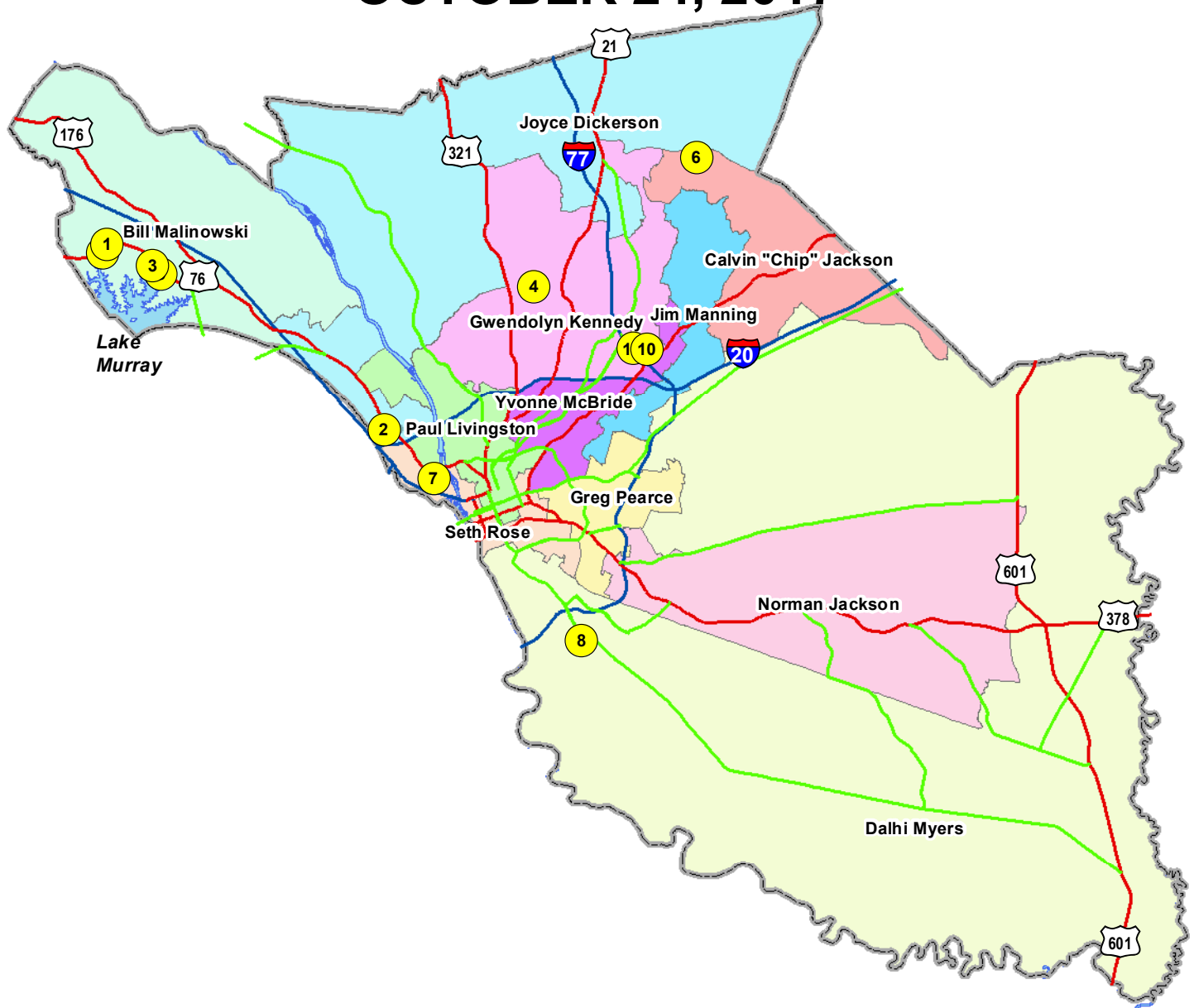


**RICHLAND COUNTY COUNCIL
ZONING PUBLIC HEARING**



October 24, 2017

RICHLAND COUNTY COUNCIL ZONING PUBLIC HEARING OCTOBER 24, 2017



CASE NO.	APPLICANT	TMS NO.	LOCATION	DISTRICT
1. 17-016 MA	Gabriel McFadden	R01507-02-05	Dutch Fork Road	Malinowski
2. 17-017 MA	Larry S. Umberger	R06015-04-03 & 06	2605 Seminole Road	Dickerson
3. 17-018 MA	James Huggins	R02408-02-04 (Portion of)	Dutch Fork Road	Malinowski
4. 17-020 MA	Jimmy L. Thompson	R12110-01-14	510 Koon Store Road	Kennedy
5. 17-021 MA	David Gates	R02408-02-02	Dutch Fork Road	Malinowski
6. 17-022 MA	Chuck Munn	R20500-04-06	5339 Hard Scrabble Road	Manning
7. 17-023 MA	Andy Gandolfo	R07313-01-03	915 Skyland Drive	Rose
8. 17-024 MA	Inga Brooks	R13509-02-36, 37 & 38	4120 Bluff Road	Myers
9. 17-027 MA	Robert Beckham, Jr.	R01500-02-09	1304 Peace Haven Road	Malinowski
10. 17-030 MA	Thomas O. Milliken	R17110-02-02, 03, 05 R17113-01-19, R17113-09-02, R17114-01-10,11,13, R17109-04-01	Legrand Road	Kennedy
11. 17-031 MA	Thomas O. Milliken	R17110-02-01, R17111-02-01 & 04	Legrand Road	Kennedy



RICHLAND COUNTY COUNCIL ZONING PUBLIC HEARING

Tuesday, October 24, 2017

Agenda

7:00 PM

Decker Center

2500 Decker Boulevard

Columbia, SC 29206

STAFF:

Tracy Hegler, AICP Planning Director
Geonard Price..... Deputy Planning Director/Zoning Administrator

CALL TO ORDER Honorable Joyce Dickerson
Chair of Richland County Council

ADDITIONS / DELETIONS TO THE AGENDA

ADOPTION OF THE AGENDA

OPEN PUBLIC HEARING

a. MAP AMENDMENTS [ACTION]

1. Case # 17-016 MA
Gabriel McFadden
RU to NC (1.21 acres)
Dutch Fork Road
TMS# R01507-02-05
PDS Recommendation - Disapproval
Planning Commission - Disapproval (7-1)
Page 1
2. Case # 17-017 MA
Larry S. Umberger
GC and RM-MD to OI (2.06 & 1.6 acres (3.66 acres total))
2605 Seminole Road
TMS# R06015-04-03 & 06
PDS Recommendation – Approval
Planning Commission - Approval (8-0)
Page 7
3. Case # 17-018 MA
James Huggins
GC to LI (4 acres)
Dutch Fork Road
TMS# R02408-02-04
PDS Recommendation – Disapproval
Planning Commission - Approval (8-0)
Page 13

4. Case # 17-020 MA
Jimmy L. Thompson
RR to RU (22.79 acres)
510 Koon Store Road
TMS# R12110-01-14
PDS Recommendation – Approval
Planning Commission - Approval (6-0)
Page 19

5. Case # 17-021 MA
David Gates
RU to GC (8.21 acres)
Dutch Fork Road
TMS# R02408-02-02
PDS Recommendation – Approval
Planning Commission - Approval (8-0)
Page 25

6. Case # 17-022 MA
Chuck Munn
RU to RS-LD (38 acres)
5339 Hard Scrabble Road
TMS# R20500-04-06
PDS Recommendation – Approval
Planning Commission - Approval (5-3)
Page 31

7. Case # 17-023 MA
Andy Gandolfo
RS-LD to GC (1.4 acres)
915 Skyland Drive
TMS# R07313-01-03
PDS Recommendation – Approval
Planning Commission - Disapproval (8-0)
Page 37

8. Case # 17-024 MA
Inga Brooks
RS-HD and NC to GC (1.01 acres)
4120 Bluff Road
TMS# R13509-02-36,37 & 38
PDS Recommendation – Approval
Planning Commission - Approval (8-0)
Page 43

9. Case # 17-027 MA
Robert Beckham Jr.
PDD to RU (3.23 acres)
1304 Peace Haven Road
TMS# R01500-02-09
PDS Recommendation – Approval
Planning Commission - Approval (8-0)
Page 51

10. Case # 17-030 MA
Thomas O. Milliken
RU and OI to GC (50.54 acres)
Legrand Road
TMS# R17110-02-02,03,05 R17113-01-19, R17113-09-02,
R17114-01-10,11,13, R17109-04-01
PDS Recommendation– Approval
Planning Commission - Approval (7-1)
Page 55

11. Case # 17-031 MA
Thomas O. Milliken
RU and OI to RS-MD (72.6 acres)
Legrand Road
TMS# R17110-02-01, R17111-02-01 & 04
PDS Recommendation– Approval
Planning Commission - Approval (8-0)
Page 61

b. TEXT AMENDMENT [ACTION]

- I. Flood Ordinance - An Ordinance Amending The Richland County Code Of Ordinances; Chapter 26, Land Development; So As To Remain In Compliance With The National Flood Insurance Program Upon The Adoption Of The New Flood Insurance Rate Map.
Planning Commission - Approval (7-0)
Page 67

- II. Capital City Mill District Area and Corridor Plan - A Resolution To Recommend That Richland County Council Enact An Ordinance Amending The “2015 Richland County Comprehensive Plan”, By Incorporating The “Capital City Mill District Area And Corridor Plan” Into The Plan.
Planning Commission - Approval (8-0)
Page 95

OTHER BUSINESS

ADJOURNMENT



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: October 2nd, 2017
RC PROJECT: 17-016 MA
APPLICANT: Gabriel McFadden

LOCATION: Dutch Fork Road

TAX MAP NUMBER: R01507-02-05
ACREAGE: 1.21 acres
EXISTING ZONING: RU
PROPOSED ZONING: NC

ZPH SIGN POSTING: October 9, 2017

Staff Recommendation

Disapproval

Eligibility for Map Amendment Request

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

In accordance with **Section 26-52. Amendments (b) (2) b. 4.** An addition of NC zoning contiguous to an existing commercial or residential zoning district.

Background

Zoning History

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

The parcel was part of a previous request for General Commercial District (GC) under case number 16-044MA. Planning Commission recommended disapproval (6-0). The case was withdrawn at the ZPH.

Zoning History for the General Area

The GC parcel north of the site was rezoned from Rural District (RU) to General Commercial District (GC) under case number 07-046MA (Ordinance number 086-07HR).

The GC parcel northeast of the site was rezoned from Rural District (RU) to General Commercial District (GC) under case number 12-002MA (Ordinance number 062-06HR).

The GC parcel west of the site was rezoned from RU to General Commercial District (GC) under case number 06-19MA (Ordinance number 062-06HR).

Zoning District 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 businesses 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.

Direction	Existing Zoning	Use
<u>North:</u>	GC	Construction Company (Stanick Roofing/boxing)
<u>South:</u>	RU/RU	Residence/ Undeveloped
<u>East:</u>	RU	Residence
<u>West:</u>	RU	Undeveloped

Discussion

Parcel/Area Characteristics

The site contains frontage along Dutch Fork Road. Dutch Fork Road is a two-lane undivided minor arterial without sidewalks and streetlights along this section. The immediate area is primarily characterized by residential uses and zoning districts south, east and west of the subject site. Located north of the site, is railroad ROW and a portion of a GC property that contains roofing equipment.

Public Services

The subject parcel is within the boundaries of Lexington/Richland School District Five. Lake Murray Elementary School is located .53 miles south of the subject parcel on Three Dog Road. Records indicate that the parcel is in the City of Columbia's water service area and is in within Richland County's sewer service area. There is a fire hydrant located east of the site. The Dutch Fork/Ballentine fire station (station number 20) is located on Broad River Road, approximately 3.89 miles east of the subject parcels.

Being within a service area is not a guarantee that services are available to the parcel.

Plans & Policies

The 2015 Richland County Comprehensive Plan, "***PUTTING THE PIECES IN PLACE***", designates this area as ***Neighborhood (Low-Density)***.

Land Use and Design

Areas where low-density residential is the primary use. These areas serve as a transition between Rural and Neighborhood (Medium-Density) areas, and are opportunities for low-density traditional neighborhood development and open space developments that preserve open spaces and natural features. Commercial development should be located within nearby Neighborhood Activity Centers, and may be considered for location along main road corridors and within a contextually-appropriate distance from the intersection of a primary arterial. Places

of worship and parks are appropriate institutional uses, but should be designed to mitigate impacts on surrounding neighborhoods. Industrial development with significant community impacts (i.e., noise, exhaust, odor, heavy truck traffic) is discouraged in these areas.

Desired Development Pattern

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

Traffic Characteristics

The 2016 SCDOT traffic count (Station #144) located west of the subject parcel on Dutch Fork Road identifies 12,200 Average Daily Trips (ADT's). Dutch Fork Road is classified as a two lane undivided minor arterial road, maintained by SCDOT with a design capacity of 10,800 ADT's. This portion of Dutch Fork Road is currently operating at Level of Service (LOS) "D".

There are no planned or programmed improvements for this section of Dutch Road through the County Penny Sales Tax program. However, a 3.12 mile section of Dutch Fork Road from Twin Gates Road to Three Dog Road, just west of the subject parcel, has been identified for road widening in the 2035 COATS Long Range Transportation Plan.

Conclusion

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

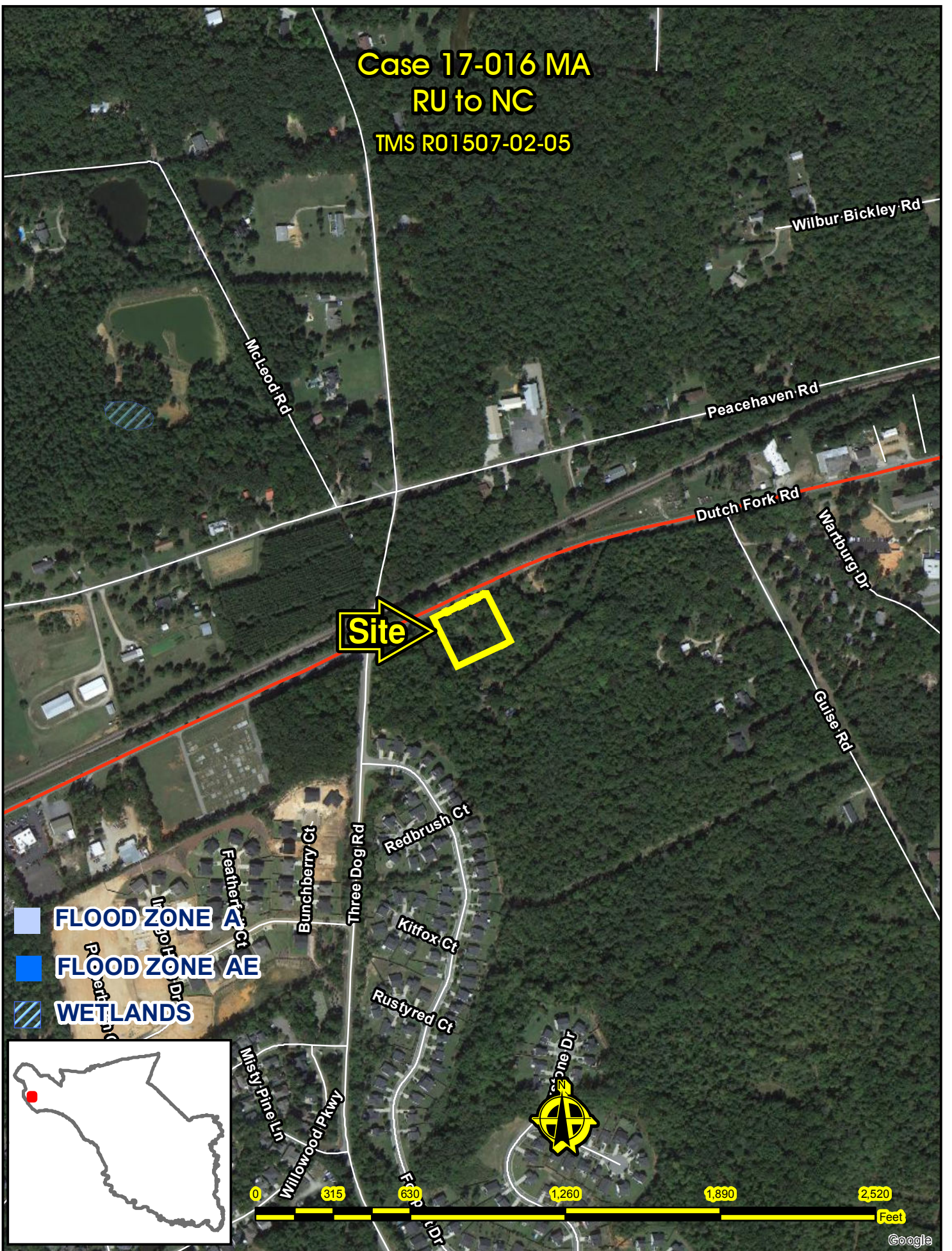
The Plan recommends commercial development within Neighborhood Activity Centers and within contextually-appropriate distances from the intersection of a primary arterial. The subject parcel is not located at a traffic junction and is not within a contextually-appropriate distance of an intersection or Neighborhood Activity Center. The Plan also discourages "...strip commercial development or fragmented 'leapfrog' development patterns along corridors." The proposed zoning could add to the current fragmented zoning pattern in the area.

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

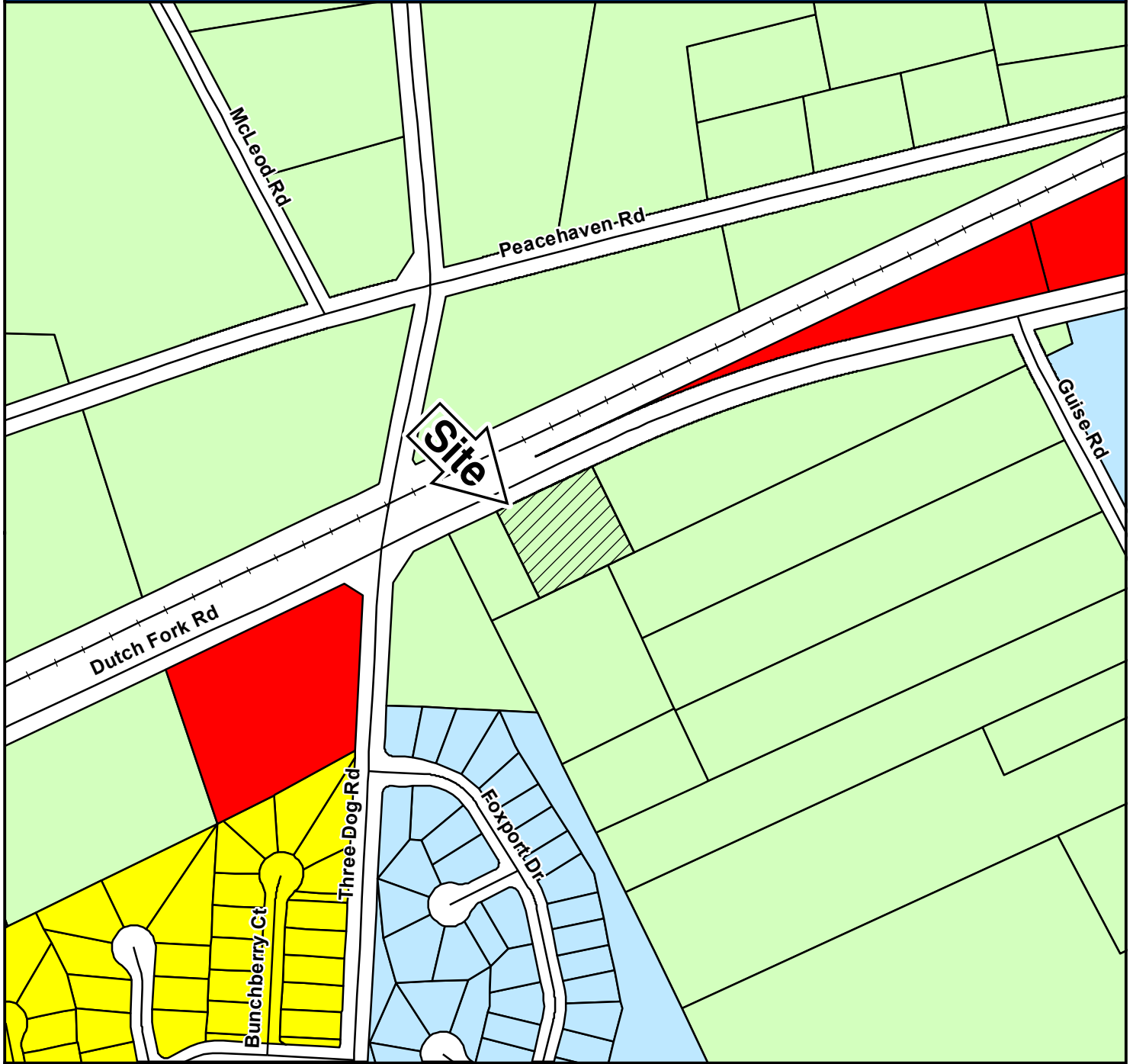
Planning Commission Action

At their **October 2, 2017** meeting, the Richland County Planning Commission **agreed** with the PSDS recommendation and recommends the County Council **disapprove** the proposed amendment for RC Project # **17-016 MA**.

Case 17-016 MA
RU to NC
TMS R01507-02-05



Case 17-016 MA RU to NC



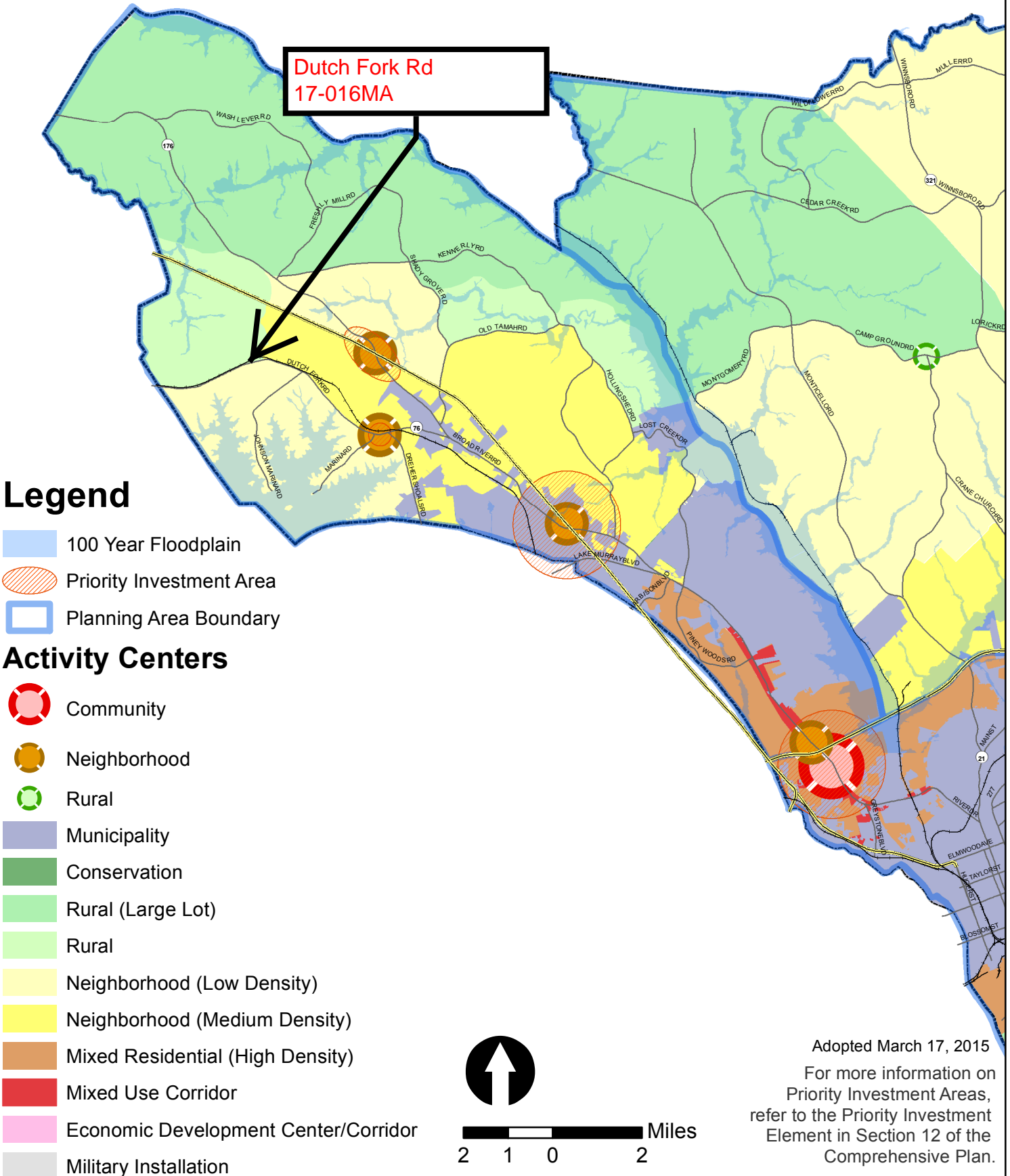
ZONING CLASSIFICATIONS

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



NORTHWEST PLANNING AREA

FUTURE LAND USE & PRIORITY INVESTMENT AREAS



Adopted March 17, 2015
 For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: October 2nd, 2017
RC PROJECT: 17-017 MA
APPLICANT: Larry S. Umberger

LOCATION: 2605 Seminole Road

TAX MAP NUMBER: R06015-04-03 & 06
ACREAGE: 2.06 & 1.6 acres (3.66 acres total)
EXISTING ZONING: RM-HD & GC
PROPOSED ZONING: OI

ZPH SIGN POSTING: October 9, 2017

Staff Recommendation

Approval

Background

Zoning History

The original zoning as adopted September 7, 1977 was General Commercial District (C-3) and General Residential (RG-2). With the adoption of the 2005 Land Development Code the C-3 District was designated General Commercial District (GC) and the RG-2 District was designated Residential Multi-Family High Density District (RM-HD).

Zoning History for the General Area

A parcel west of the site at the intersection of Zimalcrest Drive and Seminole Road was rezoned from Residential Multi-Family High Density District (RG-2) to Neighborhood Commercial District (C-2) under case number 91-016MA.

A parcel north west of the site on Zimalcrest Drive was rezoned from Residential Single-Family Medium Density District (RS-2) to Neighborhood Commercial District (C-2) under case number 94-027MA.

Zoning District Summary

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

Direction	Existing Zoning	Use
<u>North:</u>	RM-HD/RM-HD/GC	Residential/Residential/Vacant Commercial Structure
<u>South:</u>	RM-HD	Multi-family (Briargate)
<u>East:</u>	GC/GC/GC	Family Dollar/Boost Mobile/Paint Store
<u>West:</u>	RS-MD	Christian Life Center

Discussion

Parcel/Area Characteristics

The parcels contain frontage along Seminole Road. One parcel contains a place of worship while the other has numerous commercial structures. Seminole Road is a two-lane local road with sidewalks along one side of the road. The immediate area is primarily characterized by residential uses north and west with commercial uses east of the sites. West of the site is a place of worship. North of the site are multi-family structures and a vacant commercial structure (formerly a bowling alley). East of the site is a residence and south of the site is a multi-family development.

Public Services

The subject parcels are within the boundaries of Richland School District Two. The W.S. Sandel Elementary School is located northwest of the subject parcels on Seminole Road.

Records indicate that the parcels are within the City of Columbia’s water and sewer service area. There is a fire hydrant located west of the site. The Saint Andrews fire station (station number 6) is located on Briargate Circle, approximately .06 miles south of the subject parcels.

Being within a service area is not a guarantee that services are available to the parcels.

Plans & Policies

The 2015 Richland County Comprehensive Plan, ***“PUTTING THE PIECES IN PLACE”***, designates this area as ***Neighborhood Activity Center***.

Land Use and Character

A Neighborhood Activity Center should provide the commercial and institutional uses necessary to support the common day-today demands of the surrounding neighborhood for goods and services. The Neighborhood Activity Center should also supply limited local office space demanded by neighborhood businesses and may provide medium-density housing for the neighborhood, conveniently located near the center’s shopping and employment. A grocery store or drug store will normally be the principal establishment in neighborhood activity centers, but could also include restaurants, coffee shops, dry cleaners, small banking facilities, and other convenience retail.

Traffic Characteristics

The 2016 SCDOT traffic count (Station #181) located south east of the subject parcel on Broad River Road identifies 38,800 Average Daily Trips (ADT’s). Broad River Road is classified as a five lane undivided Principal arterial, maintained by SCDOT with a design capacity of 33,600 ADT’s. Broad River Road is currently operating at Level of Service (LOS) “D”.

