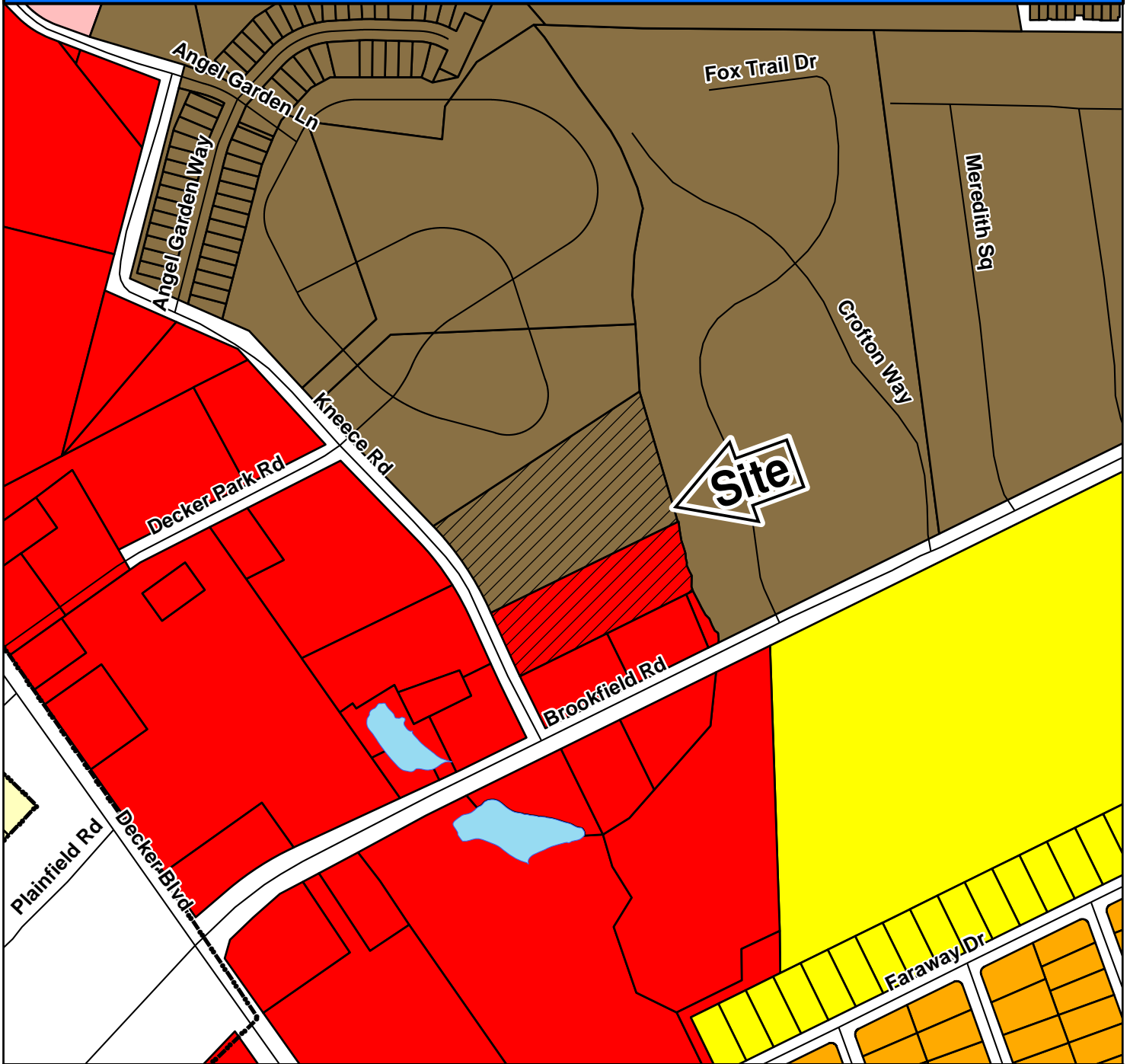
Zoning Public Hearing Date

July 22, 2008

Planning Commission Action

















At their meeting of **July 7, 2008** the Richland County Planning Commission **agreed** with the PDSO recommendation and recommends the County Council initiate the ordinance consideration process for **RC Project # 08-21MA** at the next available opportunity.

Case 08-21 MA RM-HD/GC to OI



ZONING CLASSIFICATIONS

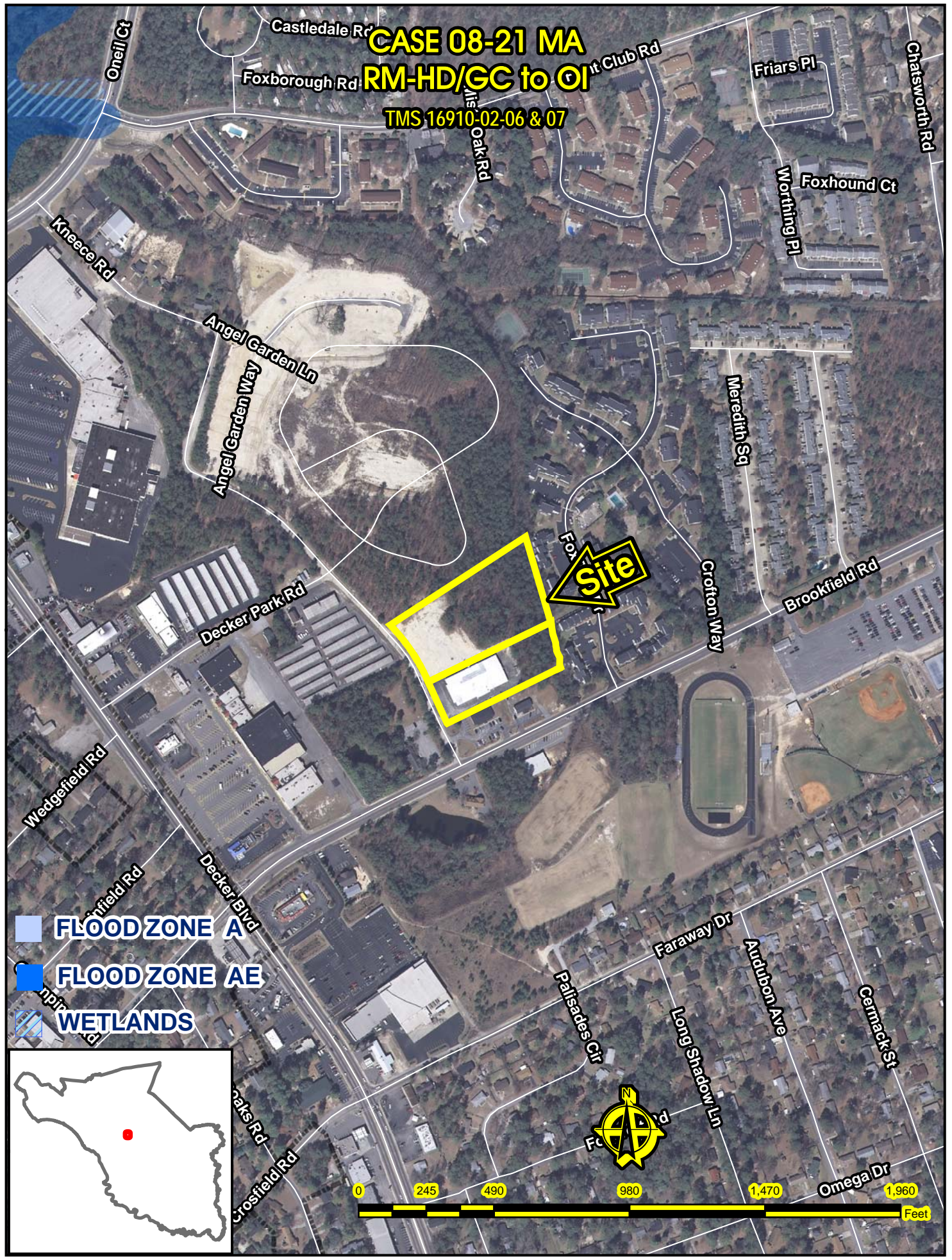
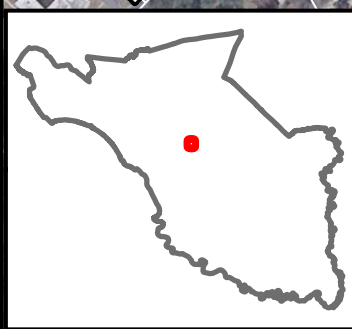


 RR	 RS-MD	 RM-MD	 NC	 LI	 RU
 RS-E	 RS-HD	 RM-HD	 GC	 HI	 TROS
 RS-LD	 MH	 OI	 M-1	 PDD	 Subject Property

CASE 08-21 MA
RM-HD/GC to OI
TMS 16910-02-06 & 07

Site

-  FLOOD ZONE A
-  FLOOD ZONE AE
-  WETLANDS



CASE 08-21 MA

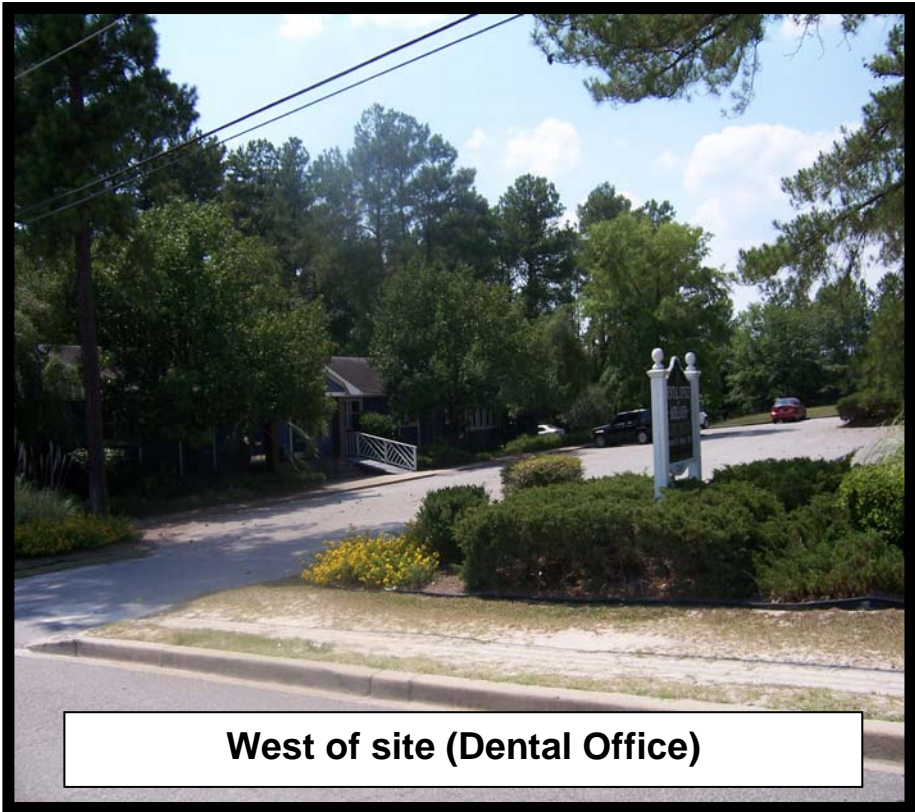
From RM-HD/GC to OI

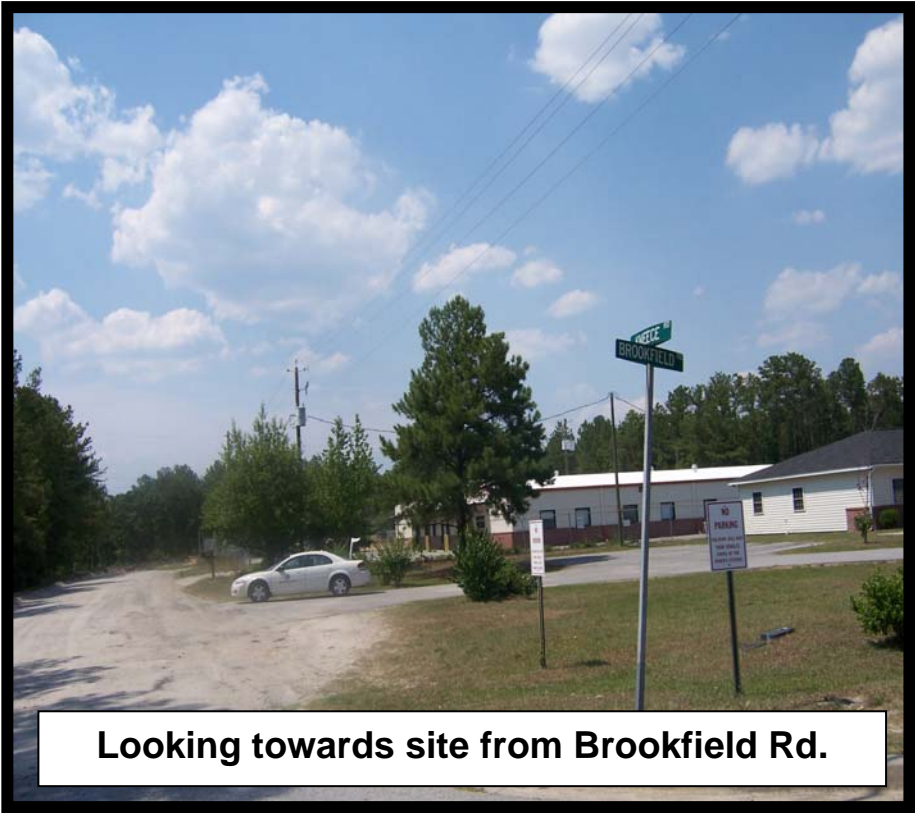
TMS# 16910-02-06,07

Off Decker Blvd. near Woodfield Pk.







