

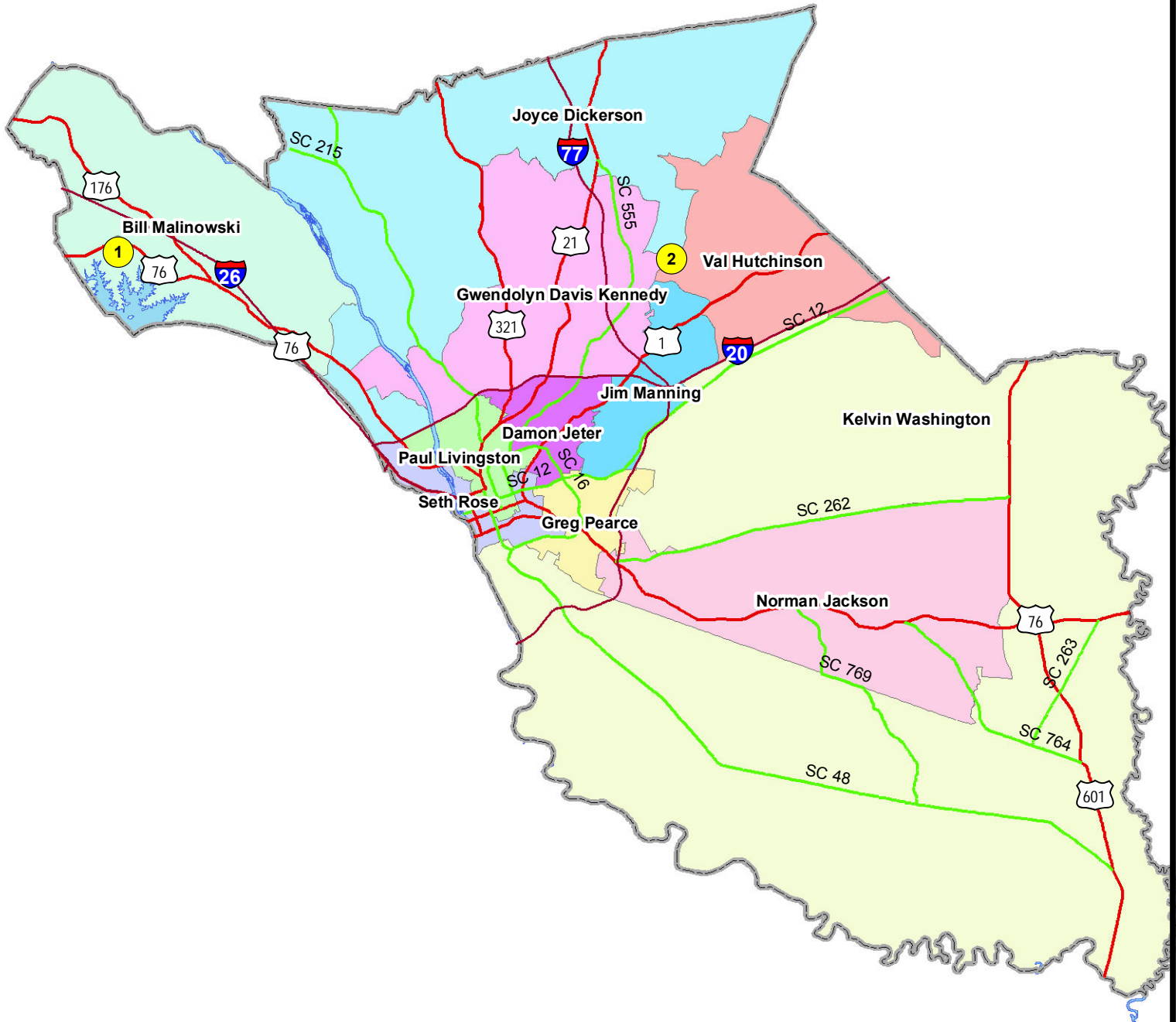
RICHLAND COUNTY COUNCIL  
ZONING PUBLIC HEARING



JANUARY 24, 2012



*RICHLAND COUNTY COUNCIL  
ZONING PUBLIC HEARING  
JANUARY 24, 2012*



CASE NO.	APPLICANT	TMS NO.	LOCATION	DISTRICT
1. 12-02 MA	E. Randall Mosteller	01511-01-07	Hwy 76/Dutch Fork Rd.	Malinowski
2. 12-03 MA	Suneetha Marthala	20281-01-33	2233 Clemson Rd.	Kennedy





**RICHLAND COUNTY COUNCIL ZONING PUBLIC HEARING**

**Tuesday, January 24, 2012  
7:00 P.M.  
2020 Hampton Street  
2<sup>nd</sup> Floor, Council Chambers  
Columbia, South Carolina**

**STAFF:**

Geonard Price.....Deputy Planning Director/Zoning Administrator  
Amelia R. Linder, Esq ..... Attorney  
Holland Leger, AICP.....Planning Services Manager

**CALL TO ORDER**.....Honorable Kelvin Washington  
Chairman of Richland County Council

**ADDITIONS / DELETIONS TO THE AGENDA**

**OPEN PUBLIC HEARING**

**MAP AMENDMENTS**

1. Case #12-02 MA  
E. Randall Mosteller  
RU to GC (0.40 acres)  
Hwy. 76/Dutch Fork Rd.  
TMS# 01511-01-07[**FIRST READING**]  
Planning Commission Approved 6-0  
Page 1
  
2. Case #12-03 MA  
Peter & Debra Giglotti  
Novella Taylor  
RU to NC (1.95 acres)  
2233 Clemson Rd.  
TMS# 20281-01-33 [**FIRST READING**]  
Planning Commission Approved 9-0  
Page 7

**TEXT AMENDMENTS**

1. AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES; CHAPTER 26, LAND DEVELOPMENT; ARTICLE V, ZONING DISTRICTS AND DISTRICT STANDARDS; SECTION 26-131, TABLE OF AREA, YARD, AND HEIGHT REQUIREMENTS; SO AS TO CORRECT REFERENCED SECTION NUMBERS.  
Page 13

2. 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, PERMITTED USES WITH SPECIAL REQUIREMENTS, AND SPECIAL EXCEPTIONS; "RESIDENTIAL USES" OF TABLE 26-V-2.; AND ARTICLE VI, SUPPLEMENTAL USE STANDARDS; SECTION 26-151, PERMITTED USES WITH SPECIAL REQUIREMENTS; SO AS TO PERMIT "GROUP HOMES (10 TO 15)" IN THE RU (RURAL DISTRICT), AND RM-HD (RESIDENTIAL, MULTI-FAMILY - HIGH DENSITY DISTRICT), WITH SPECIAL REQUIREMENTS; AND IN THE NC (NEIGHBORHOOD COMMERCIAL DISTRICT), RC (RURAL COMMERCIAL DISTRICT), OI (OFFICE AND INSTITUTIONAL DISTRICT) AND GC (GENERAL COMMERCIAL DISTRICT) AS PERMITTED USES.