This section of Broad River Road has been identified for sidewalk and bikeway improvements through the County Penny Sales Tax program. A project start date has not been determined.

Conclusion

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

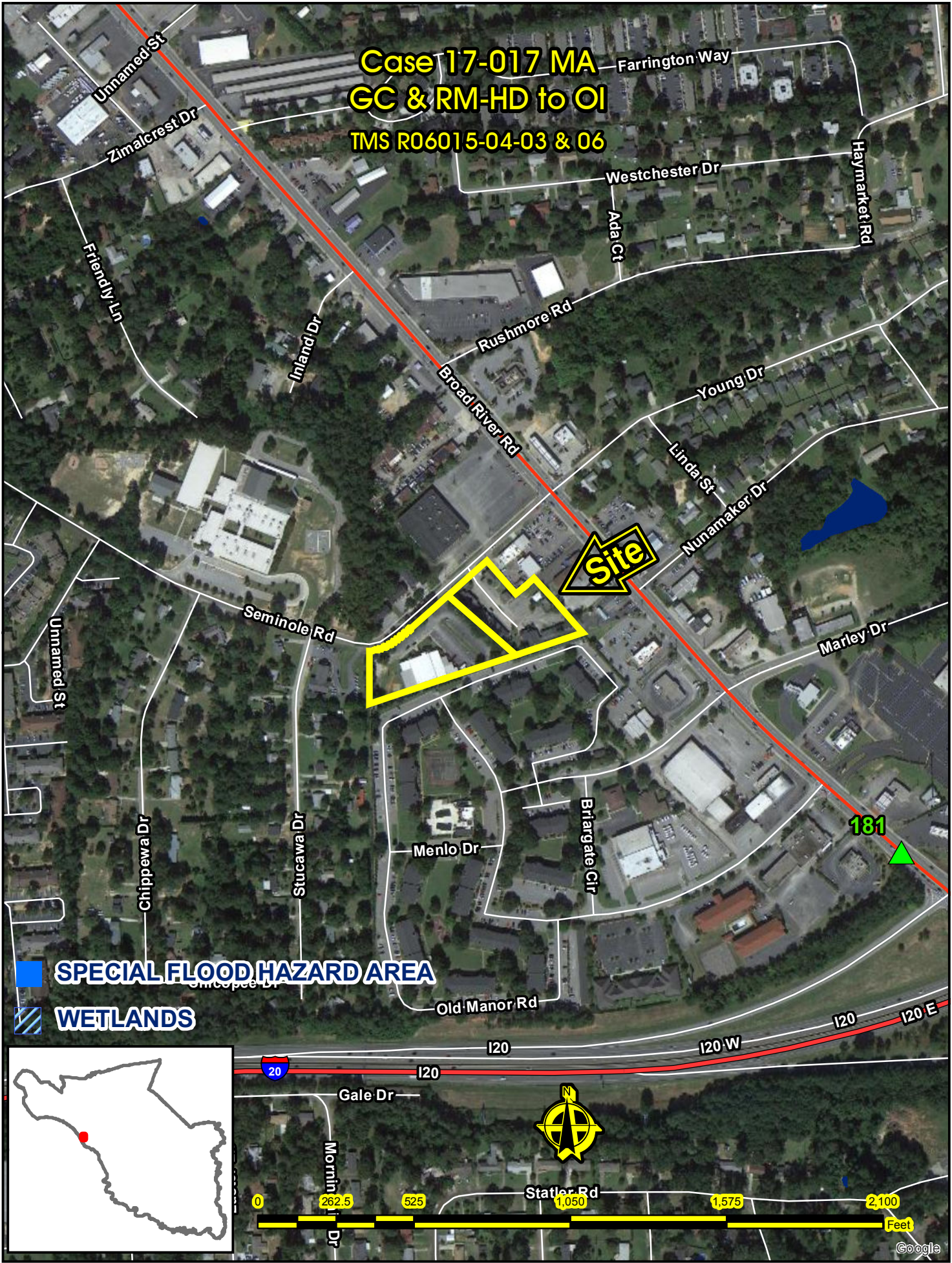
According to the Comprehensive Plan, parcels within the Neighborhood Activity Centers should provide commercial and institutional uses necessary to support the common day to day demands of the surrounding neighborhood for goods and services. The subject parcels are located within a neighborhood activity center and the requested zoning district permits office uses and limited commercial uses.

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

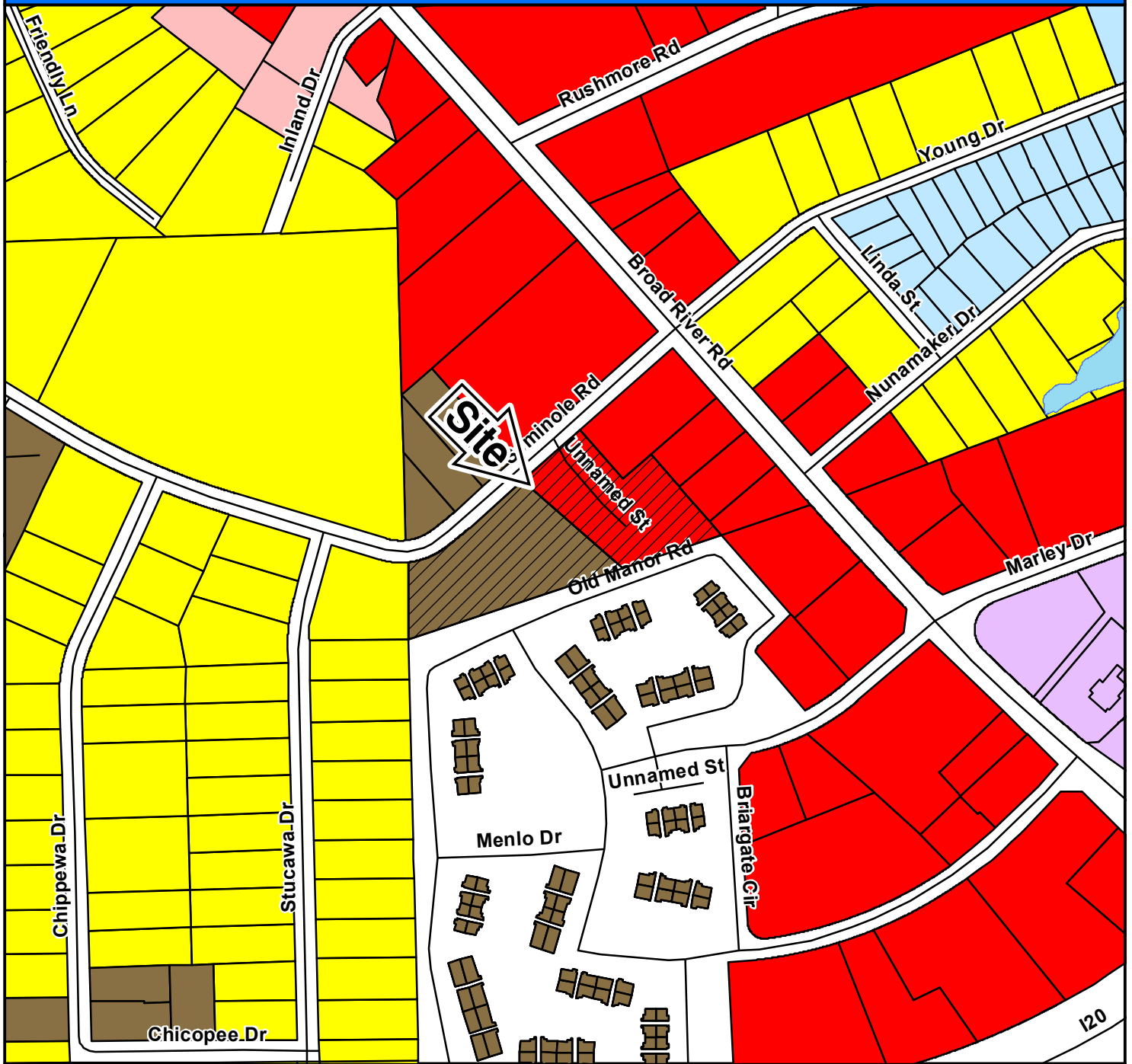
Planning Commission Action

At their **October 2, 2017** meeting, the Richland County Planning Commission agreed with the PSDS recommendation and recommends the County Council approve the proposed amendment for RC Project # **17-017 MA**.

**Case 17-017 MA
GC & RM-HD to OI
TMS R06015-04-03 & 06**



Case 17-017 MA GC & RM-HD to OI



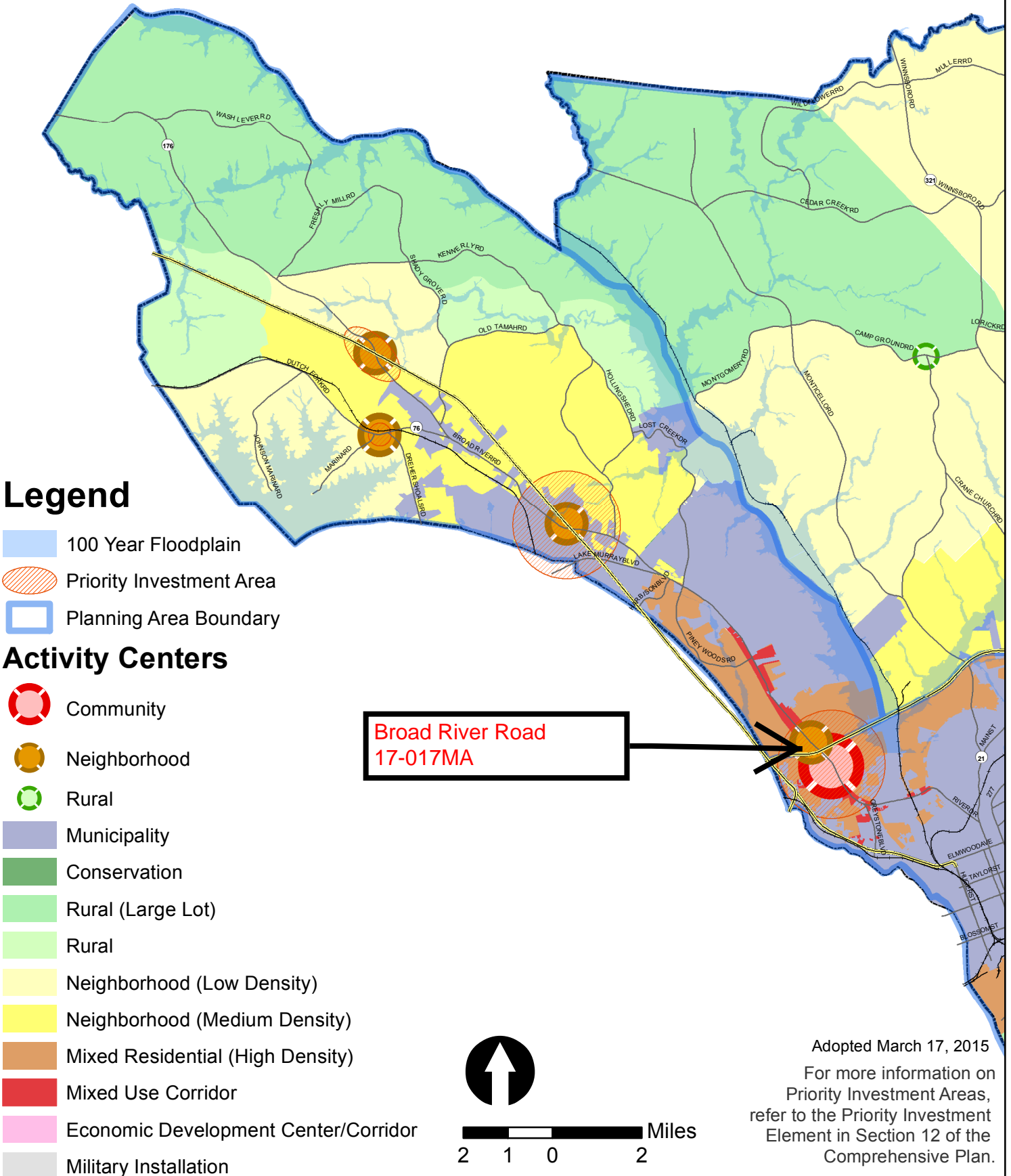
ZONING CLASSIFICATIONS

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



NORTHWEST PLANNING AREA

FUTURE LAND USE & PRIORITY INVESTMENT AREAS



Adopted March 17, 2015
 For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: October 2nd, 2017
RC PROJECT: 17-018 MA
APPLICANT: James Huggins

LOCATION: Dutch Fork Road

TAX MAP NUMBER: R02408-02-04 (Portion of)
ACREAGE: 4 acres
EXISTING ZONING: GC
PROPOSED ZONING: LI

ZPH SIGN POSTING: October 9, 2017

Staff Recommendation

Disapproval

Background

Zoning History

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

Zoning History for the General Area

The PDD parcel north of the site was rezoned from General Commercial District (GC) to Planned Development District (PDD) under case number 05-004MA (Ordinance number 060-04HR).

The Light Industrial District (M-1) parcels east of the site on Gates Road were rezoned from Rural District (RU) under case number 02-018MA.

A OI parcel south of the site on Dutch Fork Road was rezoned from Rural District (RU) under case number 17-011MA.

Another parcel south of the site on Gates Road of the site was rezoned from RU to General Commercial District (GC) under case number 05-022MA.

A GC parcel north of the site on Gates Road was rezoned from Rural District (RU) to General Commercial District (GC) under case number 07-039MA.

A parcel west of the site on Dutch Fork Road was rezoned from RU to General Commercial District (GC) under case number 04-046MA.

The PDD parcel South of the site with frontage on Dutch Fork Road and Shadowood Drive was rezoned from RU under case number 05-040MA.

Zoning District Summary

The Light Industrial (LI) District is intended to accommodate wholesaling, distribution, storage, processing, light manufacturing, and general commercial uses. Such uses are usually controlled operations, relatively clean, quiet, and free of objectionable or hazardous elements, such as smoke, noise, odor or dust. In addition, such uses usually operate and/or have storage within open or enclosed structures; and generating no nuisances.

Direction	Existing Zoning	Use
<u>North:</u>	PDD/GC	Coogler Construction/Storage Facility
<u>South:</u>	RU	Undeveloped
<u>East:</u>	GC	Warehouse
<u>West:</u>	GC	Strip retail development

Discussion

Parcel/Area Characteristics

The portion of the subject property does not have road frontage along Dutch Fork Road. Dutch Fork Road is a two-lane undivided minor arterial without sidewalks and streetlights along this section. The immediate area is characterized by commercial and industrial uses. North of the site is a construction company and west of the site is a warehouse development.

Public Services

The subject parcel is within the boundaries of Lexington/Richland School District Five. Ballentine Elementary School is located .6 miles east of the subject parcel on Bickley Road. Records indicate that the parcel is within the City of Columbia's water service area and is in within Richland County's sewer service area. There is a fire hydrant located southwest of the site on Dutch Fork Road. The Dutch Fork/Ballentine fire station (station number 20) is located on Broad River Road, approximately 1.86 miles east of the subject parcel.

Being within a service area is not a guarantee that services are available to the parcel.

Plans & Policies

The 2015 Richland County Comprehensive Plan, ***"PUTTING THE PIECES IN PLACE"***, designates this area as ***Neighborhood (Medium-Density)***.

Land Use and Design

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

Desired Development Pattern

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

Traffic Characteristics

The 2016 SCDOT traffic count (Station #145) located east of the subject parcel on Dutch Fork Road identifies 23,600 Average Daily Trips (ADT's). Dutch Fork Road is classified as a five lane undivided minor arterial, maintained by SCDOT with a design capacity of 24,800 ADT's. Dutch Fork Road is currently operating at Level of Service (LOS) "C".

A 3.12 mile section of Dutch Fork Road from Twin Gates Road to Three Dog Road, just west of the subject parcel, has been identified for road widening in the COATS 2035 Long Range Transportation Plan (LRTP). There are no planned or programmed improvements for this section of Dutch Fork Road through the County Penny Sales Tax program.

Conclusion

Staff recommends **disapproval** essentially because the proposed rezoning would not be consistent with the objectives outlined in the Comprehensive Plan. According to the Plan, commercial uses should be developed at a neighborhood scale and "...considered for location along main road corridors and within a contextually-appropriate distance from the intersection of a primary arterial." The proposed zoning district does not promote neighborhood scale development, nor is its location along a main road.

However, the request can also be viewed as being consistent with the uses (i.e., warehouse, trucking company, construction company, and a railroad line) which have been established on the surrounding parcels. As a result, the request would introduce a zoning designation which would permit uses which are consistent with the development character of the immediate area.

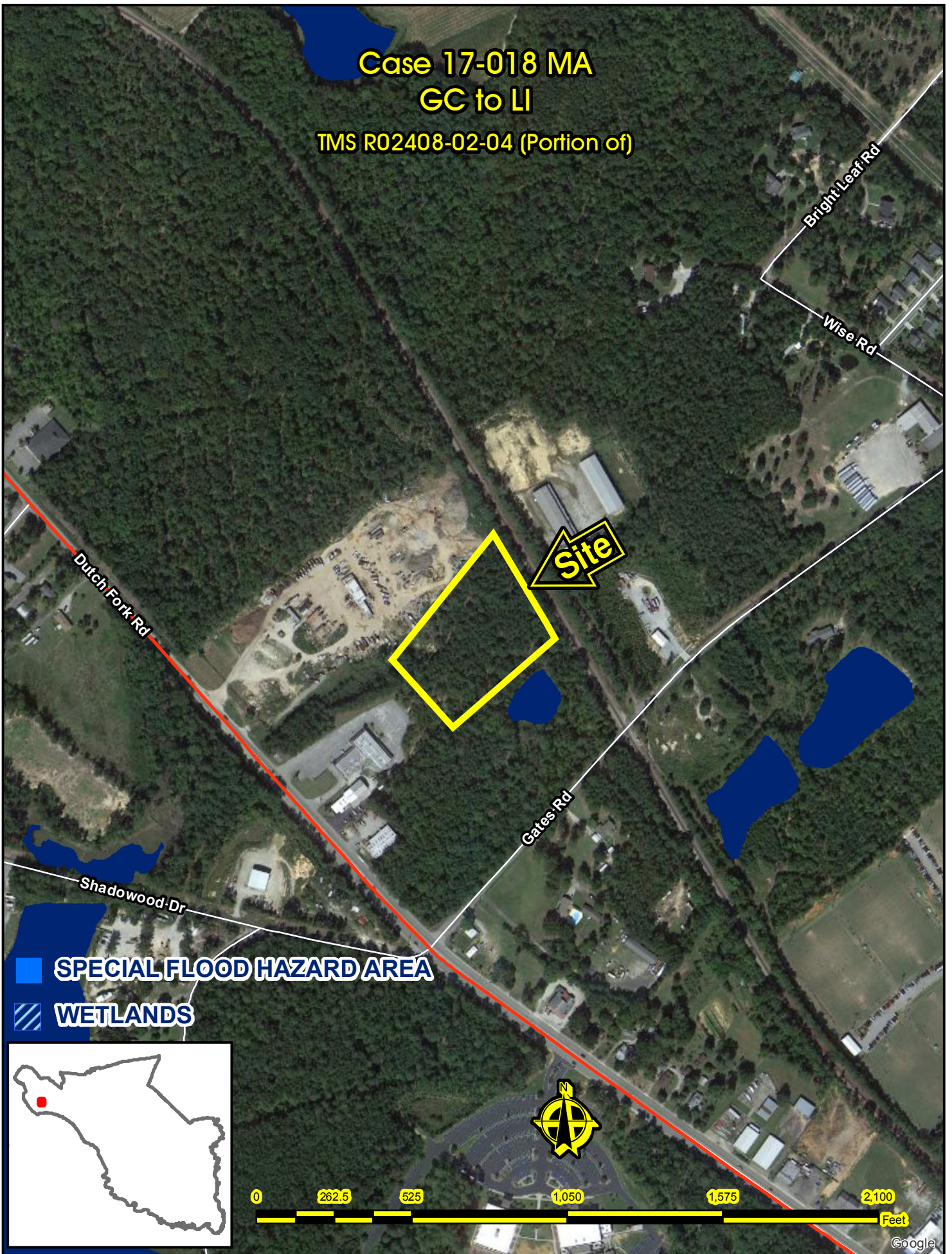
Planning Commission Action

At their **October 2, 2017** meeting, the Richland County Planning Commission **disagreed** with the PDSD recommendation for the following reasons:

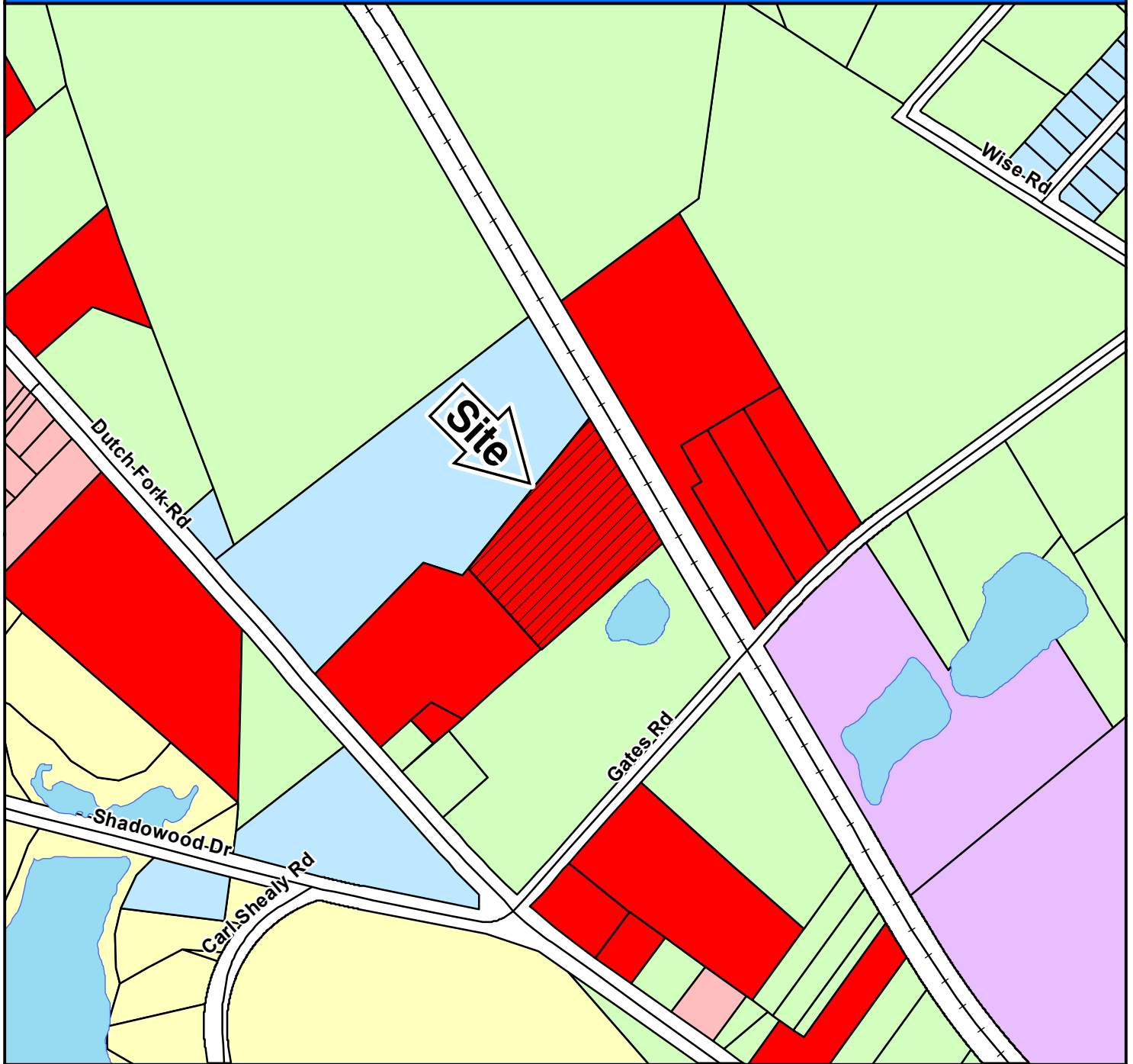
- The request is consistent with the adjacent uses in the area and therefore could deviate from the broad view of the Comprehensive Plan.

The PC recommends the County Council **approve** the proposed Amendment for **RC Project # 17-018 MA**.

Case 17-018 MA
GC to LI
TMS R02408-02-04 (Portion of)



Case 17-018 MA GC to LI



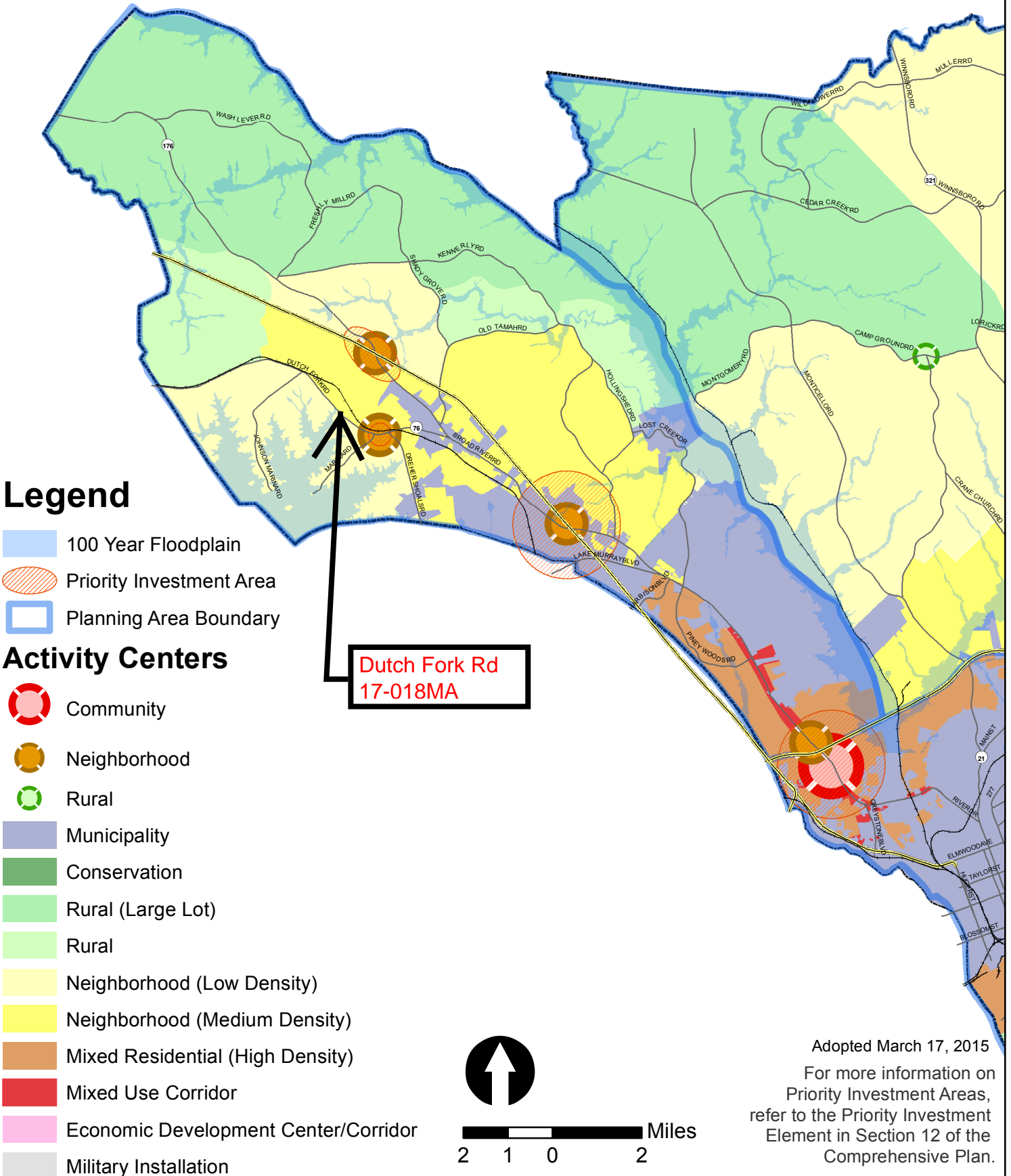
ZONING CLASSIFICATIONS

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



NORTHWEST PLANNING AREA

FUTURE LAND USE & PRIORITY INVESTMENT AREAS



Adopted March 17, 2015
 For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: October 2nd, 2017
RC PROJECT: 17-020 MA
APPLICANT: Jimmy L. Thompson

LOCATION: 510 Koon Store Road

TAX MAP NUMBER: R12110-01-14
ACREAGE: 22.79 acres
EXISTING ZONING: RR
PROPOSED ZONING: RU

ZPH SIGN POSTING: October 9, 2017

Staff Recommendation

Approval

Background

Zoning History

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

Zoning District Summary

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

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

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

Discussion

Parcel/Area Characteristics

The site contains frontage along Koon Store Road. Koon Store Road is a two-lane undivided collector without sidewalks and streetlights. The immediate area is primarily characterized by undeveloped lots, residences and rural zoning districts north, east and south of the subject site. Located north, east and south of the site are undeveloped Rural District (RU) properties. West of the site is undeveloped Rural Residential District (RR) zoned property.