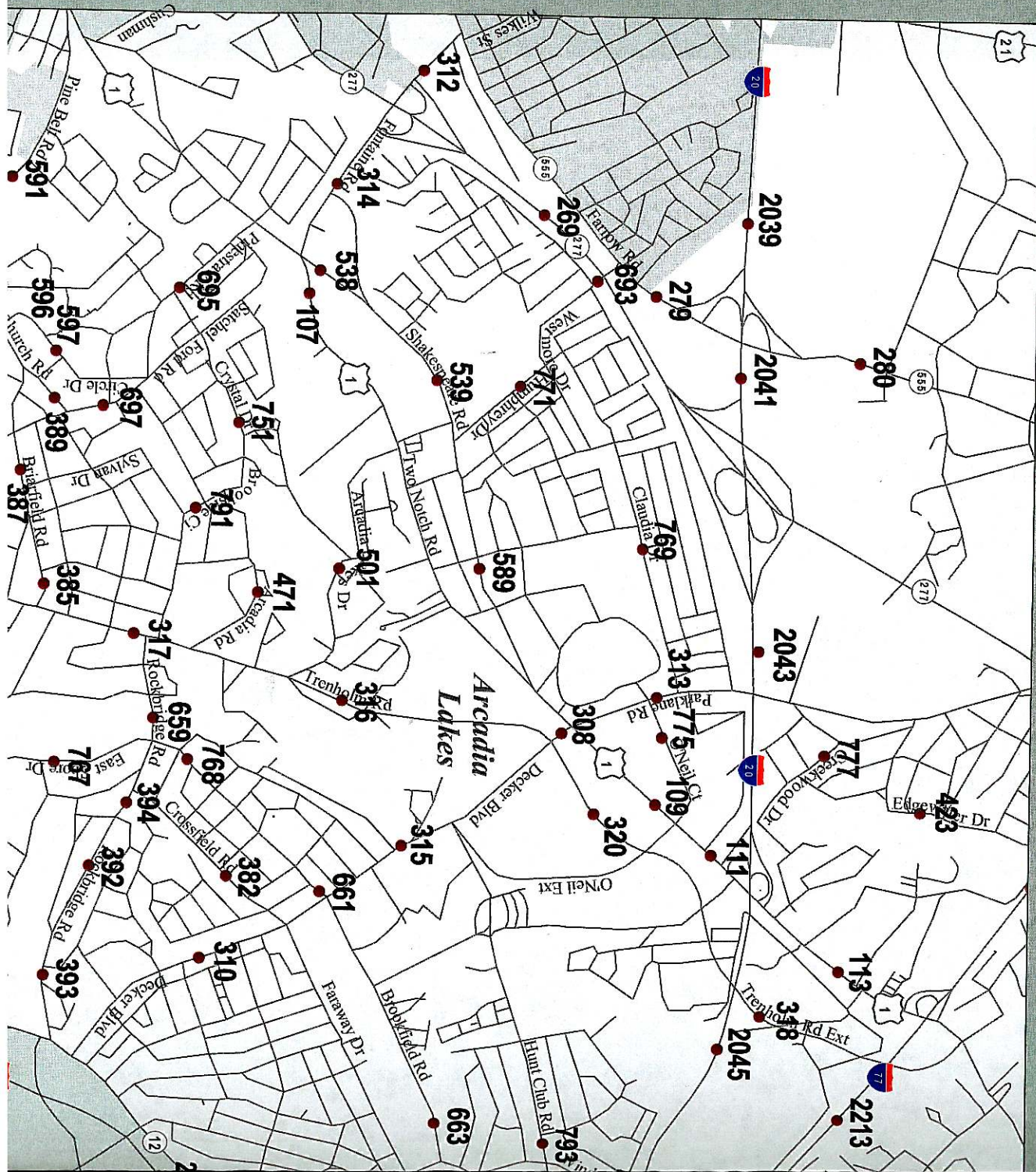


Looking towards site from Brookfield Rd.

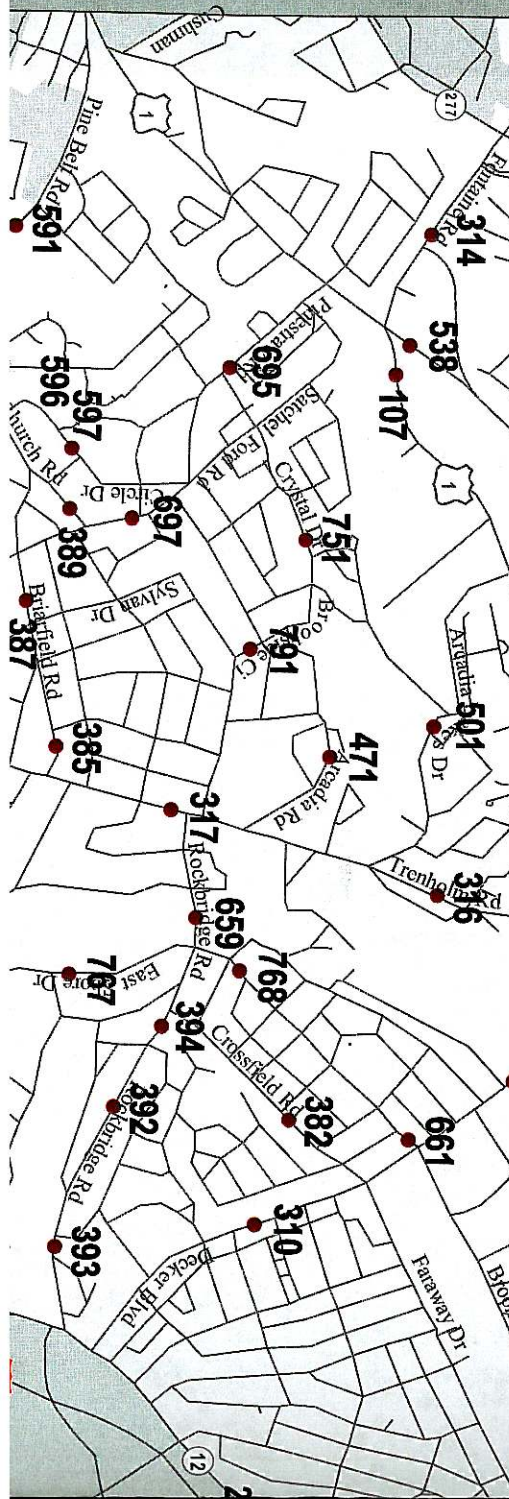


Looking east on Brookfield Rd.

(Map 2)



(Map 4)



STATE OF SOUTH CAROLINA
COUNTY COUNCIL OF RICHLAND COUNTY
ORDINANCE NO. ____-08HR

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 # 16910-02-06 FROM RM-HD (RESIDENTIAL, MULTI-FAMILY – HIGH DENSITY DISTRICT) TO OI (OFFICE AND INSTITUTIONAL DISTRICT); AND TO CHANGE THE ZONING DESIGNATION FOR THE REAL PROPERTY DESCRIBED AS TMS # 16910-02-07 FROM GC (GENERAL COMMERCIAL DISTRICT) TO OI (OFFICE AND INSTITUTIONAL 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 # 16910-02-06 from RM-HD (Residential, Multi-Family – High Density District) zoning to OI (Office and Institutional District) zoning; and to change the real property described as TMS # 16910-02-07 from GC (General Commercial District) zoning to OI (Office and Institutional District) zoning.

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

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

Section IV. This ordinance shall be effective from and after _____, 2008.

RICHLAND COUNTY COUNCIL

By: _____
Joseph McEachern, Chair

Attest this _____ day of
_____, 2008.

Michielle R. Cannon-Finch
Clerk of Council

RICHLAND COUNTY ATTORNEY'S OFFICE

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

Public Hearing: July 22, 2008 (tentative)
First Reading: July 22, 2008 (tentative)
Second Reading:
Third Reading:



Richland County Planning & Development Services Department Map Amendment Staff Report

PC MEETING DATE: July 7, 2008
RC PROJECT: 08 - 22 MA
APPLICANT: Village at Sandhill, LLC
PROPERTY OWNER: Kahn Development
LOCATION: near the corner of Fashion Dr. & Forum Dr.

TAX MAP NUMBER: 22900-02-09 (p)
ACREAGE: 0.25 acres
EXISTING ZONING: Lot 5 (C-1) & Lot 7 (C-3)
PROPOSED ZONING: Lot 5 (C-3) & Lot 7 (C-1)

PC SIGN POSTING: June 2008

Staff Recommendation

Approval

Background /Zoning History

The applicant submitted a map amendment 05-34 MA, in January 2005, and the Planning Commission recommended approval to swap approximately 1.62 acres of C-1 to C-3 zoning. County Council approved the rezoning request January 25, 2005. In March 2006, the applicant submitted map amendments 06-08 MA & 06-11 MA, and the Planning Commission recommended approval to swap 3.5 acres of C-3 to C-1 zoning. County Council approved the request in March 28, 2006. In May of this year the Planning Commission recommended approval of 08-13 MA to swap a total of 7.5 acres of RG-2 to C-3 (2.50 acres); C-3 to C-1 (2.50 acres); C-1 to RG-2 (2.50 acres). County Council approved the request on May 27, 2008.

Roads

The site is located on several interior roads within the "Village at Sandhill". Parcels 5 & 7 are located near the corners of Forum Drive & Fashion Place Drive and Forum Drive & Town Center Place. All roads within the Village at Sandhill are privately maintained until such time as the County accepts maintenance responsibility.

Existing Zoning

<u>North:</u>	C-1, C-3	Retail Stores
<u>South:</u>	C-3	Plex Indoor Sports
<u>East:</u>	C-1, C-3	Vacant/ Retail Stores
<u>West:</u>	C-1	Belk's/ Parking Lot

Plans & Policies

The Imagine Richland 2020 Comprehensive Plan/ “Northeast Area Proposed Land Use Map” designates this area as Public/Open Space in the Developing Urban Area.

Objective: “Encourage industrial and commercial uses in selected, concentrated locations where access is appropriate for the use”.

Compliance: This site is located inside the Village of Sandhill which has previously been designated for concentrated commercial uses.

Principal: “Sites for commercial development should be located at major traffic junctions or clustered locations rather than strip development”.

Compliance: This site is a 298 acre site of mixed use incorporating commercial and office.

Traffic Impact

The current traffic counts were received from SCDOT in May, 2007 and represent the Annual Average Daily Trips in 2006. The nearest count station is # 117 located on Two Notch Road. The current traffic volume is 32,000 ADT which is currently at a level-of-service “D”.

Conclusion

The Village at Sandhill consists of approximately 298 acres of mixed-use, incorporating elements of residential, retail, recreational, office, institutional, and general commercial uses. The approval of the Village included a Development Agreement, which is in effect for a period of ten years with an option to extend for an additional five years. On March 20, 2001 an ordinance authorizing the adoption of the agreement was issued. The agreement stipulates the following:

- 173.86 acres of property zoned for general commercial uses pursuant to C-3 zoning district classifications; and
- 31.02 acres of property zoned for general residential uses pursuant to RG-2 zoning district classifications; and
- 95.22 acres of property zoned for office and institutional and residential uses pursuant to C-1 zoning district classifications.