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## **OTHER BUSINESS**

## **ADJOURNMENT**



**Richland County  
Planning & Development Services Department**

Map Amendment Staff Report

**PC MEETING DATE:** January 9, 2011  
**RC PROJECT:** 12-02 MA  
**APPLICANT:** Randall Mosteller  
**PROPERTY OWNER:** Randall Mosteller & Della Mosteller

**LOCATION:** 2140 Dutch Fork Road

**TAX MAP NUMBER:** 01511-01-07  
**ACREAGE:** .40  
**EXISTING ZONING:** RU  
**PROPOSED ZONING:** GC

**PC SIGN POSTING:** December 9, 2011

**Staff Recommendation**

Approval

**Background /Zoning History**

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

The parcel contains two hundred and thirty one (231) feet of frontage on Dutch Fork Road.

**Summary**

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

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

- The gross density for this site is approximately: 6 dwelling units
- The net density for this site is approximately: 4 dwelling units

Direction	Existing Zoning	Use
<b><u>North:</u></b>	RU	Undeveloped
<b><u>South:</u></b>	PDD	Heritage at Lowman
<b><u>East:</u></b>	GC	Barber shop and food store
<b><u>West:</u></b>	GC	Stanick Sheet Metal and Roofing

## Plans & Policies

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

### North West Area

Objective: Commercial/Office activities should be located along arterial roads, traffic junctions, or areas where existing commercial and office uses are located.

Compliance: The subject property is located on a minor arterial road where contiguous properties, east and west, are zoned commercially and utilized as such.

## Traffic Impact

The 2011 SCDOT traffic count (Station # 145) located east of the subject parcel on Dutch Fork Road identifies 20,100 Average Daily Trips (ADT's). Dutch Fork Road is classified as a two lane undivided Minor Arterial, maintained by SCDOT with a design capacity of 10,800 ADT's. Dutch Fork Road is currently operating at Level of Service (LOS) “F”. It should be noted that the traffic count station is located 2.72 miles southeast of the subject parcel near the intersection of Bickley Road and Dutch Fork Road.

A 3.12 mile section of Dutch Fork Road from Twin Gates Road to Three Dog Road has been identified for road widening in the 2035 COATS cost constrained plan.

## Conclusion

The subject parcel contains an existing commercial structure and is being utilized as a pet supply store. The surrounding area is characterized by commercial and institutional uses. The two parcels contiguous to the west of the subject parcel were rezoned to General Commercial District (GC) in 2007 (case number 07-46MA Ordinance No. 086-07HR) and are part of Stanick Sheet Metal and Roofing. To the east of the subject parcel are four General Commercial District (GC) zoned parcels that were rezoned from Rural District (RU) to General Commercial District in 2005 (case number 05-60MA Ordinance No. 040-05HR). The three General Commercial District (GC) parcels with frontage along Dutch Fork Road contain businesses. The parcel adjacent to the east of the subject parcel contains a barber shop and food store. Moving further east towards Mount Vernon Church Road, the parcels are currently being utilized by a Jet Ski repair shop and a vegetable stand. South of the subject parcel is the Heritage at Lowman, a retirement/assisted living facility. The Heritage at Lowman was rezoned from Planned Development District (PDD) to Planned Development District (PDD) in 2006 (case 06-051MA Ordinance No.013-07HR).

The General Commercial District (GC) permits certain uses outright, such as residential, recreational, institutional, educational, civic, business and professional services, wholesale trade, transportation, information, warehousing, utilities, and retail trade and food services.

Water service would be provided by the City of Columbia and sewer service would be provided by Richland County. There is a fire hydrant located two hundred and sixty two (262) feet south of the property on Wartburg Drive. The Dutch Fork/Spring Hill fire station (station number 21) is located on Broad River Road, approximately 2.1 miles north of the subject parcel.

Based upon the mix of rural and institutional zoning classifications, the commercial uses in the vicinity, the availability of water and sewer services, as well as the compatibility to the Comprehensive Plan recommendation for General Commercial uses, the staff is of the opinion



that the proposed map amendment would not negatively impact public services or traffic and can support the rezoning request.

The proposed Zoning Map Amendment is in compliance with the Comprehensive Plan and the Planning Staff recommends **Approval** of this map amendment.