Public Services

The subject parcel is within the boundaries of Richland School District One. W.J. Keenan High School is located 1.64 miles south of the subject parcel on Road. Records indicate that the parcel is in the City of Columbia's water and sewer service area. There is a fire hydrant located along this section of Koon Store Road. The Crane Creek fire station (station number 18) is located on Fairfield Road, approximately 2.5 miles southwest of the subject parcel.

Being within a service area is not a guarantee that services are available to the parcel.

Plans & Policies

The 2015 Richland County Comprehensive Plan, "***PUTTING THE PIECES IN PLACE***", designates this area as ***Neighborhood (Low-Density)***.

Land Use and Design

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

Desired Development Pattern

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

Traffic Characteristics

The 2016 SCDOT traffic count (Station #429) located west of the subject parcel on Koon Store Road identifies 2,000 Average Daily Trips (ADT's). Koon Store Road is classified as a two lane undivided collector road, maintained by SCDOT with a design capacity of 8,600 ADT's. This portion of Koon Store Road is currently operating at Level of Service (LOS) "A".

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

Conclusion

Staff is of the opinion that the proposed rezoning is consistent with the objectives outlined in the Comprehensive Plan. Approval of the requested zoning would not be out of character with the existing zoning and uses in the area.

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

Planning Commission Action

At their **October 2, 2017** meeting, the Richland County Planning Commission agreed with the PSDS recommendation and recommends the County Council approve the proposed amendment for RC Project # **17-020 MA**.

**Case 17-020 MA
RR to RU
TMS R12110-01-14**

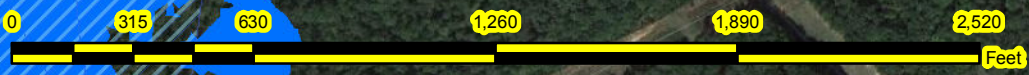
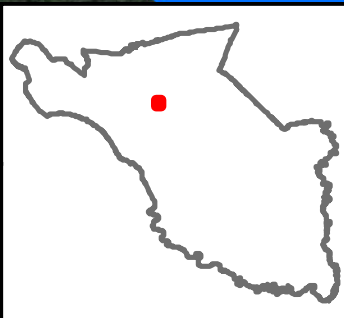
Babe Reaves Rd

Koon Store Rd

429

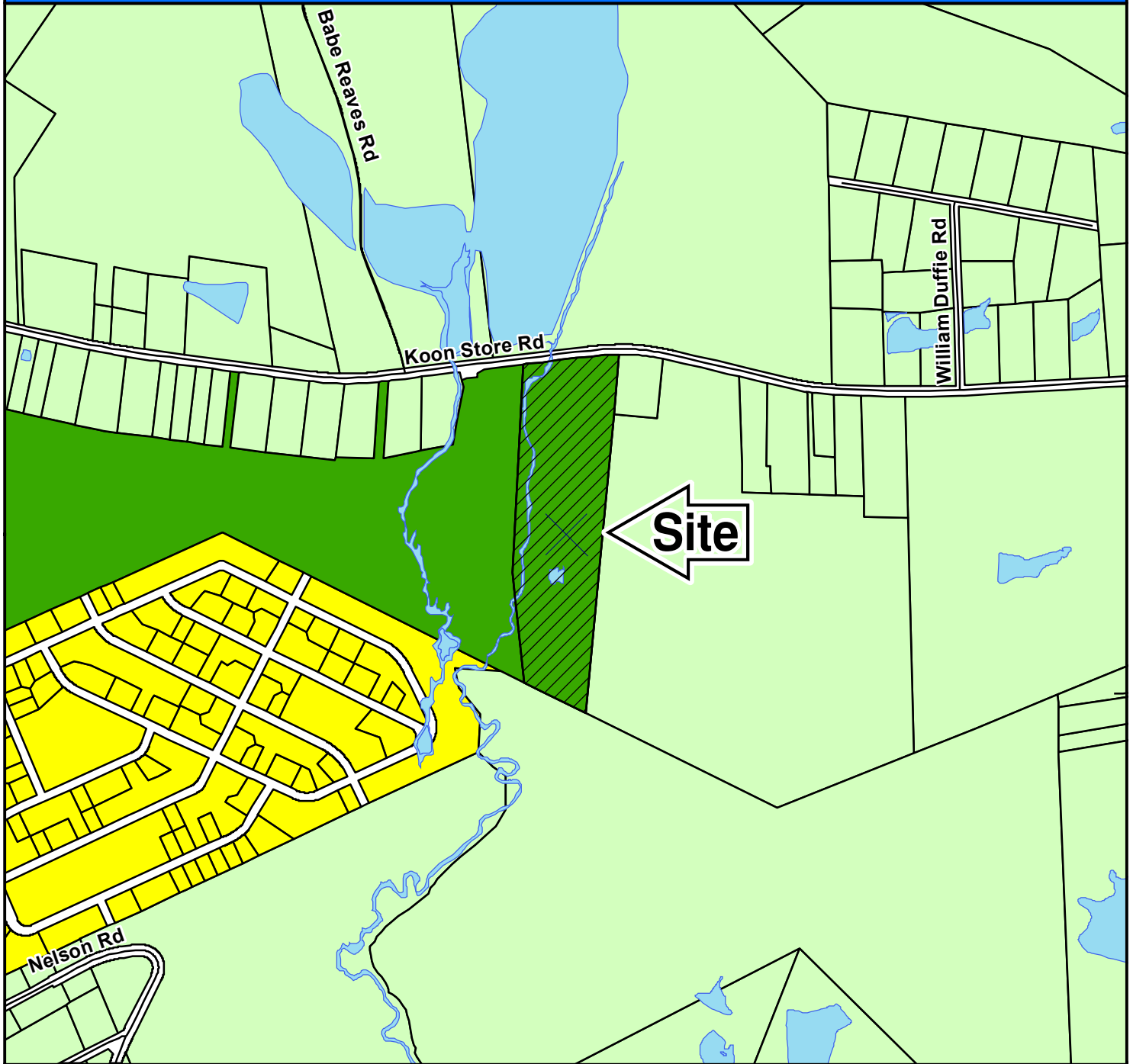
Site

 **SPECIAL FLOOD HAZARD AREA**
 **WETLANDS**



©Google

Case 17-020 MA RR to RU



ZONING CLASSIFICATIONS

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

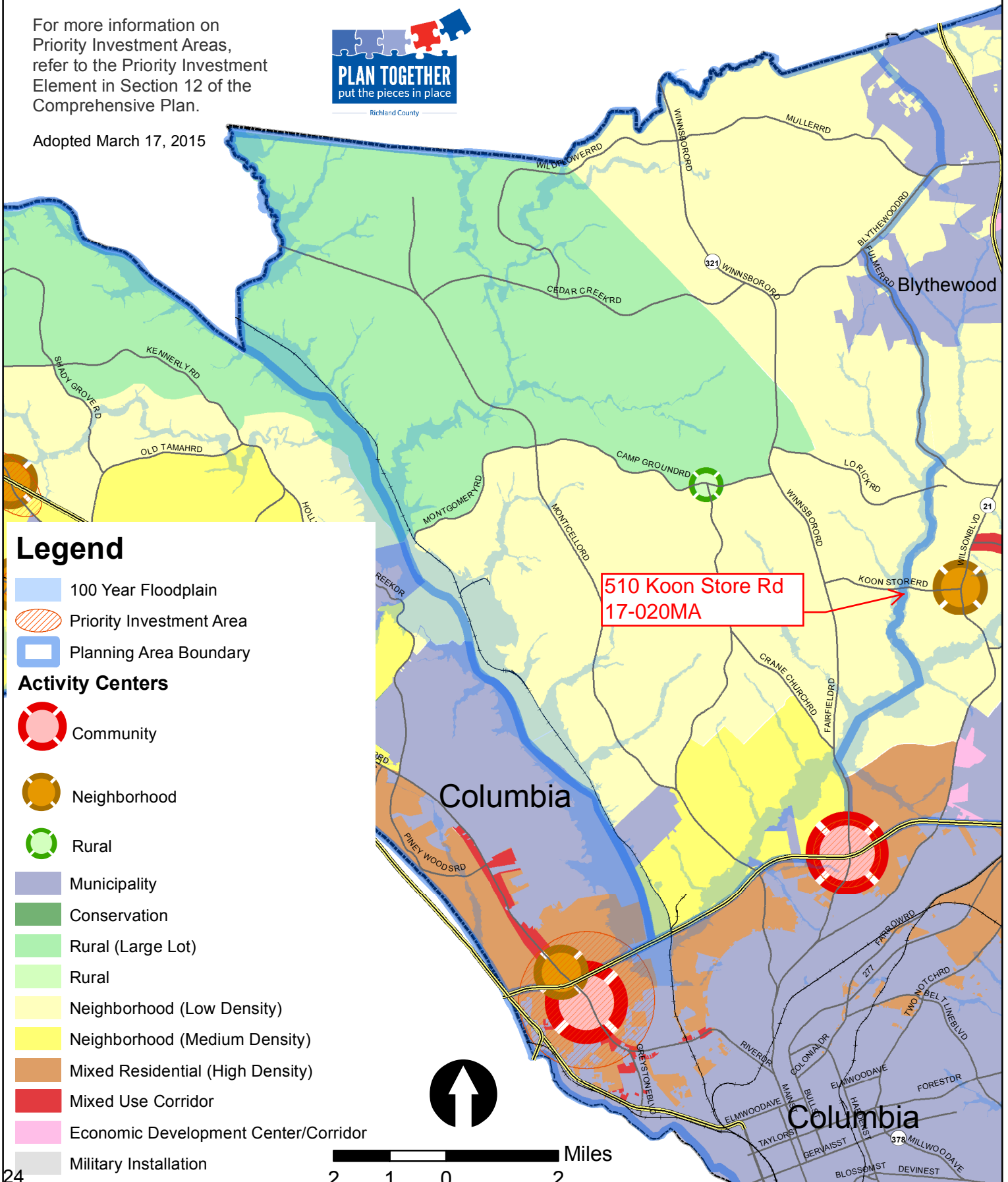


NORTH CENTRAL PLANNING AREA FUTURE LAND USE & PRIORITY INVESTMENT AREAS

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



Adopted March 17, 2015



Legend

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

Activity Centers

- Community
- Neighborhood
- Rural

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





**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: October 2nd, 2017
RC PROJECT: 17-021 MA
APPLICANT: David Gates

LOCATION: 1700 Dutch Fork Road

TAX MAP NUMBER: R02408-02-04
ACREAGE: 8.21 acres
EXISTING ZONING: RU
PROPOSED ZONING: GC

ZPH SIGN POSTING: October 9, 2017

Staff Recommendation

Approval

Background

Zoning History

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

Zoning History for the General Area

The PDD parcel north of the site was rezoned from General Commercial District (GC) to Planned Development District (PDD) under case number 05-004MA (Ordinance number 060-04HR).

A GC parcel west of the site on Dutch Fork Road was rezoned from Rural District (RU) to Office and Institutional District (OI) under case number 17-011MA.

Another parcel south of the site on Gates Road of the site was rezoned from RU to General Commercial District (GC) under case number 05-22MA.

The PDD parcel west of the site with frontage on Dutch Fork Road and Shadowood Drive was rezoned from RU to PDD under case number 05-40MA.

The Light Industrial District (M-1) parcels east of the site on Gates Road were rezoned from Rural District (RU) under case number 02-018MA.

Zoning District Summary

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

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

Based upon a gross density calculation, the maximum number of units for this site is approximately: 131 dwelling units*.

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

Direction	Existing Zoning	Use
<u>North:</u>	GC/GC	Strip Development/Commercial Storage
<u>South:</u>	PDD/GC	Place of Worship/ Produce Stand
<u>East:</u>	GC/RU	Storage & Residence/Residence
<u>West:</u>	PDD/RU/GC	Dock Construction/Auto repair/Welding Business

Discussion

Parcel/Area Characteristics

The subject property has frontage along Dutch Fork Road and Gates Road. Dutch Fork Road is a two-lane undivided minor arterial without sidewalks and streetlights along this section. Gates Road is classified as a two lane local road without sidewalks or street lights. The immediate area is characterized by commercial and industrial uses. North of the site is a strip retail building and north east of the site is a commercial storage area. West of the site is a non-conforming welding business, automobile repair service and dock construction company. South of the site is a place of worship and produce stand. East of the site is a GC zoned parcel with a single-family residence with a boat/RV storage facility. There is also a single-family residence on RU zoned property east of the site.

Public Services

The subject parcel is within the boundaries of Lexington/Richland School District Five. Ballentine Elementary School is located .5 miles east of the subject parcel on Bickley Road. Records indicate that the parcel is within the City of Columbia’s water service area and is in within Richland County’s sewer service area. There is a fire hydrant located southwest of the site on Dutch Fork Road. The Dutch Fork/Ballentine fire station (station number 20) is located on Broad River Road, approximately 1.85 miles east of the subject parcel.

Being within a service area is not a guarantee that services are available to the parcel.

Plans & Policies

The 2015 Richland County Comprehensive Plan, ***“PUTTING THE PIECES IN PLACE”***, designates this area as ***Neighborhood (Medium-Density)***.

Land Use and Design

Areas include medium-density residential neighborhoods and supporting neighborhood commercial scale development designed in a traditional neighborhood format. These neighborhoods provide a transition from Neighborhood (Low-Density) to more intense Mixed Residential (High-Density) urban environments. Multi-family development should occur near activity centers and within Priority Investment Areas with access to roadways with adequate capacity and multimodal transportation options. Non-residential development may be

considered for location along main road corridors and within a contextually-appropriate distance from the intersection of a primary arterial.

Desired Development Pattern

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

Traffic Characteristics

The 2016 SCDOT traffic count (Station #145) located east of the subject parcel on Dutch Fork Road identifies 23,600 Average Daily Trips (ADT's). Dutch Fork Road is classified as a five lane undivided minor arterial, maintained by SCDOT with a design capacity of 24,800 ADT's. Dutch Fork Road is currently operating at Level of Service (LOS) "C".

A 3.12 mile section of Dutch Fork Road from Twin Gates Road to Three Dog Road, just west of the subject parcel, has been identified for road widening in the COATS 2035 Long Range Transportation Plan (LRTP). There are no planned or programmed improvements for this section of Dutch Fork Road through the County Penny Sales Tax program.

Conclusion

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

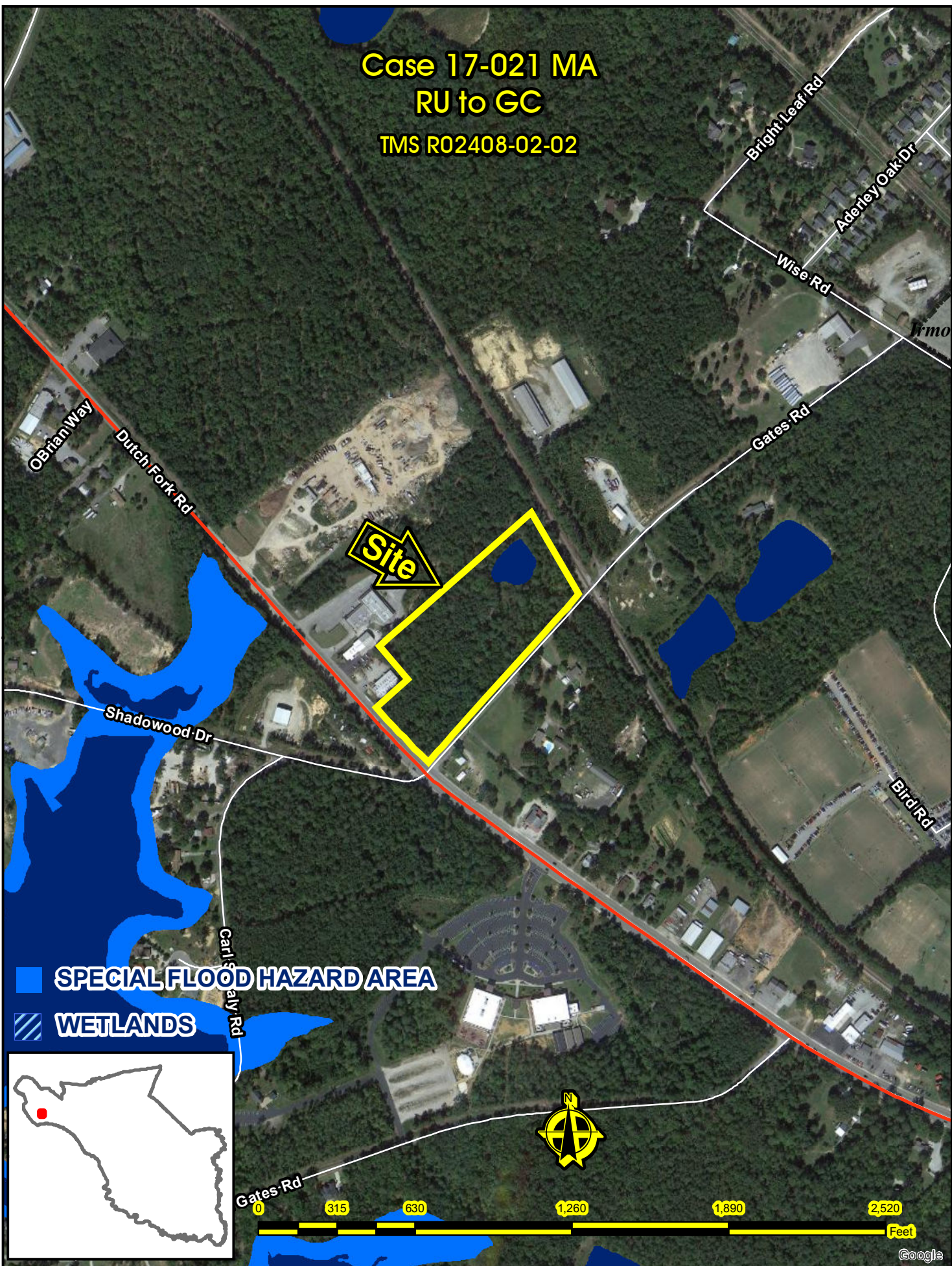
According to the Plan, commercial development or non-residential development may be considered for location along main road corridors and within a contextually-appropriate distance from the intersection of a primary arterial. The subject parcel is located west of a neighborhood activity center and is located along a main road corridor.

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

Planning Commission Action

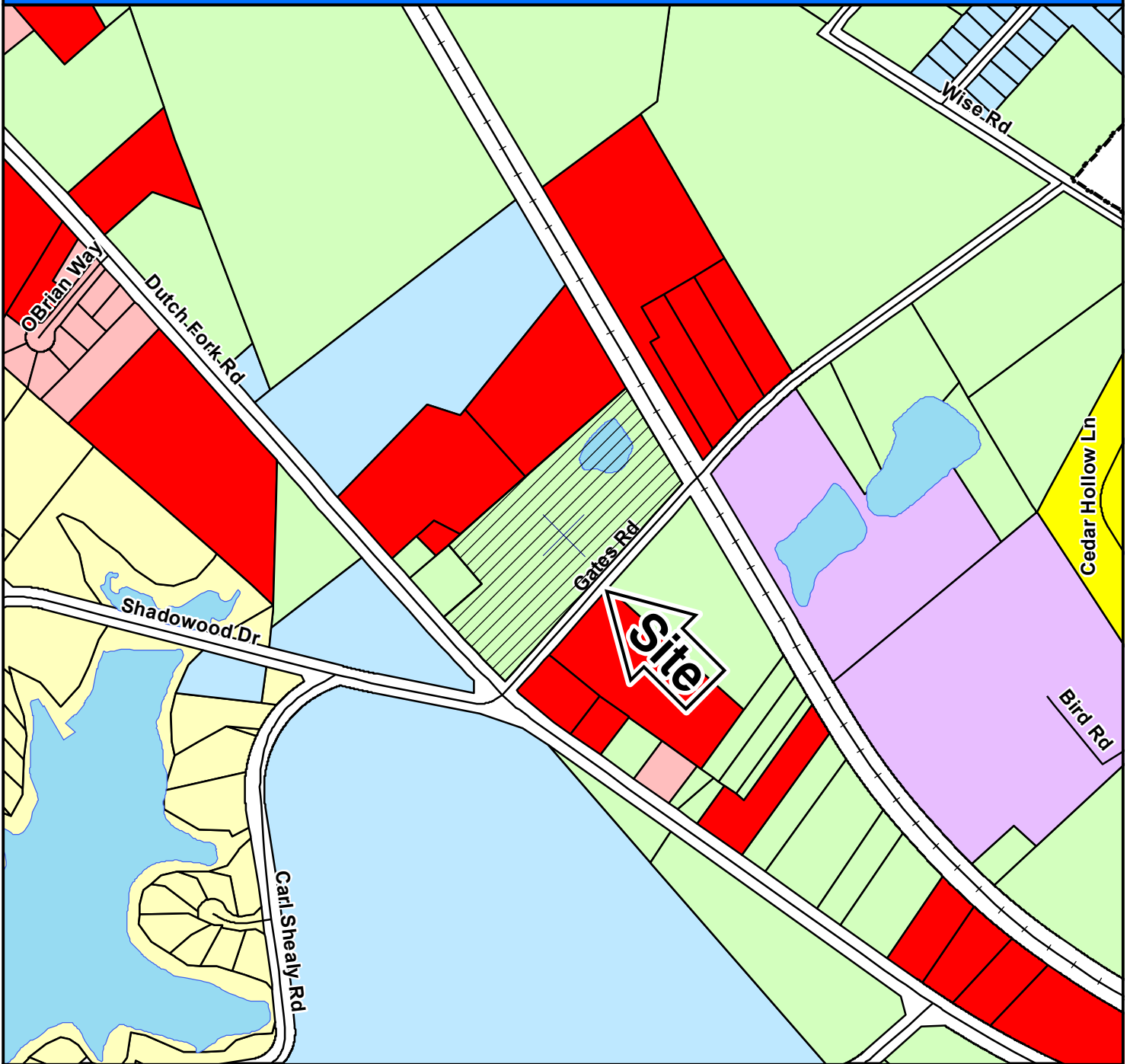
At their **October 2, 2017** meeting, the Richland County Planning Commission agreed with the PSDS recommendation and recommends the County Council approve the proposed amendment for RC Project # **17-021 MA**.

Case 17-021 MA
RU to GC
TMS R02408-02-02



Case 17-021 MA

RU to GC



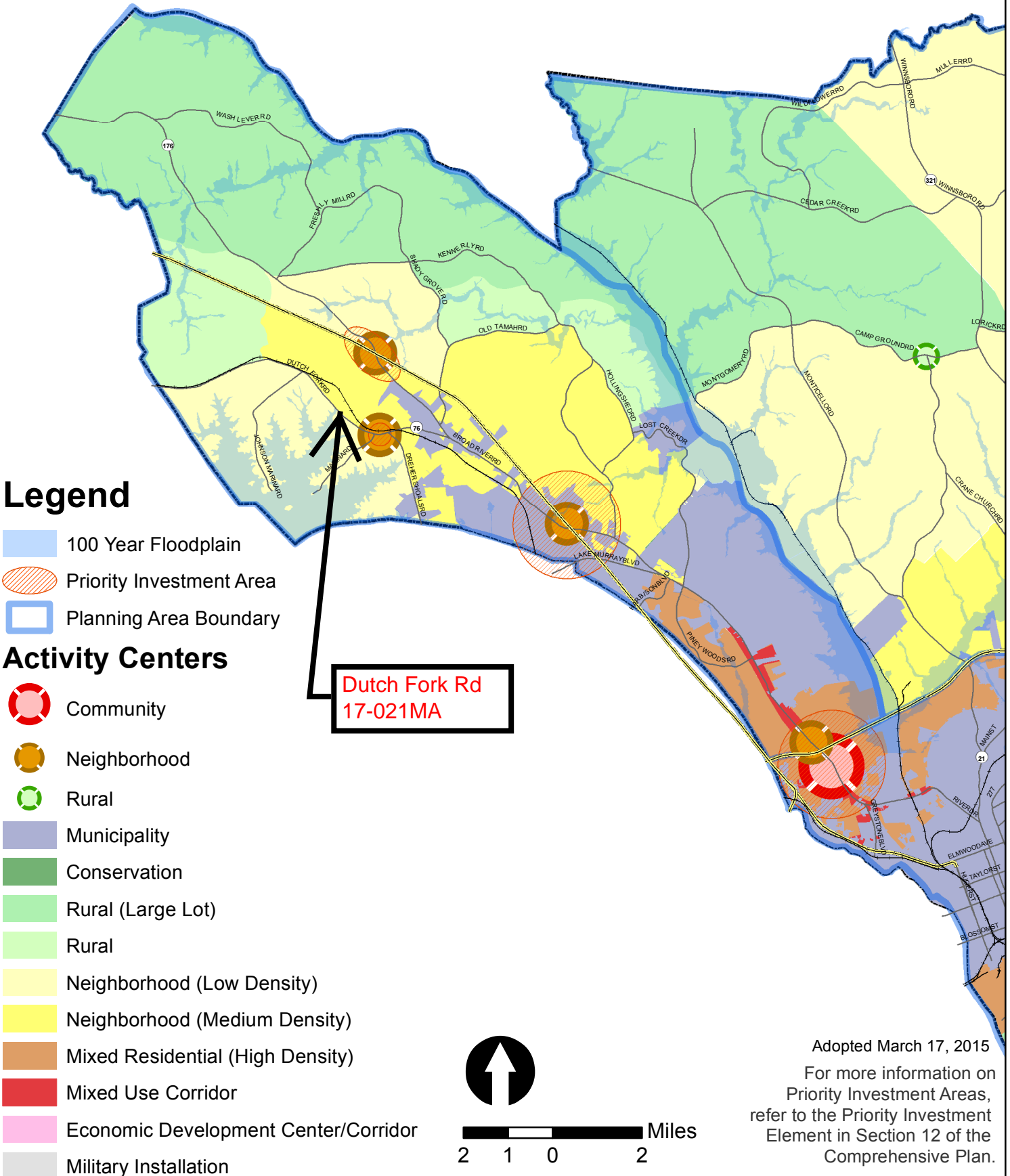
ZONING CLASSIFICATIONS

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



NORTHWEST PLANNING AREA

FUTURE LAND USE & PRIORITY INVESTMENT AREAS





**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: October 2nd, 2017
RC PROJECT: 17-022 MA
APPLICANT: Chuck Munn

LOCATION: 5339 Hard Scrabble Road

TAX MAP NUMBER: R20500-04-06
ACREAGE: 38 acres
EXISTING ZONING: RU
PROPOSED ZONING: RS-LD

ZPH SIGN POSTING: October 9, 2017

Staff Recommendation

Approval

Background

Zoning History

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

Zoning History for the General Area

A parcel west of the site was rezoned from RU to Residential Single-family Medium Density (RS-MD) District under ordinance number 080-08HR (case number 08-28MA).

A parcel further west of the site was rezoned from RU to Residential Single-family Medium Density (RS-MD) District under ordinance number 081-08HR (case number 08-29MA).

The Planned Development parcels east of the site were rezoned under case number 95-038MA. The development was further amended under ordinance number 038-07HR (case number 07-21MA).

Zoning District Summary

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

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

Based upon a gross density calculation*, the maximum number of units for this site is approximately: 137 dwelling units.

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

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

Discussion

Parcel/Area Characteristics

The site has frontage along Rimer Pond Road and Hard Scrabble Road. The site has a pond but is mostly undeveloped and wooded. There are no sidewalks or streetlights along this section of Rimer Pond Road or Hard Scrabble Road. The surrounding area is primarily characterized by residential uses and undeveloped parcels. North, east, south and west of the site are residences with a few undeveloped parcels.

Public Services

The Elders Pond fire station (station number 34) is located on Elders Pond Road, approximately 2.93 miles south of the subject parcel. There are no fire hydrants in the immediate area. Records indicate that the parcel is in the City of Columbia’s water service area and located in Palmetto Utilities sewer service area.

Being within a service area is not a guarantee that services are available to the parcel.

Plans & Policies

The 2015 Richland County Comprehensive Plan, **“PUTTING THE PIECES IN PLACE”**, designates this area as **Neighborhood (Medium-Density)**.

Land Use and Design

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

Desired Development Pattern

The primary use within this area is medium density residential neighborhoods designated to provide a mix of residential uses and densities within neighborhoods. Neighborhoods should be connected and be designated using traditional grid or modified grid designs. Non-residential

uses should be designed to be easily accessible to surrounding neighborhoods via multiple transportation modes.

