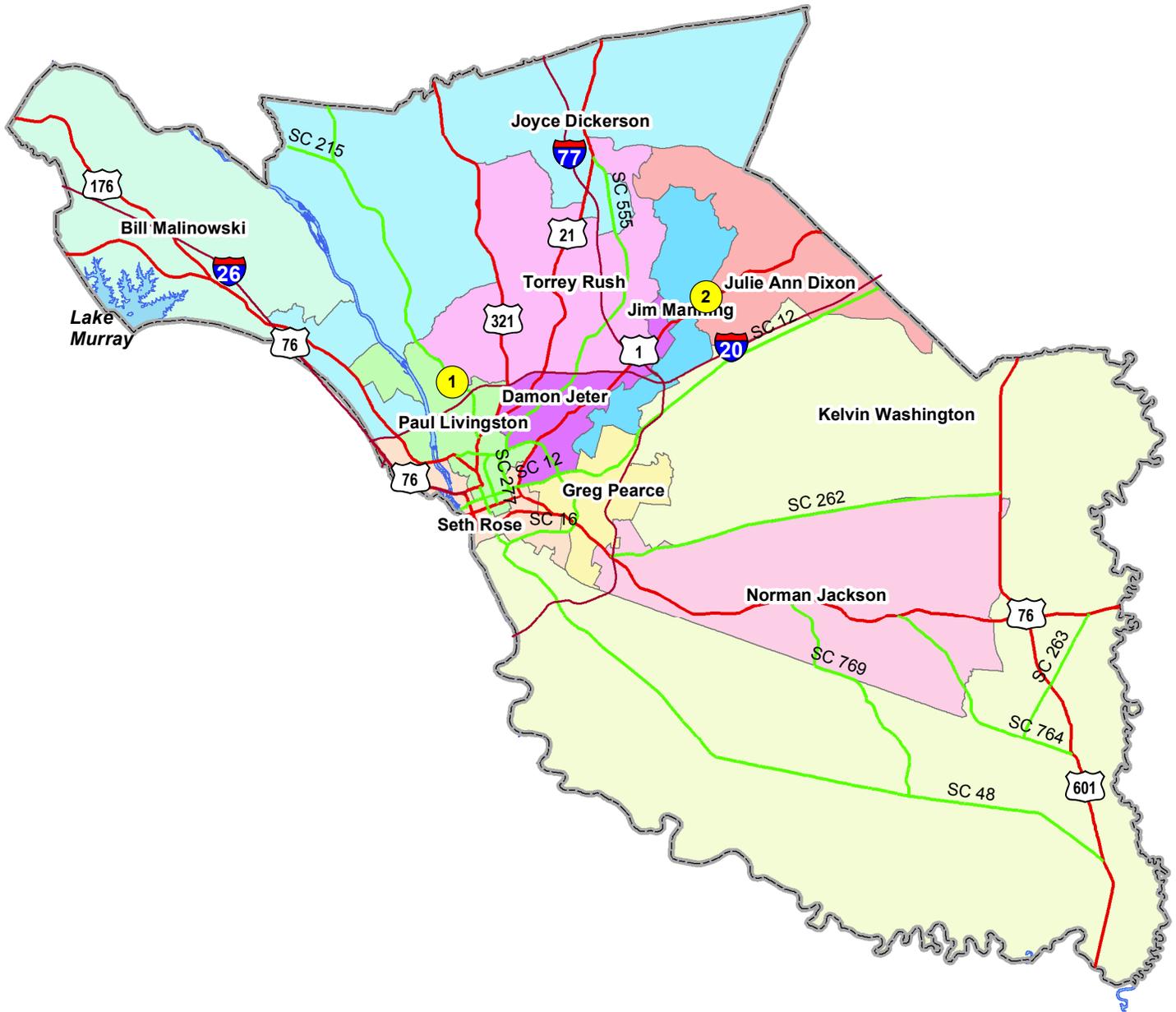


RICHLAND COUNTY
PLANNING COMMISSION



APRIL 7, 2014

**RICHLAND COUNTY
PLANNING COMMISSION
APRIL 7, 2014**



CASE NO.	APPLICANT	TMS NO.	LOCATION	DISTRICT
1. 14-06 MA	Jimmy Derrick	09401-06-09	6405 Monticello Rd.	Livingston
2. 14-07 MA	W.D. Morris	22804-04-10	Two Notch & Brickyard Rds.	Dixon