**Zoning Public Hearing Date**

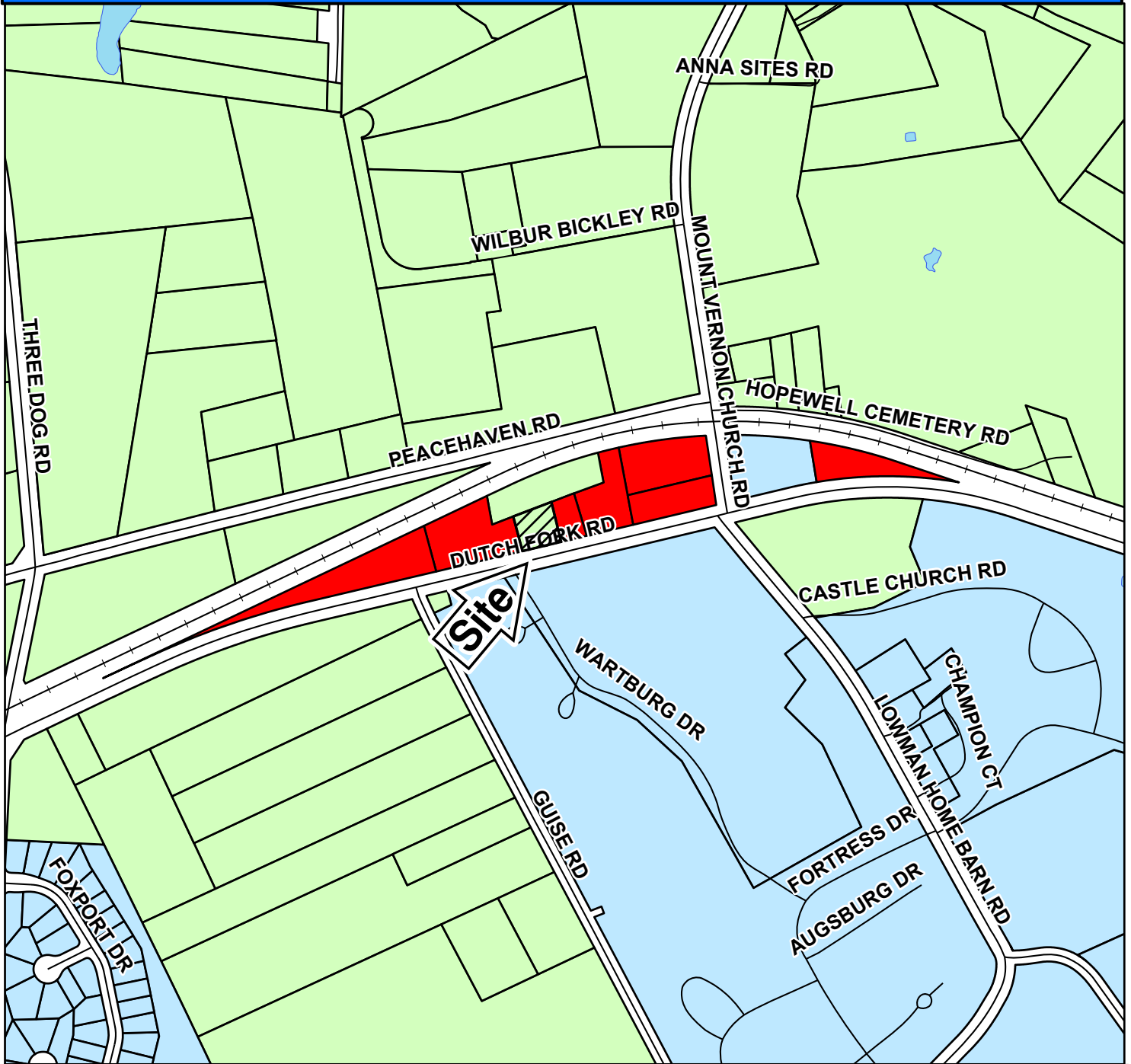
**January 24, 2011**

**Planning Commission Action**

At their meeting of **January 9, 2012** the Richland County Planning Commission **agreed** with the PDSD recommendation and recommends the County Council initiate the ordinance consideration process to **approve the proposed Amendment** for **RC Project # 12-02 MA** at the next available opportunity.

# Case 12-02 MA

## RU to GC

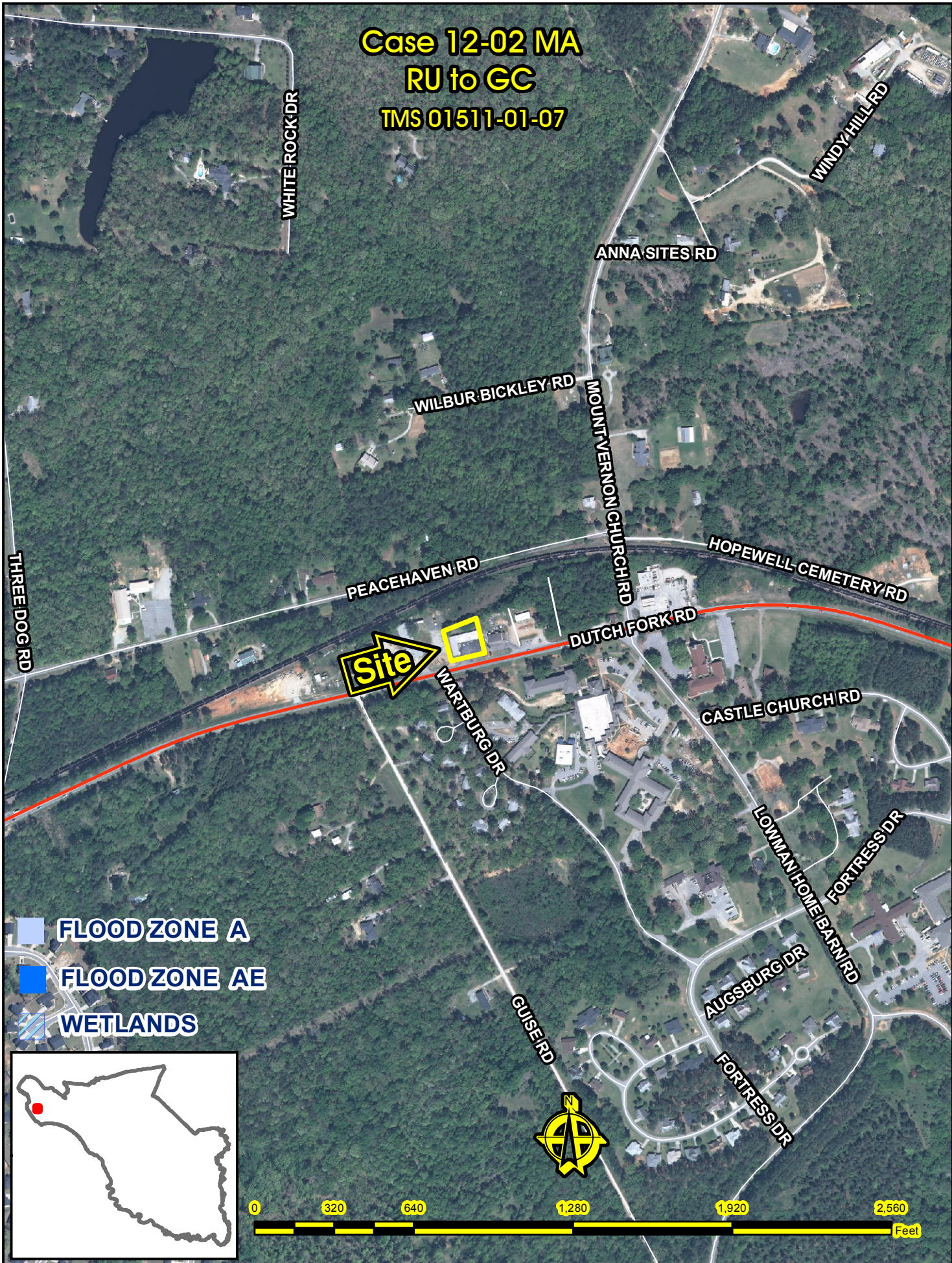


### ZONING CLASSIFICATIONS

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



**Case 12-02 MA  
RU to GC  
TMS 01511-01-07**







## Richland County Planning & Development Services Department

### Map Amendment Staff Report

**PC MEETING DATE:** January 9, 2011  
**RC PROJECT:** 12-03 MA  
**APPLICANT:** Novella Taylor  
**PROPERTY OWNER:** Peter and Debra Giglotti