Traffic Characteristics

The 2016 SCDOT traffic count (Station # 705) located west of the subject parcel on Rimer Pond Road identifies 4,700 Average Daily Trips (ADT's). Rimer Pond Road is classified as a two lane undivided collector road, maintained by SCDOT with a design capacity of 8,600 ADT's. This segment of Rimer Pond Road is currently operating at Level of Service (LOS) "B".

The 2016 SCDOT traffic count (Station # 436) located south of the subject parcel on Hard Scrabble Road identifies 6,300 Average Daily Trips (ADT's). Hard Scrabble Road is classified as a two lane undivided collector road, maintained by SCDOT with a design capacity of 8,600 ADT's. This segment of Longtown Road East is currently operating at Level of Service (LOS) "B".

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

This section of Hard Scrabble Road is scheduled for widening from two to four travel lanes with a center merge/turn lane. The project will extend from Farrow Road to Kelly Mill Road/Rimer Pond Road. Sidewalks, bicycle lanes, and intersection improvements are included. This project is being managed by the South Carolina Department of Transportation (SCDOT). The intersection of Kelly Mill, Hard Scrabble Road and Rimer Pond Road has been identified for improvements to be completed with the road widening.

Conclusion

The proposed rezoning would be consistent with the objectives outlined in the Comprehensive Plan. The proposed residential district is in character with the land uses and desired development pattern recommended in the 2015 Comprehensive Plan.

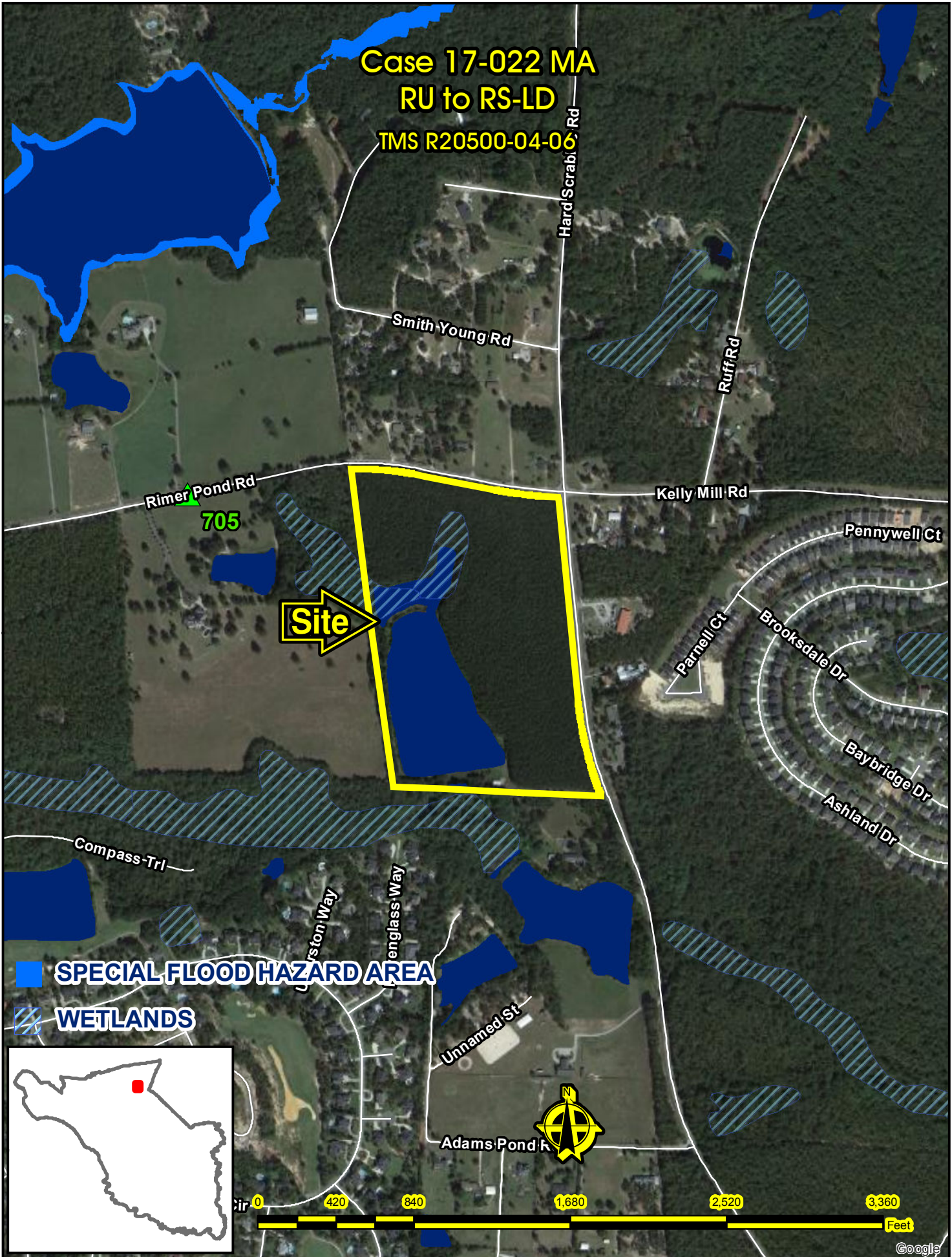
Further, approval of the rezoning request would be in character with the existing residential development patterns and zoning districts along this section of Rimer Pond Road and Hard Scrabble Road.

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

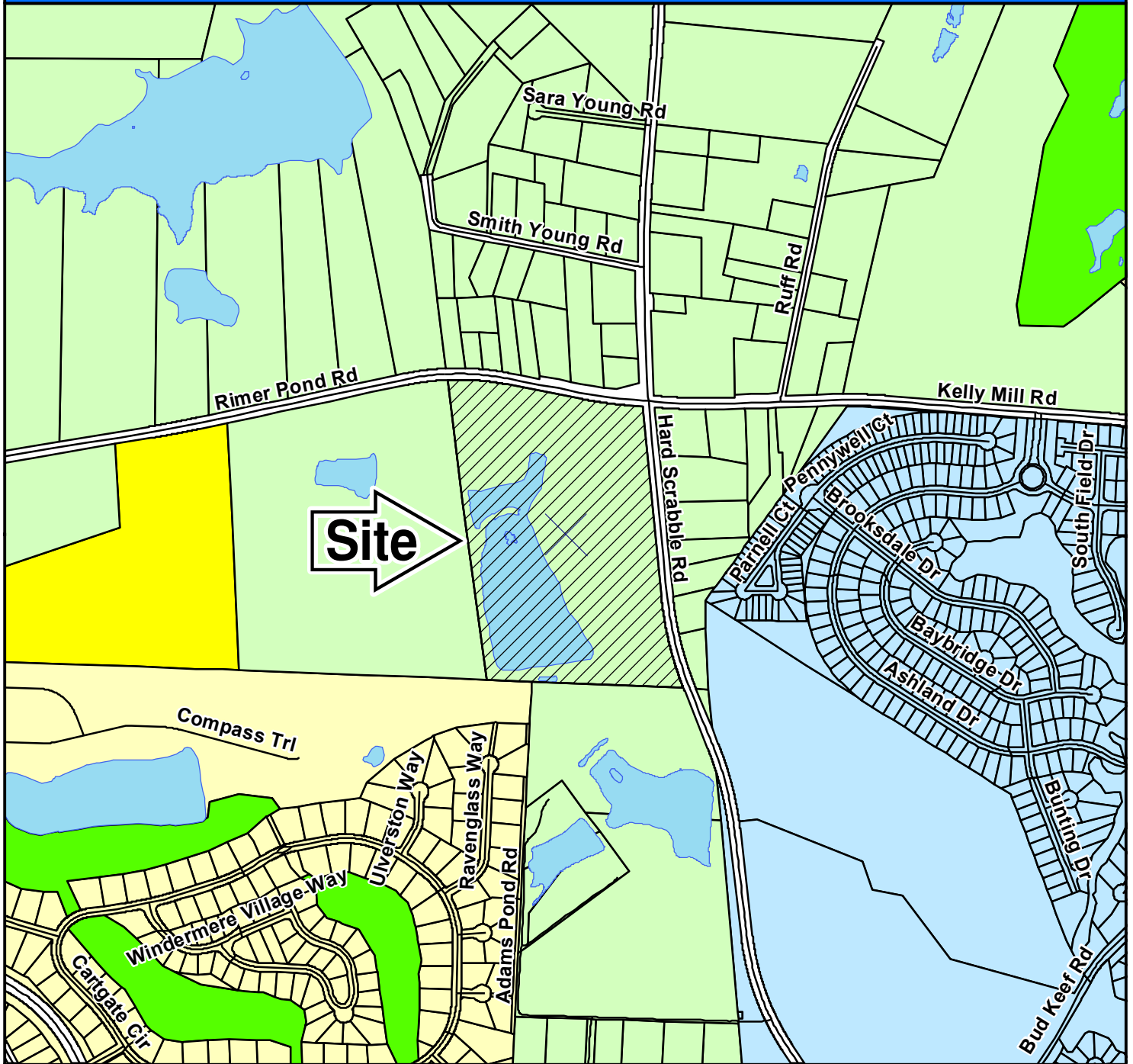
Planning Commission Action

At their **October 2, 2017** meeting, the Richland County Planning Commission **agreed** with the PSDS recommendation and recommends the County Council **approve** the proposed amendment for RC Project # **17-022 MA**.



























Case 17-022 MA
RU to RS-LD
TMS R20500-04-06



Case 17-022 MA RU to RS-LD



ZONING CLASSIFICATIONS

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



NORTHEAST PLANNING AREA

FUTURE LAND USE & PRIORITY INVESTMENT AREAS



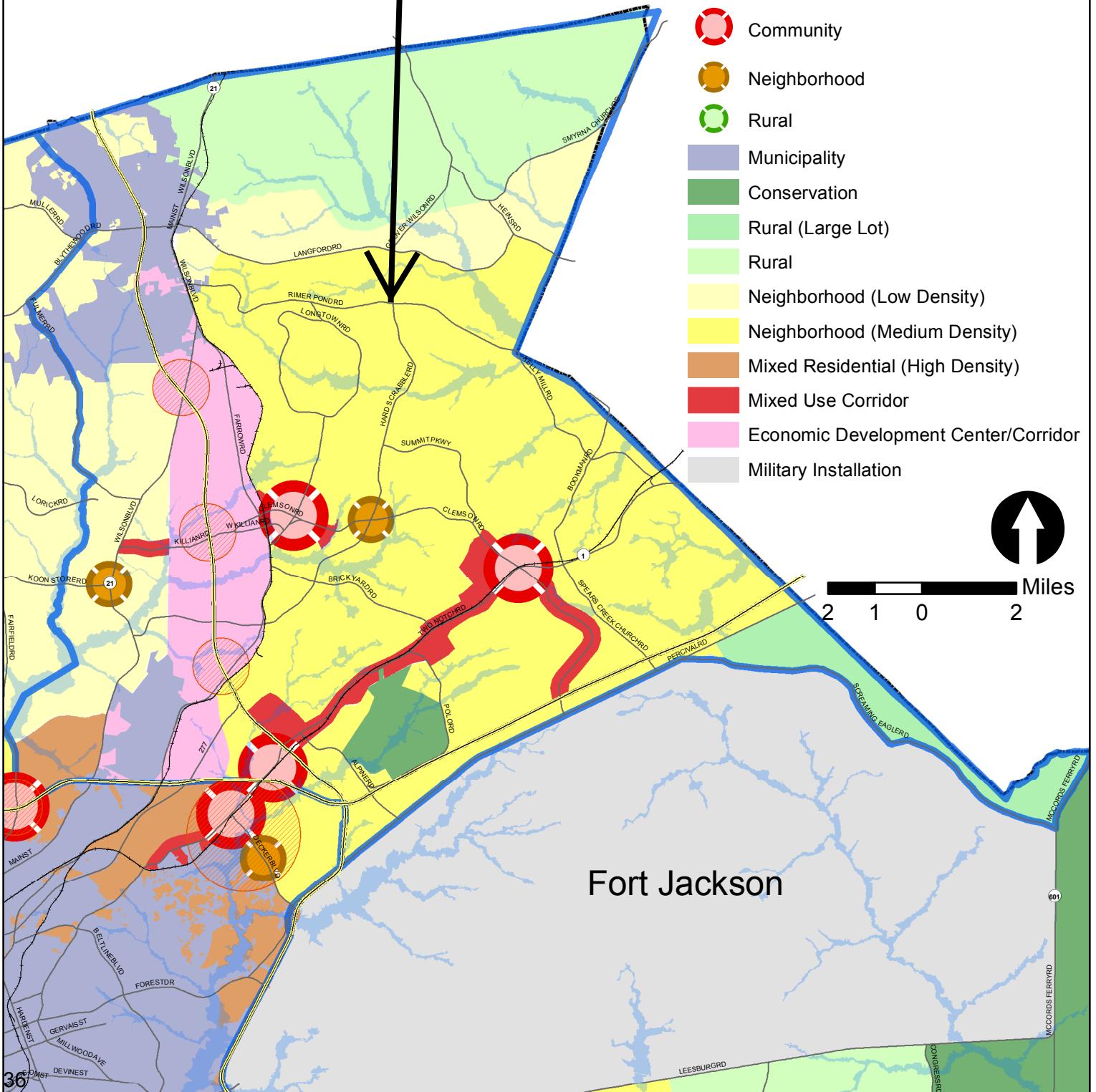
For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

Adopted March 17, 2015

**Hard Scrabble Rd
17-022MA**

Legend

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



Fort Jackson



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: October 2nd, 2017
RC PROJECT: 17-023 MA
APPLICANT: Andy Gandolfo

LOCATION: 915 Skyland Drive

TAX MAP NUMBER: R07313-01-03
ACREAGE: 1.4 acres
EXISTING ZONING: RS-LD
PROPOSED ZONING: GC

ZPH SIGN POSTING: October 9, 2017

Staff Recommendation

Approval

Background

Zoning History

The original zoning as adopted September 7, 1977 was RS-1 District. With the adoption of the 2005 Land Development Code the RS-1 District was designated Residential Single-Family Low Density District (RS-LD).

Zoning District Summary

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

No minimum lot area, except as required by DHEC. The maximum allowed density for residential uses is sixteen (22) dwelling units per acre.

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

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

Direction	Existing Zoning	Use
<u>North:</u>	RS-LD	Undeveloped
<u>South:</u>	RS-LD	Place of Worship
<u>East:</u>	RG-2/RG-2(City of Cola)	Multi-family/Multi-family
<u>West:</u>	C-3(City of Cola)	Automobile sales New & Used

Discussion

Parcel/Area Characteristics

The parcel has frontage along Skyland Drive. The parcel is undeveloped. Skyland Drive is a two-lane local road without sidewalks or street lamps along this section. The immediate area is primarily characterized by residential uses east of the site with commercial uses, fronting on Greystone Boulevard, west of the site. South of the site is a place of worship. North of the site is undeveloped.

Public Services

The subject parcel is within the boundaries of Richland School District Two. The H.B. Rhame Elementary School and the Saint Andrews Middle School is located .82 miles northwest of the subject parcel on Bluefield Drive. Records indicate that the parcel is within the City of Columbia's water and sewer service area.

There is a fire hydrant located west of the site. The Saint Andrews fire station (station number 6) is located on Briargate Circle, approximately 1.98 miles northwest of the subject parcel.

Being within a service area is not a guarantee that services are available to the parcels.

Plans & Policies

The 2015 Richland County Comprehensive Plan, "***PUTTING THE PIECES IN PLACE***", designates this area as ***Mixed Residential (High-Density)***.

Land Use and Character

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

Desired Development Pattern

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

Traffic Characteristics

The 2016 SCDOT traffic count (Station #299) located west of the subject parcel on Greystone Boulevard identifies 14,300 Average Daily Trips (ADT's). Greystone Boulevard is classified as a five lane undivided minor arterial, maintained by SCDOT with a design capacity of 10,800 ADT's. Greystone Boulevard is currently operating at Level of Service (LOS) "E".

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

Conclusion

In principle, staff recommends approval of this proposed zoning request due to its consistency with the objectives outlined in the Comprehensive Plan. According to the Comprehensive Plan, parcels within the Mixed Residential (High-Density) should provide for a mix of zoning districts and uses.

However, the request can be viewed as being inconsistent with the character of the existing residential development pattern and zoning districts along Skyland Drive. The existing commercial parcels west of the site have frontage along Greystone Boulevard with no access to Skyland Drive. The request can also be viewed as an encroachment into the residential zoning districts on Skyland Drive.

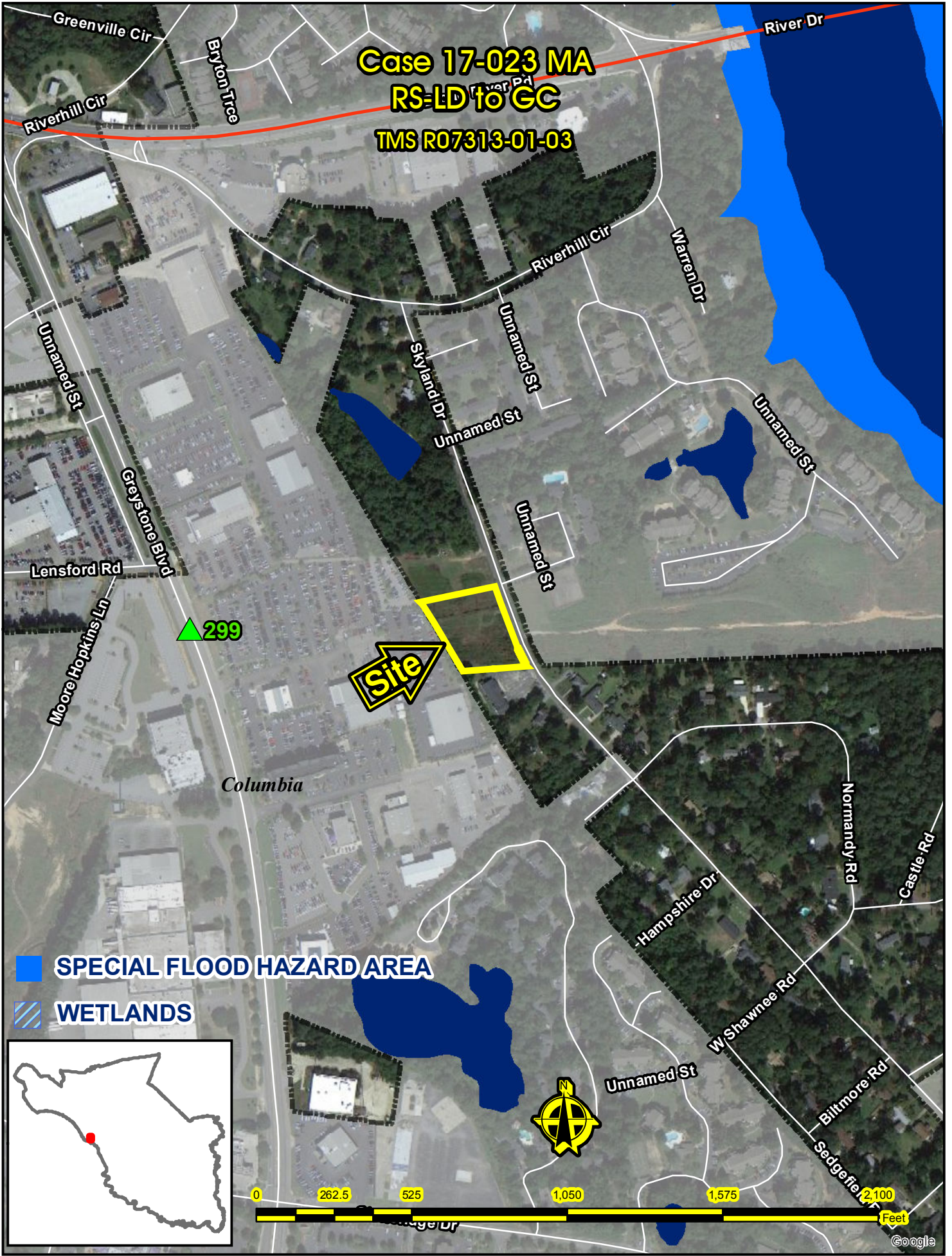
Planning Commission Action

At their **October 2, 2017** meeting, the Richland County Planning Commission **disagreed** with the PDSD recommendation for the following reasons:

- The request is out of character with the neighborhood.
- The request could be considered leaching/encroaching.

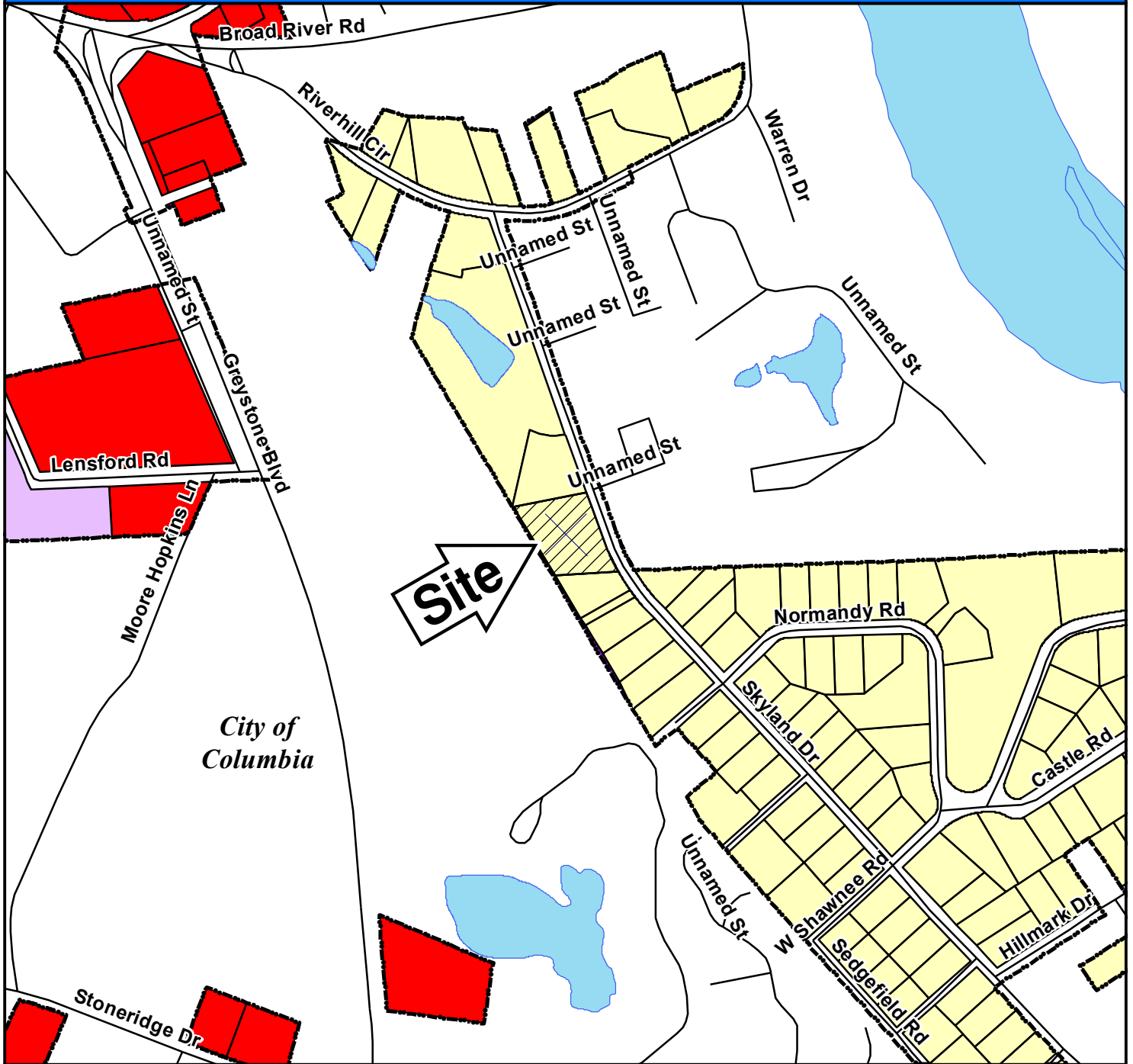
The PC recommends the County Council **disapprove** the proposed Amendment for **RC Project # 17-023 MA**.

Case 17-023 MA
RS-LD to GC
TMS R07313-01-03



Case 17-023 MA

RS-LD to GC



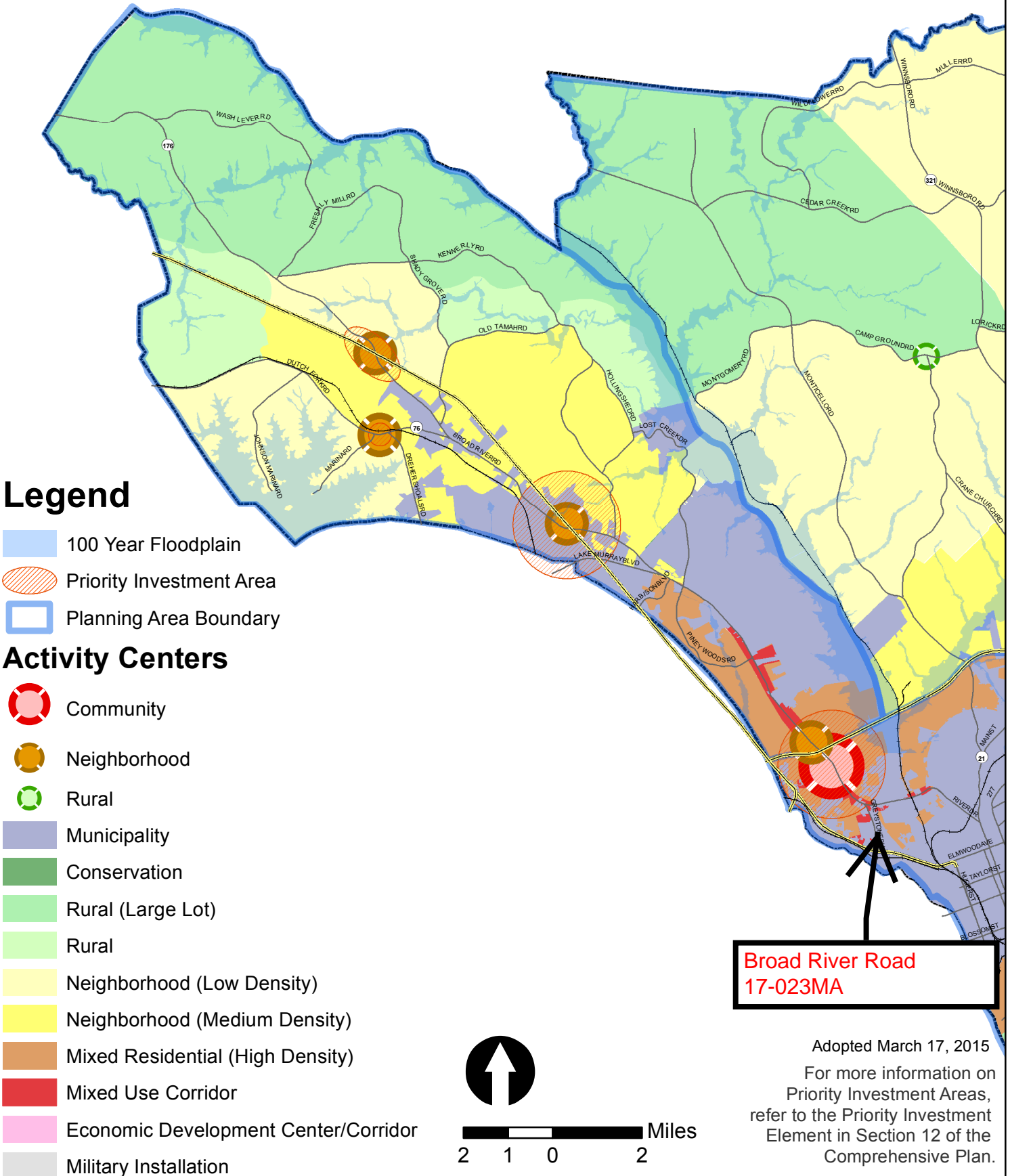
ZONING CLASSIFICATIONS

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



NORTHWEST PLANNING AREA

FUTURE LAND USE & PRIORITY INVESTMENT AREAS





Richland County Planning & Development Services Department

Map Amendment Staff Report

PC MEETING DATE: October 2nd, 2017
RC PROJECT: 17-024 MA
APPLICANT: Inga Brooks

LOCATION: 4120 Bluff Road

TAX MAP NUMBER: R13509-02-36, 37 & 38
ACREAGE: (1.01 acres total)
EXISTING ZONING: RS-HD & NC
PROPOSED ZONING: GC

ZPH SIGN POSTING: October 9, 2017

Staff Recommendation

Approval

Background

Zoning History

The original zoning as adopted September 7, 1977 was RS-3 District. Two of the parcels were rezoned from RS-3 to C-2 under case number 85-079MA. With the adoption of the 2005 Land Development Code the C-2 District was designated Neighborhood Commercial District (NC).