The provisions in the agreement permit the substitution of residential uses for commercial uses and vice-versa within the C-1 and C3 tracts; transfer among dwelling units, retirement units, office/institutional, other commercial, dwelling units and retirement units , retail shops and stores, restaurants, outparcels, family entertainment and lodging uses in the C-3 tract.

The substitutions must be swapped at an equivalent ratio; 700 square feet of residential or retirement units to any commercial use and/or 1: 1 square foot of net leasable area of commercial uses to any other type of commercial use.

The Northeast Proposed Land Use Map dated March 1987 revised and adopted 1995 depicts this site as Public/Open Space “Clemson University Sandhill Experiment Station”. In 2001, a portion of the property was sold and the “Village at Sandhill” was developed with the “master plan” development agreement signed March 2001. The development agreement states subsequent land development regulations of Richland County may not limit intensity, flexibility, completeness, practicality or increasing cost of such Development.

The map amendment involves two parcels within the existing Village at Sandhill, approximately 0.25 acres of (C-1 & C-3) zoned property. The ratios adhere to the requirements of the development agreement.

Zoning Public Hearing Date

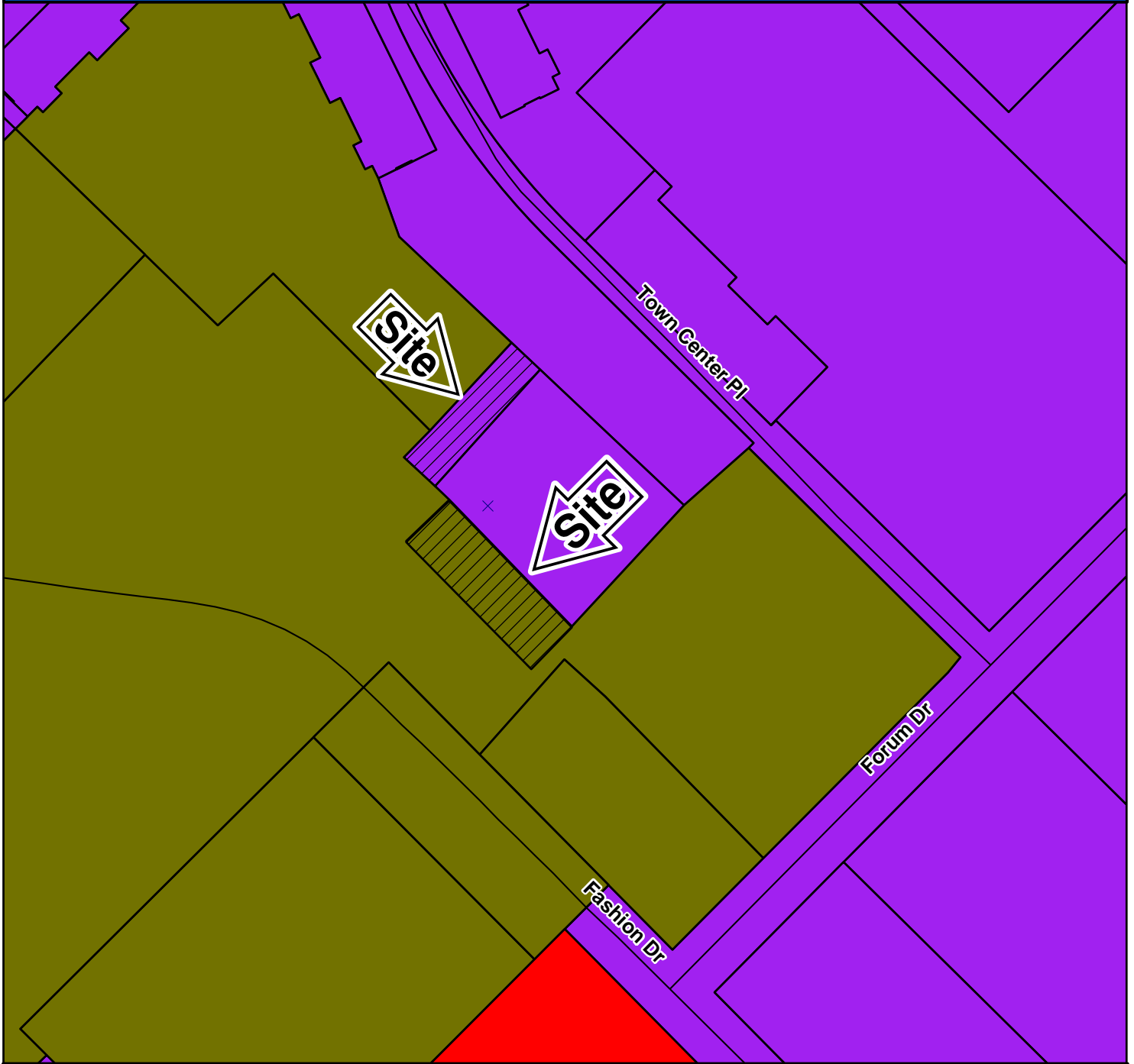
July 22, 2008

Planning Commission Action





















At their meeting of **July 7, 2008** the Richland County Planning Commission **agreed** with the PDSO recommendation and recommends the County Council initiate the ordinance consideration process for **RC Project # 08-22MA** at the next available opportunity.


Case 08-22 MA

C-3 to C-1



ZONING CLASSIFICATIONS

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

 Subject Property






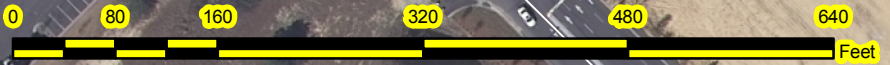
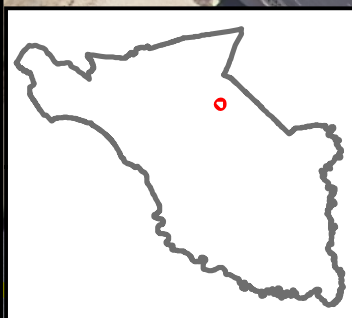
CASE 08-22 MA
C-3 to C-1
TMS 22900-02-09 (p)

Tom Center Pl

Site

Site

-  FLOOD ZONE A
-  FLOOD ZONE AE
-  WETLANDS



CASE 08-22 MA

From C-3/C-1 to C-1/C-3

TMS# 22900-02-09(P)

Village at Sandhills





Across from site



Looking northwest of site



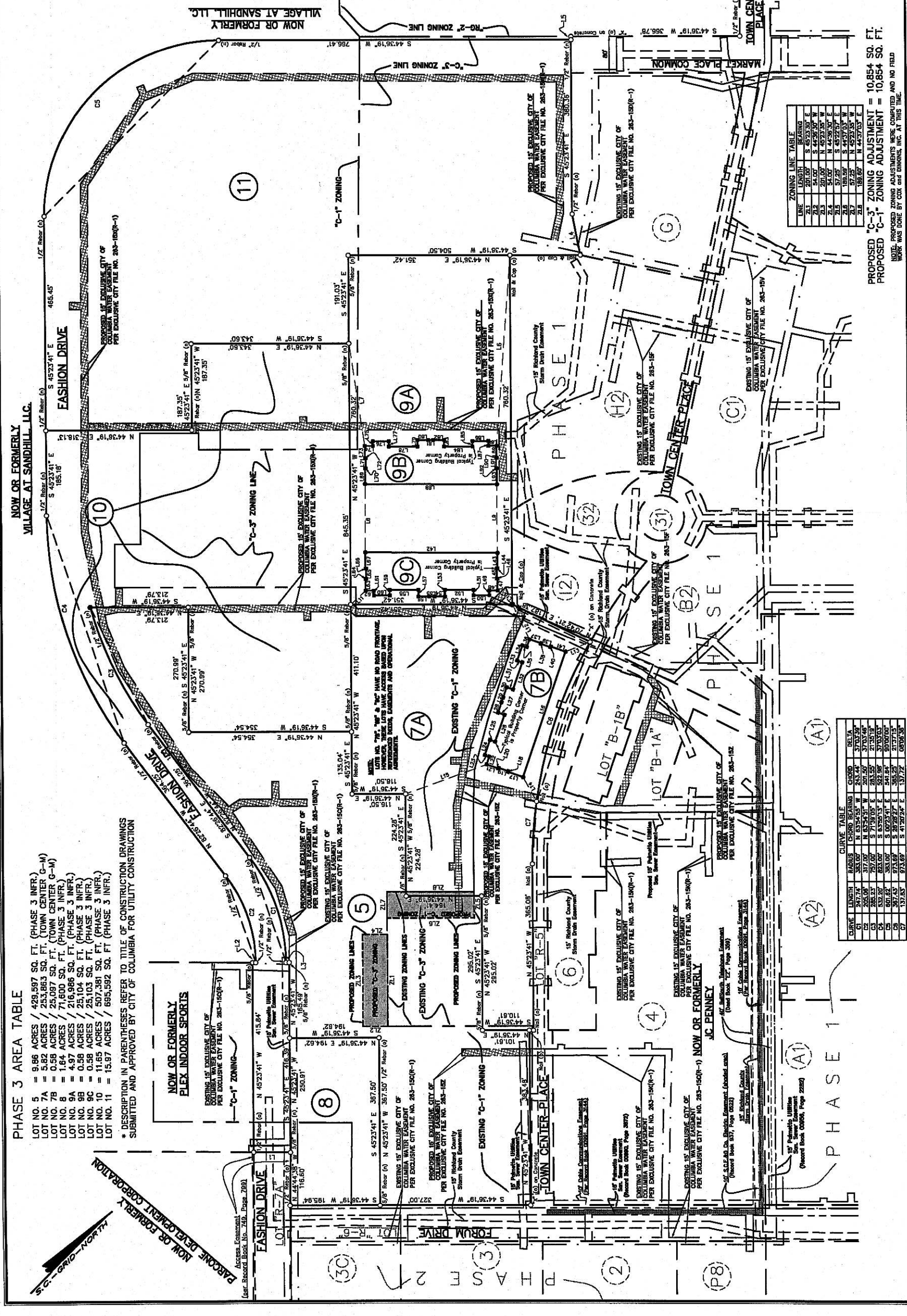
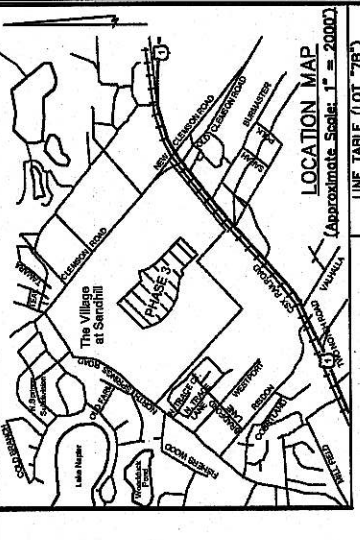
Looking towards site



Looking away from site



Looking south from Fashion Dr.



PHASE 3 AREA TABLE

LOT NO. 5	= 9.86 ACRES / 429,597 SQ. FT. (PHASE 3 INFR.)
LOT NO. 7A	= 5.82 ACRES / 253,855 SQ. FT. (TOWN CENTER (C-M))
LOT NO. 7B	= 0.98 ACRES / 42,987 SQ. FT. (TOWN CENTER (C-M))
LOT NO. 8	= 1.84 ACRES / 81,600 SQ. FT. (PHASE 3 INFR.)
LOT NO. 9A	= 4.97 ACRES / 216,986 SQ. FT. (PHASE 3 INFR.)
LOT NO. 9B	= 0.58 ACRES / 25,104 SQ. FT. (PHASE 3 INFR.)
LOT NO. 9C	= 0.58 ACRES / 25,103 SQ. FT. (PHASE 3 INFR.)
LOT NO. 10	= 11.85 ACRES / 507,381 SQ. FT. (PHASE 3 INFR.)
LOT NO. 11	= 15.97 ACRES / 695,592 SQ. FT. (PHASE 3 INFR.)