RICHLAND COUNTY PLANNING COMMISSION

Monday, April 7, 2014

Agenda

1:00 PM

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

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

PUBLIC MEETING CALL TO ORDERPatrick Palmer, Chairman

PUBLIC NOTICE ANNOUNCEMENT

PRESENTATION OF MINUTES FOR APPROVAL

March 2014 Minutes

ADOPTION OF THE AGENDA

ROAD NAMES [ACTION]

MAP AMENDMENTS [ACTION]

1. Case # 14-06
Jimmy Derrick
RS-MD to NC (3.83 acres)
6405 Monticello Rd.
TMS# 09401-06-09
Page 1
2. Case # 14-07
W.D. Morris
GC to LI (3.2 acres)
Two Notch Rd. & Brickyard Rd.
TMS# 22804-04-10
Page 11

TEXT AMENDMENTS [ACTION]

1. AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES; CHAPTER 26, LAND DEVELOPMENT; ARTICLE VII, GENERAL DEVELOPMENT, SITE, AND PERFORMANCE STANDARDS; SECTION 26-177, LIGHTING STANDARDS; SUBSECTION (B), STANDARDS; PARAGRAPH (1); SUBPARAGRAPH H; SO AS TO INCLUDE BROWN AND DARK GREEN POLES.
Page 19

2. AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES, CHAPTER 26, LAND DEVELOPMENT; SO AS TO ONLY ALLOW SHIPPING CONTAINERS AS AN ACCESSORY USE IN THE LI (LIGHT INDUSTRIAL) AND HI (HEAVY INDUSTRIAL) ZONING DISTRICTS.

Page 21

OTHER BUSINESS

COMPREHENSIVE PLAN UPDATE [ACTION]

1. UPDATE

DIRECTOR'S REPORT OF ACTION

1. ZONING PUBLIC HEARING REPORT
2. DEVELOPMENT REVIEW TEAM REPORT

ADJOURNMENT



Planning & Development Services Department

2020 Hampton Street, 1st Floor • Columbia, South Carolina 29204-1002

Post Office Box 192 • Columbia, South Carolina 29202-0192

TO: Planning Commission Members; Interested Parties

FROM: Alfreda W. Tindal, E9-1-1 Addressing Coordinator Specialist

DATE: March 25, 2014

SUBJECT: April's Street Name(s) Approval Request

Pursuant Section 6-29-1200 (A), SC Code of Laws requires the Planning Commission to approve street names. Specifically, states "...A local planning commission created under the provisions of this chapter shall, by proper certificate, approve and authorize the name of a street or road laid out within the territory over which the commission has jurisdiction..."

The proposed street/road/subdivision name(s) listed below has/ have been reviewed and meet(s) the Enhanced 9-1-1 emergency road/subdivision naming requirements.

Action Requested

The Addressing Coordinator Specialist recommends the Commission give **final** approval of the road name(s) listed below. **Unless specifically stated, the street name suffix (es) is/ are added after receipt of the subdivision lot layout.**

PROPOSED NAME(S)	APPLICANT	LOCATION	PROPERTY TMS#	COUNCIL DISTRICT (Honorable)
1. Broken Club Lane	David Parr, Power Engineering Co.	The Knolls @ Fox Meadows, Ph. 2D	R20500-06-18	Julie Ann Dixon (9)
2. Cooperative Way	Karen Hallenbeck, Central Electric Power Cooperative	Burning Tree Drive, Richland/ Lexington County Lines	R06011-03-18	Joyce Dickerson (2)



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: April 7, 2014
RC PROJECT: 14-06 MA
APPLICANT: Jimmy Derrick

LOCATION: 6405 Monticello Road

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

PC SIGN POSTING: March 10, 2014

Staff Recommendation

Disapproval

Background

Zoning History

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

The subject parcel was part of a previous zoning request under case 13-37MA from RS-MD to GC. That case was withdrawn.