Zoning History for the General Area

An Office and Institutional District (OI) parcel northwest of the site with frontage along Atlas Road was rezoned from Residential Single-Family High Density District (RS-HD) to Office and Institutional District (OI) under case number 96-048MA.

An Office and Institutional District (OI) parcel west of the site with frontage along Bluff Road was rezoned from Residential Single-Family High Density District (RS-HD) to Office and Institutional District (OI) under case number 99-013MA.

The General Commercial District (GC) parcels northwest of the site with frontage along Bluff Road and Atlas Road were rezoned from Development District (D-1) to General Commercial District (GC) under case number 92-020MA.

Zoning District Summary

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

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

Based upon a gross density calculation, the maximum number of units for this site is approximately: 16 dwelling units*.

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

Direction	Existing Zoning	Use
<u>North:</u>	RS-HD	Undeveloped
<u>South:</u>	M-1/M-1	Undeveloped/Restaurant
<u>East:</u>	RS-HD	Residence
<u>West:</u>	RS-HD	Undeveloped

Discussion

Parcel/Area Characteristics

The parcels contain frontage along Bluff Road. The parcels are undeveloped. Bluff Road is a five-lane Principal Arterial road with sidewalks and street lamps along this section. The immediate area is primarily characterized by residential uses east and north of the site with a mix of undeveloped parcels along this section of Bluff Road. South of the site is an undeveloped property and a restaurant. The parcels are also located within Priority Investment Area.

Public Services

The subject parcels are within the boundaries of Richland School District One. The Mill Creek Elementary School is located 3.5 miles northeast of the subject parcels on Universal Drive. Records indicate that the parcels are within the City of Columbia’s water and sewer service area. There are no fire hydrants located along this section of Bluff Road. The Industrial Park fire station (station number 3) is located on The Boulevard, approximately .81 miles northwest of the subject parcels.

Being within a service area is not a guarantee that services are available to the parcels.

Plans & Policies

The 2015 Richland County Comprehensive Plan, ***“PUTTING THE PIECES IN PLACE”***, designates this area as ***Economic Development Center/Corridor***.

Land Use and Character

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

Desired Development Pattern

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

Traffic Characteristics

The 2016 SCDOT traffic count (Station #239) located south of the subject parcel on Bluff Road identifies 11,400 Average Daily Trips (ADT's). Bluff Road is classified as a five lane undivided minor arterial, maintained by SCDOT with a design capacity of 33,600 ADT's. Bluff Road is currently operating at Level of Service (LOS) “A”.

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

Conclusion

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

According to the Comprehensive Plan, parcels within the Economic Development Center/Corridor should provide for a mix of zoning districts and uses. The parcels have frontage along a principal arterial and are located within a designated Priority Investment Area.

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

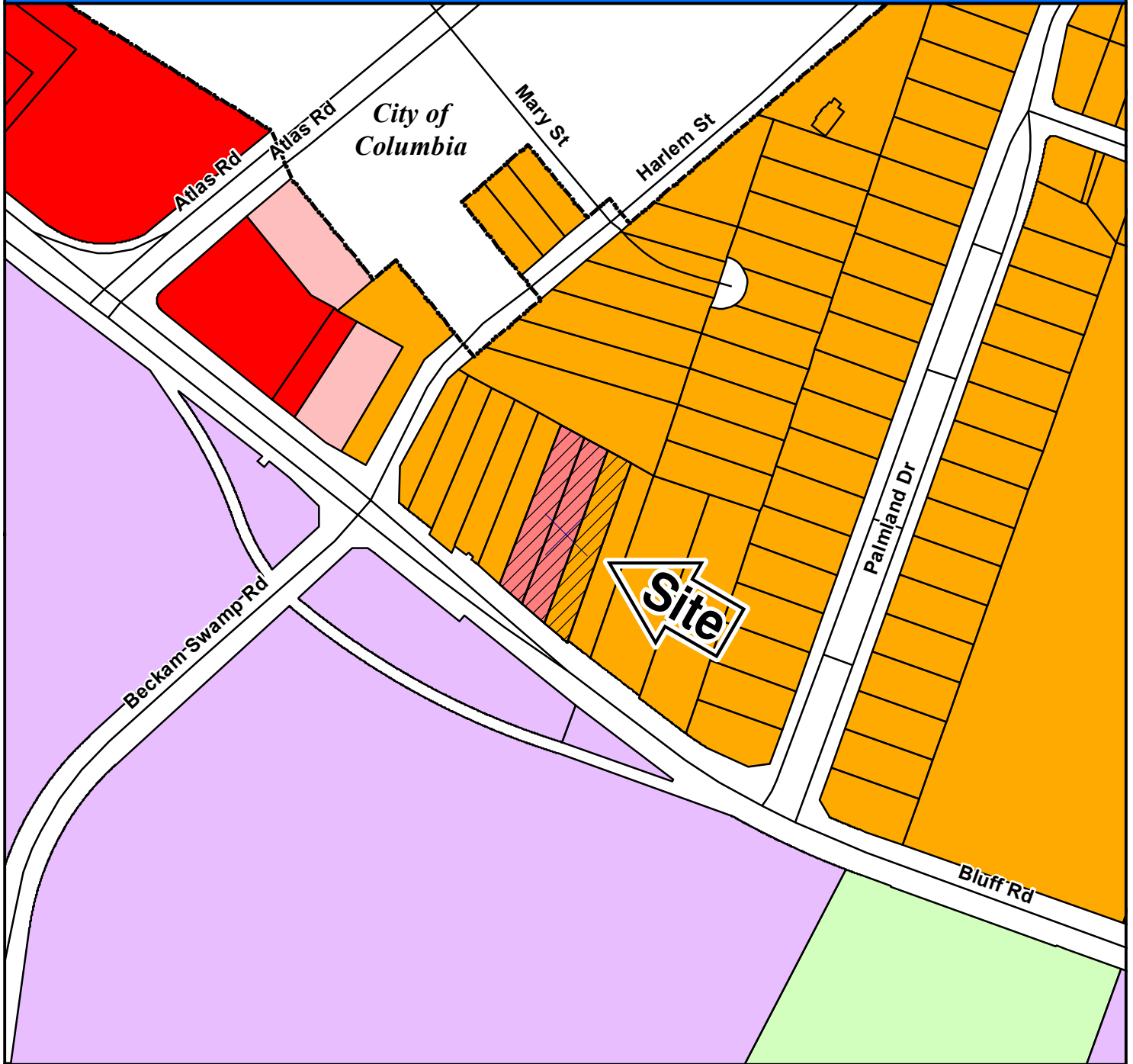
Planning Commission Action

At their **October 2, 2017** meeting, the Richland County Planning Commission **agreed** with the PDSR recommendation and recommends the County Council **approve** the proposed amendment for RC Project # **17-024 MA**.

Case 17-024 MA
RS-HD & NC to GC
TMS R13509-02-36, 37 & 38



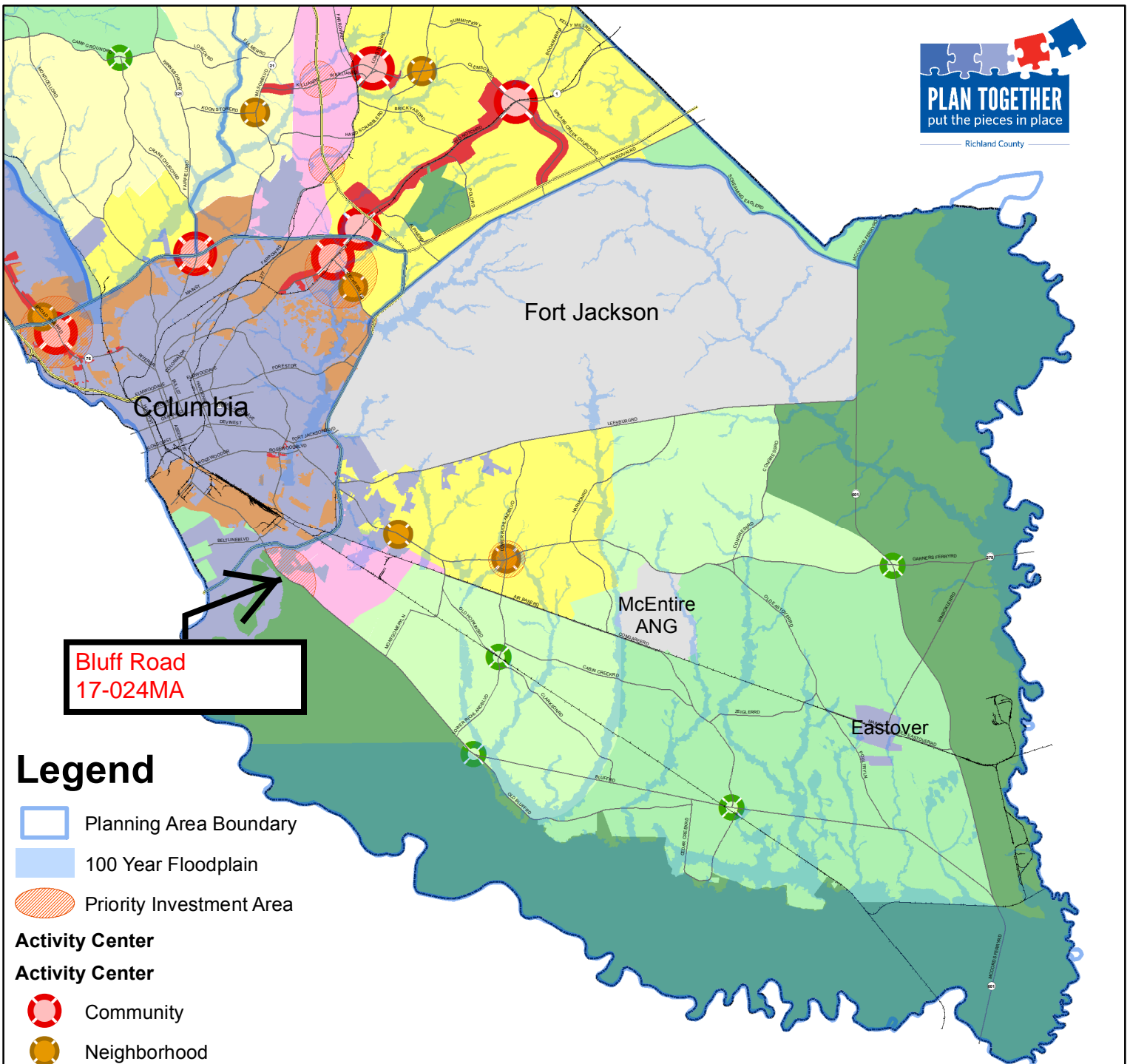
Case 17-024 MA RS-HD & NC to GC



ZONING CLASSIFICATIONS

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





Legend

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

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

FUTURE LAND USE & PRIORITY INVESTMENT AREAS

SOUTHEAST PLANNING AREA



Adopted March 17, 2015





**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: October 2nd, 2017
RC PROJECT: 17-027 MA
APPLICANT: Robert Beckham Jr.

LOCATION: 1304 Peace Haven Road

TAX MAP NUMBER: R01507-02-05
ACREAGE: 3.23 acres
EXISTING ZONING: PDD
PROPOSED ZONING: RU

ZPH SIGN POSTING: October 9, 2017

Staff Recommendation

Approval

Background

Zoning History

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

The subject parcel was rezoned to Planned Development District in 2006 under case number 06-39MA (ordinance number 095-06HR).

Zoning History for the General Area

The GC parcel southeast of the site was rezoned from Rural District (RU) to General Commercial District (GC) under case number 11-011MA (Ordinance number 053-11HR).

A portion of the Edenbrook subdivision (19.31 acres) south of the subject parcel was rezoned from Rural District (RU) to Residential Single Family Medium Density District (RS-MD) under case number 05-114MA (Ordinance No. 016-06HR). The second portion of the Edenbrook subdivision was rezoned from Neighborhood Commercial District (NC) to RS-MD under case number 12-008MA.

The General Commercial District (GC) parcel to the east of the subject parcel was rezoned from Rural District (RU) under case number 06-19MA (Ordinance No. 062-06HR).

Southeast of the subject parcel is the residential subdivision Foxport. The Foxport subdivision was rezoned from RU District (RU) to Planned Development District (PDD) under case number 03-36MA (Ordinance No. 013-03HR).

Zoning District Summary

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

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

Direction	Existing Zoning	Use
<u>North:</u>	RU	Residence
<u>South:</u>	R.R. R-O-W/RU	Boat Repair (non-conforming)
<u>East:</u>	RU	Undeveloped
<u>West:</u>	RU	Residence

Discussion

Parcel/Area Characteristics

The site has access along Peace Haven Road. Peace Haven Road is a two-lane undivided collector without sidewalks and streetlights. The immediate area is primarily characterized by residential uses and zoning districts north, east and west of the subject site. Located north and west of the site are residences and south of the site is railroad R-O-W. East of the site is undeveloped.

The current PDD zoning allows for heavy equipment storage (no more than eight pieces of heavy equipment at one time), the existing metal building (5,030 square feet), a 907 square foot office trailer and an additional 1,200 square foot storage shed. The hours of operation are also restricted to 6:00am and 8:00pm with heavy equipment movement/transportation being restricted during the school year until 8:00am.

Public Services

The subject parcel is within the boundaries of Lexington/Richland School District Five. Lake Murray Elementary School is located .59 miles south of the subject parcel on Three Dog Road. Records indicate that the parcel is in the City of Columbia's water service area and is in within Richland County's sewer service area. There are no fire hydrants located along this section of Peace Haven Road. The Dutch Fork/Ballentine fire station (station number 20) is located on Broad River Road, approximately 4.23 miles east of the subject parcel.

Being within a service area is not a guarantee that services are available to the parcel.

Plans & Policies

The 2015 Richland County Comprehensive Plan, "***PUTTING THE PIECES IN PLACE***", designates this area as ***Rural***.

Land Use and Design

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

Desired Development Pattern

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

Traffic Characteristics

The 2016 SCDOT traffic count (Station #144) located east of the subject parcel on Dutch Fork Road identifies 12,200 Average Daily Trips (ADT's). Dutch Fork Road is classified as a two lane undivided minor arterial road, maintained by SCDOT with a design capacity of 10,800 ADT's. This portion of Dutch Fork Road is currently operating at Level of Service (LOS) "D".

There are no planned or programmed improvements for this section of Dutch Road through the County Penny Sales Tax program. However, a 3.12 mile section of Dutch Fork Road from Twin Gates Road to Three Dog Road, just west of the subject parcel, has been identified for road widening in the 2035 COATS Long Range Transportation Plan.

Conclusion

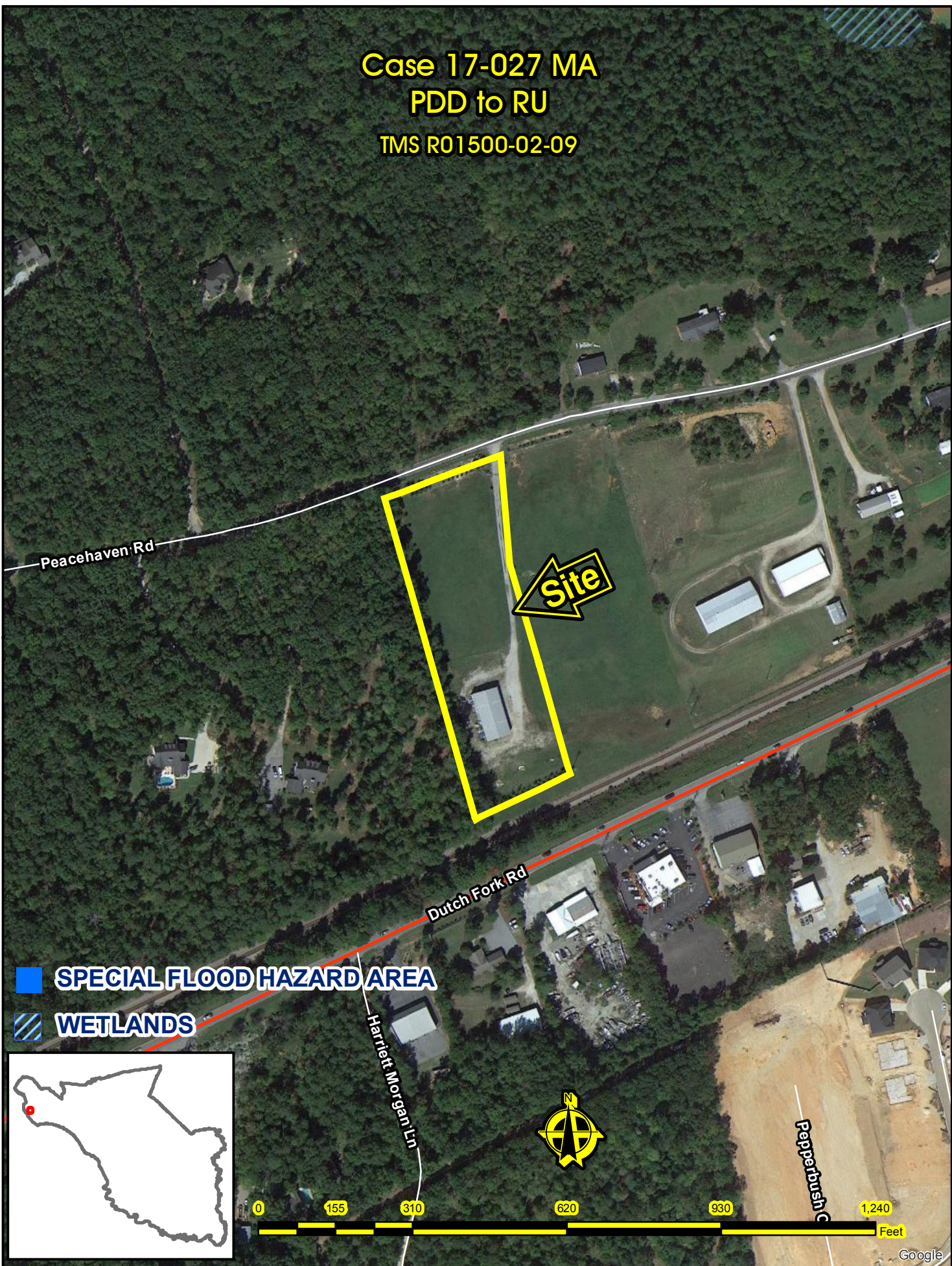
Staff is of the opinion that the proposed rezoning is consistent with the objectives outlined in the Comprehensive Plan. Approval of the requested zoning is not out of character with the existing zoning districts and uses in the area.

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

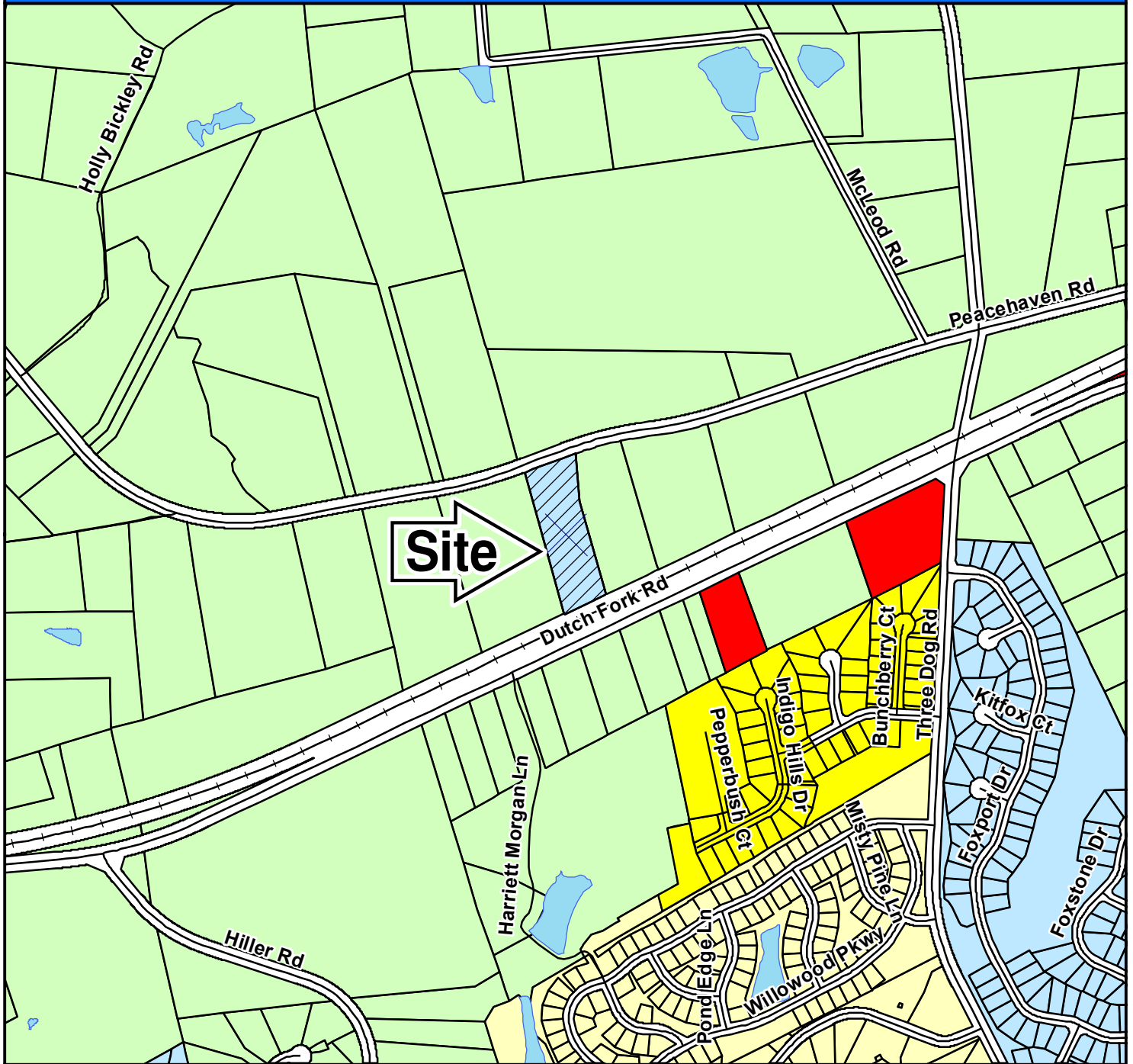
Planning Commission Action

At their **October 2, 2017** meeting, the Richland County Planning Commission **agreed** with the PSDS recommendation and recommends the County Council **approve** the proposed amendment for RC Project # **17-027 MA**.

Case 17-027 MA
PDD to RU
TMS R01500-02-09



Case 17-027 MA PDD to RU



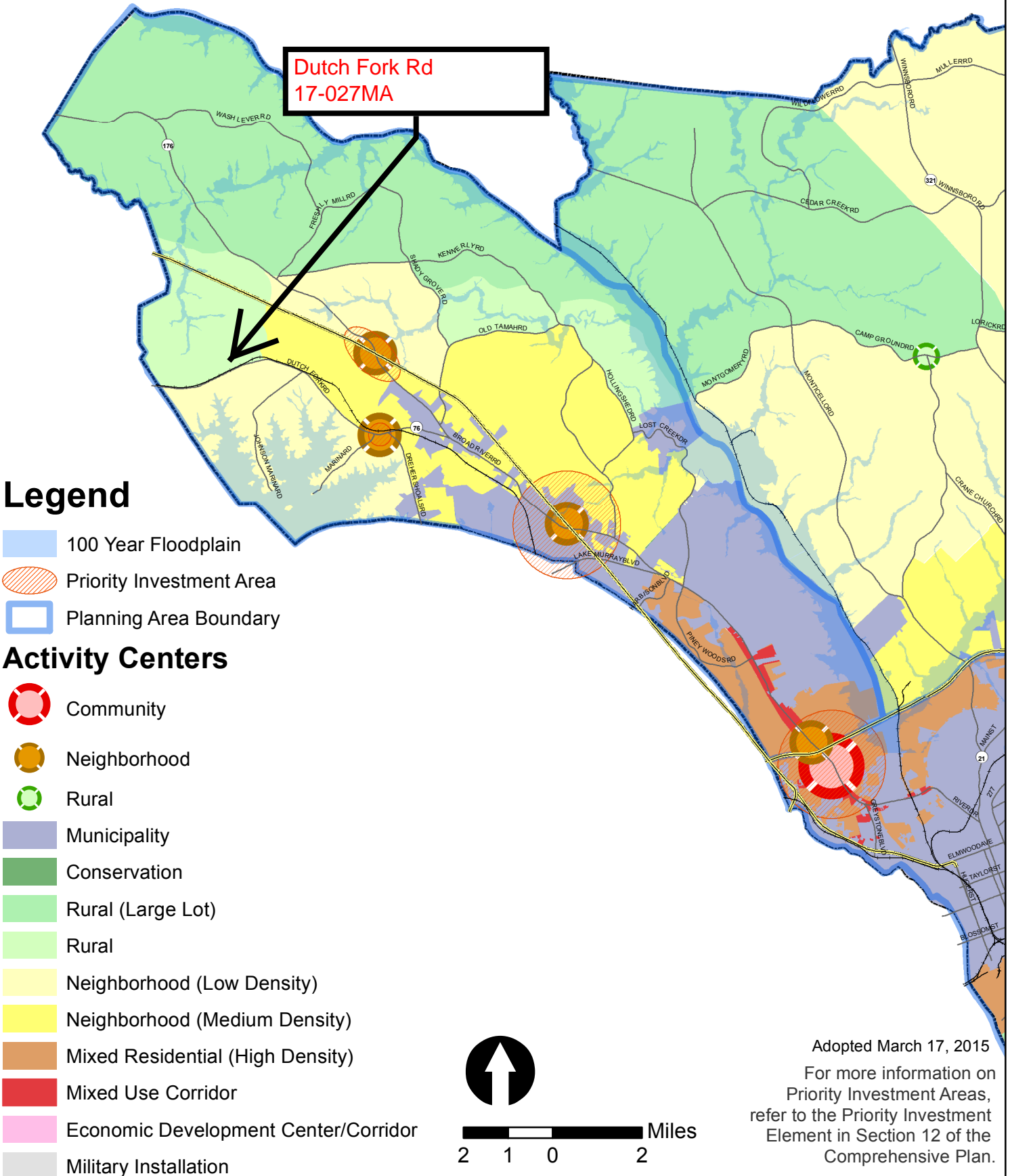
ZONING CLASSIFICATIONS

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



NORTHWEST PLANNING AREA

FUTURE LAND USE & PRIORITY INVESTMENT AREAS



Adopted March 17, 2015
 For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: October 2nd, 2017
RC PROJECT: 17-030 MA
APPLICANT: Thomas O. Milliken

LOCATION: Legrand Road

TAX MAP NUMBER: R17110-02-02, 03, 05 R17113-01-19, R17113-09-02,
R17114-01-10, 11, 13, R17109-04-01

ACREAGE: 50.54 acres
EXISTING ZONING: RU and OI
PROPOSED ZONING: GC

ZPH SIGN POSTING: October 9, 2017

Staff Recommendation

Approval

Background

Zoning History

The original zoning as adopted September 7, 1977 was D-1 Development District (D-1). With the adoption of the 2005 Land Development Code the D-1 District was designated Rural District (RU).

The original zoning as adopted September 7, 1977 for parcel R17113-09-02 was Office and Institutional District (C-1). With the adoption of the 2005 Land Development Code the C-1 District was designated the Office and Institutional District (OI).

Zoning History for the General Area

A parcel north west of the site was rezoned from RM-MD to General Commercial Density (GC) District under case number 95-015MA).

Zoning District Summary

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

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

Based upon a gross density calculation, the maximum number of units for this site is approximately: 808 dwelling units*.

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

Direction	Existing Zoning	Use
<u>North:</u>	RU/RU &RM-HD	Undeveloped / Undeveloped
<u>South:</u>	OI/GC	Office uses/ Undeveloped
<u>East:</u>	GC/GC/GC	Multi-family/ Undeveloped/ Offices
<u>West:</u>	RS-LD/RM-HD	Single-family/ Undeveloped

Discussion

Parcel/Area Characteristics

One of the parcels has frontage along Legrand Road. The subject parcels are wooded and undeveloped. There are no sidewalks or streetlights along this section of Legrand Road. The surrounding area is primarily characterized by undeveloped parcels north of the site. East of the site are multi-family and commercial uses. South of the site are office and residential uses. West of the site is a mix of institutional uses, residences and undeveloped parcels.

Public Services

The Jackson Creek fire station (station number 32) is located on Two Notch Road, approximately 1.02 miles north east of the subject parcel. There are fire hydrants located along Legrand Road. Records indicate that the parcel is in the City of Columbia’s water service area and located in East Richland County’s Public Service District sewer service area.