* DESCRIPTION IN PARENTHESES REFER TO TITLE OF CONSTRUCTION DRAWINGS SUBMITTED AND APPROVED BY CITY OF COLUMBIA FOR UTILITY CONSTRUCTION

LINE TABLE (LOT 7B)

LINE	LENGTH	BEARING
L1	287.17	S 287°17' E
L2	11.33	N 89°29'36" W
L3	1.45	S 28°58'23" E
L4	26.47	S 63°53'11" W
L5	17.98	N 28°32'59" W
L6	41.81	S 44°51'19" W
L7	23.35	N 63°41'53" E
L8	41.81	N 63°41'53" E
L9	14.74	N 28°32'59" W
L10	14.74	N 28°32'59" W
L11	23.35	N 28°32'59" W
L12	23.35	N 28°32'59" W
L13	41.81	N 63°41'53" E
L14	41.81	N 63°41'53" E
L15	11.33	N 89°29'36" W
L16	287.17	S 287°17' E

LINE TABLE (LOT 9C)

LINE	LENGTH	BEARING
L1	44.36	S 45°23'41" E
L2	1.45	S 45°23'41" E
L3	22.37	N 45°23'41" E
L4	1.47	N 45°23'41" E
L5	28.36	S 45°23'41" E
L6	10.14	S 45°23'41" E
L7	34.84	S 44°27'28" W
L8	11.76	N 45°18'12" E
L9	62.27	S 44°54'31" W
L10	14.47	S 45°18'12" E
L11	11.87	N 45°23'41" E
L12	11.87	N 45°23'41" E
L13	22.30	S 44°28'53" W
L14	14.57	S 44°28'53" W
L15	62.27	S 44°54'31" W
L16	14.47	S 45°18'12" E
L17	11.87	N 45°23'41" E
L18	11.87	N 45°23'41" E
L19	22.30	S 44°28'53" W
L20	14.57	S 44°28'53" W
L21	62.27	S 44°54'31" W
L22	14.47	S 45°18'12" E
L23	11.87	N 45°23'41" E
L24	11.87	N 45°23'41" E
L25	22.30	S 44°28'53" W
L26	14.57	S 44°28'53" W
L27	62.27	S 44°54'31" W
L28	14.47	S 45°18'12" E
L29	11.87	N 45°23'41" E
L30	11.87	N 45°23'41" E
L31	22.30	S 44°28'53" W
L32	14.57	S 44°28'53" W
L33	62.27	S 44°54'31" W
L34	14.47	S 45°18'12" E
L35	11.87	N 45°23'41" E
L36	11.87	N 45°23'41" E
L37	22.30	S 44°28'53" W
L38	14.57	S 44°28'53" W
L39	62.27	S 44°54'31" W
L40	14.47	S 45°18'12" E
L41	11.87	N 45°23'41" E
L42	11.87	N 45°23'41" E
L43	22.30	S 44°28'53" W
L44	14.57	S 44°28'53" W
L45	62.27	S 44°54'31" W
L46	14.47	S 45°18'12" E
L47	11.87	N 45°23'41" E
L48	11.87	N 45°23'41" E
L49	22.30	S 44°28'53" W
L50	14.57	S 44°28'53" W
L51	62.27	S 44°54'31" W
L52	14.47	S 45°18'12" E
L53	11.87	N 45°23'41" E
L54	11.87	N 45°23'41" E
L55	22.30	S 44°28'53" W
L56	14.57	S 44°28'53" W
L57	62.27	S 44°54'31" W
L58	14.47	S 45°18'12" E
L59	11.87	N 45°23'41" E
L60	11.87	N 45°23'41" E
L61	22.30	S 44°28'53" W
L62	14.57	S 44°28'53" W
L63	62.27	S 44°54'31" W
L64	14.47	S 45°18'12" E
L65	11.87	N 45°23'41" E
L66	11.87	N 45°23'41" E
L67	22.30	S 44°28'53" W
L68	14.57	S 44°28'53" W
L69	62.27	S 44°54'31" W
L70	14.47	S 45°18'12" E
L71	11.87	N 45°23'41" E
L72	11.87	N 45°23'41" E
L73	22.30	S 44°28'53" W
L74	14.57	S 44°28'53" W
L75	62.27	S 44°54'31" W
L76	14.47	S 45°18'12" E
L77	11.87	N 45°23'41" E
L78	11.87	N 45°23'41" E
L79	22.30	S 44°28'53" W
L80	14.57	S 44°28'53" W
L81	62.27	S 44°54'31" W
L82	14.47	S 45°18'12" E
L83	11.87	N 45°23'41" E
L84	11.87	N 45°23'41" E
L85	22.30	S 44°28'53" W
L86	14.57	S 44°28'53" W
L87	62.27	S 44°54'31" W
L88	14.47	S 45°18'12" E
L89	11.87	N 45°23'41" E
L90	11.87	N 45°23'41" E
L91	22.30	S 44°28'53" W
L92	14.57	S 44°28'53" W
L93	62.27	S 44°54'31" W
L94	14.47	S 45°18'12" E
L95	11.87	N 45°23'41" E
L96	11.87	N 45°23'41" E
L97	22.30	S 44°28'53" W
L98	14.57	S 44°28'53" W
L99	62.27	S 44°54'31" W
L100	14.47	S 45°18'12" E

NOTES:

- THE LOCATIONS OF OTHER UNDERGROUND UTILITIES ARE UNKNOWN.
- THE SURVEY WAS CONDUCTED BY COX AND DRINKS, INC. ASSOCIATES LAND SURVEYING COMPANY, P.A., 5012 ANNEVILLE, COLUMBIA, SC 29903.
- STATE PLANE COORDINATES ARE BASED ON HANDBS FOR HORIZONTAL DATUM.
- THIS PROPERTY MAY BE SUBJECT TO A GENERAL PERMIT FOR TELEPHONE EASEMENTS AS NOTED IN DEED BOOK "E", PAGE 328, BUT WAS NOT VAGUE TO LOCATE.
- THIS PROPERTY IS SUBJECT TO A RIGHT OF WAY EASEMENT FOR POWER TRANSMISSION AS PER DEED BOOK "01", PAGE 9, BUT WAS NOT VAGUE TO LOCATE.
- UNLESS OTHERWISE NOTED, EASEMENTS WERE TAKEN FROM REFERENCE NO. 1: AND/OR ARE BASED UPON AS-BUILT UTILITIES.
- THE SUBJECT PROPERTY IS SUBJECT TO RECIPROCAL EASEMENT DECLARATION AS PER RECORD BOOK 0083, PAGE 0282.
- ALL CABLE COMMUNICATIONS EASEMENTS AS PER RECORD BOOK 0093, PAGE 3144.
- ALL CABLE COMMUNICATIONS EASEMENTS AS PER RECORD BOOK 0094, PAGE 3144.
- THE SUBJECT PROPERTY IS SUBJECT TO A 10' BLANKET EASEMENT ON ALL ELECTRIC AND GAS FACILITIES AS PER RECORD BOOK 0094, PAGE 0282.
- EXISTING UTILITIES, BUILDINGS AND OTHER IMPROVEMENTS ARE NOT SHOWN ON THIS SURVEY.
- THERE IS A 10' WIDE EXCLUSIVE CITY OF COLUMBIA WATER LINE EASEMENT ALONG ALL SERVICES FROM THE WATER MAIN TO THE METER BOUL.

SUBDIVISION NOTES:

- THE PROPOSED PARTIAL DEVELOPMENT AND CONSTRUCTION.
- PROPOSED LAND USE IS GENERAL COMMERCIAL RETAIL.
- THE PORTION OF THE PROPERTY TO BE SUBDIVIDED IS ZONED "C-3" AND "C-1".
- THERE ARE 8 LOTS TO BE SUBDIVIDED.
- THERE ARE NO EASEMENTS TO BE CREATED FOR THIS SUBDIVISION. ALL LOTS SET ON SURFACE BOUNDARY LINES.
- THIS PROPERTY IS SUBJECT TO A DEVELOPMENT AGREEMENT AS NOTED IN RICHLAND COUNTY DEED BOOK NO. 486, PAGE 1811.
- CITY EASEMENTS FROM THE SUBJECT PROPERTY ARE NOTED ON THE SURVEY AND INCLUDE ALL UTILITIES WHICH ARE COMBINED, ADJUTED OR SUBDIVIDED.
- MINIMUM BUILDING SETBACK LINES ARE SUBJECT TO THE DEVELOPMENT AGREEMENT.
- THE SUBJECT PROPERTY IS A PORTION OF RICHLAND COUNTY TAX MAP SHEET NO. 22600, BLOCK NO. 02, PORTION OF LOT NO. 09.
- ZONING LINES SHOWN ARE BASED UPON THE REFERENCED DEVELOPMENT AGREEMENT.
- RECENT ZONING MAP ADJUSTMENTS APPROVED BY RICHLAND COUNTY COUNCIL.
- TOTAL AREA SUBDIVIDED = 81.65 ACRES.

ZONING LINE TABLE

LINE	LENGTH	BEARING
Z1	201.00	S 85°33'30" E
Z2	201.00	S 85°33'30" E
Z3	201.00	S 85°33'30" E
Z4	201.00	S 85°33'30" E
Z5	201.00	S 85°33'30" E
Z6	201.00	S 85°33'30" E

PROPOSED "C-3" ZONING ADJUSTMENT = 10,854 SQ. FT.
 PROPOSED "C-1" ZONING ADJUSTMENT = 10,854 SQ. FT.

NOTE: PROPOSED ZONING ADJUSTMENTS WERE COMPUTED AND NO FIELD WORK WAS DONE BY COX AND DRINKS, INC. AT THIS TIME.

REVISIONS

No.	DATE	DESCRIPTION
1	11/19/2008	REVISED WATER EASEMENTS
2	11/28/2008	ADD CITY OF COLUMBIA CONSTRUCTION DRAWING TITLES TO AREA TABLE
3	03/05/2007	REVISED TO DIVIDE LOT NO. 7 INTO LOTS "7A" & "7B" AND LOT NO. 9 INTO LOTS "9A", "9B" & "9C" AND MODIFY LINE "AELLS".
4	05/23/2008	REVISED TO SHOW PROPOSED "C-3" & "C-1" ZONING ADJUSTMENTS

PREPARED FOR
BONDED SUBDIVISION PLAT - PHASE 3
VILLAGE at SANDHILL, LLC
 RICHLAND COUNTY, NEAR COLUMBIA, SOUTH CAROLINA

COX AND DRINKS, INC.
 ENGINEERS - SURVEYORS
 1000 W. MAIN STREET, SUITE 200
 COLUMBIA, SOUTH CAROLINA 29205
 Phone: 803-762-8800
 Fax: 803-762-8800
 Email: cdx@coxanddrinks.com

DATE: AUGUST 15, 2008
TAX MAP NUMBER: 22600-02-08 (Portion)
BOOK: J42, L04
CHK: J42, L04
NO.: 11
SP.: 284
BF: 2

SCALE: 1" = 100'
 0' 50' 100' 200'

GENERATE AND APPROVE:

GENERATE AND APPROVE:

REFERENCES:

- ALTA/ALTA-LAND TITLE SURVEY PREPARED FOR VILLAGE AT SANDHILL, LLC BY COX AND DRINKS, INC. DATED NOVEMBER 7, 2001. REVISED 11/19/2008.
- SUBDIVISION EXHIBIT - PHASE 3 PREPARED FOR VILLAGE AT SANDHILL, LLC BY COX AND DRINKS, INC. DATED MARCH 31, 2004.
- BONDED SUBDIVISION PLAT - PHASE 1 PREPARED FOR VILLAGE AT SANDHILL, LLC BY COX AND DRINKS, INC. DATED JULY 16, 2003. REVISED JULY 13, 2004 AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR RICHLAND COUNTY IN RECORD BOOK 0088, PAGE 2384.
- HERBERT STATE THAT TO THE BEST OF HIS KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS FOR THE MINIMUM STANDARDS SPECIFIED THEREIN. ALSO, THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN WHICH ARE NOTED ON THIS SURVEY.
- HERBERT CERTIFIES THAT THE PLAN SHOWN AND DESCRIBED HEREIN IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE RICHLAND COUNTY SUBDIVISION REGULATIONS AND THE MONUMENTS SHOWN HAVE BEEN PLACED TO THE SPECIFICATIONS SET FORTH IN SAID REGULATIONS.
- HERBERT CERTIFIES THAT HE HAS CONSULTED THE FEDERAL INSURANCE AND ADMINISTRATION FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 45095B100, DATED JANUARY 19, 1994, PAGE 110 OF 224, AND THAT THE SUBJECT PROPERTY IS NOT LOCATED IN SPECIAL FLOOD HAZARDOUS ZONE A OR A (Special)

August 15, 2008

STATE OF SOUTH CAROLINA
COUNTY COUNCIL OF RICHLAND COUNTY
ORDINANCE NO. ____-08HR

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 A PORTION OF TMS # 22900-02-09; FROM C-3 (GENERAL COMMERCIAL DISTRICT) TO C-1 (NEIGHBORHOOD COMMERCIAL DISTRICT); AND FROM C-1 (NEIGHBORHOOD COMMERCIAL DISTRICT) TO C-3 (GENERAL COMMERCIAL DISTRICT); AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

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 Zoning Map of unincorporated Richland County is hereby amended to change the property (a portion of TMS # 22900-02-09) described in Exhibit A as a shaded parcel labeled “proposed C-1 zoning”, which is attached hereto, from C-3 General Commercial District zoning to C-1 Neighborhood Commercial District zoning.