**LOCATION:** 2233 Clemson Road

**TAX MAP NUMBER:** 20281-01-33  
**ACREAGE:** 1.95  
**EXISTING ZONING:** RU  
**PROPOSED ZONING:** NC

**PC SIGN POSTING:** December 9, 2011

#### Staff Recommendation

Disapproval

#### Background /Zoning History

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

The parcel contains one hundred and eighty two (182) feet of frontage on Clemson Road.

#### Summary

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

New structures in the Neighborhood Commercial District (NC) shall have a building footprint of not more than 6,000 square feet. The gross floor area of new structures shall not exceed 12,000 square feet. Existing structures shall not be expanded to exceed a footprint or gross floor area of 12,000 square feet.

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

- The gross density for this site is approximately: 15 dwelling units
- The net density for this site is approximately: 10 dwelling units

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

**Plans & Policies**

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

**North East Area**

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

Non-Compliance: The staff is of the opinion that the proposed change in zoning is not appropriate at this time considering the mixture of residential and Institutional uses in the area. In the immediate area there are a number of residentially developed parcels, a place of worship, and an office development.

**Traffic Impact**

The 2010 SCDOT traffic count (Station # 440) located east of the subject parcel on Clemson Road identifies 25,000 Average Daily Trips (ADT’s). Clemson Road is classified as a five lane undivided Minor Arterial, maintained by SCDOT with a design capacity of 24,800 ADT’s. Clemson Road is currently operating at Level of Service (LOS) “C”.

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

**Conclusion**

The subject parcel contains an existing, brick, residential structure surrounded in all four directions by other residential structures. Otherwise, the surrounding area is characterized by well-established, large-lot residential homes and commercial/office related uses further to the east and west located near the intersections of Hardscrabble Road and Barton Creek Court.. The parcel is located five hundred and forty (540) feet east of Planned Development District (PDD) zoned property which is currently being utilized as an office development (Palmetto Family Medicine). East of the subject parcel are a number of Neighborhood Commercial District (NC) parcels that were rezoned in 2007 ( Ordinance No. 073-07HR). However, the Neighborhood Commercial parcels remain residential and have yet to be developed commercially. There is also a place of worship one hundred and ninety two (192) feet west of the subject parcel on Clemson Road.

The Neighborhood Commercial District (NC) permits certain uses outright, such as residential, recreational, institutional, educational, civic, business and professional services, and retail trade and food services.

Water and sewer service would be provided by the City of Columbia. There is one fire hydrant located one hundred and ninety two (192) feet west of the property on the north side of Clemson Road and one located two hundred and thirty eight (238) feet west of the property on the south side of Clemson Road. The Elders Pond fire station (station number 34) is located on Elders Pond Drive, approximately .8 miles northeast of the subject parcel.

Staff is of the opinion that the proposed map amendment would have minimal negative impact on existing public facilities, other than transportation. Currently the level of service (LOS) on Clemson Road shows that it is operating at capacity. As the NC zoned parcels in the vicinity have yet to develop, rezoning additional parcels to this classification would be out of character with the remaining residential properties located mid-block between the intersections of Hardscrabble Road and Barton Creek Court. Staff cannot support the rezoning request based upon the existing residential zonings and the lack of existing commercial uses within the immediate vicinity.

The proposed Zoning Map Amendment is not in compliance with the Comprehensive Plan and as a result the Planning Staff recommends **Disapproval** of this map amendment.

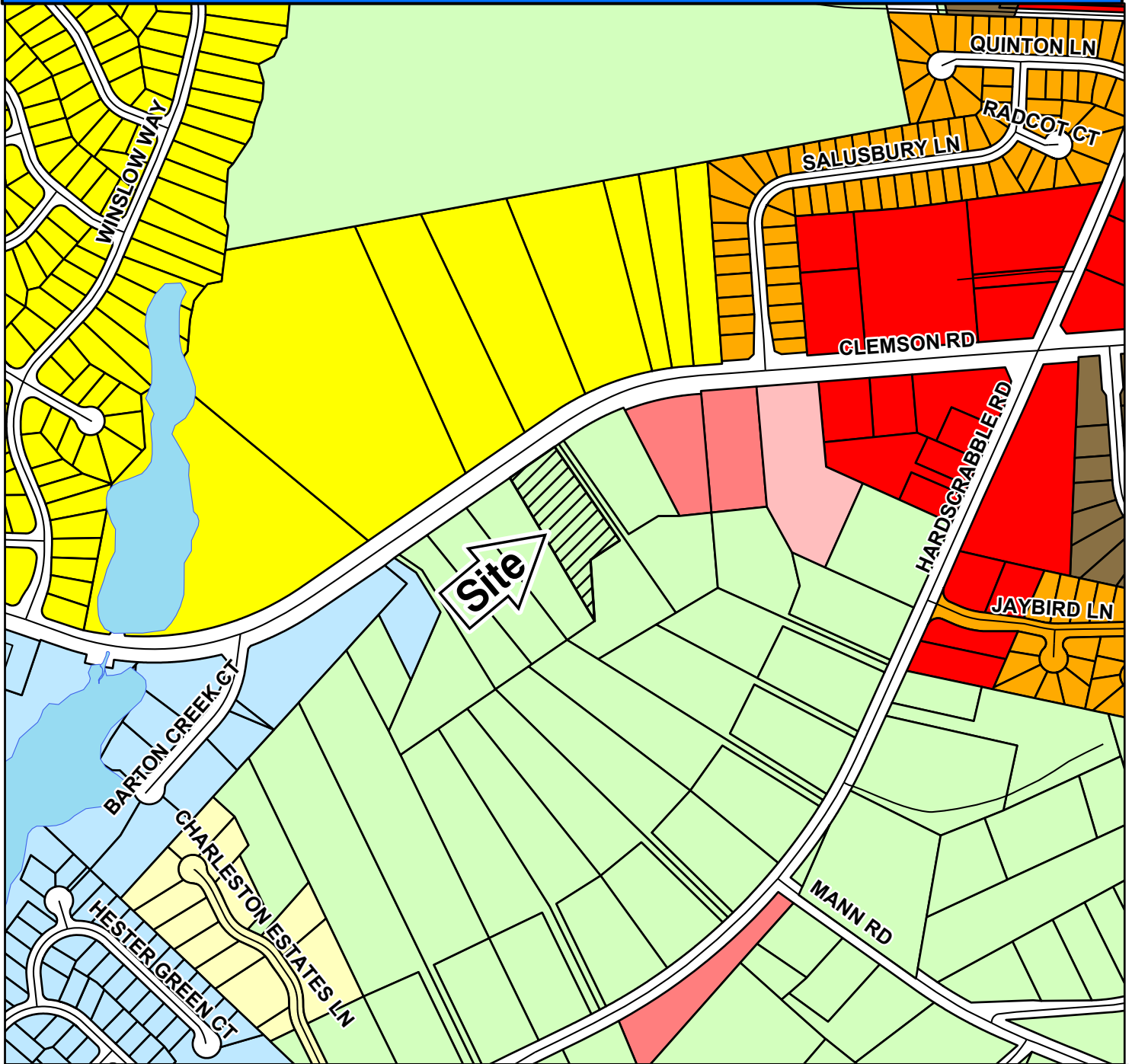
<b>Zoning Public Hearing Date</b>
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**January 24, 2011**