Being within a service area is not a guarantee that services are available to the parcel.

Plans & Policies

The 2015 Richland County Comprehensive Plan, **“PUTTING THE PIECES IN PLACE”**, designates this area as **Mixed Use Corridor**.

Land Use and Design

Areas include established commercial, office, and medium-density residential developments located along principal arterial roads, and exclude established single-family residential subdivisions that may be located in the corridor. Mixed-use corridor areas should provide a vertical and horizontal mix of suburban scale retail, commercial, office, high-density residential, and institutional land uses. Open spaces and parks are also important uses within Mixed-Use Corridors. These corridors are punctuated by higher intensity development located at “nodes” called Activity Centers where the highest density and integration of mixed uses occurs.

Desired Development Pattern

Suburban commercial corridors should be transformed over time from traditional strip commercial development to Mixed-Use Corridors connecting Activity Centers. Between Activity Centers, corridors should be redeveloped to convert single story, single use developments on individual lots to multi-story, mixed use formats that organize uses in a pedestrian-friendly format.

Traffic Characteristics

The 2016 SCDOT traffic count (Station # 745) located northwest of the subject parcel on Legrand Road identifies 1,150 Average Daily Trips (ADT's). Legrand Road is classified as a two lane undivided collector road, maintained by SCDOT with a design capacity of 8,600 ADT's. This segment of Legrand Road is currently operating at Level of Service (LOS) "A".

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

Conclusion

The proposed rezoning is consistent with the objectives outlined in the Comprehensive Plan. The proposed commercial district is in character with the land use and desired development pattern recommended in the 2015 Comprehensive Plan.

Further, approval of the rezoning request would be in character with the existing development patterns and zoning districts along this section of Legrand Road.

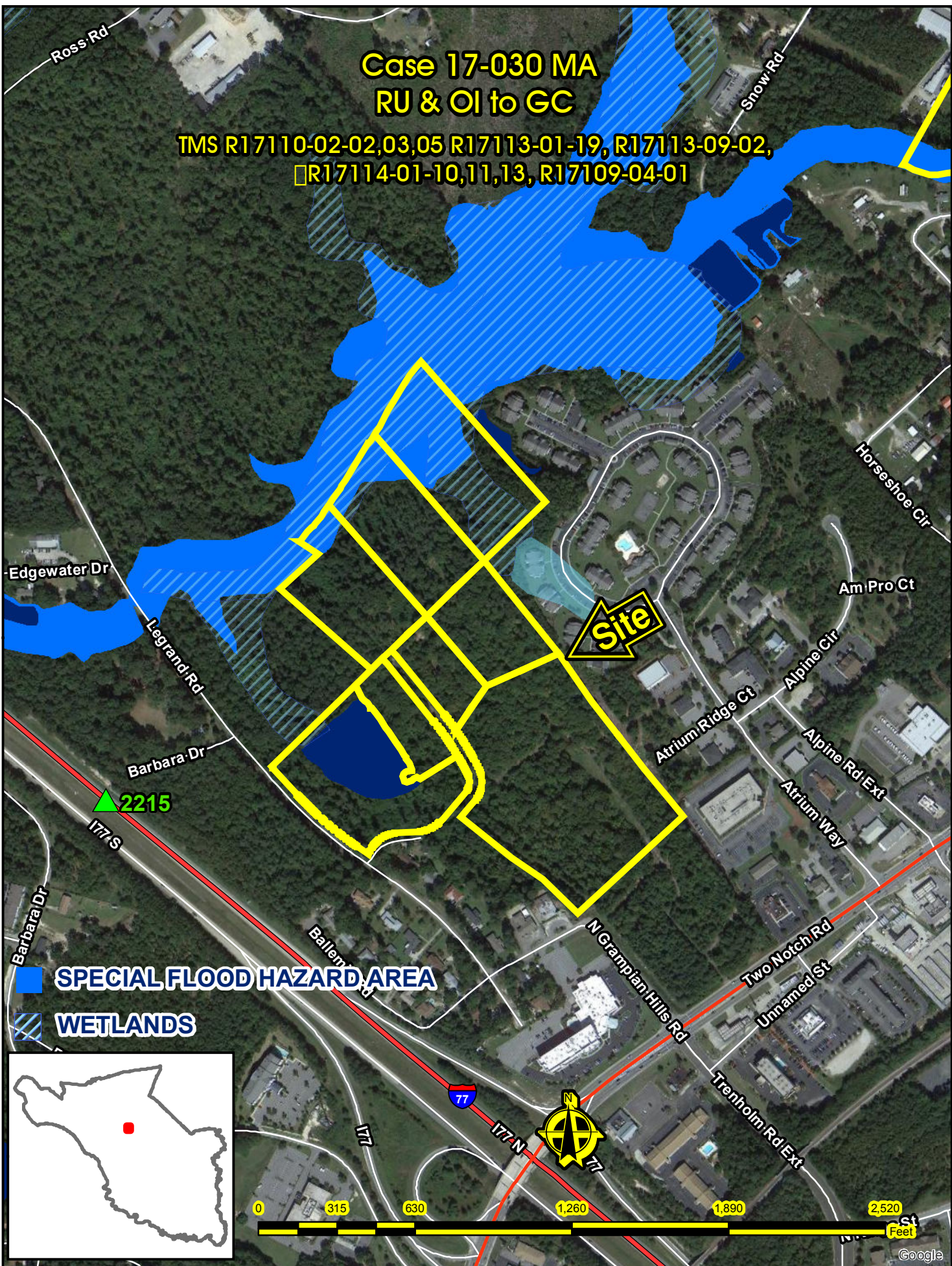
For these reasons, staff recommends **Approval** of this map amendment.

Planning Commission Action

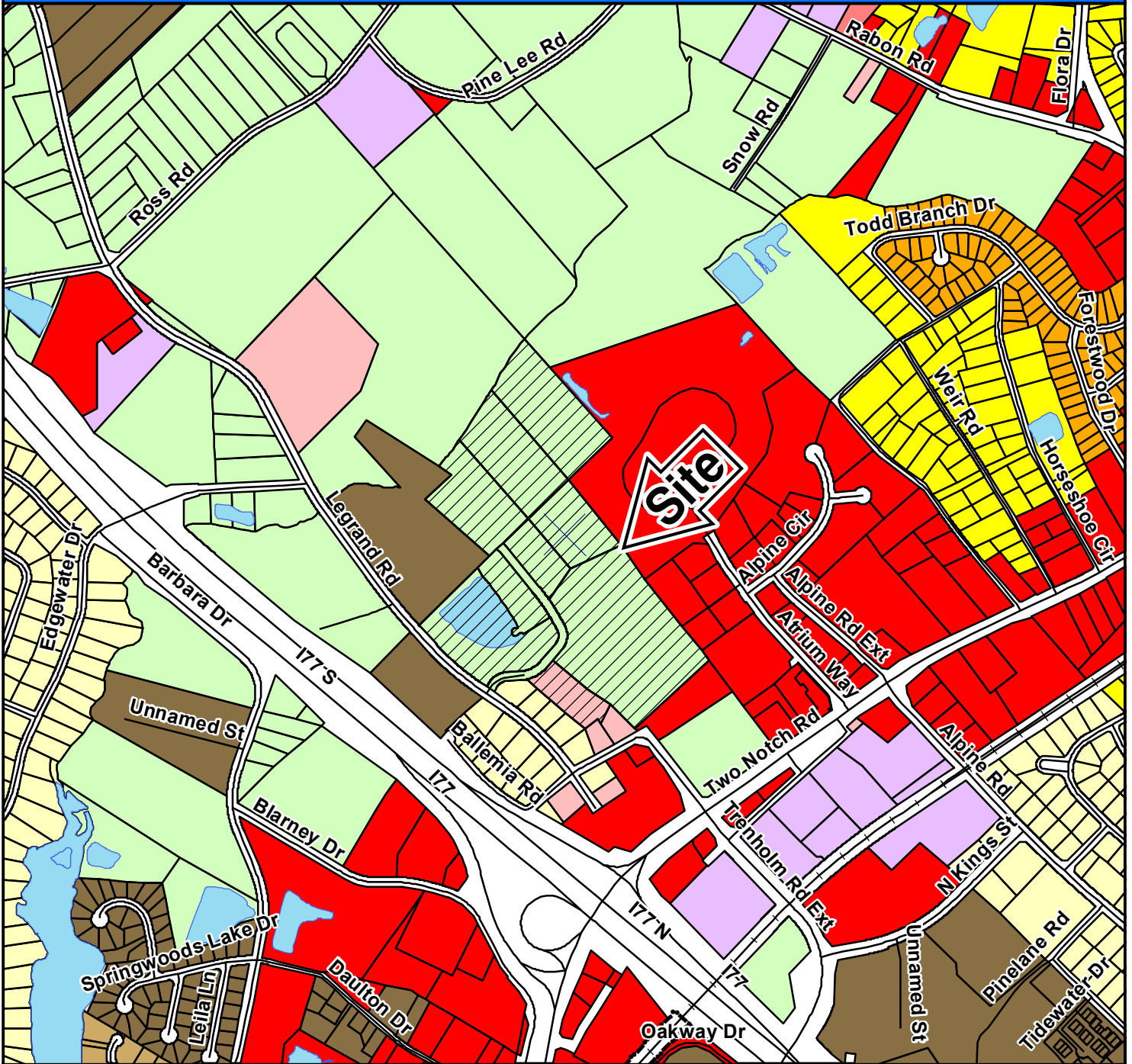
At their **October 2, 2017** meeting, the Richland County Planning Commission **agreed** with the PSDS recommendation and recommends the County Council **approve** the proposed amendment for RC Project # **17-030 MA**.

**Case 17-030 MA
RU & OI to GC**

**TMS R17110-02-02,03,05 R17113-01-19, R17113-09-02,
□R17114-01-10,11,13, R17109-04-01**



Case 17-030 MA RU & OI to GC



ZONING CLASSIFICATIONS

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



NORTHEAST PLANNING AREA

FUTURE LAND USE & PRIORITY INVESTMENT AREAS

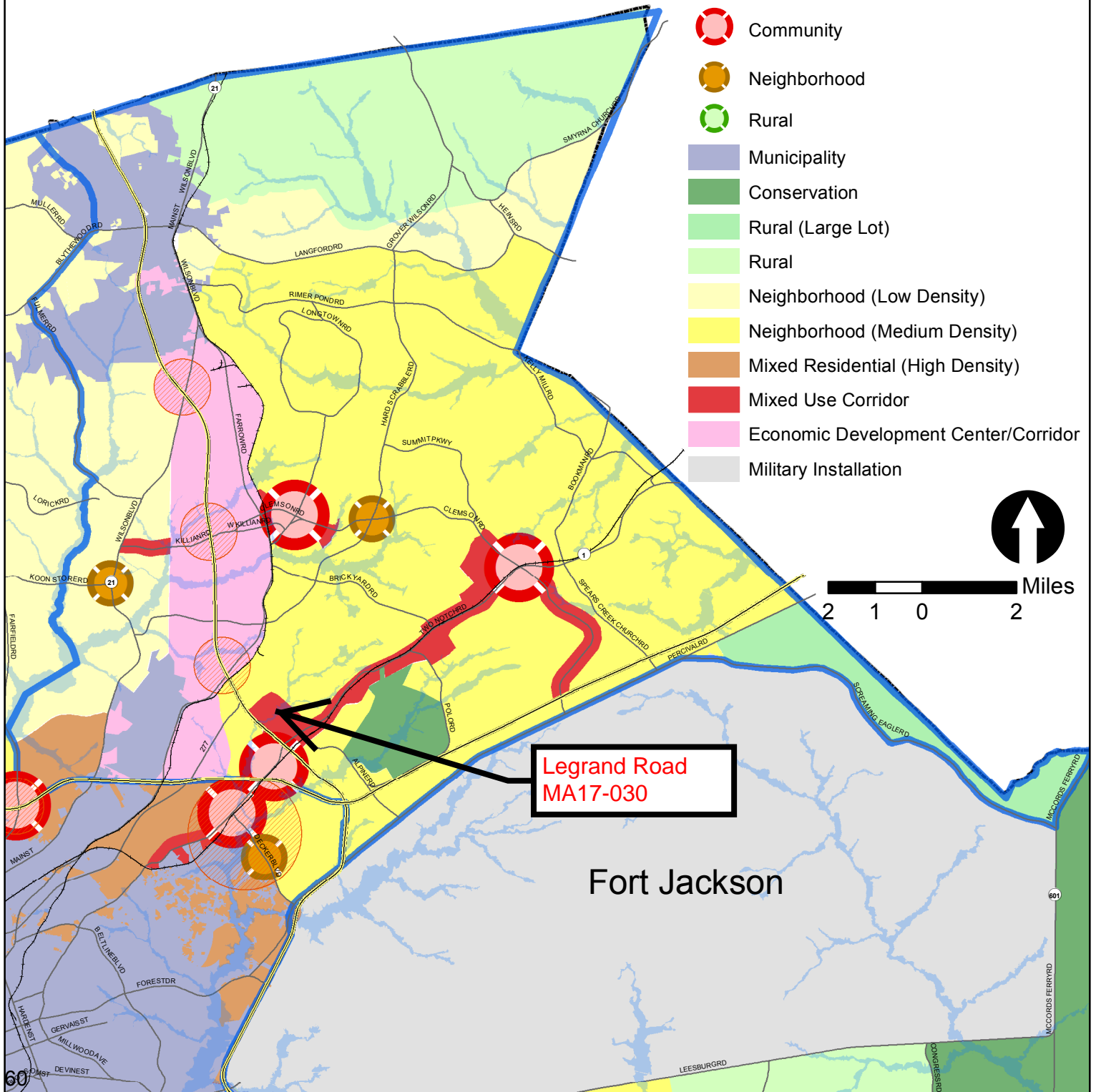


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

Adopted March 17, 2015

Legend

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



Fort Jackson



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: October 2nd, 2017
RC PROJECT: 17-031 MA
APPLICANT: Thomas O. Milliken

LOCATION: Legrand Road

TAX MAP NUMBER: R17110-02-01, R17111-02-01 & 04
ACREAGE: 72.6 acres
EXISTING ZONING: RU & OI
PROPOSED ZONING: RS-MD

ZPH SIGN POSTING: October 9, 2017

Staff Recommendation

Approval

Background

Zoning History

The original zoning as adopted September 7, 1977 was D-1 Development District. With the adoption of the 2005 Land Development Code the D-1 District was designated Rural District (RU).

A portion of parcel R17113-09-02 was rezoned from D-1 District to the Office and Institutional District (C-1) under ordinance number 1109-83HR (case number 83-054MA). With the adoption of the 2005 Land Development Code the C-1 District was designated the Office and Institutional District (OI).

Zoning History for the General Area

A parcel south west of the site was rezoned from RM-MD to General Commercial Density (GC) District under case number 95-015MA).

Zoning District Summary

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

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

Based upon a gross density calculation*, the maximum number of units for this site is approximately: 372 dwelling unit.

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

Direction	Existing Zoning	Use
<u>North:</u>	RU/M-1/RU	Undeveloped / ERCPSD Office/ Undeveloped
<u>South:</u>	RU/RU/ RM-MD	Undeveloped/ Place of Worship/ Undeveloped
<u>East:</u>	RU/RU/RU	Undeveloped parcels
<u>West:</u>	RU/GC	Undeveloped/Warehouse

Discussion

Parcel/Area Characteristics

One of the parcels has frontage along Legrand Road. One parcel also has frontage along Legrand Road and Ross Road. The subject parcels are wooded and undeveloped. There are no sidewalks or streetlights along this section of Legrand Road or Ross Road. The surrounding area is primarily characterized by undeveloped parcels.

Public Services

The Jackson Creek fire station (station number 32) is located on Two Notch Road, approximately 1.07 miles east of the subject parcel. There are fire hydrants located along Legrand Road. Records indicate that the parcel is in the City of Columbia’s water service area and located in East Richland County’s Public Service District sewer service area.

Being within a service area is not a guarantee that services are available to the parcel.

Plans & Policies

The 2015 Richland County Comprehensive Plan, ***“PUTTING THE PIECES IN PLACE”***, designates this area as ***Mixed Use Corridor***.

Land Use and Design

Areas include established commercial, office, and medium-density residential developments located along principal arterial roads, and exclude established single-family residential subdivisions that may be located in the corridor. Mixed-use corridor areas should provide a vertical and horizontal mix of suburban scale retail, commercial, office, high-density residential, and institutional land uses. Open spaces and parks are also important uses within Mixed-Use Corridors. These corridors are punctuated by higher intensity development located at “nodes” called Activity Centers where the highest density and integration of mixed uses occurs.

Desired Development Pattern

Suburban commercial corridors should be transformed over time from traditional strip commercial development to Mixed-Use Corridors connecting Activity Centers. Between Activity Centers, corridors should be redeveloped to convert single story, single use developments on individual lots to multi-story, mixed use formats that organize uses in a pedestrian-friendly format.

Traffic Characteristics

The 2016 SCDOT traffic count (Station # 745) located northwest of the subject parcel on Legrand Road identifies 1,150 Average Daily Trips (ADT's). Legrand Road is classified as a two lane undivided collector road, maintained by SCDOT with a design capacity of 8,600 ADT's. This segment of Legrand Road is currently operating at Level of Service (LOS) "A".

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

Conclusion

The proposed rezoning is consistent with the objectives outlined in the Comprehensive Plan. The proposed residential district is in character with the land use and desired development pattern recommended in the 2015 Comprehensive Plan.

Further, approval of the rezoning request would be in character with the existing residential development patterns and zoning districts along this section of Legrand Road.

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

Planning Commission Action

At their **October 2, 2017** meeting, the Richland County Planning Commission **agreed** with the PSDS recommendation and recommends the County Council **approve** the proposed amendment for RC Project # **17-031 MA**.

**Case 17-031 MA
RU & OI to RS-MD
TMS R17110-02-01, R17111-02-01 & 04**

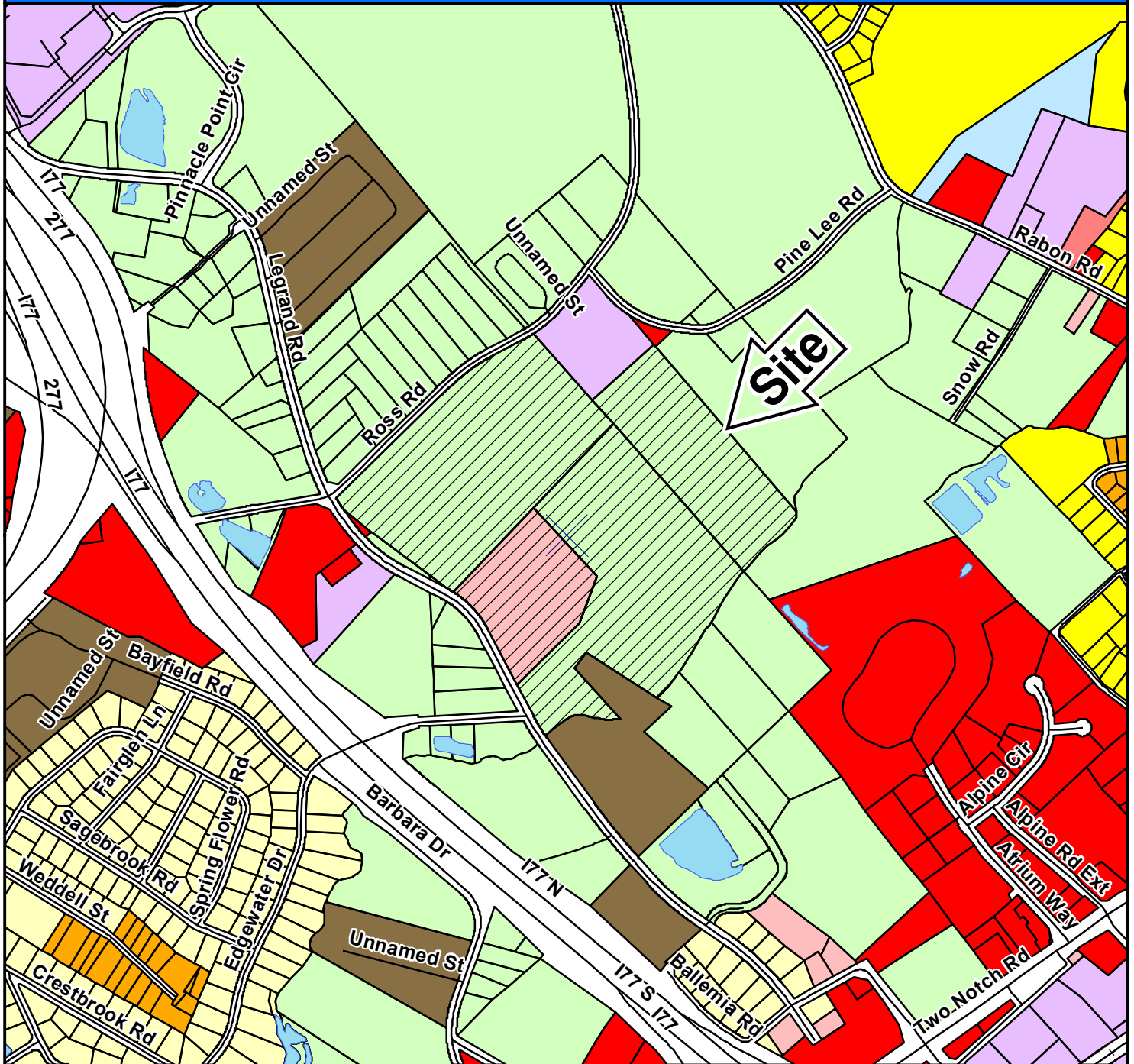
Site

SPECIAL FLOOD HAZARD AREA

WETLANDS



Case 17-031 MA RU & OI to RS-MD



ZONING CLASSIFICATIONS

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



NORTHEAST PLANNING AREA

FUTURE LAND USE & PRIORITY INVESTMENT AREAS

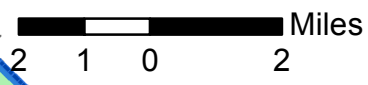
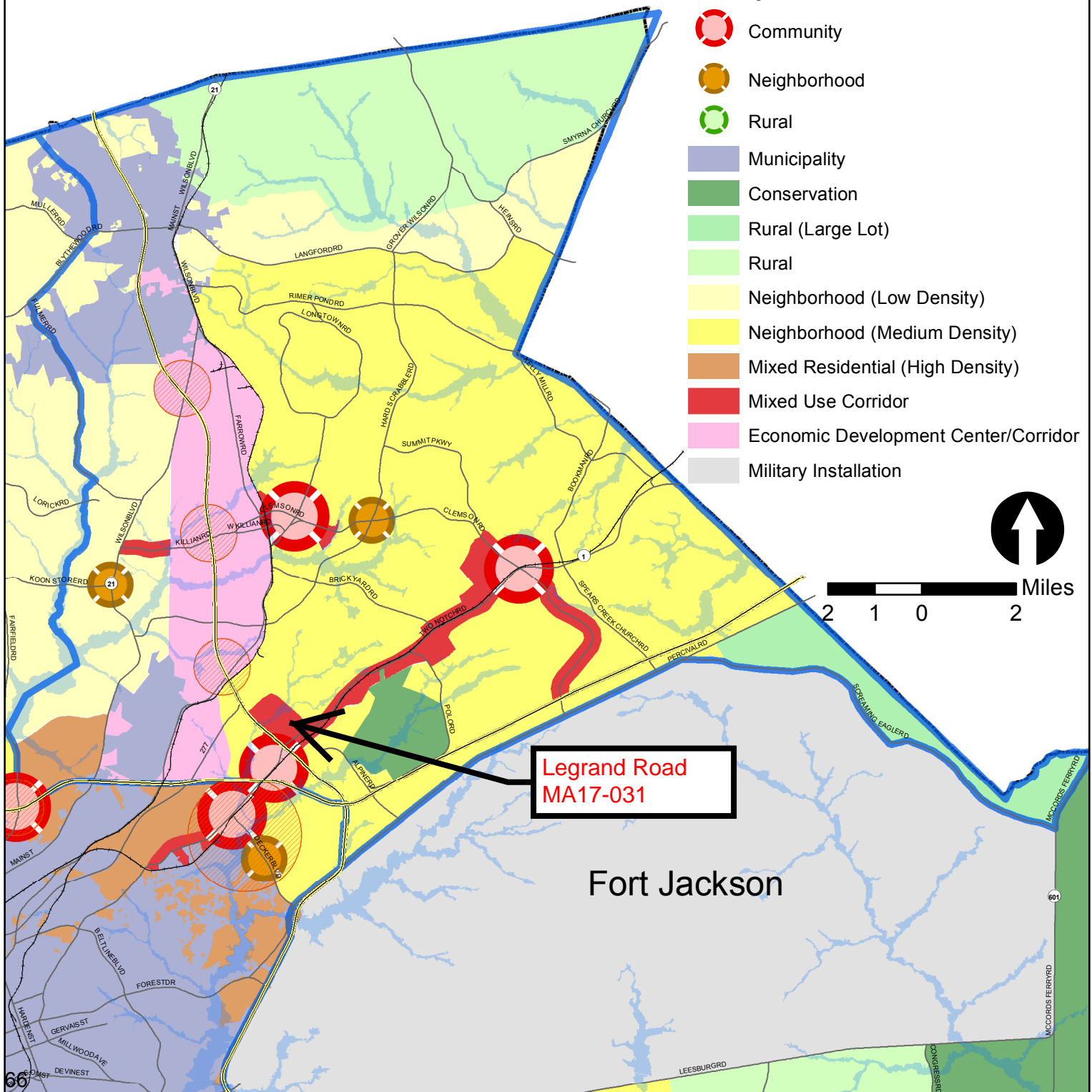


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

Adopted March 17, 2015

Legend

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



Fort Jackson

STATE OF SOUTH CAROLINA
COUNTY COUNCIL FOR RICHLAND COUNTY
ORDINANCE NO. ___-17HR

AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES; CHAPTER 26, LAND DEVELOPMENT; SO AS TO REMAIN IN COMPLIANCE WITH THE NATIONAL FLOOD INSURANCE PROGRAM UPON THE ADOPTION OF THE NEW FLOOD INSURANCE RATE MAP.

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

SECTION I. The Richland County Code of Ordinances, Chapter 26, Land Development; Article II, Rules of Construction/Definitions; Section 26-22, Definitions; “Existing manufactured home park or manufactured home subdivision (floodplain overlay district standards)” is hereby amended to read as follows:

Existing manufactured home park or manufactured home subdivision (floodplain overlay district standards). A manufactured home park or manufactured home subdivision for which the construction of facilities for servicing the lots on such manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of roads, and either final site grading or the pouring of concrete pads) is completed before ~~February 3, 1982~~ November 4, 1981, ~~which is the initial effective date of floodplain management regulations adopted by Richland County.~~

SECTION II. The Richland County Code of Ordinances, Chapter 26, Land Development; Article II, Rules of Construction/Definitions; Section 26-22, Definitions; “New manufactured home park or manufactured home subdivision” is hereby amended to read as follows:

New manufactured home park or new manufactured home subdivision. As referenced in the flood regulations, this term shall mean a manufactured home park or manufactured home subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of roads, and either final site grading or the pouring of concrete slabs) is completed on or after ~~February 3, 1982~~ November 4, 1981.

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

Recreational vehicle. A vehicular-type unit primarily designed as temporary living quarters for recreational, camping, or travel use, which either has its own motive power or is mounted on or drawn by another vehicle. For the application of floodplain management ordinances only, recreational vehicle is defined as: a vehicle which is: (a) built on a single chassis; (b) 400 square feet or less when measured at the largest horizontal projection; (c) designed to be self-propelled or permanently towable by a light

duty truck/light duty vehicle as defined by South Carolina Department of Motor Vehicles; and, (d) designed primarily not for use as a permanent dwelling, but as temporary living quarters for recreational, camping, travel, or seasonal use.

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

Structure. Anything constructed or erected which requires location on or in the ground or is attached to something having a location on the ground or anything as defined by the building code as a structure. Structures do not include ditches and their appurtenances, poles, lines, cables or transmission or distribution facilities of public utilities, freestanding mailboxes, on-grade slabs, walks, driveways, landscaping materials, fences, or golf course tee boxes, fairways, sand traps or greens. This term includes both permanent and temporary structures. For the application of floodplain management ordinances only, a structure is defined as a walled and roofed building, including but not limited to a manufactured home and a gas or liquid storage tank that is principally above ground.