Zoning History for the General Area

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

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

Zoning District Summary

The 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>	CC-3	Retail use (Dollar General Store)
<u>South:</u>	RS-MD	Undeveloped
<u>East:</u>	RS-MD	Residence
<u>West:</u>	OI/ RS-MD	Residence/Undeveloped

Discussion

Parcel/Area Characteristics

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

Public Services

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

Plans & Policies

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

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

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

Traffic Impact

The 2012 SCDOT traffic count (Station # 249), north of the subject parcel on Monticello Road shows 9,100 Average Daily Trips (ADT's). The 2012 SCDOT traffic count (Station # 247), south of the subject parcel on Monticello Road shows 11,200 Average Daily Trips (ADT's). Monticello Road is classified as a four lane undivided Principal Arterial, maintained by SCDOT with a design capacity of 29,200 ADT's. Monticello Road is currently operating at a Level of Service (LOS) "A".

There are no planned or programmed improvements for this section of Monticello Road, either from SCDOT or as part of the County's Transportation Penny Program.

Conclusion

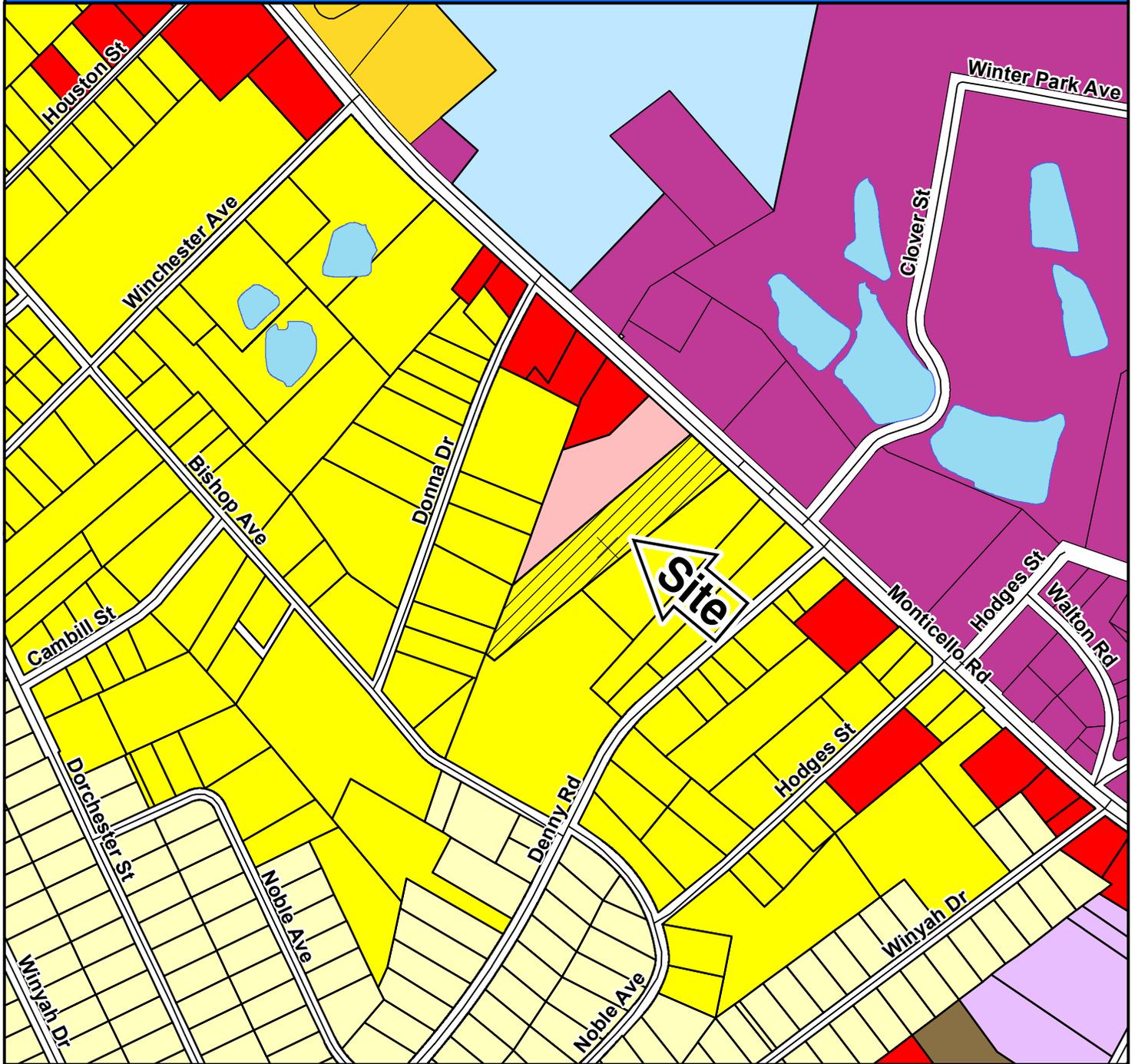
The parcel north of the site is zoned CC-3 and subject to unique form-based design standards, supporting the Crane Creek Master Plan. The surrounding parcels located east and south of the site are zoned residential. The parcel west is zoned Office and Institutional District (OI) and contains a residence.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