<b>Planning Commission Action</b>
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At their meeting of January 6, 2012 the Richland County Planning Commission **disagreed** with the PSDS recommendation. The Planning Commission felt the character of the area is no longer Rural (RU) and commercial zoning may be the future growth pattern of the area. The Planning Commission recommends the County Council **approve the proposed amendment** for **RC Project # 12-03 MA**.

# Case 12-03 MA RU to NC



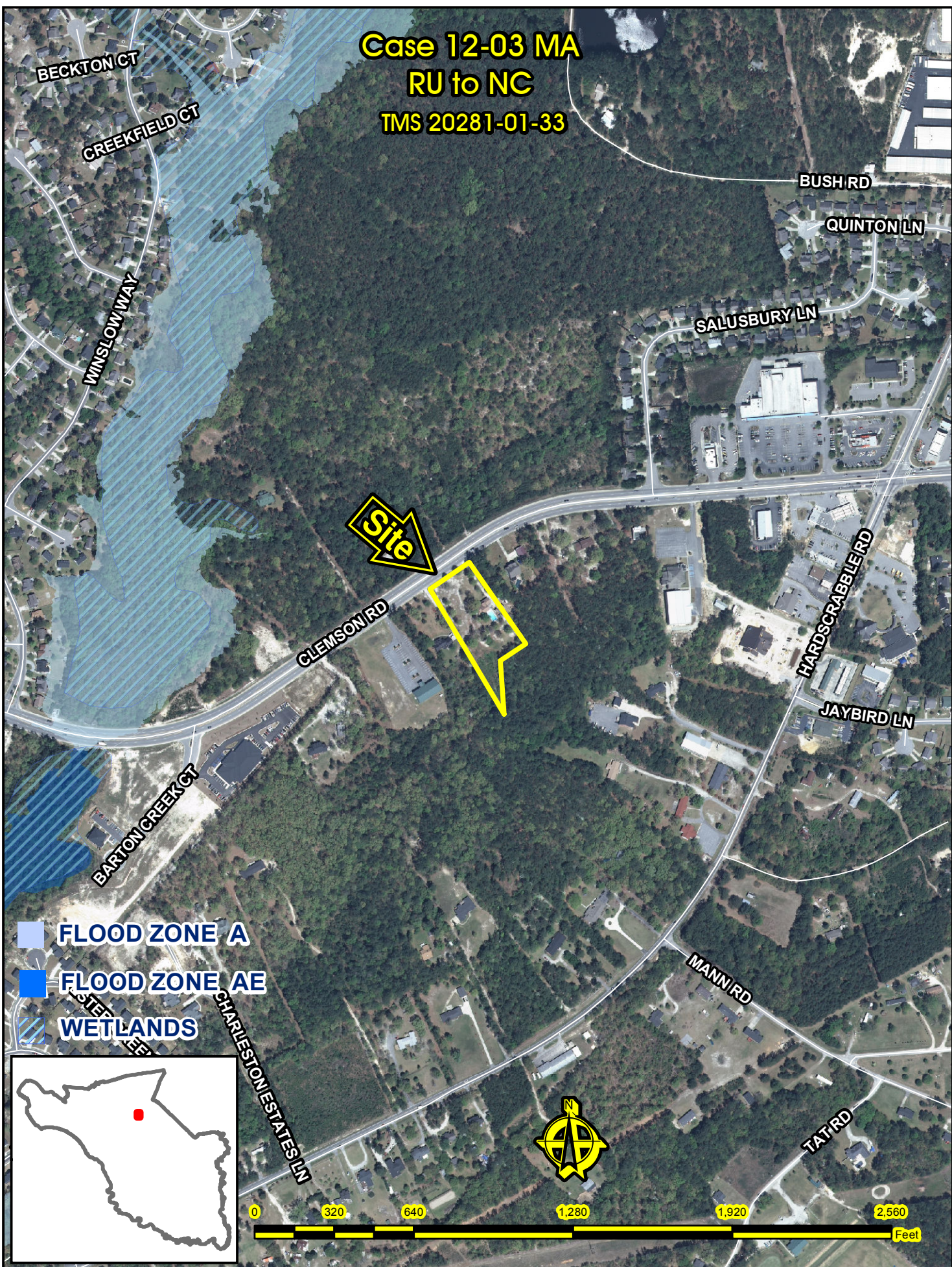
## ZONING CLASSIFICATIONS

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

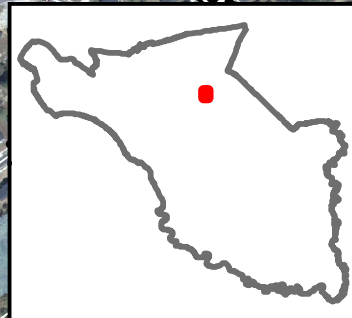




**Case 12-03 MA  
RU to NC  
TMS 20281-01-33**



- FLOOD ZONE A
- FLOOD ZONE AE
- WETLANDS

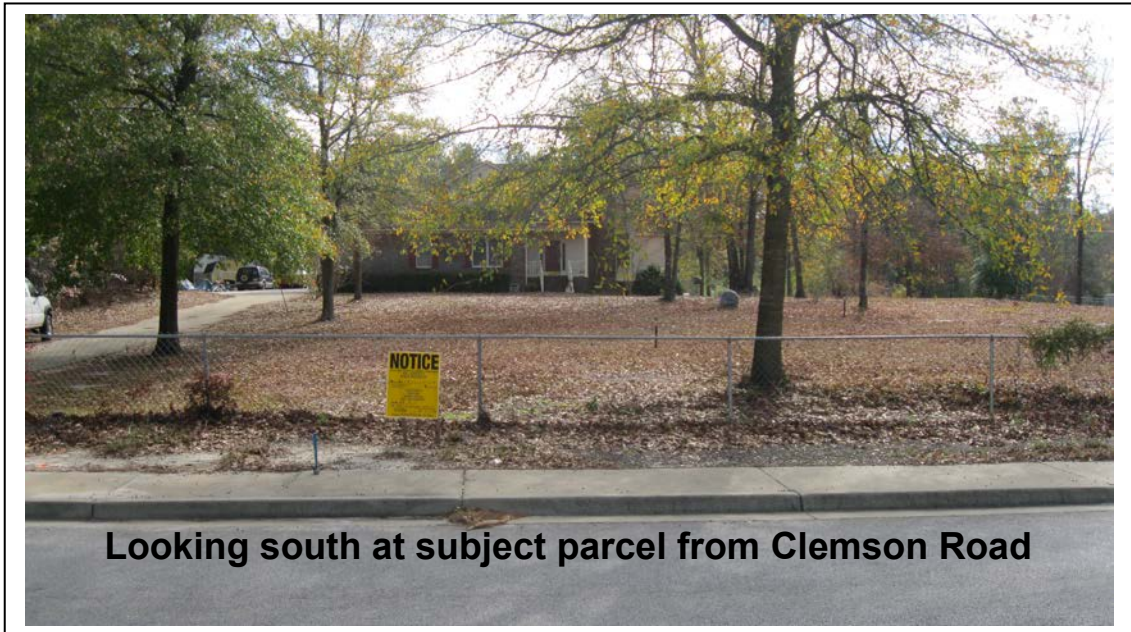


# CASE 12-03 MA

## From RU to NC

TMS# 20281-01-23

Clemson Road



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

AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES; CHAPTER 26, LAND DEVELOPMENT; ARTICLE V, ZONING DISTRICTS AND DISTRICT STANDARDS; SECTION 26-131, TABLE OF AREA, YARD, AND HEIGHT REQUIREMENTS; SO AS TO CORRECT REFERENCED SECTION NUMBERS.

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 26-131, Table of Area, Yard, and Height Requirements; is hereby amended to read as follows:

**Sec. 26-131. Table of Area, Yard, and Height Requirements.**

- (a) *General.* The Table of Area, Yard, and Height Requirements, found in this section contains a listing of the principal development standards for the general use zoning districts. Standards are listed for minimum lot area, minimum lot width, structure size, setback, and height. Reference should be made to the specific use district regulations found in Sections 26-84 through ~~26-97~~ 26-101 of this chapter for the complete listings of applicable development standards for each district. Standards for the PDD, ~~and~~ TC, RD, CRD, DBWP, and CC districts are not listed in this table since developments in these districts are regulated primarily through the development review process. Development within overlay districts, unless otherwise specified, generally adheres to the requirements for the underlying general use zoning district.