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

Substantial damage. Damage of any origin sustained by a structure whereby the cost of restoring the structure to its pre-damage condition would equal or exceed fifty percent (50%) of the market value of the structure before the damage occurred Such repairs may be undertaken successively and their costs counted cumulatively during any ten (10) year period. ~~Substantial damage also means flood related damage sustained by a structure on two (2) separate occasions during a ten (10) year period for which the cost of repairs at the time of each such flood event, on the average, exceeds twenty five percent (25%) of the market value of the structure before the damage occurred.~~

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

Substantial improvement. Any reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds fifty percent (50%) of the market value of the structure before the “start of construction” of the improvement. This term includes structures that have incurred “repetitive loss” or “substantial damage,” regardless of the actual repair work performed. Substantial improvement shall also include any improvements, singularly or collectively, on a structure during any ten (10) year period for which the cost of total repairs over that period is equal to or exceeds fifty percent (50%) of the market value of the structure.

SECTION VII. The Richland County Code of Ordinances, Chapter 26, Land Development; Article III, Administration; Section 26-36, Richland County Public Works; Subsection (a), Powers and Duties Pursuant to this Chapter; is hereby amended to read as follows:

(a) *Powers and duties pursuant to this chapter.*

(1) *Engineering Division/Stormwater Management Division.* The Richland County Engineering Division and the Stormwater Management Division, under the direction of the Richland County Engineer, shall have the following powers and duties in administering and implementing Article VIII. of this chapter and other relevant laws and regulations pertaining to stormwater management and erosion and sediment control in Richland County:

- a. To review and approve/deny all plans for stormwater management to assure that all applicable requirements of this chapter have been satisfied.
- b. To enforce all provisions of the stormwater management and erosion and sediment control provisions of this chapter and other relevant laws and regulations relating to stormwater management. (See Sections 26-64, 26-202 and 26-203 of this chapter).
- c. To review and approve/deny all applications for land disturbance permits to assure that all applicable requirements of this chapter have been satisfied.
- d. To interpret the terms and provisions of Section 26-64 and Article VIII. of this chapter.

(2) *Flood coordinator.* The Richland County Flood Coordinator, under the direction of the Richland County Engineer, shall have the following powers and duties in administering and implementing Section 26-106 of this chapter and other relevant laws and regulations pertaining to floodplain management in Richland County:

- a. To review all applications for zoning and land disturbance permits within the FP Floodplain Overlay District to assure that all applicable requirements of this chapter have been satisfied.
- b. To advise any applicant for a zoning and/or land disturbance permit within the FP Floodplain Overlay District that additional federal or state permits may be required and require that copies of any permits or permit applications for activities on the proposed site be provided and maintained on file with the flood coordinator.

- c. To notify adjacent communities and the State Coordinator for the National Flood Insurance Program of the South Carolina Department of Natural Resources, Land, Water and Conservation Division, prior to any alteration or relocation of a watercourse, and to submit evidence of such notification to FEMA.
- d. To prevent encroachments within floodways unless the certification and flood hazard reduction provisions of Section 26-106 of this chapter are met.
- e. Where interpretation is needed as to the exact location of the boundaries of special flood hazard areas (for example, where there appears to be a conflict between a mapped boundary and actual field conditions), to make the necessary interpretation.
- f. When base flood elevation data ~~of~~ and floodway data have not been provided in accordance with Section 26-106 of this chapter, to obtain, review, and reasonably utilize the best available base flood elevation data and floodway data available from a federal, state or other source at his/her discretion, in order to administer the provisions of Section 26-106 of this chapter and other relevant laws and regulations pertaining to floodplain management in Richland County.
- g. When a regulatory floodway has not been designated, the flood coordinator must require that no encroachments, including fill, new construction, substantial improvements, or other development shall be permitted within Zones AE and A1-30 on the community's FIRM, unless it is demonstrated by an engineer registered with the state, that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood at any point within the community more than one (1) foot.
- h. Mail annually a notice, ~~including a copy of the application of a development permit,~~ to owners or occupants of structures within or touched by the regulatory floodplain areas, to provide information as to the status of the flood hazard for each property. ~~This notice shall require that owners provide this notice and a copy of the development permit to subsequent purchasers of the property.~~
- i. To serve notices of violation, issue stop work orders, revoke or suspend permits and take corrective actions for violations of Section 26-106 of this chapter and other relevant laws and regulations pertaining to floodplain management in Richland County.

- j. To maintain all records pertaining to the administration of Section 26-36, Section 26-61, 26-106, and Section 26-202, and to make these records available for public inspection.
- k. Review proposed development to assure that all necessary permits have been received from those governmental agencies from which approval is required by Federal or State law, including section 404 of the Federal Water Pollution Control Act Amendments of 1972, 33 U.S.C 1334.

SECTION VIII. The Richland County Code of Ordinances, Chapter 26, Land Development; Article IV, Amendments and Procedures; Section 26-61, Review in FP Floodplain Overlay District; is hereby amended to read as follows:

Sec. 26-61. Review in FP Floodplain Overlay District.

- (a) *Purpose.* A floodplain development permit is required in conformance with the provisions of this chapter (particularly Section ~~26-103~~ 26-106) prior to the commencement of any development activities in the FP Overlay District. The purpose of this permit is to ensure that compliance with all regulations concerning floodplain development is achieved.
- (b) *Pre-application procedure.* No pre-application conference is required prior to applying for a floodplain development permit. Applicants are encouraged to call or visit the county's flood coordinator prior to requesting a floodplain development permit to determine what information is required for the application.
- (c) *Plan submittal.* Application for a floodplain development permit shall be made to the flood coordinator on forms furnished by the county or through the county's electronic permitting system. ~~and shall~~ The scaled plans shall include, but are not limited to: the nature, location, dimensions, and elevations of the project area; existing and proposed structures; and the location of fill and compensation areas, all items required on that application. An application may be submitted by a property owner or authorized agent. The information submitted for the permit shall be certified by a land surveyor, engineer, or architect authorized by law to certify the required information and plans. Specifically the following information is required:
 - (1) A plot plan that shows the 100-year floodplain contour or a statement that the entire lot is within the floodplain must be provided by the applicant when the lot is within or appears to be within the floodplain as mapped by the Federal Emergency Management Agency. The plot plan must be prepared by or under the direct supervision of a South Carolina licensed registered land surveyor or professional engineer and certified by such professional. The plot plan must show the floodway, if any, as identified by the Federal Emergency Management Agency.

(2) When base flood elevation data is available, plan submittal for a development permit within the flood hazard area shall show:

- a. The elevation (in relation to mean sea level) of the lowest floor of all new and substantially improved structures, and
- b. If the structure will be flood-proofed in accordance with the Non-Residential Construction requirements, must include the elevation to which the structure will be flood-proofed.

(3) When base flood elevation data is not available, the provisions in the standards for streams without estimated base flood elevations and floodways must be met. (Section 26-106(e))

The information submitted for the permit shall be certified by a South Carolina licensed registered land surveyor, engineer, or architect authorized by law to certify the required information and plans.

- (d) *Staff review.* The county flood coordinator shall review all applications for a flood development permit and approve or deny such applications. Approval or denial of a flood development permit shall be based on all applicable provisions of this chapter and the following relevant factors:
 - (1) The danger to life and property due to flooding or erosion damage;
 - (2) The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner;
 - (3) The danger that material may be swept onto other lands to the injury of others;
 - (4) The compatibility of the proposed use with existing and anticipated development;
 - (5) The safety of access to the property in times of flood for ordinary and emergency vehicles;
 - (6) The costs of providing governmental services during and after flood conditions, including maintenance and repair of roads and bridges and public utilities and facilities such as sewer, gas, electrical and water systems; and
 - (7) The relationship of the proposed use to any comprehensive planning document for that area.
- (e) *Public notification.* No public notification is required for floodplain development permit issuance.

(f) *Formal review.* No formal review is required for floodplain development permit review.

(g) *Variances.* ~~No variances are permitted from the regulations on floodplain development (Section 26-103 of this chapter) pertinent to the issuance of a floodplain development permit.~~ The variance procedure for floodplain management shall be reviewed as set forth under Section 26-57 of the County Land Development Code.

1) The board of zoning appeals shall not grant a variance unless and until all the criteria found in Subsection 26-61(g)(2) and the following criteria are met:

- (a) That there are extraordinary and exceptional conditions pertaining to the particular piece of property; and
- (b) That these conditions do not generally apply to other property in the vicinity; and
- (c) That because of these conditions, the application of this chapter to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; and
- (d) That the authorization of a variance will not be of substantial detriment to adjacent property or to the public good, and the granting of the variance will not harm the character of the district.

2) The following special uses shall be allowed with an approved variance:

- a) Historic Structures – A ~~special exception~~ floodplain development permit shall be issued for the repair or rehabilitation of historic structures upon the determination that the proposed repair or rehabilitation will not preclude the structure's continued designation as a historic structure and the variance is the minimum necessary to preserve the historic character and design of the structure. A historic structure is defined as buildings listed in or that are eligible for listing the National Register of Historical Places, or designated as historic under an appropriate state or local law.
- b) Agricultural Structures – A ~~special exception~~ floodplain development permit shall be issued to wet floodproof an agricultural structure provided it is used solely for agricultural purposes.

In order to minimize flood damages during the base flood and the threat to public health and safety, and the following standards requirements must be met:

- i. Use of the structure must be limited to agricultural purposes as listed below:

- a. Pole frame buildings with open or closed sides used exclusively for the storage of farm machinery and equipment,
- b. Steel grain bins and steel frame corncribs,
- c. General-purpose barns for the temporary feeding of livestock that are open on at least one side;
- ii. The agricultural structure must be built or rebuilt, in the case of an existing building that is substantially damaged, with flood-resistant materials for the exterior and interior building components and elements below the base flood elevation.
- iii. The agricultural structure must be adequately anchored to prevent flotation, collapse, or lateral movement. All of the structure's components must be capable of resisting specific flood-related forces including hydrostatic, buoyancy, hydrodynamic, and debris impact forces. Where flood velocities exceed 5 feet per second, fast-flowing floodwaters can exert considerable pressure on the building's enclosure walls or foundation walls.
- iv. The agricultural structure must meet the venting requirement as outlined Section 26-106(d)(2)(b) of this ordinance.
- v. Any mechanical, electrical, or other utility equipment must be located a minimum of 2 feet above the base flood elevation (BFE) or be contained within a watertight, floodproofed enclosure that is capable of resisting damage during flood conditions.
- vi. The agricultural structure may not be constructed in the floodway.
- vii. Major equipment, machinery, or other contents must be protected. Such protection may include protective watertight floodproofed areas within the building, the use of equipment hoists for readily elevating contents, permanently elevating contents on pedestals or shelves above the base flood elevation, or determining that property owners can safely remove contents without risk to lives and that the contents will be located to a specified site out of the floodplain.

3) Findings - Findings listed above shall be submitted to the appeal board, in writing, and included in the application for a variance.

3)

4) Conditions - Upon consideration of the factors listed above and the purposes of this ordinance, the board of zoning appeals may attach such conditions to the granting of variances as it deems necessary to further the purposes of this ordinance. The

following conditions shall apply to all variances:

- (a) Variances may not be issued when the variance will make the structure in violation of other federal, state, or local laws, regulations, or ordinances.
- (b) Variances shall only be issued upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.
- (c) Variances shall only be issued upon a showing of good and sufficient cause, a determination that failure to grant the variance would result in exceptional hardship, and a determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisance, cause fraud on or victimization of the public, or conflict with existing local laws or ordinances.
- (d) The local floodplain manager shall maintain the records of all appeal actions and report any special exceptions to the Federal Emergency Management Agency (FEMA) upon request.
- (e) Variances shall not be issued for unpermitted development or other development that is not in compliance with the provisions of this ordinance.
- (f) Any applicant to whom a variance is granted shall be given written notice specifying the difference between the base flood elevation (BFE) and the elevation to which the structure is to be built and a written statement that the cost of flood insurance will be commensurate with the increased risk. Such notification shall be maintained with a record of all variance actions.

(h) *Appeals.* The Richland County Administrator shall hear and decide appeals from determinations made by the flood coordinator. Any owner who has received a decision from the coordinator may appeal this decision to the Richland County Administrator by giving notice of appeal in writing to the flood coordinator within twenty (20) days following issuance of the decision. In the absence of an appeal, the order of the flood coordinator shall be final. The Richland County Administrator shall hear an appeal within a reasonable time and may affirm, modify and affirm, or reverse the decision of the coordinator. Written record of the appeal decision shall be provided by the Richland County Administrator to the flood coordinator.

(i) *Permit validity.* The effective date of a floodplain development permit shall be the date as stamped on the permit. Permits shall be valid only when signed by the flood coordinator. Any floodplain development permit issued shall become invalid if the authorized work is not commence within ~~six (6)~~ twelve (12) months after the issuance of the permit, or if the authorized work is suspended or abandoned for a period of ~~six (6)~~ twelve (12) months after the time of commencing the work, unless an extension has been granted in writing by the flood coordinator.

- (1) *Interpretation.* In the interpretation and application of Section 26-106, all provisions shall be considered as minimum requirements, liberally construed in favor of Richland County, and deemed neither to limit nor repeal any other powers granted under State law. Section 26-106 is not intended to repeal, abrogate, or impair any existing easements, covenants, or deed restrictions. However, where the provisions of Section 26-106 and another provision conflict or overlap, whichever imposes the more stringent restrictions shall prevail.

SECTION IX. The Richland County Code of Ordinances, Chapter 26, Land Development; Article V, Zoning Districts and District Standards; Section 26-106, FP Floodplain Overlay District; Subsection (b), *Applicability/establishment*; is hereby amended to read as follows:

- (b) *Applicability/establishment.* The FP Overlay District shall function as an overlay district providing additional requirements to the regulations of the underlying general use zoning classification(s). It shall be applied to those areas designated on the Federal Emergency Management Agency's Flood Insurance Study, dated ~~September 29, 2010~~, December 21, 2017, with accompanying Flood Insurance Rate Maps (FIRM), dated ~~September 29, 2010~~ December 21, 2017, as areas of special flood hazard. In addition to other required development approvals, development applicants subject to the FP Overlay District must also receive a floodplain development permit from the county's flood coordinator. Review of developments subject to these requirements shall be conducted as part of the review for a grading or land development permit, whichever is applicable.

SECTION X. The Richland County Code of Ordinances, Chapter 26, Land Development; Article V, Zoning Districts and District Standards; Section 26-106, FP Floodplain Overlay District; Subsection (c), Permitted Uses, Permitted Uses with Special Requirements; is hereby amended to read as follows:

- (c) *Permitted uses, permitted uses with special requirements, and special exceptions.*
- (1) *General:* Any use permitted outright, with special requirements, or permitted as an accessory use in the general use district(s) to which the FP Overlay District is affixed to, is permitted; provided that such use complies with all applicable regulations set forth below and in the other sections of this chapter. (See however, restrictions for development in the designated floodway as set forth in subsection (d) (2) ih. below). All applications for land development permits for uses permitted in the FP Overlay District shall be reviewed by the flood coordinator in accordance with the requirements of subsection (d) below. Before the planning department may issue a land development permit, a floodplain development permit must be issued. The findings and recommendations of the flood coordinator shall be binding upon the planning department unless otherwise appealed.
- (2) *Permitted special exceptions.* Any use listed as a special exception in the general use district(s) to which the FP Overlay District is affixed to may be permitted by the Richland County Board of Zoning Appeals as set forth in Section 26-56 of this chapter; provided that such uses comply with all applicable regulations set forth below and in the other sections of this chapter. (See, however, restrictions for

development in the designated floodway as set forth in subsection (d) (2) ~~ih~~. below). All applications for special exceptions in the FP Overlay District shall be reviewed by the flood coordinator prior to review by the board of zoning appeals in accordance with the requirements of subsection (d) below. Before the board of zoning appeals may approve a special exception, a floodplain development permit must be issued. The findings and recommendations of the flood coordinator shall be binding upon the board of zoning appeals.

SECTION XI. The Richland County Code of Ordinances, Chapter 26, Land Development; Article V, Zoning Districts and District Standards; Section 26-106, FP Floodplain Overlay District; Subsection (d), Standards in the Floodplain; Paragraph (1), General Standards; is hereby amended to read as follows:

(1) *General standards.*

- a. Before a permit is issued, the applicant shall demonstrate that encroachments onto the floodplain are minimized. New development, if permitted in the area of special flood hazard, shall minimize disruption to shorelines, stream channels, stream banks, and the regulatory floodway. As used in this paragraph, the term “minimize” shall mean the lowest degree of interruption (i.e. the uniformity or continuity) to the natural course of action or activity. All permit applications will be reviewed to determine whether proposed building sites will be reasonably safe from flooding.

~~b. General reasons for disapproval of flood development permit application. New construction, substantial improvements, or other development (including fill) shall not be approved in a special flood hazard area if it does any of the following:~~

- ~~1. Adversely affects the capacity of channels or floodways of any watercourse in the floodplain area to convey the regulatory flood or any flood of more frequent occurrence.~~
- ~~2. Would measurably increase, based on FEMA approved hydrologic models, flood flows or flood heights, or increase flood damage upon off-site properties during the occurrence of the regulatory flood or any flood of more frequent occurrence.~~
- ~~3. Would individually or cumulatively, when combined with all other existing and anticipated development (assuming an equal degree of encroachment for a significant reach on both sides of the watercourse), increase flood levels or expose additional upstream, downstream, or adjacent properties to adverse flood effects due to flooding during the regulatory flood or any flood of more frequent occurrence.~~

~~4. Increases velocities or volumes of floodwaters to the extent that significant erosion of floodplain soils would occur either on the subject property or on some other property upstream or downstream.~~

~~5. Does not provide compensatory storage for any measurable loss of flood storage capacity.~~

~~c. *Eroachments that result in increase in flood levels.* Any eneroachment in special flood hazard areas, including fill, new construction, substantial improvements, and other development that would result in any increase in flood levels during the occurrence of the regulatory flood or any flood of more frequent occurrence shall be prohibited.~~

~~db.~~ *Anchoring.* All new construction and/or substantial improvements shall be designed and anchored to prevent flotation, collapse, or lateral movement of the structures.

~~ec.~~ *Materials/methods to be used.* All new construction and/or substantial improvements shall be constructed with flood resistant materials and utility equipment resistant to flood damage. All new construction and/or substantial improvements shall be constructed by methods and practices that minimize flood damages.

~~ed.~~ *Electric, ventilation, plumbing, heating, and air conditioning equipment.* Electric, ventilation, plumbing, heating, and air conditioning equipment (including ductwork), and other service facilities, shall be designed and elevated two (2) feet above the base flood elevation so as to prevent water from entering or accumulating within the components during conditions of flooding as specifically provided for below:

1. *When not substantial improvement.* The replacement of existing electrical, ventilation, plumbing, heating, and air conditioning equipment (including ductwork) and other service facilities, that do not constitute a substantial improvement, are encouraged to be elevated at least two (2) feet above the base flood elevation, but they may be located at the original location and elevation.

2. *New construction and substantial improvement.* All electrical, ventilation, plumbing, heating, and air conditioning equipment (including ductwork), and other service facilities, for new construction ~~or~~ and substantial

improvement must be elevated at least two (2) feet above the base flood elevation.

3. *Outdoor faucets.* The requirements listed above do not preclude the installation of outdoor faucets for shower heads, sinks, hoses, etc. as long as cut off devices and back flow devices are installed to prevent contamination to the service components and thereby minimize any flood damages to the building.

ge. *Water and sanitary sewage systems.* All new and replacement water supply and sanitary sewage systems shall be designed to minimize or eliminate infiltration of flood waters into the systems and discharges from the sanitary sewage systems into flood waters.

hf. *On-site waste disposal systems.* On-site waste disposal systems shall be located and constructed to avoid impairment to them or contamination from them during flooding.

ig. *Foundation systems.* Hydrodynamic pressure must be considered in the design of any foundation system when velocity waters or the potential for debris flow exists. If flood velocities are excessive (greater than five (5) feet per second), foundation systems other than solid foundation walls should be considered so that obstructions to damaging flood flows are minimized.

jh. *Non-conforming buildings or uses (see also Article X. of this chapter on nonconforming uses generally).* Non-conforming buildings or uses may not be enlarged, replaced, or rebuilt unless such enlargement or reconstruction is accomplished in conformance with the provisions of this section. Provided, however, nothing in this section shall prevent the repair, reconstruction, or replacement of an existing building or structure located totally or partially within the floodway, if the bulk of the building or structure below base flood elevation in the floodway is not increased, and provided that such repair, reconstruction, or replacement meets all of the other requirements of this section. Reconstructions or replacements of existing buildings or structures shall be placed with their longitudinal axis parallel to the predicted direction of the flow of flood waters or be placed so that their longitudinal axis are on lines parallel to those of adjoining structures so as to offer the minimum resistance to the flow of floodwaters.

ki. *American with Disabilities Act (ADA).* A building must meet the specific standards for floodplain construction as outlined in subsection (d) (2) below, as well as any applicable ADA

requirements. The cost of improvements required to meet the ADA provisions shall be included in the costs of the improvements for calculating substantial improvement.

- h. *Watercourse alterations and maintenance.* In addition to the notifications required for watercourse alterations per Section 26-36 (a) (2) c., a maintenance requirement will be included in Floodplain Development Permits whenever a watercourse is altered or relocated within a Special Flood Hazard Area. Such maintenance activities shall ensure that the flood-carrying capacity of the watercourse is not diminished, and shall consist of periodic inspections, and routine channel clearing and dredging, or other related functions. In addition, the permittee shall keep a written record describing all maintenance activities performed, the frequency of performance, and the name of the person(s) responsible for such maintenance and provide copies to the Flood Coordinator. The Flood Coordinator shall keep permitting records on file for FEMA inspection.

SECTION XII. The Richland County Code of Ordinances, Chapter 26, Land Development; Article V, Zoning Districts and District Standards; Section 26-106, FP Floodplain Overlay District; Subsection (d), Standards in the Floodplain; Paragraph (2), Specific Standards; Subparagraph a.; is hereby amended to read as follows:

- a. *Residential construction.* New construction ~~or~~ and substantial improvement of any residential structure (including manufactured homes) shall have the lowest floor elevated no lower than two (2) feet above the base flood elevation. No basements are permitted. Should solid foundation perimeter walls be used to elevate a structure, openings sufficient to facilitate the unimpeded movements of floodwaters shall be provided in accordance with subsection f. below.

SECTION XIII. The Richland County Code of Ordinances, Chapter 26, Land Development; Article V, Zoning Districts and District Standards; Section 26-106, FP Floodplain Overlay District; Subsection (d), Standards in the Floodplain; Paragraph (2), Specific Standards; Subparagraph b.; is hereby amended to read as follows:

- b. *Nonresidential construction.* New construction ~~or~~ and substantial improvement of any commercial industrial, or nonresidential structure shall have the lowest floor (including basement), or mechanical and utility equipment, elevated no lower than two (2) feet above the level of the base flood elevation or be flood-proofed to a level no lower than two (2) feet above the level of the base flood elevation, provided that all areas of the building (including mechanical and utility equipment) below the required elevation are watertight with walls substantially impermeable to the passage of water, and use structural components having the capability of resisting hydrostatic and hydrodynamic loads

and the effects of buoyancy. Should solid foundation perimeter walls be used to elevate a structure, openings sufficient to facilitate the unimpeded movements of floodwaters shall be provided in accordance with subsection f. below. A South Carolina licensed registered land surveyor, engineer, or architect authorized by law to certify such information shall certify that the standards of this subsection are satisfied. Flood-proofed structures shall have an approved maintenance plan with an annual exercise as required by FEMA. The maintenance plan must be approved by the flood coordinator and notification of the annual exercise shall be provided to same.

SECTION XIV. The Richland County Code of Ordinances, Chapter 26, Land Development; Article V, Zoning Districts and District Standards; Section 26-106, FP Floodplain Overlay District; Subsection (d), Standards in the Floodplain; Paragraph (2), Specific Standards; Subparagraph f., Elevated Buildings; is hereby amended to read as follows:

- f. *Elevated buildings.* New construction ~~or~~ and substantial improvements of elevated buildings that include fully enclosed areas formed by foundation and other exterior walls and are used solely for the parking of vehicles, building access, or limited storage in an area other than a basement, and are subject to flooding, shall be designed to preclude finished space and shall be designed to automatically equalize flood forces on exterior walls by allowing for the entry and exit of floodwaters.
 - 1. *Designs for elevated buildings.* Designs for complying with this requirement must either be certified by a South Carolina licensed registered land surveyor, engineer, or architect authorized by law to certify such information, or meet the following minimum criteria:
 - [a] Provide a minimum of two (2) openings on different walls having a total net area of not less than one (1) square inch for every square foot of enclosed area subject to flooding;
 - [b] The bottom of all openings shall be no higher than one (1) foot above grade;
 - ~~[c] Only the portions of openings that are below the base flood elevation can be counted towards the required net opening amount;~~
 - [ed] Openings may be equipped with screens, louvers, valves, or other coverings or devices, provided they permit the

automatic flow of floodwaters in both directions, including engineered vents; and

[~~d~~e] Fill placed around foundation walls shall be graded so that the grade inside the enclosed area is equal to or higher than the adjacent grade outside the building on at least one side of the building.

2. *Access to enclosed area.* Access to the enclosed area shall be the minimum necessary to allow for parking of vehicles (garage door) or limited storage of maintenance equipment used in connection with the premises (standards exterior door) or entry to the living area (stairway or elevator).
3. *Interior portion of enclosed area.* The interior portion of such enclosed area shall not be partitioned or finished into separate rooms, except to enclose a limited storage area. In addition, the interior portion must be void of utilities, except for essential lighting as required, and cannot be temperature controlled. One wet location switch and/or outlet connected to a ground fault interrupt breaker may be installed below the required lowest floor elevation as specified in subsections (d) (2) a., b., and d., above.
4. *Construction materials.* All construction materials below the required lowest floor elevation, as specified in subsections (d) (2) a., b., and d. above, shall be of flood resistant materials.

SECTION XV. The Richland County Code of Ordinances, Chapter 26, Land Development; Article V, Zoning Districts and District Standards; Section 26-106, FP Floodplain Overlay District; Subsection (d), Standards in the Floodplain; Paragraph (2), Specific Standards; Subparagraph g., Temporary Structures; is hereby deleted in its entirety; and all subsequent subparagraphs shall be re-alphabetized in correct alphabetical order.

~~g. — *Temporary structures.* Certain types of temporary structures (e.g. fruit stands, construction site offices, portable toilets, etc.) may be situated temporarily on flood-prone property without having to comply with the elevation or flood-proofing criteria of subsections (d)(2)a. and b. above, respectively, provided that the following criteria are met:~~

- ~~1. — *Temporary development permit procedure.* All applicants must submit to the flood coordinator, prior to the issuance of a temporary development permit, a written plan for the removal of any temporary structures or development in the event of a hurricane or flash flood warning notification. The plan shall be~~

~~reviewed and approved in writing, and must include the following information:~~

~~[a] A specified time period that the temporary use will be permitted;~~

~~[b] The name, address, and phone number of the individual responsible for the removal of temporary structures or development;~~

~~[c] The time frame for removal of any structures in the event of a flooding event, with a minimum of seventy-two (72) hours before landfall of a hurricane or immediately upon flood warning notification;~~

~~[d] Unless movable by the owner, a copy of the contract or other suitable instrument with a trucking company to ensure the availability of removal equipment when needed;~~

~~[e] Designation, accompanied by documentation, of a location outside the floodplain where any temporary structure will be moved; and~~

~~[f] A plan to restore the area to its natural condition once the temporary permit expires or the temporary use is terminated, whichever is first.~~

~~2. *Structure mobility.* The structure is mobile, or can be made so, and is capable of being removed from the site with a maximum of four (4) hours warning.~~

~~3. *Time on property.* The structure will not remain on the property for more than one hundred and eighty (180) days.~~

SECTION XVI. The Richland County Code of Ordinances, Chapter 26, Land Development; Article V, Zoning Districts and District Standards; Section 26-106, FP Floodplain Overlay District; Subsection (d), Standards in the Floodplain; Paragraph (2), Specific Standards; new Subparagraph g., Accessory Structures; is hereby amended to read as follows:

- g. ~~*Accessory structures.* An accessory structure or garage, the cost of which is greater than \$1,000.00 must comply with the elevated structure requirements of subsection (d) (2) a. and b. above. When accessory structures of \$1,000.00 or less are to be placed in the floodplain, the following criteria shall be met: An accessory structure greater in value than ten thousand dollars (\$10,000) or larger than 600 sq. feet, must comply with the construction requirements of subsections (d) (2) a. and~~

b., above. When an accessory structure used for limited storage or parking, (valued at less than \$10,000) and smaller than or equal to 600 square feet, is placed in the floodplain, the following criteria shall be met:

1. One-story. Accessory structures shall be no higher than a single-story building.
42. Not for habitation. Accessory structures shall not be used for human habitation (including work, sleeping, living, cooking, or restroom areas);
23. Flood damage potential. Accessory structures shall be designed to have low flood damage potential;
34. Placement. Accessory structures shall be constructed and placed on the building site so as to offer the minimum resistance to the flow of floodwaters;
45. Anchoring. Accessory structures shall be firmly anchored to prevent flotation, collapse, or lateral movement of the structure;
56. Service facilities. Service facilities, such as electrical and heating equipment, shall be installed in accordance with subsection (d) (1) f. above; and
67. Openings. Openings to relieve hydrostatic pressure during a flood shall be provided below base flood elevation in conformance with subsection (d) (2) f. above.