Section II. The Zoning Map of unincorporated Richland County is hereby amended to change the property (a portion of TMS # 22900-02-09) described in Exhibit A as a shaded parcel labeled “proposed C-3 zoning”, which is attached hereto, from C-1 Neighborhood Commercial District zoning to C-3 General Commercial District zoning.

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

Section V. This ordinance shall be effective from and after _____, 2008.

RICHLAND COUNTY COUNCIL

By: _____
Joseph McEachern, Chair

Attest this _____ day of
_____, 2008.

Michielle R. Cannon-Finch
Clerk of Council

08-22MA – near the corner of Fashion Drive and Forum Drive (Village of Sandhill)

RICHLAND COUNTY ATTORNEY'S OFFICE

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

Public Hearing: July 22, 2008 (tentative)
First Reading: July 22, 2008 (tentative)
Second Reading:
Third Reading:

Title:

AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES; CHAPTER 26, LAND DEVELOPMENT; ARTICLE VII, GENERAL DEVELOPMENT, SITE, AND PERFORMANCE STANDARDS; SECTION 26-180, SIGNS; SUBSECTION (D), SIGNS EXEMPT FROM PERMIT REQUIREMENTS; PARAGRAPH (4), POLITICAL SIGNS.

What this ordinance will do:

Political signs are currently exempt from the permit requirements found in 26-180 of the Code of Ordinances. The proposed ordinance will increase the size of the allowed sign from six (6) square feet to thirty-two (32) square feet, and a six (6) foot maximum height limitation.

Planning Commission recommended a (6) foot maximum height limitation.

STATE OF SOUTH CAROLINA
COUNTY COUNCIL FOR RICHLAND COUNTY
ORDINANCE NO. ____-08HR

AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES; CHAPTER 26, LAND DEVELOPMENT; ARTICLE VII, GENERAL DEVELOPMENT, SITE, AND PERFORMANCE STANDARDS; SECTION 26-180, SIGNS; SUBSECTION (D), SIGNS EXEMPT FROM PERMIT REQUIREMENTS; PARAGRAPH (4), POLITICAL SIGNS.

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

SECTION I. The Richland County Code of Ordinances, Chapter 26, Land Development; Article VII, General development, Site, and Performance Standards; Section 26-180, Signs; Subsection (d), Signs Exempt from Permit Requirements; Paragraph (4), Political Signs; is hereby amended to read as follows:

- (4) *Political signs.* Political signs shall not be located within a public road right-of-way and shall not be attached to trees, utility poles, or publicly owned property. Such signs shall not be illuminated, and ~~Such signs shall not exceed six (6)~~ thirty-two (32) square feet in area and ~~four (4)~~ six (6) feet in height, if freestanding. Political signs may be displayed during a period beginning sixty (60) days prior to an election, but must be removed within seven (7) days after the election or referendum has been decided. It shall be the responsibility of the candidate to have such signs removed.

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 _____, 2008.

RICHLAND COUNTY COUNCIL

BY: _____
Joseph McEachern, Chair

ATTEST THIS THE _____ DAY

OF _____, 2008

Michielle R. Cannon-Finch
Clerk of Council

RICHLAND COUNTY ATTORNEY'S OFFICE

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

First Reading: July 22, 2008 (tentative)
Public Hearing: July 22, 2008 (tentative)
Second Reading:
Third Reading:

Title:

AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES; CHAPTER 26, LAND DEVELOPMENT; ARTICLE VI, SUPPLEMENTAL USE STANDARDS; SECTION 26-151, PERMITTED USES WITH SPECIAL REQUIREMENTS; SUBSECTION (C), STANDARDS; PARAGRAPH (74), WAREHOUSES (SELF-STORAGE), SO AS TO DELETE THE REQUIREMENT OF A FENCE OR WALL AROUND THE PERIMETER OF THE DEVELOPMENT.

What this ordinance will do:

This ordinance will delete that requirement that warehouses (self-storage) must have a fence or wall around the perimeter of the development.

STATE OF SOUTH CAROLINA
COUNTY COUNCIL FOR RICHLAND COUNTY
ORDINANCE NO. ___-08HR

AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES; CHAPTER 26, LAND DEVELOPMENT; ARTICLE VI, SUPPLEMENTAL USE STANDARDS; SECTION 26-151, PERMITTED USES WITH SPECIAL REQUIREMENTS; SUBSECTION (C), STANDARDS; PARAGRAPH (74), WAREHOUSES (SELF-STORAGE), SO AS TO DELETE THE REQUIREMENT OF A FENCE OR WALL AROUND THE PERIMETER OF THE DEVELOPMENT.

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 VI, Supplemental Use Standards; Section 26-151, Permitted Uses with Special Requirements; Subsection (c), Standards; Paragraph (74) is hereby amended to read as follows:

(74) *Warehouses (self-storage.)*

- a. Use districts: Rural Commercial, General Commercial, M-1 and LI Light Industrial.
- ~~b. Fencing or walls shall be required around the perimeter of the development. The fence or wall shall be a minimum of six (6) feet in height.~~
- eb. Any side of the building providing doorways to storage areas shall be set back from the property line not less than an additional twenty-five (25) feet of the required setback.
- dc. Off-street parking shall be as follows:
 - 1. One space for each ten (10) storage cubicles. This parking requirement may be satisfied with parking lanes as established below.
 - 2. Two parking spaces for any manager's quarters.
 - 3. In addition to subsection 1. above, one (1) space for every fifty (50) storage cubicles, to be located adjacent to the project office for the use of prospective clients.
- ed. On-site driveway widths shall be required as follows:

1. All one-way driveways shall provide for one ten (10) feet parking lane and one fifteen (15) feet travel lane. Traffic direction and parking shall be designated by signage or painting.
2. All two-way driveways shall provide for one ten (10) feet parking lane and two twelve (12) feet travel lanes.
3. The parking lanes may be eliminated when the driveway does not directly serve any storage cubicles.

fe. Retail and wholesale uses, and the storage of hazardous materials, shall be prohibited in self storage warehouses. Notice of such prohibition shall be given to customers by a conspicuous sign posted at the entrance to the property, or by provisions in the lease agreement, or both.

gf. Any outside storage area for vehicles, trailers, campers, boats, or the like shall be separate from any structures and located to one side or to the rear of the development. Spaces shall be located a minimum of twenty-five (25) feet from any adjacent property line, and in no case shall these spaces be counted towards meeting the parking requirements of this subsection d. above.

hg. All lights shall be shielded so as to direct light onto the uses established, and away from adjacent property; but lighting may be of sufficient intensity to discourage vandalism and theft.

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 _____, 2008.

RICHLAND COUNTY COUNCIL

BY: _____
Joseph McEachern, Chair

ATTEST THIS THE ____ DAY

OF _____, 2008

Michielle R. Cannon-Finch
Clerk of Council

RICHLAND COUNTY ATTORNEY'S OFFICE

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

Public Hearing: July 22, 2008 (tentative)
First Reading: July 22, 2008 (tentative)
Second Reading:
Third Reading:

Title:

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; “BUSINESS, PROFESSIONAL AND PERSONAL SERVICES” AND “INSTITUTIONAL, EDUCATIONAL AND CIVIC USES” OF TABLE 26-V-2.; AND “RECREATIONAL USES” OF TABLE 26-V-2.; AND ARTICLE VI, SUPPLEMENTAL USE STANDARDS; SECTION 26-151, PERMITTED USES WITH SPECIAL REQUIREMENTS, AND SECTION 26-152, SPECIAL EXCEPTIONS; SO AS TO PERMIT CERTAIN CHILD DAY CARES (SIX OR LESS) WITH SPECIAL REQUIREMENTS AND TO REMOVE THE SPECIAL EXCEPTION REQUIREMENTS FOR TATTOO FACILITIES IN THE GC GENERAL COMMERCIAL DISTRICTS AND TO PERMIT CERTAIN CLUBS AND LODGES AS A SPECIAL EXCEPTION IN THE RURAL ZONING DISTRICTS.

What this ordinance will do:

Regarding daycares – This ordinance will increase the number of children being cared for in a “Child Family Day Care” from “5 or less” to “6 or less”. It also removes “Child Family Day Cares” as a special exception and places them as a permitted use with special requirements. The ordinance also completely eliminates the “Child, Group Day Care, Home Occupation (6-12)”, as this use falls within “Day Care, Child, Licensed Center”.

Regarding tattoo facilities – The ordinance will change the use from being allowed only as a special exception to one of being an outright permitted use in the GC zoning district.

Regarding Clubs or Lodges – The ordinance removes “clubs or lodges” as a use with special requirements in the RU zoning district and makes it a special exception in the RU zoning district.

STATE OF SOUTH CAROLINA
COUNTY COUNCIL FOR RICHLAND COUNTY
ORDINANCE NO. ____-08HR

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; “BUSINESS, PROFESSIONAL AND PERSONAL SERVICES” AND “INSTITUTIONAL, EDUCATIONAL AND CIVIC USES” OF TABLE 26-V-2.; AND “RECREATIONAL USES” OF TABLE 26-V-2.;AND ARTICLE VI, SUPPLEMENTAL USE STANDARDS; SECTION 26-151, PERMITTED USES WITH SPECIAL REQUIREMENTS, AND SECTION 26-152, SPECIAL EXCEPTIONS; SO AS TO PERMIT CERTAIN CHILD DAY CARES (SIX OR LESS) WITH SPECIAL REQUIREMENTS AND TO REMOVE THE SPECIAL EXCEPTION REQUIREMENTS FOR TATTOO FACILITIES IN THE GC GENERAL COMMERCIAL DISTRICTS AND TO PERMIT CERTAIN CLUBS AND LODGES AS A SPECIAL EXCEPTION IN THE RURAL 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 26-141, Table of Permitted Uses, Permitted Uses with Special Requirements, and Special Exceptions; “Institutional, Educational and Civic Uses” 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
<u>Institutional, Educational and Civic Uses</u>																	
Ambulance Services, Emergency		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Ambulance Services, Transport											P		P	P	P		
Animal Shelters														SR	SR	SR	
Auditoriums, Coliseums, Stadiums											P			P	P	P	
Cemeteries, Mausoleums											SR	SR	SR	SR	SR	SR	SR
Colleges and Universities											P		P	P			
Community Food Services											P	P	P	P	P	P	
Correctional Institutions		SE													P	SE	SE
Courts											P	P	P	P			
Day Care, Adult, Home Occupation (6 or Less)		SE	SE	SE	SE	SE	SE	SE	SE	SE	SR	SR	SR	SR			
Day Care, Adult Centers											SR	SR	SR	SR			
Day Care, Child, Family Day Care, Home Occupation (5 6 or Less)		SE	SE	SE	SE	SE	SE	SE	SE	SE	SR	SR	SR	SR			
Day Care, Child, Group Day Care, Home Occupation (6 to 12)		SE	SE	SE	SE	SE	SE	SE	SE	SE	SR	SR	SR	SR			
Day Care, Child, Licensed Center											SR	SR	SR	SR	SR	SR	
Fire Stations		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Government Offices											P	P	P	P	P	P	
Hospitals											P		P	P			
Individual and Family Services, Not Otherwise Listed											P	P	P	P	P		
Libraries		SR	SR	SR	SR	SR	SR	SR	SR	SR	P	P	P	P	P		
Museums and Galleries											P	P	P	P	P		
Nursing and Convalescent Homes		SE	SE						P	P	P	P	P	P			
Orphanages		SE	SE						SE	SE	P	P	P				

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
Places of Worship		SR	SR	SE	SE	SE	SE	SE	SR	SR	P	P	SR	P	P	P	P
Police Stations, Neighborhood Post Offices		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Postal Service Processing & Distribution																	
Schools, Administrative Facilities											P	P	P	P	P	P	
Schools, Business, Computer and Management Training											P	P	P	P	P	P	
Schools, Fine Arts Instruction											P	P	P	P	P	P	
Schools, Junior Colleges											P	P	P	P	P	P	
Schools, Including Public and Private, Having a Curriculum Similar to Those Given in Public Schools)		SR	SR	SR	SR	SR	SR	SR	SR	SR	P	P	P	P	SE		
Schools, Technical and Trade (Except Truck Driving)											P	P	P	P	P	P	
Schools, Truck Driving														P	P	P	P
Zoos and Botanical Gardens		SE									SE		SE	SR	SR		