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

Zoning Public Hearing Date

April 22, 2014

Case 14-06 MA RS-MD to NC



ZONING CLASSIFICATIONS

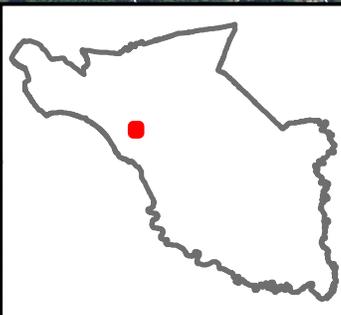
CC-1	C-1	RS-E	MH	NC	LI	TROS
CC-2	C-3	RS-LD	RM-MD	GC	HI	Subject Property
CC-3	RG-2	RS-MD	RM-HD	RC	PDD	
CC-4	RR	RS-HD	OI	M-1	RU	



**Case 14-06 MA
RS-MD to NC
TMS 09401-06-09**

Site

-  **FLOOD ZONE A**
-  **FLOOD ZONE AE**
-  **WETLANDS**



CASE 14-06 MA

From RS-LD to NC

TMS# 09401-06-09

Monticello Road



The zoning change from RS-MD (Residential Medium Density) to NC (Neighborhood Commercial) would permit the introduction of the following uses which were not allowed previously in the original zoning

USE TYPES	NC
Group Homes (10 or More)	SE
Rooming and Boarding Houses	SE
Amusement Arcades	P
Athletic Fields	SR
Clubs or Lodges (Ord No.054-08HR; 9-16-08)	P
Dance Studios and Schools	P
Martial Arts Instructional Schools	P
Physical Fitness Centers	P
Cemeteries, Mausoleums (Ord. 069-10HR)	SR
Community Food Services	P
Courts	P
Day Care Centers, Adult (Ord. 008-09HR; 2-17-09)	SR
Day Care, Child, Licensed Center (Ord. 008-09HR; 2-17-09)	SR
Government Offices	P
Individual and Family Services, Not Otherwise Listed	P
Libraries	P
Museums and Galleries	P
Nursing and Convalescent Homes	P
Orphanages	P
Places of Worship	P
Police Stations, Neighborhood	P
Post Offices	P
Schools, Administrative Facilities	P
Schools, Business, Computer and Management Training	P

Schools, Fine Arts Instruction	P
Schools, Junior Colleges	P
Schools, Including Public and Private, Having a Curriculum Similar to Those Given in Public Schools)	P
Schools, Technical and Trade (Except Truck Driving)	P
Accounting, Tax Preparation, Bookkeeping, and Payroll Services	P
Advertising, Public Relations, and Related Agencies	P
Automatic Teller Machines	P
Automobile Parking (Commercial)	P
Banks, Finance, and Insurance Offices	SR
Barber Shops, Beauty Salons, and Related Services	P
Bed and Breakfast Homes/Inns (Ord. 020-10HR; 5-4-10)	SR
Computer Systems Design and Related Services	P
Clothing Alterations/Repairs; Footwear Repairs	P
Construction, Building, General Contracting, without Outside Storage	P
Construction, Special Trades, without Outside Storage	P
Employment Services	P
Engineering, Architectural, and Related Services	P
Funeral Homes and Services	P
Laundromats, Coin Operated	P
Laundry and Dry Cleaning Services, Non-Coin Operated	P