SECTION XVII. The Richland County Code of Ordinances, Chapter 26, Land Development; Article V, Zoning Districts and District Standards; Section 26-106, FP Floodplain Overlay District; Subsection (d), Standards in the Floodplain; Paragraph (2), Specific Standards; new Subparagraph i., Fill; is hereby amended to read as follows:

- i. *Fill.* Fill is ~~discouraged because storage capacity is removed from floodplains, natural drainage patterns are adversely altered and erosion problems can develop and wildlife habitat can be diminished~~ the placement of natural sands, dirt, soil, or rock above the natural grade in order to raise the elevation of the ground. Dredged material may only be used as fill upon certification of suitability by a South Carolina licensed registered professional geotechnical engineer. The use of fill shall be limited to the elevation of individual structures (including garages and garage aprons), utilities, infrastructure, and public road crossings. Other methods of elevating structures should be considered first.

1. To allow the elevation of individual structures, the amount of fill used shall be the minimum necessary. Floodplain authorization for fill shall be based on findings by the county engineer that the minimum fill being used for raising the structure is the most feasible alternative.
2. Fill, if approved, shall meet the following conditions:
 - [a] The flood storage capacity of the floodplain shall not be affected and flood heights shall not be increased ~~by more than 0.049 feet unless compensatory storage is provided on the same parcel or within the same sub-watershed.~~ The space occupied by the authorized fill below Base Flood Elevation for all encroachment within the special flood hazard areas within unincorporated Richland County, with the exception of the special flood hazard area adjacent to Lake Murray, shall be compensated for and balanced by a hydraulically equivalent volume of excavation taken from below the Base Flood Elevation. All such excavations shall be constructed to drain freely to the watercourse.
 - [b] Flooding from any source shall not be increased for neighboring properties. Neighboring and adjacent properties shall not be adversely affected in any way nor shall drainage problems be caused or aggravated as a result of fill.
 - [c] Fill shall not be placed in the floodway except for essential utilities and necessary infrastructure, and must meet the approval of the county engineer.
 - [d] Fill shall not be placed in nontidal wetlands without the required state and federal permits.
3. In the event buildings on adjacent properties are known or determined to be subject to flooding under current conditions, the county engineer may require submission of hydrologic and hydraulic analyses to adequately demonstrate that the effects of the proposed fill will not increase flooding on neighboring properties. Additional fill for landscaping purposes is not permitted. Landscaping mulch (tree bark or pine needles) is not considered fill and is allowed.
4. Where allowed, fill material shall meet the following additional requirements:

~~[a] Fill shall only consist of soil, rock materials, or other material approved by the county engineer. Landfills, dumps, and sanitary soil fills shall not be permitted. Dredged material may be used as fill only upon certification of suitability by a registered professional engineer.~~

[ba] Fill material shall be compacted to 95% of the maximum density, obtainable with the standard proctor test method issued by The American Society For Testing And Materials (ASTM standard D-698) to provide the necessary stability and resistance to erosion, scouring or settling.

~~[c] Fill slopes shall be no steeper than one vertical to two horizontal, unless substantiating data justifying steeper slopes are submitted to and approved by the county engineer.~~

[db] Fill shall be performed in such manner as to maintain or increase flood storage and conveyance capacity, and to not increase FEMA base flood elevations, nor to have an adverse impact on neighboring properties.

~~[e] Fill shall not cause an increase in the base flood elevation by more than 0.049 feet. Applicants shall further demonstrate that the cumulative effect of the proposed development, when combined with all other existing development, will not increase the base flood elevation at any point within the county by more than 0.049 feet.~~

[fc] All fill placed at or below the flood elevation in the floodplain shall be balanced with at least an equal amount of soil material removal from the same parcel(s) or from sub-watershed for all special flood hazard areas within unincorporated Richland County, with the exception of the special flood hazard area adjacent to Lake Murray. Compensatory storage required to offset floodplain fill must be created before the project begins and should be available throughout the construction period. The required volume of compensatory storage must be provided within the project boundary. ~~The applicant shall demonstrate, using a South Carolina registered professional engineer, no net loss of floodplain storage for 10, 50, and 100 year storm events.~~

[gd] Excavation shall not be counted as compensating for fill if such areas will be filled with water in non-storm conditions.

~~[he]~~ Fill shall be performed in a manner to maintain or increase slope stability and maintain or decrease erosive velocities. Fill slopes shall be no greater than two (2) horizontal to one (1) vertical. Flatter slopes may be required where velocities may result in erosion.

~~[if]~~ Applicants must submit an as-built survey certification by a South Carolina registered professional engineer that demonstrates that the required volume of storage has been created on site in order to ensure no net loss as outlined and demonstrated per the approved plans.

~~[j].—The use of fill shall not have an adverse impact on neighboring properties.~~

5. ~~The county engineer shall inspect the fill activity. A certification sealed by a professional engineer registered in South Carolina shall be submitted prior to approval of a building permit for compliance with this section. The engineer must provide calculations and complete the county’s engineering “No Impact Certification” form. Any change in the flood flow within a regulatory floodplain through fill must be submitted and approved through the FEMA “Letter of Map Revision” process in addition to review by the flood coordinator and county engineer. The county engineer shall provide a copy of the letter of approval, approved site plans, and signed “No Impact Certification” issued by FEMA to the floodplain coordinator.~~

6. A South Carolina registered professional engineer shall certify that all of the above standards and requirements within this subsection ~~26-104 (j)~~ 26-106 (i) have been met.

SECTION XVIII. The Richland County Code of Ordinances, Chapter 26, Land Development; Article V, Zoning Districts and District Standards; Section 26-106, FP Floodplain Overlay District; Subsection (e), Standards for Streams Not Having Established Base Flood Elevations and/or Floodways; is hereby amended to read as follows:

(e) *Standards for streams not having established base flood elevations and/or floodways.* Located within the areas of special flood hazard are small streams where no base flood elevation data have been provided ~~or~~ and where no floodways have been identified. The following provisions shall apply to these areas:

No encroachments, including fill, new construction, substantial improvement, or other development shall be permitted within one hundred (100) feet of the stream bank unless certification (with supporting technical data by a South Carolina licensed registered land surveyor, engineer, or architect authorized by law to certify

such information) is provided demonstrating that such encroachments shall not result in any increase in flood levels during the occurrence of the base flood discharge. Such data shall be submitted to the flood coordinator.

(1) ~~Activity within one hundred (100) feet of the stream bank. No encroachments, including fill, new construction, substantial improvement, or other development shall be permitted within one hundred (100) feet of the stream bank unless certification (with supporting technical data by a land surveyor, engineer, or architect authorized by law to certify such information) is provided demonstrating that such encroachments shall not result in any increase in flood levels during the occurrence of the base flood discharge. Such data shall be submitted to the flood coordinator. Standards for determining a Base Flood Elevation. When base flood elevation (BFE) data is not available from a federal, state or other source one of the following methods may be used to determine a BFE. For further information regarding the methods for determining the BFEs listed below, refer to FEMA's manual Managing Floodplain Development in Approximate Zone A Areas:~~

a. Contour Interpolation

1. Superimpose approximate zone A boundaries onto a topographic map and estimate a BFE.
2. Add one-half of the contour interval of the topographic map that is used to the BFE.

b. Data Extrapolation – A BFE can be determined if a site within 500 feet upstream of a reach of a stream reach for which a 100-year profile has been computed by detailed methods, and the floodplain and channel bottom slope characteristics are relatively similar to downstream reaches. No hydraulic structures shall be present.

c. Hydrologic and Hydraulic Calculations – Perform hydrologic and hydraulic calculations to determine the BFEs using FEMA approved methods and software.

(2) ~~Elevation. In special flood hazard areas without base flood elevation data, new construction or substantial improvements of structures shall be elevated so that the lowest floor (including basement) is no less than three (3) feet above the highest adjacent grade at the building site.~~

(f) Standards for streams with established base flood elevations without floodways.

Along rivers and streams where Base Flood Elevation (BFE) data is provided but no floodway is identified for a Special Flood Hazard Area on the Flood Insurance Rate Map (FIRM) or in the Flood Insurance Study (FIS).

No encroachments including fill, new construction, substantial improvements, or other development shall be permitted unless certification with supporting technical data by a registered professional engineer is provided demonstrating that the

cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood more than one foot at any point within the community.

SECTION XIX. The Richland County Code of Ordinances, Chapter 26, Land Development; Article V, Zoning Districts and District Standards; Section 26-106, FP Floodplain Overlay District; Subsection (f), Standards for Subdivision/Planned Development Community/Large-Scale Development Proposals; Paragraph (1), General; is hereby amended to read as follows:

- (1) *General.* All subdivisions, planned development communities, and large-scale development proposals shall be consistent with the need to minimize or eliminate flood damage. ~~Base flood elevation data provided through hydrologic and hydraulic modeling performed in accordance with FEMA standards showing that there is no rise in the base flood elevation for the community and no risk to human health and welfare shall be provided. All such developments shall be designed so as not to create or increase the level of flooding existing at the time of development.~~ In all areas where base flood elevation data are is not available, applications for subdivision proposals and other proposed developments containing at least 50 lots or 5 acres, whichever is less, shall include a hydrologic and hydraulic analysis that generates base flood elevations. In lieu of the aforementioned, the entire Zone A special flood hazard area shall be placed in a perpetual deeded open space with no future construction authorized.

SECTION XX. The Richland County Code of Ordinances, Chapter 26, Land Development; Article V, Zoning Districts and District Standards; Section 26-106, FP Floodplain Overlay District; Subsection (g), Standards for Areas of Shallow Flooding (AO and AH Zones); is hereby amended to read as follows:

- (gh) *Standards for areas of shallow flooding (AO and AH Zones).* Located within the areas of special flood hazard are areas designated as shallow flooding. The following provisions shall apply within such areas:
 - (1) *Residential structures.* All new construction and substantial improvements of residential structures shall have the lowest floor (including basement) elevated above the highest adjacent grade at least as high as the depth number specified in feet on the FIRM. If no depth number is specified, the lowest floor (including basement) shall be elevated at least three (3) feet above the highest adjacent grade.
 - (2) *Nonresidential structures.* The lowest floor (including the basement) for all new construction and substantial improvements of nonresidential structures shall meet one of the following standards:

- a. *Elevation.* The nonresidential structures(s) shall be elevated above the highest adjacent grade at least as high as the depth number specified in feet on the FIRM. If no depth number is specified, the lowest floor (including basement) shall be elevated at least three (3) feet above the highest adjacent grade; or,
- b. *Construction.* The nonresidential structure(s), together with attendant utility and sanitary facilities, must be designed so that below the base flood elevation the structure is watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy. A [South Carolina licensed registered](#) land surveyor, engineer or architect authorized by law to certify such information shall submit a certification to the flood coordinator that the standards of this section are satisfied. There shall be adequate drainage paths around structures on slopes to guide floodwaters around and away from the proposed structures.

(3) *Slopes.* All structures on slopes must have drainage paths around them in order to guide water away from such structure; provided, however, such drainage paths must not adversely affect adjacent properties. (Design information is defined in the Richland County Stormwater Design Manual)

SECTION XXI. The Richland County Code of Ordinances, Chapter 26, Land Development; Article V, Zoning Districts and District Standards; Section 26-106, FP Floodplain Overlay District; Subsection (h), Standards for Levees; Paragraph (1), General Standards; is hereby amended to read as follows:

- (1) *General standards.* All levees protecting residential structures or nonresidential structures that are not flood-proofed shall be designed, constructed, and maintained to provide protection against the 500-year flood, plus three (3) feet of freeboard. Flood elevations shall be as shown on the latest Flood Insurance Rate Maps as determined by appropriate hydrologic methods. Any levee constructed or improved under this subsection shall also comply with the other applicable provisions of Section ~~26-203~~ 26-202 of this chapter.

SECTION XXII. The Richland County Code of Ordinances, Chapter 26, Land Development; Article V, Zoning Districts and District Standards; Section 26-106, FP Floodplain Overlay District; Subsection (h), Standards for Levees; Paragraph (2), Specific Standards; Subparagraph a., Design and Construction; is hereby amended to read as follows:

- a. *Design and construction.* Design and construction shall be in accordance with the latest edition of the U.S. Army Corps of Engineers' (USACE's) Manual EM 1110-2-1913 ~~(31 March 1978)~~ Design and Construction of Levees. The design and construction of

drainage systems within levees shall be in accordance with the latest edition of the USACE's Manual EM 1110-2-1413 (15 Jan 1987) Hydrologic Analysis of Interior Areas. A South Carolina Registered Professional Engineer shall certify that he has been involved in the design, construction, and inspection phases and shall certify that the construction meets requirements of the U.S. Army Corps of Engineers.

SECTION XXIII. The Richland County Code of Ordinances, Chapter 26, Land Development; Article VIII, Resource Protection Standards; Section 26-202, Stormwater Management and SWPPs; Subsection (c), Requirements and Standards; Paragraph (2), Primary Drainage Channel Requirements; Subparagraph d., Areas of Special Flood Hazard; is hereby amended to read as follows:

- d. *Areas of special flood hazard.* In areas of special flood hazard, final grading of all lots and building sites for new construction or substantial improvement shall provide for elevation on fill, pilings, or earth filled curtain walls of the lowest habitable floor to at least two (2) feet above the 100-year flood elevation. Where fill is used to meet this requirement, the area two (2) feet above the 100-year flood elevation shall extend at least ten (10) feet from each side of the building pad. Certain types of non-residential structures are permitted within the floodplain if properly "flood-proofed" in compliance with Section ~~26-104 (d)~~ 26-106 (d) of this chapter and all applicable building code requirements.

SECTION XXIV. The Richland County Code of Ordinances, Chapter 26, Land Development; Article VIII, Resource Protection Standards; Section 26-202, Stormwater Management and SWPPs; Subsection (c), Requirements and Standards; Paragraph (2), Primary Drainage Channel Requirements; Subparagraph g., Structures or Obstructions in Regulatory Floodway; Clause 1.; is hereby amended to read as follows:

1. Such proposed impediment is a permitted use pursuant to Section ~~26-104(d)(2)~~; 26-106 (d) of this chapter; or

SECTION XXV. The Richland County Code of Ordinances, Chapter 26, Land Development; Article VIII, Resource Protection Standards; Section 26-202, Stormwater Management and SWPPs; Subsection (c), Requirements and Standards; Paragraph (3), Secondary Drainage Channel and Surface Requirements; Subparagraph d., Areas of Special Flood Hazard; is hereby amended to read as follows:

- d. *Areas of special flood hazard.* In areas of special flood hazard, final grading of all lots and building sites for new construction, or substantial improvement of residential structures, shall provide for elevation on fill, pilings, or earth filled curtain walls of the lowest habitable floor to at least two (2) feet above the 100-year flood elevation. Where fill is added to meet this requirement, the area two (2) feet above the 100-year flood elevation shall extend at least ten (10) feet from each side of the building

pad. Certain types of structures are permitted within the floodplain if properly “flood-proofed” in compliance with Section ~~26-104(d)~~ 26-106 (d) of this chapter and all applicable building code requirements.

SECTION XXVI. The Richland County Code of Ordinances, Chapter 26, Land Development; Article VIII, Resource Protection Standards; Section 26-202, Stormwater Management and SWPPs; Subsection (c), Requirements and Standards; Paragraph (5), Design Criteria for Improvements; Subparagraph d., Levees; Clause 1., USACE Manuals; is hereby amended to read as follows:

1. *USACE Manuals.* Design and construction shall be in accordance with the latest edition of the USACE’s Manual EM 1110-2-1913 ~~(31-March-1978)~~ Design and Construction of Levees. The design and construction of drainage systems within levees shall be in accordance with the latest edition of the USACE’s Manual EM 1110-2-1413 ~~(15-Jan-1987)~~ Hydrologic Analysis of Interior Areas. A South Carolina Registered Professional Engineer shall certify that he/she has been involved in the design, construction, and inspection phases and shall certify that the construction meets requirements of the corps of engineers

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

SECTION XXIX. Effective Date. This ordinance shall be enforced from and after _____, 2017.

RICHLAND COUNTY COUNCIL

BY: _____
Joyce Dickerson, Chair

ATTEST THIS THE ____ DAY

OF _____, 2017

Michelle Onley
Deputy Clerk of Council

RICHLAND COUNTY ATTORNEY'S OFFICE

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

Public Hearing: October 24, 2017
First Reading: October 24, 2017
Second Reading: November 7, 2017
Third Reading: November 14, 2017

STATE OF SOUTH CAROLINA
COUNTY COUNCIL FOR RICHLAND COUNTY
ORDINANCE NO. -17HR

AN ORDINANCE AMENDING THE “2015 RICHLAND COUNTY COMPREHENSIVE PLAN – PUTTING THE PIECES IN PLACE”, ADOPTED ON March 17, 2015, BY INCORPORATING THE “CAPITAL CITY MILL DISTRICT AREA AND CORRIDOR PLAN” INTO THE PLAN.

WHEREAS, on March 17, 2015, Richland County Council adopted the “2015 Richland County Comprehensive Plan – Putting the Pieces in Place” pursuant to S.C. Code Section 6-29-310, et al. (Ordinance No. 076-09HR); and

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

WHEREAS, the Richland County Planning Commission has unanimously approved a Resolution recommending that County Council adopt the “Capital City Mill District Area and Corridor Plan”, dated September 2017; and

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

SECTION I. The “2015 Richland County Comprehensive Plan – Putting the Pieces in Place” is hereby amended by the incorporation of the “Capital City Mill District Area and Corridor Plan”, dated September 2017, and which is on file in the Community Planning and Development Department, into the Plan.

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

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

SECTION IV. Effective Date. This ordinance shall be enforced from and after November 14, 2017.

RICHLAND COUNTY COUNCIL

BY: _____
Joyce Dickerson, Chair

ATTEST THIS THE _____ DAY
OF _____, 2017.

Michelle Onley
Clerk of Council

Public Hearing: October 24, 2017
First Reading: October 24, 2017
Second Reading: November 7, 2017
Third Reading: November 14, 2017

STATE OF SOUTH CAROLINA)
)
COUNTY OF RICHLAND)

A RESOLUTION OF THE
RICHLAND COUNTY PLANNING COMMISSION

A RESOLUTION TO RECOMMEND THAT RICHLAND COUNTY COUNCIL ENACT AN ORDINANCE AMENDING THE “2015 RICHLAND COUNTY COMPREHENSIVE PLAN – PUTTING THE PIECES IN PLACE”, BY INCORPORATING THE “CAPITAL CITY MILL DISTRICT AREA AND CORRIDOR PLAN” INTO THE PLAN.

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

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

WHEREAS, the Richland County Planning Commission endorses the incorporation of the “Capital City Mill District Area and Corridor Plan” into the 2015 Richland County Comprehensive Plan – Putting the Pieces in Place;

NOW, THEREFORE, BE IT RESOLVED that the Richland County Planning Commission does hereby recommend the “Capital City Mill District Area and Corridor Plan,” dated September 2017, to the Richland County Council for adoption and use as a guide for the orderly development of the Olympia Mill District area of the County and for the application of zoning and development regulations.

ADOPTED this 2ND day of October, 2017.



Stephen Gilchrist, Chair
Richland County Planning Commission

Attested by:



Tracy Hegler, Director
Community Planning & Development Department

DEBATE

(September 27, 2017)

CAPITAL CITY MILL DISTRICT AREA AND CORRIDOR PLAN

Imagine the Future of the Capital City Mill District

Whaley **Olympia** **Granby**

Imagine Mill District



We Are Columbia

Listening to those who live and work in the Capital City Mill District, getting to know this very special place, and subsequently creating a roadmap for the Mill District's future have been an honor for our team. There is a shared, deep-held belief in the history of the Mill District and its potential. There is a spirit of collaboration within the Mill District that served as a strong foundation to this planning process. The City of Columbia and Richland County brought this same spirit of collaboration to the process, agreeing to envision and work together for the good of this community. This collaborative spirit will be critical to the success of the plan's implementation.

The Capital City Mill District Area and Corridor Plan process has prospered from the partnership between Richland County and City of Columbia staff. They have been committed stewards of the needs, resources and ideas of their respective jurisdictions, yet have managed this process as one entity: the Capital City Mill District Area. Members of the Planning Advisory Committee have been passionate advocates for the needs and visions of residents and property and business owners. This is their home, and they have represented their community beautifully while providing very thorough counsel to our team.

The Imagine Mill District Planning Team applauds Richland County Council and Columbia City Council for supporting and committing resources to this collaborative planning process. This establishes a new precedent for multi-jurisdictional planning within the State of South Carolina. The County and City Planning Commissions provided feedback and support and will be essential to the Plan's implementation.

The Imagine Mill District Planning Team especially thanks Richard Burts and Tom Chinn for their support and generosity in the use of the 701 Whaley for Imagine Mill District meetings and workshops. 701 was the ideal place to gather as it is a testament to community will and vision and to the value of investing in and preserving historic places.

Shepherding the Capital City Mill District Area and Corridor Plan has been a privilege.

THE IMAGINE MILL DISTRICT PLANNING TEAM

BOUDREAUX	The LandPlan Group South	Toole Design Group
Irene Dumas Tyson, AICP, Associate AIA	Charles Howell, RLA	Ernie Boughman, AICP
Nicholas Burger, Associate AIA	Hoyt Burnett, PE	Jared Draper, AICP
Erica Timmons, LEED AP BD+C		

RS&H	Fuss & O'Neill	CityVolve
Beverly Davis, AICP	Betsy Kaemmerlen, LA, LEED AP	Jeff Baxter, RLA, LEED AP, BD+C
Rachel Hatcher, AICP, LEED AP, ASLA	Dean Audet, PE	Jim Haley
Steve Cote, PE, AICP	Rachael Weiter, PE	
Radha Swayampakala, PE, PTOE, GISP	Drew Derrick	
Nick Landa		

Richland County Council	Columbia City Council	Staff
Bill Malinowski, Vice Chair, District 1	Mayor Stephen K. Benjamin	Leigh DeForth, AICP, City of Columbia, Project Manager
Joyce Dickerson, Chair, District 2	Councilwoman Tameika Isaac Devine, Mayor Pro Tempore, At-Large	Latoisha Green, Richland County, Project Manager
Yvonne McBride, District 3	Councilman Howard E. Duvall, Jr., At-Large	John S. Fellows, AICP, City of Columbia
Paul Livingston, District 4		Krista Hampton, City of Columbia
Seth Rose, District 5		Tracy Hegler, AICP, Richland County
Greg Pearce, District 6	Councilman Sam Davis, District I	
Gwendolyn Kennedy, District 7	Councilman Edward H. McDowell, Jr., District II	
Jim Manning, District 8	Councilman Moe Baddourah, District III	
Calvin "Chip" Jackson, District 9	Councilman Daniel J. Rickenmann, District IV	
Dalhi Myers, District 10		
Norman Jackson, District 11		
Planning Advisory Committee		
Todd Avant	Derrick Huggins	James Quint
NAI Avant, Community Investor	University of South Carolina	Historic Columbia Foundation
Richard Burts	Sherry Jaco	Gregory Sprouse
Owner, 701 Whaley	Olympia-Granby Mill Village Museum	Central Midlands COG
Robert Guild	Adam Nagler	Bill Yandle
Granby Representative	Community Resident	Whaley Representative
Viola Hendley	Ryan Nevius	
Olympia Representative	Environmental Representative	
Richland County Planning Commission	City of Columbia Planning Commission	
Stephen Gilchrist, Chair	Ed Greenleaf	Richard Cohn
Heather Cairns, Vice Chair	Prentiss McLaurin	James Frost II
Christopher Anderson	C. David Tuttle	LaTrell Harts
Wallace Brown, Sr.	Karen Yip	April James
Beverly Frierson		John Taylor



THE LANDPLAN GROUP SOUTH
Landscape Architecture | Engineering | Planning

BOUDREAUX



FUSS & O'NEILL

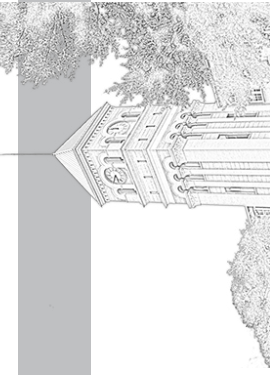
RS&H



Toole Design Group



CityVolve
development expertise for our changing communities



1. EXECUTIVE SUMMARY

Nowhere in the Midlands is the spirit of community, conservation, preservation and neighborliness as alive as it is the Capital City Mill District (the Mill District). The Mill District is a rich tapestry of memories and the buildings and landscapes that shaped those memories. It is and has been a mill village, a crossroads of rail lines and commerce, a home to “lint heads” and new generations, and a focal point for growth and development. The Mill District is thriving, as evident in the success of 701 Whaley, the new student housing, and the potential redevelopment of the former Capital City Ballpark redevelopment site. However, the Mill District continues to struggle with the pressures from increased traffic, working around the trains, the impacts of increasing numbers of students living within the fabric, and the challenges of cross-jurisdictional governance between City of Columbia and Richland County.

There has never been a more exciting time for the Mill District due to the unprecedented and committed collaboration between the City, County, and commitment of the Mill District stakeholders. *The Capital City Mill District Area and Corridor Plan* is a product of broad community input and research. The planning team listened to the community in order to capture the imaginations of those who live, work, and play in the Mill District.

The following principles support the *Capital City Mill District Area and Corridor Plan* and should serve as a shared statement of the community values in order to guide the plan implementation process. These principles should encourage decision-makers, developers, designers, business owners, and residents to consider how each project, policy, business, new building or park supports the long-term implementation of the plan and, therefore, reflects the vision of the Mill District.

This is an implementation plan: one with short, medium, and long-term strategies to implement once the Plan is adopted. These strategies are grouped under four big ideas. The hope is that this plan will support past efforts by leveraging resources and shared strategies, making implementation practical upon adoption.

This plan should be reviewed regularly and updated as needed. Periodic updates will further advance the Big Ideas due to improved transportation, higher rates of owner occupied housing, new retail, commerce, cultural development, and new public and private investments. Priorities can and will change due to successes and available resources. Updating the Plan will ensure that the Plan remains relevant and continues to support the vision.

VISION

The Capital City Mill District is a thriving community celebrated for the preservation of its history and its embrace of the creative and innovative classes, dynamic new investments, diverse housing opportunities, and a comprehensive multimodal network. The Capital City Mill District is a beautiful community defined by unique neighborhoods, sustainable development, the conservation of trees, riparian areas, and the Rocky Branch, and well-connected parks and greenways that exemplify environmental stewardship and a spirit of collaboration. The Capital City Mill District will continue to be an attractive destination due to its accessibility to authentic cultural offerings, local shopping and dining, and its proximity to the Congaree River, downtown Columbia, and USC. The Capital City Mill District embodies community spirit and hope in the future.

GUIDING PRINCIPLES

The Capital City Mill District is a strong, unified community of unique historic neighborhoods; therefore we commit to the following principles:

- We will preserve the architectural character of the Mill District through the rehabilitation of existing structures and through infill and new development that respects the scale and design attributes of the mill village vernacular and reflects aesthetic excellence and authenticity.
- We will be committed stewards of the Rocky Branch watershed, the Congaree River and the Mill District parks and natural resources in order to preserve their beauty, accessibility, purpose, and health.
- We will create and foster partnerships and collaborations across agencies and community organizations.
- We will strive to provide opportunities to celebrate and to promote the Mill District’s culture, history, the arts, natural resources, and industry.

- We will be engaged in and contribute to public efforts that will impact the quality of life within the Mill District and the safety and prosperity of the community.

- We will strive to foster a spirit of innovation and creativity as we work to revitalize our neighborhoods and advance economic opportunities, particularly for local businesses.

- We will promote a safe, multi-modal, well-connected transportation network that works in concert with the Mill District fabric, the historic context and natural resources.

- We will strive to preserve and encourage housing choices appropriate in scale and character.

GOALS

The goals of the Capital City Mill District are to provide a collaborative and equitable community framework in order to:

- Protect, preserve, elevate and celebrate the authentic history, architecture and fabric of the neighborhoods
- Encourage increased homeownership, community investment, and stewardship
- Revitalize and complete corridors and greenways that will safely and beautifully connect people to the Mill District’s unique places and resources
- Balance conservation and development
- Create and support opportunities for residents to engage and to prosper

BIG IDEA 1:
Implement placemaking policies and projects

BIG IDEA 2:
Manage trains, transportation & traffic

BIG IDEA 3:
Unify and connect the district to the greater community

BIG IDEA 4:
Improve environmental stewardship



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