SECTION II. 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; “Business, Professional and Personal Services” 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
Business, Professional and Personal Services																	
Accounting, Tax Preparation, Bookkeeping, and Payroll Services											P	P	P	P	P	P	
Advertising, Public Relations, and Related Agencies											P	P	P	P	P		
Automatic Teller Machines											P	P	P	P	P	P	P
Automobile Parking (Commercial)											P	P	P	P	P	P	P
Automobile Rental or Leasing														P	P	P	P
Automobile Towing, Not Including Storage													P	P	P	P	P
Automobile Towing, Including Storage Services																	
Banks, Finance, and Insurance Offices											P	SR	SR	P	P	P	
Barber Shops, Beauty Salons, and Related Services		SR							SR	SR	P	P	P	P	P	P	
Bed and Breakfast Homes/Inns		P	SR						SR	SR	P	P	SR	P	P		
Building Maintenance Services, Not Otherwise Listed																	
Car and Light Truck Washes (See also Truck Washes)													SR	P	P	P	P
Carpet and Upholstery Cleaning Services														P	P	P	P
Clothing Alterations/Repairs; Footwear Repairs											P	P	P	P	P		
Computer Systems Design and Related Services											P	P	P	P	P	P	P
Construction, Building, General Contracting, with Outside Storage															SR	SR	P
Construction, Building, General Contracting, without Outside Storage											P	P	P	P	P	P	P
Construction, Heavy, with Outside Storage															SR	SR	P
Construction, Heavy, without Outside Storage															P	P	P
Construction, Special Trades, with Outside Storage															SR	SR	P
Construction, Special Trades, without Outside Storage											P	P	P	P	P	P	P
Employment Services											P	P	P	P	P	P	
Engineering, Architectural, and Related Services											P	P	P	P	P	P	P

USE TYPES	RU	RR	SR-E	RS-LD	RS-MD	RS-HD	MH	RM-MD	RM-HD	OI	NC	RC	GC	M-1	LI	HI
Exterminating and Pest Control Services												P	P	P	P	
Funeral Homes and Services										P	P	P	P	P	P	
Furniture Repair Shops and Upholstery												P	P	P	P	P
Hotels and Motels												P	P	P	P	
Janitorial Services												P	P	P	P	P
Kennels	SR									SR		SR	SR	SR	SR	
Landscape and Horticultural Services	P												P	P	P	
Laundromats, Coin Operated											P	P	P	P	P	
Laundry and Dry Cleaning Services, Non-Coin Operated										P	P	P	P	P	P	P
Legal Services (Law Offices, Etc.)										P	P	P	P	P		
Linen and Uniform Supply													P	P	P	P
Locksmith Shops											P	P	P	P		
Management, Scientific, and Technical Consulting Services										P	P	P	P	P	P	
Massage Therapists										P	P	P	P	P		
Medical/Health Care Offices										P	P	P	P	P		
Medical, Dental, or Related Laboratories										P	P	P	P	P	P	
Motion Picture Production/Sound Recording													P	P	P	
Office Administrative and Support Services, Not Otherwise Listed										P	P	P	P	P	P	
Packaging and Labeling Services										P	P	P	P	P	P	P
Pet Care Services (Excluding Veterinary Offices and Kennels)										P	SR	SR	P	P	P	
Photocopying and Duplicating Services										P	P	P	P	P	P	P
Photofinishing Laboratories										P	P	P	P	P	P	P
Photography Studios										P	P	P	P	P	P	
Picture Framing Shops										P	P	P	P	P	P	

USE TYPES	RU	RR	SR-E	RS-LD	RS-MD	RS-HD	MH	RM-MD	RM-HD	OI	NC	RC	GC	M-1	LI	HI
Professional, Scientific, and Technical Services, Not Otherwise Listed										P	P	P	P	P	P	
Publishing Industries													P	P	P	P
Real Estate and Leasing Offices										P	P	P	P	P		
Recreational Vehicle Parks and Recreation Camps	SR															
Rental Centers, with Outside Storage													SR	P	P	P
Rental Centers, without Outside Storage												P	P	P	P	P
Repair and Maintenance Services, Appliance and Electronics												SR	SR	SR	SR	P
Repair and Maintenance Services, Automobile, Major														P	P	P
Repair and Maintenance Services, Automobile, Minor												P	P	P	P	P
Repair and Maintenance Services, Boat and Commercial Trucks, Large														P		P
Repair and Maintenance Services, Boat and Commercial Trucks, Small														P	P	P
Repair and Maintenance Services, Commercial and Industrial Equipment														P	P	P
Repair and Maintenance Services, Home and Garden Equipment													P	P	P	
Repair and Maintenance Services, Personal and Household Goods											P	P	P	P	P	
Repair and Maintenance Services, Television, Radio, or Other Consumer Electronics											P	P	P	P	P	
Research and Development Services										SR			P	P	P	P
Security and Related Services													P	P	P	
Septic Tank Services												P		P		P

USE TYPES	RU	RR	SR-E	RS-LD	RS-MD	RS-HD	MH	RM-MD	RM-HD	OI	NC	RC	GC	M-1	LI	HI
Tanning Salons											P	P	P	P		
Tattoo Facilities													SE P			
Taxidermists												P	P	P	P	
Theaters, Live Performances													P	P		
Theaters, Motion Picture, Drive-Ins												SE	SE	P	SE	
Theaters, Motion Picture, Other Than Drive-Ins											SE	P	P	P	P	
Tire Recapping														P		P
Travel Agencies (without Tour Buses or Other Vehicles)										P	P	P	P	P		
Traveler Accommodations, Not Otherwise Listed												P	P	P		
Truck (Medium and Heavy) Washes													P	P	P	P
Vending Machine Operators														P	P	P
Veterinary Services (Non-Livestock, May Include Totally Enclosed Kennels Operated in Connection with Veterinary Services)										SR	SR	P	P	P	P	
Watch and Jewelry Repair Shops										P	P	P	P	P		
Weight Reducing Centers										P	P	P	P	P		

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 (b), Permitted Uses with Special Requirements Listed by Zoning District; Paragraph (24) is hereby amended to read as follows and Paragraph (25) is hereby deleted in its entirety, and all remaining paragraphs are renumbered in appropriate chronological order.

(24) Day Care, Child, Family Day Care, Home Occupation (~~5~~ 6 or less) - (~~RU, RR, RS-E, RS-LD, RS-MD, RS-HD, MH, RM-MD, RM-HD, OI, NC, RC, GC~~)

~~(25) Day Care, Child, Group Day Care, Home Occupation (6 to 12) (OI, NC, RC, GC)~~

SECTION IV. 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 (24) is hereby amended to read as follows and Paragraph (25) is hereby deleted in its entirety, and all remaining paragraphs are renumbered in appropriate chronological order.

(24) *Day care, child, family day care, home occupation (~~five~~ six or less).*

a. Use districts: Rural; Rural Residential; Residential, Single-Family – Estate; Residential, Single-Family – Low Density; Residential, Single-Family – Medium Density; Residential, Single-Family – High Density; Manufactured Home; Residential, Multi-Family – Medium Density; Residential, Multi-Family – High Density; Office and Institutional; Neighborhood Commercial; Rural Commercial; General Commercial.

b. A child family day care home occupation, must be operated in an occupied residence.

~~b.c.~~ Any outdoor play area shall be fenced or otherwise enclosed on all sides and shall not include driveways, parking areas, or land otherwise unsuited for children’s play space.

~~ed.~~ Client pick-up and drop-off shall not obstruct traffic flow on adjacent public roads.

~~de.~~ All other state and federal regulations shall be met.

~~(25) Day care, child, group day care, home occupation (6 to 12).~~

- a. ~~Use districts: Office and Institutional; Neighborhood Commercial; Rural Commercial; General Commercial.~~
- b. ~~A child group day care home occupation, must be operated in an occupied residence.~~
- c. ~~Any outdoor play area shall be fenced or otherwise enclosed on all sides and shall not include driveways, parking areas, or land otherwise unsuited for children's play space.~~
- d. ~~Client pick up and drop off shall not obstruct traffic flow on adjacent public roads.~~
- e. ~~All other state and federal regulations shall be met.~~

SECTION V. 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; “Recreational Uses” of Table 26-V-2.; is hereby amended to read as follows:

(ORDINANCE CONTINUES ON NEXT PAGE)

USE TYPES	TROS	RU	RR	SR-E	RS-LD	RS-MD	RS-HD	MH	RM-MD	RM-HD	OI	NC	RC	GC	M-I	LI	HI
Recreational Uses																	
Amusement or Water Parks, Fairgrounds														SR	SR	SR	
Amusement Arcades												P	P	P	P		
Athletic Fields	SR	SE	SE	SE	SE	SE	SE	SE	SE	SE	P	SR	SR	P	P		
Batting Cages														SR	SR	SR	
Billiard Parlors														P	P		
Bowling Centers														P	P		
Clubs or Lodges		SR SE									P	P	P	P	P		
Country Clubs with Golf Courses	SR	SR	SE	SE	SE	SE	SE	SE	SE	SE				SR	SR	SR	
Dance Studios and Schools											P	P	P	P	P		
Go-Cart, Motorcycle and Similar Small Vehicle Tracks														SR	P		P
Golf Courses	SR	SR	SE	SE	SE	SE	SE	SE	SE	SE				SR	SR	SR	
Golf Courses, Miniature													P	P	P	P	
Golf Driving Ranges (Freestanding)	SR												SR	SR	SR	SR	
Hunt Clubs		P															
Marinas and Boat Ramps														P	P		
Martial Arts Instructional Schools											P	P	P	P	P		
Physical Fitness Centers											P	P	P	P	P	P	
Public or Private Parks	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR
Public Recreation Facilities	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR
Racetracks and Drag Strips																	SE
Riding Stables	P	P													P		
Shooting Ranges, Indoor														P	P	P	P
Shooting Ranges, Outdoor		SE															SE
Skating Rinks														P	P		
Swim and Tennis Clubs	SR	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	P	P	SE	
Swimming Pools	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR		

SECTION VI. 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 (16), Clubs or Lodges, is hereby deleted in its entirety, and all remaining paragraphs are renumbered in appropriate chronological order.

SECTION VII. The Richland County Code of Ordinances; Chapter 26, Land Development; Article VI, Supplemental Use Standards; Section 26-152, Special Exceptions; Subsection (c), Special Exceptions Listed by Zoning District; is hereby amended to read as follows:

- (1) Athletic Fields - (RU, RR, RS-E, RS-LD, RS-MD, RS-HD, MH, RM-MD, RM-HD)
- (2) Bars and Other Drinking Places - (OI, NC)
- (3) Borrow Pits - (RU, RR, M-1, LI)
- (4) Buildings, High-Rise, Six (6) or More Stories - (RM-HD, GC)
- (5) Clubs or lodges – (RU)
- ~~(56)~~ Continued Care Retirement Communities - (RU, RR)
- ~~(67)~~ Correctional Institutions – (RU, LI, HI)
- ~~(78)~~ Country Clubs with Golf Courses - (RR, RS-E, RS-LD, RS-MD, RS-HD, MH, RM-MD, RM-HD)
- ~~(89)~~ Day Care, Adult, Home Occupation (6 or Less) – (RU, RR, RS-E, RS-LD, RS-HD, MH, RM-MD, RM-HD)
- ~~(9) Day Care, Child, Family Day Care, Home Occupation (5 or less) – (RU, RR, RS-E, RS-LD, RS-MD, RS-HD, MH, RM-MD, RM-HD)~~
- ~~(10) Day Care, Child, Group Day Care, Home Occupation (6 to 12) – (RU, RR, RS-E, RS-LD, RS-MD, RS-HD, MH, RM-MD, RM-HD)~~
- ~~(11)~~ Dormitories - (OI, GC)
- ~~(1211)~~ Dwellings, Single Family, Zero Lot Line, Common - RS-MD, RS-HD)
- ~~(1312)~~ Dwellings, Manufactured Homes on Individual Lots – (M-1)
- ~~(1413)~~ Fabricated Metal Products - (LI)