- (b) *Table of area, yard, and height requirements.* The table (Table ~~206~~-V-1) below lists the general dimensional and area requirements for the zoning districts set forth in this article. See also the subsections for each district for additional detailed dimensional and area requirements.

**TABLE 26-V-1**

**TABLE OF AREA, YARD, AND HEIGHT REQUIREMENTS**

DISTRICT	MINIMUM LOT AREA (Square Feet Each)		MAXIMUM DENSITY	MINIMUM LOT WIDTH (Feet)	MAXIMUM LOT COVERAGE/GFA	PRINCIPAL SETBACK STANDARDS (Feet)			MAXIMUM HEIGHT (Feet)
	First Unit	Add. Unit				Front	Side	Rear	
<b>TROS</b>	None	None	None	None	None	25	20	20	45
<b>RU</b>	33,000	NA	1/Lot	120	None	40	20	50	45
<b>RR</b>	33,000	NA	1/Lot	120	None	40	20	50	45
<b>RS-E</b>	20,000	NA	1/Lot	100	None	35	10	30	45
<b>RS-LD</b>	12,000	NA	1/Lot	75	None	25	See Sec. 26-	20	45

							<del>87-89</del>		
<b>RS-MD</b>	8,500	NA	1/Lot	60	None	25	See Sec. 26- <del>88</del> <u>90</u>	20	45
<b>RS-HD</b>	5,000	NA	1/Lot	50	None	25	See Sec. 26- <del>89</del> <u>91</u>	20	45
<b>MH</b>	7,260	NA	6 Units/Acre	60	None	25	8	20	35
<b>RM-MD</b>	NA	NA	8 Units/Acre	50	None	25	7	20	45
<b>RM-HD</b>	NA	NA	16 Units/Acre	50	None	25	7	20	See Sec. 26- <del>92</del> <u>94</u>
<b>OI</b>	NA	NA	16 Units/Acre	See Sec. 26- <del>92</del> <u>95</u>	None	25	7	20	See Sec. 26- <del>93</del> <u>95</u>
<b>NC</b>	NA	NA	8 Units/Acre	None	See Sec. 26- <del>94</del> <u>96</u>	25	None	10	See Sec. 26- <del>94</del> <u>96</u>
<b>RC</b>	22,000	NA	NA	50	See Sec. 26- <del>95</del> <u>97</u>	25	None	20	45
<b>GC</b>	NA	NA	16 Units/Acre	None	None	25	None	10	See Sec. 26- <del>96</del> <u>98</u>
<b>M-1</b>	None	None	None	None	None	25	None	10	None
<b>LI</b>	None	None	None	None	None	25	None	10	None
<b>HI</b>	None	None	None	None	None	25	None	10	None

**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 \_\_\_\_\_, 2012.

RICHLAND COUNTY COUNCIL

BY: \_\_\_\_\_

Kelvin E. Washington, Sr., Chair

ATTEST THIS THE \_\_\_\_\_ DAY

OF \_\_\_\_\_, 2012.