Legal Services (Law Offices, Etc.)	P
Locksmith Shops	P
Management, Scientific, and Technical Consulting Services	P
Massage Therapists	P
Medical/Health Care Offices	P
Medical, Dental, or Related Laboratories	P
Office Administrative and Support Services, Not Otherwise Listed	P
Packaging and Labeling Services	P
Pet Care Services (Excluding Veterinary Offices and Kennels)	SR
Photocopying and Duplicating Services	P
Photofinishing Laboratories	P
Photography Studios	P
Picture Framing Shops	P
Professional, Scientific, and Technical Services, Not Otherwise Listed	P
Real Estate and Leasing Offices	P
Repair and Maintenance Services, Personal and Household Goods	P
Repair and Maintenance Services, Television, Radio, or Other Consumer Electronics	P
Research and Development Services	
Security and Related Services	
Tanning Salons	P
Theaters, Motion Picture, Other Than Drive-Ins	SE
Travel Agencies (without Tour Buses or Other Vehicles)	P

Veterinary Services (Non-Livestock, May Include Totally Enclosed Kennels Operated in Connection with Veterinary Services)	SR
Watch and Jewelry Repair Shops	P
Weight Reducing Centers	P
Antique Stores (See Also Used Merchandise Shops and Pawn Shops)	P
Art Dealers	P
Arts and Crafts Supply Stores	P
Bakeries, Retail	P
Bars and Other Drinking Places	SE
Bicycle Sales and Repair	P
Book, Periodical, and Music Stores	P
Camera and Photographic Sales and Service	P
Candle Shops	P
Candy Stores (Confectionery, Nuts, Etc.)	P
Caterers, No On Site Consumption	P
Clothing, Shoe, and Accessories Stores	P
Coin, Stamp, or Similar Collectibles Shops	P
Computer and Software Stores	P
Convenience Stores (with Gasoline Pumps)	P
Convenience Stores (without Gasoline Pumps)	P
Cosmetics, Beauty Supplies, and Perfume Stores	P
Department, Variety or General Merchandise Stores	P
Drugstores, Pharmacies, without Drive-Thru	P
Fabric and Piece Goods Stores	P

Florists	P
Food Service Contractors	P
Food Stores, Specialty, Not Otherwise Listed	P
Formal Wear and Costume Rental	P
Fruit and Vegetable Markets	P
Garden Centers, Farm Supplies, or Retail Nurseries	P
Gift, Novelty, Souvenir, or Card Shops	P
Grocery/Food Stores (Not Including Convenience Stores)	P
Hardware Stores	P
Health and Personal Care Stores, Not Otherwise Listed	P
Hobby, Toy, and Game Stores	P
Home Centers	
Home Furnishing Stores, Not Otherwise Listed	P
Jewelry, Luggage, and Leather Goods (May Include Repair)	P
Liquor Stores	P
Meat Markets	P
Miscellaneous Retail Sales – Where Not Listed Elsewhere, and Where All Sales and Services are Conducted within an Enclosed Building	P
Musical Instrument and Supplies Stores (May Include Instrument Repair)	P
News Dealers and Newsstands	P
Office Supplies and Stationery Stores	P
Optical Goods Stores	P

Paint, Wallpaper, and Window Treatment Sales	P
Pet and Pet Supplies Stores	P
Record, Video Tape, and Disc Stores	P
Restaurants, Cafeterias	P
Restaurants, Full Service (Dine-In Only)	P
Restaurants, Limited Service (Delivery, Carry Out)	P
Restaurants, Snack and Nonalcoholic Beverage Stores	P
Sporting Goods Stores	P
Tobacco Stores	P
Used Merchandise Stores	P
Video Tape and Disc Rental	P
Radio, Television, and Other Similar Transmitting Towers	SE
Utility Company Offices	P



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: April 7, 2014
RC PROJECT: 14-07 MA
APPLICANT: W.D. Morris

LOCATION: Two Notch Road

TAX MAP NUMBER: R22804-04-10
ACREAGE: 3.2
EXISTING ZONING: GC
PROPOSED ZONING: LI

PC SIGN POSTING: March 10, 2014

Staff Recommendation

Approval

Background

Zoning History

The original zoning as adopted September 7, 1977 was Heavy Industrial District (HI). The subject parcel was rezoned from HI to General Commercial District (GC) under ordinance number 016-12HR (case number 12-05MA).

Zoning History for the General Area

The GC District parcels west of the site were rezoned from HI District to GC under Ordinance Number 057-12HR (case number 12-26MA).