- (~~15~~14) Glass and Glass Products – (LI)
- (~~16~~15) Group Homes (10 or more) – (RM-HD, OI, NC, RC, GC)
- (~~17~~16) Landfills, Sanitary and Inert Dump Sites - (RU, HI)
- (~~18~~17) Machinery – (LI)
- (~~19~~18) Manufacturing, Not Otherwise Listed – (LI)
- (~~20~~19) Nursing and Convalescent Homes – (RU, RR)
- (~~21~~20) Orphanages - (RU, RR, RM-MD, RM-HD)
- (~~22~~21) Places of Worship – (RS-E, RS-LD, RS-MD, RS-HD, MH)
- (~~23~~22) Race Tracks and Drag Strips – (HI)
- (~~24~~23) Radio, Television, and Telecommunications and other Transmitting Towers – (RU, OI, NC, RC, GC, LI, HI)
- (~~25~~24) Rooming and Boarding Houses – (RM-HD, OI, NC, RC)
- (~~26~~25) Scrap and Recyclable Materials – (M-1, LI, HI)
- (~~27~~26) Shooting Ranges, Outdoor - (RU, HI)
- (~~28~~27) Special Congregate Facilities - (OI, GC)
- (~~29~~28) Swimming and Tennis Clubs - (RU, RR, RS-E, RS-LD, RS-MD, RS-HD, MH, RM-MD, RM-HD, OI, NC, RC, LI)
- (~~30~~) ~~Tattoo Facilities~~ ~~(GC)~~
- (~~31~~29) Textile Product Mills – (LI)
- (~~32~~30) Theaters, Motion Picture, Drive-Ins - (RC, GC, LI)
- (~~33~~31) Theaters, Motion Picture, Other Than Drive-Ins - (NC)
- (~~34~~32) Transportation Equipment - (LI)
- (~~35~~33) Waste Collection, Hazardous - (HI)
- (~~36~~34) Waste Treatment and Disposal, Hazardous – (HI)

(3735) Zoos and Botanical Gardens – (RU, OI, RC)

SECTION VIII. The Richland County Code of Ordinances; Chapter 26, Land Development; Article VI, Supplemental Use Standards; Section 26-152, Special Exceptions; Subsection (d), Standards; is hereby amended to read as follows:

(d) *Standards.*

(1) *Athletic fields.*

- a. Use districts: Rural; Rural Residential; Residential, Single-Family, Estate; Residential, Single-Family, Low Density; Residential, Single-Family, Medium Density; Residential, Single-Family, High Density; Manufactured Home Park; Residential, Multi-Family, Medium Density; Residential, Multi-Family, High Density.
- b. Parking lots for athletic fields shall have primary access to collector or thoroughfare roads.
- c. Lights shall be positioned so as not to shine onto adjacent properties.
- d. Loud speaker systems shall not be operated before 8:00 a.m. or after 10:00 p.m.

(2) *Bars and other drinking places.*

- a. Use districts: Office Institutional; Neighborhood Commercial.
- b. Lots used for bars or drinking places shall be located no closer than four hundred (400) feet from any other lot used as a bar or drinking place, and shall be no closer than six hundred (600) feet to any lot which contains a school (public or private) or a place of worship.
- c. A minimum six (6) foot high opaque fence or wall shall be erected adjacent to the property line of any abutting residences.
- d. Parking areas related to the establishment shall be located no closer than thirty (30) feet to the property lines of any abutting residences.

(3) *Borrow pits.*

- a. Use districts: Rural; Rural Residential; M-1 and LI Light Industrial.
- b. Proposals for borrow pits will only be permitted where:

1. There are overriding environmental or other planning benefits compared to obtaining materials from alternative sources;
 2. Alternative materials of the required specification are unavailable in sufficient quantities;
 3. They are contiguous with or close to the projects they are intended to serve;
 4. They are time-limited to the life of the project and material is to be used only for the specified project;
 5. Proposals include appropriate reclamation measures that make full use of surplus spoil from the project;
 6. The site can be restored to its original levels or an alternative acceptable landform only utilizing materials from the construction project;
 7. Any impacts on the environment or local communities can be controlled to acceptable levels; and
 8. The project area is less than ten (10) acres.
- c. All borrow pits subject to this subsection shall comply with the following requirements:
1. The average slope of any cut bank measured from a point located ten (10) feet from the boundary of any abutting property to the bottom of the cut bank in the pit shall not exceed a horizontal to vertical ratio of 2:1. The owner of the borrow pit is responsible for maintaining this condition;
 2. The top of the cut bank of the borrow pit shall, at no time, be closer than ten (10) feet from the property boundary of any abutting landowner;
 3. The depth of the borrow pit is limited to a maximum of twelve feet below the average seasonal high water table or three feet above a confining or semi-confining unit, whichever is shallower;
 4. No excavation shall occur within two hundred (200) feet of a wetland or other surface water;

5. Best management practices shall be used to control erosion and sediment transport during and after the excavation activities;
6. The borrow pit slopes shall be stabilized with native vegetation within six months following completion of the excavation;
7. Upon completion of the excavation area, side slopes shall be no steeper than 4 (horizontal):1 (vertical) out to a depth of two feet below the average water elevation;
8. No on-site grading or sorting of materials shall occur; and
9. The active excavation, processing, and transportation of fill material shall only occur between 8:00 a.m. and 8:00 p.m.

(4) *Buildings, high-rise, six (6) or more stories.*

- a. Use districts: Residential, Multi-Family, High-Density; Office and Institutional; General Commercial.
- b. The minimum lot size to establish a high-rise building shall be one (1) acre.
- c. The minimum lot width to establish a high-rise building shall be one hundred and fifty (150) feet.
- d. A high-rise structure shall be set back a minimum of twenty-five (25) feet from all property lines.
- e. In the RM-HD District, the maximum lot coverage for a high-rise building shall be thirty-five percent (35%). In the GC and OI Districts, the maximum lot coverage for a high-rise building shall be forty-five percent (45%).
- f. Increase of allowable lot coverage:
 1. Additional lot coverage may be allowed on a foot for foot basis equal to the number of square feet provided on the structure above the first level in the form of landscaped roof gardens, solariums, recreational spaces, and the like made available generally to tenants. In no case shall such an increase in coverage exceed an amount equal to ten percent (10%) of the total lot area upon which the high-rise structure is located.

- 2. Parking lots or structures to accommodate required parking may be erected to cover not more than thirty percent (30%) of the total lot area in addition to the coverage listed in subsections e. and f.1. above.
- g. No portion of any high-rise building shall project through imaginary planes leaning inward over the lot from the exterior lot lines of the parcel at angles representing two (2) feet in height for each one (1) foot of horizontal distance from such lot line.
- h. Parking and loading facilities shall be provided as required by Section 26-173 of this chapter. No parking lots shall be permitted within any required setback.
- i. High-rise buildings over fifteen (15) stories in height are only permitted on lots located at the intersection of major thoroughfares or interstate highway interchanges.
- j. In the Office and Institutional District the maximum height for a high rise shall be seventy-five (75) feet.

(5) Clubs or lodges.

- a. Use districts: Rural.
- b. A club or lodge may not be used after 12:00 midnight, Sunday through Thursday, and after 1:00 a.m. on Fridays and Saturdays.
- c. Sexually oriented businesses are not permitted in a club or lodge.

(56) Continued care retirement communities.

- a. Use districts: Rural; Rural Residential.
- b. The minimum lot size to establish a continued care retirement community shall be one (1) acre.
- c. No parking space or drive aisle shall be located closer than twenty (20) feet to any other residence not a part of the community.
- d. The front setback shall be the same as permitted in the respective district, but shall not be less than the lesser setback of any existing homes on adjacent lots. The side and rear setbacks shall be as set forth for the district.
- e. All facilities shall be solely for the use of the residents and their guests.

(67) *Correctional institutions.*

- a. Use districts: Rural; LI Light Industrial; Heavy Industrial.
- b. Off-street parking requirements shall be as listed in Section 26-173 of this chapter.

(78) *Country clubs with golf courses.*

- a. Use districts: Rural Residential; Residential, Single-Family, Estate; Residential, Single-Family, Low Density; Residential, Single-Family, Medium Density; Residential, Single-Family, High Density; Manufactured Home Park; Residential, Multi-Family, Medium Density; Residential, Multi-Family, High Density.
- b. There shall be a minimum fifty (50) foot setback between clubhouses, swimming pools, lighted tennis courts, or athletic fields and adjacent residentially zoned or used properties.

(89) *Day care, adult, home occupation (six or less).*

- a. Use districts: Rural; Rural Residential; Residential, Single-Family, Estate; Residential, Single-Family, Low Density; Residential, Single-Family, Medium Density; Residential, Single-Family, High Density; Manufactured Home Park; Residential, Multi-Family, Medium Density; Residential, Multi-Family, High Density.
- b. An adult day care, home occupation, with six (6) or fewer attendees must be operated in an occupied residence.
- c. Client pick-up and drop-off shall not obstruct traffic flow on adjacent public roads.
- d. Parking shall not be located in the front yard.
- e. All other state and federal regulations shall be met.

~~(9) *Day Care, Child, Family Day Care, Home Occupation (5 or less)*~~

- ~~a. Use districts: Rural; Rural Residential; Residential, Single-Family, Estate; Residential, Single-Family, Low Density; Residential, Single-Family, Medium Density; Residential, Single-Family, High Density; Manufactured Home Park; Residential, Multi-Family, Medium Density; Residential, Multi-Family, High Density.~~
- ~~b. A child group family day care home occupation must be operated in an occupied residence.~~

- ~~e. Any outdoor play area shall be fenced or otherwise enclosed on all sides and shall not include driveways, parking areas, or land otherwise unsuited for children's play space.~~
- ~~d. Client pick up and drop off shall not obstruct traffic flow on adjacent public roads.~~
- ~~e. Parking shall not be located in the front yard.~~
- ~~f. All other state and federal regulations shall be met.~~

~~(10) Day Care, Child, Group Day Care, Home Occupation (6 to 12).~~

- ~~a. Use districts: Rural; Rural Residential; Residential, Single Family, Estate; Residential, Single Family, Low Density; Residential, Single Family, Medium Density; Residential, Single Family, High Density; Manufactured Home Park; Residential, Multi Family, Medium Density; Residential, Multi Family, High Density.~~
- ~~b. A child group day care home occupation must be operated in an occupied residence.~~
- ~~e. Any outdoor play area shall be fenced or otherwise enclosed on all sides and shall not include driveways, parking areas, or land otherwise unsuited for children's play space.~~
- ~~d. Client pick up and drop off shall not obstruct traffic flow on adjacent public roads.~~
- ~~e. Parking shall not be located in the required front yard.~~
- ~~f. All other state and federal regulations shall be met.~~

~~(11) Dormitories.~~

- a. Use districts: Office and Institutional; General Commercial.
- b. The property on which the use is located shall be within a one-half (1/2) mile radius of property developed as the primary campus of the representing college or university.

~~(12) Dwellings, single-family, zero lot line, common.~~

- a. Use districts: Residential, Single-Family, Medium Density; Residential, Single-Family, High Density.

- b. The lot proposed for zero lot line development must be under the same ownership at the time of initial construction or the owner of adjacent properties must record an agreement or deed restriction in writing to the development of zero setback. The maintenance and drainage easement required in e. below must be provided as part of this agreement and deed restriction.
- c. One (1) dwelling unit shall be placed on one interior side property line with a zero (0) setback and the dwelling unit setback on the other interior side property line shall be a minimum of twelve (12) feet. Patios, pools, garden features, and other similar elements shall be permitted within the twelve (12) foot setback area, provided, however, no structure shall be placed within easements required by e. below.
- d. The wall of a dwelling located on the lot line shall have no windows, doors, air conditioning units, or any other types of openings. An atrium or court shall be permitted on the zero lot line side when such court or atrium is enclosed by two (2) walls of the dwelling unit and a solid wall of at least six (6) feet in height is provided on the zero lot line extending to the front and/or rear of the dwelling unit. Said wall shall be constructed of the same materials as exterior walls of the unit.
- e. A perpetual five (5) foot maintenance easement shall be provided on the lot adjacent to the zero lot line property which shall be kept clear of structures. This easement shall be shown on the plat and incorporated into each deed transferring title to the property. Roof overhangs and footings may penetrate the easement on the adjacent lot a maximum of twenty-four (24) inches, but the roof shall be so designed that water runoff from the dwelling placed on the lot line is controlled by gutters or other approved methods.