\_\_\_\_\_  
Michelle M. Onley  
Clerk of Council

First Reading: January 24, 2012 (tentative)

Public Hearing: January 24, 2012 (tentative)

Second Reading:

Third Reading:

# DRAFT - AMENDED

STATE OF SOUTH CAROLINA  
COUNTY COUNCIL FOR RICHLAND COUNTY  
ORDINANCE NO. 12-\_\_HR

AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES, CHAPTER 26, LAND DEVELOPMENT; ARTICLE V, ZONING DISTRICTS AND DISTRICT STANDARDS; SECTION 26-141, TABLE OF PERMITTED USES, PERMITTED USES WITH SPECIAL REQUIREMENTS, AND SPECIAL EXCEPTIONS; “RESIDENTIAL USES” OF TABLE 26-V-2.; AND ARTICLE VI, SUPPLEMENTAL USE STANDARDS; SECTION 26-151, PERMITTED USES WITH SPECIAL REQUIREMENTS; SO AS TO PERMIT “GROUP HOMES (10 TO 15)” IN THE RU (RURAL DISTRICT), AND RM-HD (RESIDENTIAL, MULTI-FAMILY - HIGH DENSITY DISTRICT), WITH SPECIAL REQUIREMENTS; AND IN THE NC (NEIGHBORHOOD COMMERCIAL DISTRICT), RC (RURAL COMMERCIAL DISTRICT), OI (OFFICE AND INSTITUTIONAL DISTRICT) AND GC (GENERAL COMMERCIAL DISTRICT) AS PERMITTED USES.

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

(ORDINANCE CONTINUES ON NEXT PAGE)

# DRAFT - AMENDED

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
<b>Residential Uses</b>																	
Accessory Dwellings		SR	SR	SR	SR	SR	SR		P	P					SR		
Common Area Recreation and Service Facilities		P	P	P	P			P	P	P	P	P	P	P			
Continued Care Retirement Communities		SE	SE						SR	SR	SR		SR	SR			
Dormitories										P	SE			SE			
Dwellings, Conventional or Modular																	
Multi-Family, Not Otherwise Listed									P	P	P						
Single-Family, Detached		P	P	P	P	P	P	P	P	P							
Single-Family, Zero Lot Line, Common						SE	SE		SR	SR	SR			SR			
Single-Family, Zero Lot Line, Parallel				SR	SR	SR	SR		SR	SR	SR						
Two-Family									P	P							
Dwellings, Manufactured Homes on Individual Lots		SR	SR	SR				SR							SE		
Fraternity and Sorority Houses									P	P	P						
Group Homes (9 or Less)		SR	SR	SR	SR	SR	SR	SR	SR	SR							
<b>Group Homes (10 or More to 15)</b>		SR								SE SR	SE P	SE P	SE P	SE P			
Manufactured Home Parks								SR									
Rooming and Boarding Houses										SE	SE	SE	SE	P			
Special Congregate Facilities											SE			SE			

# DRAFT - AMENDED

SECTION II. The Richland County Code of Ordinances; Chapter 26, Land Development; Article VI, Supplemental Use Standards; Section 26-151, Permitted Uses with Special Requirements; Subsection (b), Permitted Uses with Special Requirements Listed by Zoning District; is hereby amended to read as follows:

- (b) *Permitted uses with special requirements listed by zoning district.*
- (1) Accessory Dwellings - (RU, RR, RS-E, RS-LD, RS-MD, RS-HD, M-1)
  - (2) Amusement or Water Parks, Fairgrounds - (GC, M-1, LI)
  - (3) Animal Shelters - (GC, M-1, LI)
  - (4) Antennas - (All Districts)
  - (5) Athletic Fields - (TROS, NC, RC)
  - (6) Banks, Finance, and Insurance Offices – (NC, RC)
  - (7) Barber Shops, Beauty Salons, and Related Services - (RU, RM-MD, RM-HD)
  - (8) Bars and other Drinking Places - (RC, GC, M-1, LI)
  - (9) Batting Cages - (GC, M-1, LI)
  - (10) Bed and Breakfast Homes/Inns - (RU, RR, RM-MD, RM-HD, OI, NC, RC, GC)
  - (11) Beer/Wine/Distilled Alcoholic Beverages – (GC)
  - (12) Body Piercing Facilities – (GC)
  - (13) Buildings, High-Rise, Four (4) or Five (5) Stories – (RM-HD, OI, GC)
  - (14) Bus Shelters/Bus Benches - (All Districts)
  - (15) Car and Light Truck Washes- (RC)
  - (16) Cemeteries and Mausoleums - (RU, OI, NC, RC, GC, M-1, LI, HI)
  - (17) Continued Care Retirement Communities - (RM-MD, RM-HD, OI, RC, GC)
  - (18) Construction, Building, General Contracting, with Outside Storage - (M-1, LI)

# DRAFT - AMENDED

- (19) Construction, Building, Heavy, with Outside Storage - (M-1, LI)
- (20) Construction, Special Trades, with Outside Storage - (M-1, LI)
- (21) Country Clubs with Golf Courses - (TROS, RU, GC, M-1, LI)
- (22) Day Care, Adult, Home Occupation (5 or fewer) – (RU, RR, RS-E, RS-LD, RS-MD, RS-HD, MH, RM-MD, RM-HD, OI, GC)
- (23) Day Care Centers, Adult - (RU, OI, NC, RC, GC, M-1)
- (24) Day Care, Child, Family Day Care, Home Occupation (5 or fewer) - (RU, RR, RS-E, RS-LD, RS-MD, RS-HD, MH, RM-MD, RM-HD, OI, GC)
- (25) Day Care Centers, Child, Licensed Centers - (RU, OI, NC, RC, GC, M-1)
- (26) Drugs and Druggists' Sundries – (GC)
- (27) Durable Goods, Not Otherwise Listed – (GC)
- (28) Dwellings, Manufactured Homes on Individual Lots - (RU, MH)
- (29) Dwellings, Manufactured Homes on Individual Lots - (RR, RS-E)
- (30) Dwellings, Single Family, Zero Lot Line, Common and Parallel - (Common: RM-MD, RM-HD, OI, GC, M-1; Parallel: RS-E, RS-LD, RS-MD, RS-HD, RM-MD, RM-HD, OI, M-1)
- (31) Electrical Goods – (GC)
- (32) Fuel Oil Sales (Non-Automotive) - (M-1, HI)
- (33) Furniture and Home Furnishings – (GC)
- (34) Golf Courses - (TROS, GC, M-1, LI)
- (35) Golf Driving Ranges (Freestanding) - (TROS, RC, GC, M-1, LI)
- (36) Go-Cart, Motorcycle, and Similar Small Vehicle Tracks - (GC)
- (37) Group Homes (9 or Less) - (RU, RR, RS-E, RS-LD, RS-MD, RS-HD, MH, RM-MD, RM-HD)
- (38) Group homes (10 to 15) - (RU, RM-HD)**