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>	RS-LD	Spring Valley Subdivision
<u>South:</u>	GC	Strip Development
<u>East:</u>	HI/ HI	Woodley's Garden Center/ Keeler Landscaping
<u>West:</u>	HI/ HI	Undeveloped/ Restaurant (Polliwogs)

Discussion

Parcel/Area Characteristics

The parcel has one hundred and twenty six (126) feet of frontage along Woodley Way. The subject parcel is undeveloped, relatively flat, and sparsely wooded. The immediate area is primarily characterized by commercial and residential uses. Contiguous to the west of the subject parcel is a restaurant (Polliwogs) and an undeveloped, wooded, Heavy Industrial District (HI) parcel. Otherwise, nearby along North Brickyard Road are several small scale offices of various types. East of the subject parcel is a garden center and north of the parcel on the north side of North Springs Road is the Spring Valley subdivision. The existing ceramic company (Carolina Ceramics) west of the site on North Brickyard Road is a remnant of past times when the railroad served as the primary industrial access and there was little or no commercial and residential development in the immediate area. According to the assessor's data, the property has been owned by Carolina Ceramics since 1911.

Public Services

The subject parcel is within the boundaries of School District Two. Lonnie B Nelson Elementary School is located seven hundred and thirteen (713) feet west of the subject parcel. The Sand Hill fire station (number 24) is located 2.3 miles southeast of the subject parcel on Sparkleberry Lane. There is a fire hydrant located one hundred and twenty seven (127) feet north of the subject property on South Springs Road. The proposed map amendment would not negatively impact public services or traffic. Water is provided by the City of Columbia and sewer service is provided by East Richland County Public Service District.

Plans & Policies

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

Objective: Industrial activities should be compatible with the surrounding land uses and should not locate near residential or commercial uses without adequate space for buffering/setbacks. Proposed industrial uses should consider sites with adequate room for expansion, existing infrastructure, and access to major arterials and/or highways. Sites will be considered during the rezoning process and periodically updated.

Compliance: The proposed zoning is in compliance with the recommended objective for light industrial activities in the Comprehensive Plan, as the site is located adjacent to commercial and industrial uses. There is existing water and sewer service in the area although the lines would need to be extended to the parcel.

Traffic Impact

The 2012 SCDOT traffic count (Station # 117) located east of the subject parcel on Two Notch Road identifies 30,100 Average Daily Trips (ADT's). Two Notch Road is classified as a five lane undivided Principal Arterial, maintained by SCDOT with a design capacity of 33,600 ADT's. Two Notch Road is currently operating at Level of Service (LOS) "C".

There are no planned or programmed improvements for this section of Two Notch Road, either from SCDOT or as part of the County's Transportation Penny Program.

Conclusion

This area is unique from the perspective that the surrounding properties are zoned GC and HI and have developed over the years with small scale office and commercial uses to the south and west, as well as light industrial uses with outdoor storage along the railroad line. There have been existing scattered industrial uses located in the vicinity since the early 1900's. However, over time and with the widening of Two Notch Road, the subject parcel and adjacent parcels have found themselves between suburban residential uses to the north and the commercial/light industrial development to the south along the railroad. Because of this unique geographic location, staff is of the opinion that this parcel serves as a transitional piece between the commercial uses to the south and west and the industrial properties to the east. An industrial zoning would be compatible with the surrounding industrial zoning district and commercial land uses.