~~(1312)~~ *Dwellings, Manufactured Homes on Individual Lots.*

- a. Use districts: M-1 Light Industrial.
- b. Manufactured homes must meet the standards set by the Federal Manufactured Housing Construction and Safety Standards Act of 1974 (which became effective June 15, 1976), as revised and in effect on the date the application is made for a land development permit.
- c. The tongue, axles, transporting lights, and removable towing apparatus must be removed subsequent to final placement.

- d. Manufactured home skirting or a continuous, permanent masonry foundation, unpierced except for openings required by the building code for ventilation, utilities and access, shall be installed under the manufactured home.

(~~14~~13) *Fabricated metal products.*

- a. Use districts: LI Light Industrial.
- b. Any building used for the manufacture of fabricated metal products shall be no greater than thirty thousand (30,000) square feet in gross floor area.
- c. Operations standards set forth in Section 26-178 of this chapter shall be examined in detail during the special exception review process.

(~~15~~14) *Glass and glass products.*

- a. Use districts: LI Light Industrial.
- b. Any building used for the manufacture of glass and glass products shall be no greater than thirty thousand (30,000) square feet in gross floor area.
- c. Operations standards set forth in Section 26-178 of this chapter shall be examined in detail during the special exception review process.

(~~16~~15) *Group homes (10 or more).*

- a. Use districts: Residential, Multi-Family, High Density; Office and Institutional; Neighborhood Commercial; Rural Commercial; General Commercial.
- b. Parking shall not be located in the required front yard, except in the General Commercial District.

(~~17~~16) *Landfill, sanitary and inert dump sites.*

- a. Use districts: Rural; Heavy Industrial.
- b. All required local, state, and federal permits must be obtained.
- c. Ingress and egress to the site must be from a thoroughfare or collector road.

~~(1817)~~ *Machinery.*

- a. Use districts: LI Light Industrial.
- b. Any building used for the manufacture of machinery shall be no greater than thirty thousand (30,000) square feet in gross floor area.
- c. Operations standards set forth in Section 26-178 of this chapter shall be examined in detail during the special exception review process.

~~(1918)~~ *Manufacturing, not otherwise listed.*

- a. Use districts: LI Light Industrial.
- b. Any building used for manufacturing processes fitting in this classification shall be no greater than thirty thousand (30,000) square feet in gross floor area.
- c. Operations standards set forth in Section 26-178 of this chapter shall be examined in detail during the special exception review process.

~~(2019)~~ *Nursing and convalescent homes.*

- a. Use districts: Rural; Rural Residential.
- b. Minimum lot size to establish a nursing and/or a convalescent home shall be one (1) acre.
- c. The front setback shall be the same as permitted in the applicable zoning district. Side and rear setbacks shall be twenty-five (25) feet from property lines.
- d. No parking space or drive shall be located closer than twenty (20) feet from any road line or property line. No parking shall be permitted in the front yard.

~~(2120)~~ *Orphanages.*

- a. Use districts: Rural; Rural Residential; Residential, Multi-Family, Medium Density; Residential, Multi-Family, High Density.
- b. Minimum lot size to establish an orphanage shall be one (1) acre.

- c. The front setback shall be the same as permitted in the applicable zoning district. Side and rear setbacks shall be twenty-five (25) feet from property lines.
- d. No parking space or drive shall be located closer than twenty (20) feet from any road line or property line. No parking shall be permitted in the front yard.

~~(2221)~~ *Places of worship.*

- a. Use districts: Residential, Single-Family, Estate; Residential, Single-Family, Low Density; Residential, Single-Family, Medium Density; Residential, Single-Family, High Density; Manufactured Home Park.
- b. Facilities for a place of worship located on a site of three (3) acres or more shall have primary access to the facility from a collector of thoroughfare road.
- c. No parking space or drive shall be located closer than twenty (20) feet to a residence not associated with the place of worship. No parking area may be located in the front setback.
- d. The front setback shall be the same as permitted in the respective district, but shall not be less than the lesser setback of any existing homes on adjacent lots. The side and rear setbacks shall be thirty (30) feet.

~~(2322)~~ *Racetracks and drag strips.*

- a. Use districts: Heavy Industrial.
- b. All racetracks and drag strips shall be fully secured by fencing.
- c. All outside edges of any racing surface or principal building that is part of the operation of a racetrack or drag strip shall be at least one thousand five hundred (1,500) feet from any part of the property line. No development, including (but not limited to) parking areas, accessory buildings, or drives, may be located in the buffer, except for permissible entryways and exits.
- d. No racing event may be conducted during the hours of 11:00 p.m. and 9:00 a.m. Racing events may be conducted for a maximum of three consecutive days, a maximum of five (5) days in a calendar week, and a maximum of six (6) hours per day.

- e. A traffic plan, noise mitigation plan, fire protection plan, and lighting plan shall be provided and reviewed as part of the special exception process. Adequate outdoor lighting shall be provided, however, all outdoor lighting fixtures shall be installed and operated in such a manner as to protect the roads and neighboring properties from direct glare or hazardous interference of any kind.

(2423) *Radio, television and telecommunications and other transmitting towers.*

- a. Use districts: Rural; Office and Institutional; Neighborhood Commercial; Rural Commercial; General Commercial; LI Light Industrial; Heavy Industrial.
- b. Communication towers shall have a maximum height of three hundred (300) feet. For towers on buildings, the maximum height shall be twenty (20) feet above the roofline of buildings forty (40) feet or four stories in height or less. For buildings greater than four stories or forty-one (41) feet in height, the maximum height of communication towers shall be forty feet above the roofline.
- c. The minimum setbacks for communication towers from certain uses shall be as follows:
 - 1. In no case shall a communication tower be located within fifty (50) feet of a residential zoning district or an inhabited residential dwelling.
 - 2. For towers in excess of fifty (50) feet, the setback shall increase one (1) foot for each foot of height of the tower as measured from the base of the tower. The maximum required separation being two hundred fifty (250) feet.
- d. The proposed user must show proof of an attempt to collocate on existing communication towers, and must be willing to allow other users to collocate on the proposed tower in the future subject to engineering capabilities of the structure. Evidence of an attempt to collocate must show that alternative towers, buildings, or other structures are not available for use within the applicant's tower site search area that are structurally capable of supporting the intended antenna or meeting the applicant's necessary height criteria, or provide a location free of interference from other communication towers.
- e. Towers shall be illuminated as required by the Federal Communications Commission, Federal Aviation Administration, or other regulatory agencies. However, no nighttime strobe lighting

shall be incorporated unless required by the Federal Communications Commission, the Federal Aviation Administration, or other regulatory agency.

- f. Each communication tower and associated buildings shall be enclosed within a fence at least seven (7) feet in height.
- g. Each communication tower site shall be landscaped in accordance with the requirements of Section 26-176 of this chapter.
- h. No signage may be attached to any portion of a communications tower. Signs for the purpose of identification, warning, emergency function or contact or other as required by applicable state or federal rule, law, or regulation may be placed as required by standard industry practice.
- i. A communications tower which is no longer used for communications purposes must be dismantled and removed within one hundred twenty (120) days of the date the tower is taken out of service.

(~~25~~24) Rooming and boarding houses.

- a. Use districts: Residential, Multi-Family, High Density; Office Institutional; Neighborhood Commercial; Rural Commercial.
- b. The owner or the manager of the boarding house shall reside on the premises.
- c. Not over fifty percent (50%) of the heated floor area of the rooming or boarding house shall be used for sleeping quarters.
- d. Parking shall be provided as required in Section 26-173 of this chapter. Parking shall be located on the same lot on which the boardinghouse is located, at the rear of the lot and screened from the adjacent properties with vegetation.

(~~26~~25) Scrap and recyclable materials.

- a. Use district: M-1 and LI Light Industrial; Heavy Industrial.
- b. Stocks and supplies shall be either stored inside enclosed structures or screened by solid walls, opaque fences, dense evergreen shrubbery or the like so that they are not visible from any public road or from the ground level of adjacent property used for residential or office purposes.

- c. Any required front or secondary front yard shall not be used for storage.
- d. The side yard setback for storage areas and buildings adjacent to residential or office uses shall be at least twenty-five (25) feet.
- e. The wholesale business shall be conducted in such a manner as to prevent tracking and spillage of debris onto adjacent properties or roads.

(~~27~~26) Shooting ranges, outdoor.

- a. Use districts: Rural; Heavy Industrial.
- b. Adequate provision shall be made for the safety of surrounding property owners.
- c. Setback requirements shall be at least 200 yards from adjacent property lines.
- d. Hours of operation shall be limited to 9:00 a.m. to 10:00 p.m.

(~~28~~27) Special congregate facilities.

- a. Use districts: Office and Institutional; General Commercial.
- b. The facility shall be operated and contained within the building of and operated by a governmental agency or a nonprofit organization.
- c. The facility operator(s) shall provide continuous on-site supervision by an employee(s) and/or a volunteer(s) during the hours of operations.
- d. No such facility shall be located within one quarter (1/4) mile of an existing congregate facility. The Board of Zoning Appeals may, however, in reviewing a special exception application, permit the clustering of special congregate facilities if it is determined that the location of such uses will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

(~~29~~28) Swim and tennis clubs.

- a. Use districts: Rural; Rural Residential; Residential, Single-Family, Estate; Residential, Single-Family, Low Density; Residential,

Single-Family, Medium Density; Residential, Single-Family, High Density; Manufactured Home Park; Residential, Multi-Family, Medium Density; Residential, Multi-Family, High Density; Office and Institutional; Neighborhood Commercial; Rural Commercial, L-I Light Industrial.

- b. There shall be a minimum fifty (50) foot setback between clubhouses, swimming pools, lighted tennis courts, or athletic fields and adjacent residentially zoned or used property.
- c. Lights shall be positioned so as not to shine onto adjacent properties.
- d. Swimming pools shall be protected by a fence or equal enclosure, a minimum of four (4) feet in height and equipped with a self-closing gate provided with hardware for permanent locking.

~~(30) *Tattoo Facilities.*~~

- ~~a. Use districts: General Commercial.~~
- ~~b. The applicant must receive a license from the South Carolina Department of Health and Environmental Control (SCDHEC) to operate the facility.~~

~~(3129) *Textile product mills.*~~

- a. Use districts: LI Light Industrial.
- b. Any building used for the manufacture of textile products shall be no greater than thirty thousand (30,000) square feet in gross floor area.
- c. Operations standards set forth in Section 26-178 of this chapter shall be examined in detail during the special exception review process.

~~(3230) *Theaters, motion picture, drive-ins.*~~

- a. Use districts: Rural Commercial; General Commercial; LI Light Industrial.
- b. Drive-in theaters shall be located a minimum of one hundred (100) feet from any property zoned or utilized for residential purposes.
- c. Access shall be provided from thoroughfare or collector roads.

(~~33~~31) *Theaters, motion picture, other than drive-ins.*

- a. Use districts: Neighborhood Commercial.
- b. Buildings shall have a maximum seating capacity of three hundred (300) seats.

(~~34~~32) *Transportation equipment.*

- a. Use districts: LI Light Industrial.
- b. Any building used for the manufacture of transportation equipment shall be no greater than thirty thousand (30,000) square feet in gross floor area.
- c. Operations standards set forth in Section 26-178 of this chapter shall be examined in detail during the special exception review process.

(~~35~~33) *Waste collection, hazardous.*

- a. Use districts: Heavy Industrial.
- b. Compliance with state and federal regulations is required.
- c. Access shall be provided only onto thoroughfare and collector roads.
- d. Operations shall be located no closer than one hundred (100) feet to any adjacent property line.

(~~36~~34) *Waste treatment and disposal, hazardous.*

- a. Use districts: Heavy Industrial.
- b. Compliance with state and federal regulations is required.
- c. Access shall be provided only onto thoroughfare and collector roads.
- d. Operations shall be located no closer than one hundred (100) feet to any adjacent property line.

(~~37~~35) *Zoos and Botanical Gardens.*

- a. Use districts: Rural District; Office and Institutional; Rural Commercial.
- b. There shall be a minimum one hundred (100) foot setback between all activities associated with the use and any adjacent residential property.
- c. All zoos and botanical gardens shall have primary access to collector or thoroughfare roads.

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

SECTION XI. Effective Date. This ordinance shall be enforced from and after _____, 2008.

RICHLAND COUNTY COUNCIL

BY: _____
Joseph McEachern, Chair

ATTEST THIS THE ____ DAY
OF _____, 2008

Michielle R. Cannon-Finch
Clerk of Council

RICHLAND COUNTY ATTORNEY'S OFFICE

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

Public Hearing: July 22, 2008 (tentative)
First Reading: July 22, 2008 (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