# DRAFT - AMENDED

(39)~~(38)~~Home Occupations - (RU, RR, RS-E, RS-LD, RS-MD, RS-HD, MH, RM-MD, RM-HD, OI, NC, RC, GC)

(40)~~(39)~~Kennels - (RU, OI, RC, GC, M-1, LI)

(41)~~(40)~~Libraries – (RU, RR, RS-E, RS-LD, RS-MD, RS-HD, MH, RM-MD, RM-HD)

(42)~~(41)~~Lumber and Other Construction Materials – (GC)

(43)~~(42)~~Machinery, Equipment and Supplies – (GC)

(44)~~(43)~~Manufactured Home Sales – (GC, M-1)

(45)~~(44)~~Manufactured Home Parks – (MH, M-1)

(46)~~(45)~~Market Showrooms - (GC)

(47)~~(46)~~Motor Vehicles, New Parts and Supplies – (GC)

(48)~~(47)~~Motor Vehicles, Tires and Tubes – (GC)

(49)~~(48)~~Nondurable Goods, Not Otherwise Listed – (GC)

(50)~~(49)~~Paints and Varnishes – (GC)

(51)~~(50)~~Pet Care Services – (NC, RC)

(52)~~(51)~~Petroleum and Coal Products Manufacturing - (HI)

(53)~~(52)~~Petroleum and Petroleum Products - (M-1, HI)

(54)~~(53)~~Places of Worship – (RU, RR, RM-MD, RM-HD, RC)

(55)~~(54)~~Plumbing and Heating Equipment and Supplies – (GC)

(56)~~(55)~~Poultry Farms – (RU)

(57)~~(56)~~Produce Stands – (RU)

(58)~~(57)~~Public or Private Parks- (All Districts)

(59)~~(58)~~Public Recreation Facilities- (All Districts)

(60)~~(59)~~Radio, Television, and Other Similar Transmitting Towers – (M-1)

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(61)~~(60)~~Recreational Vehicle Parks and Recreation Camps – (RU)

(62)~~(61)~~Rental Centers, With Outside Storage – (GC)

(63)~~(62)~~Repair and Maintenance Service, Appliance and Electronics - (RC, GC, M-1, LI)

(64)~~(63)~~Research and Development Services – (OI)

(65)~~(64)~~Schools, Including Public and Private Schools, Having a Curriculum Similar to Those Given in Public Schools - (RU, RR, RS-E, RS-LD, RS-MD, RS-HD, MH, RM-MD, RM-HD)

(66)~~(65)~~Sexually Oriented Businesses - (GC, HI)

(67)~~(66)~~Sporting Firearms and Ammunition – (GC)

(68)~~(67)~~Swim and Tennis Clubs – (TROS)

(69)~~(68)~~Swimming Pools - (TROS, RU, RR, RS-E, RS-LD, RS-MD, RS-HD, MH, RM-MD, RM-HD, OI, NC, RC, GC)

(70)~~(69)~~Tobacco and Tobacco Products – (GC)

(71)~~(70)~~Utility Substations - (All Districts)

(72)~~(71)~~Veterinary Services (Non-Livestock, May Include Totally Enclosed Kennels Operated in Connection with Veterinary Services) - (OI, NC)

(73)~~(72)~~Warehouses (General Storage, Enclosed, Not Including Storage of Any Hazardous Materials or Waste as Determined by Any Agency of the Federal, State, or Local Government) - (OI, NC, RC, GC)

(74)~~(73)~~Warehouses (Self Storage) - (RC, GC, M-1, LI)

(75)~~(74)~~Yard Sales - (RU, RR, RS-E, RS-LD, RS-MD, RS-HD, MH, RM-MD, RM-HD, OI, NC, RC, GC)

(76)~~(75)~~Zoos and Botanical Gardens – (GC, M-1)

**SECTION III.** The Richland County Code of Ordinances; Chapter 26, Land Development; Article VI, Supplemental Use Standards; Section 26-151, Permitted Uses with Special Requirements; Subsection (c), Standards; is hereby amended by the insertion of a new paragraph to read as Paragraph “(38) Group homes (10 to 15)”, the existing Paragraph (38) is renumbered

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to read as Paragraph (39), and all remaining paragraphs are renumbered in appropriate chronological order.

(38) Group homes (10 to 15).

- a. Use districts: Rural District; Residential, Multi-Family, High Density.
- b. Minimum lot size to establish a group home shall be one (1) acre.
- c. The gross floor area of the group home shall not exceed seven thousand (7,000) square feet.
- d. Parking shall not be located in the required front yard.
- e. No parking space or drive shall be located closer than twenty (20) feet from any road line or property line.

SECTION IV. 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 by the deletion of paragraph (14) in its entirety, and the appropriate renumbering of all remaining paragraphs.

SECTION V. 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 by the deletion of paragraph (14) in its entirety, and the appropriate renumbering of all remaining paragraphs.

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

SECTION VIII. Effective Date. This ordinance shall be enforced from and after \_\_\_\_\_, 2012.

RICHLAND COUNTY COUNCIL

BY: \_\_\_\_\_  
Kelvin E. Washington, Sr., Chair

ATTEST THIS THE \_\_\_\_ DAY

OF \_\_\_\_\_, 2012

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Michelle M. Onley  
Clerk of Council

RICHLAND COUNTY ATTORNEY'S OFFICE

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

Public Hearing:            January 24, 2012 (tentative)  
First Reading:            January 24, 2012 (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