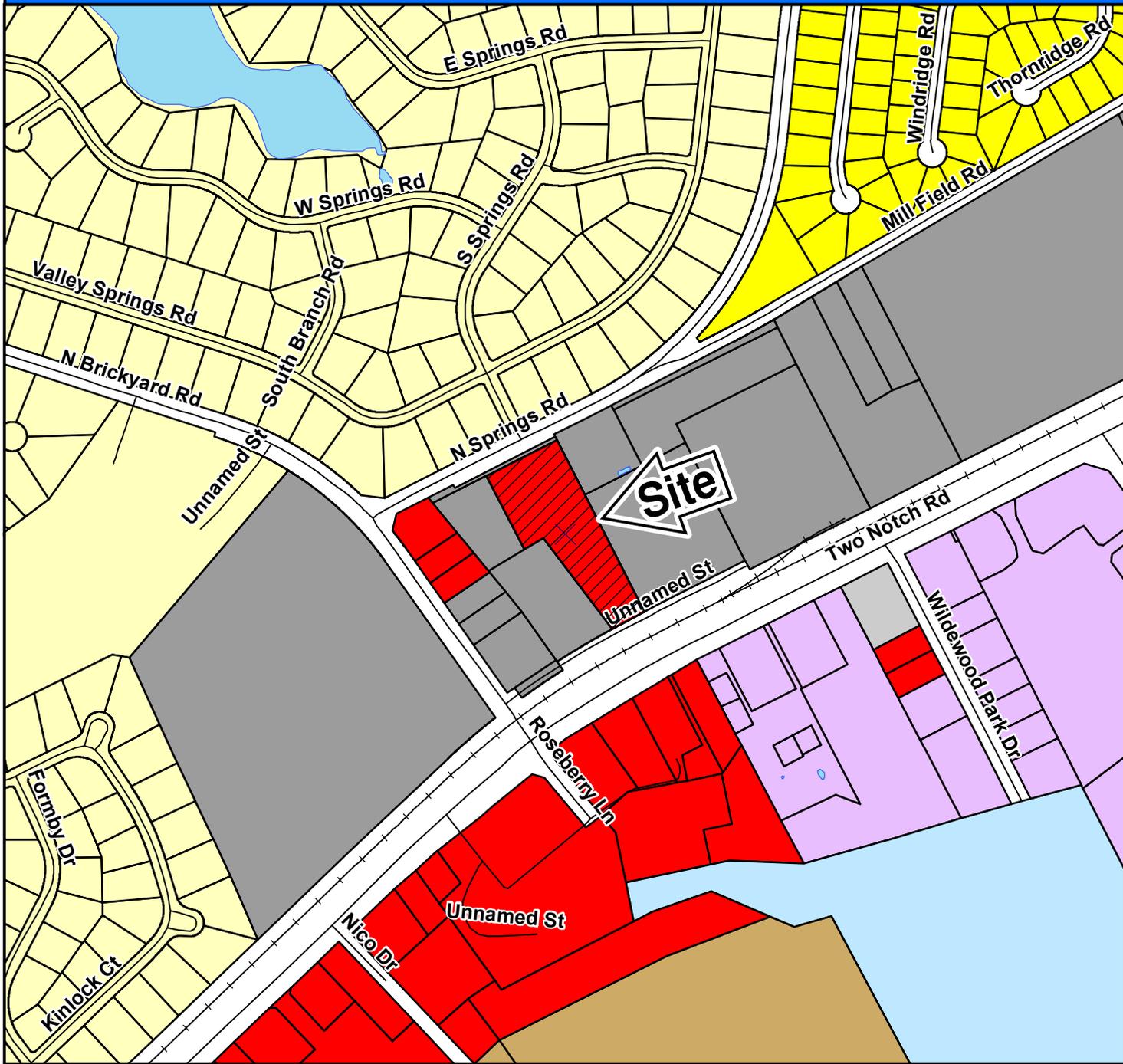
For these reasons, staff recommends **Approval** of this map amendment.

Zoning Public Hearing Date

April 22, 2014

Case 14-07 MA

GC to LI



ZONING CLASSIFICATIONS

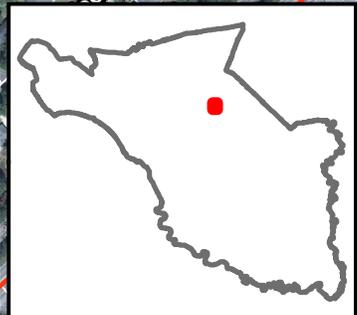
	CC-1		C-1		RS-E		MH		NC		LI		TROS
	CC-2		C-3		RS-LD		RM-MD		GC		HI		Subject Property
	CC-3		RG-2		RS-MD		RM-HD		RC		PDD		
	CC-4		RR		RS-HD		OI		M-1		RU		



Case 14-07 MA
GC on to LI Rd
TMS 22804-04-10

Site

-  FLOOD ZONE A
-  FLOOD ZONE AE
-  WETLANDS



CASE 14-07 MA

From GC to LI

TMS# 22804-04-10

Two Notch Rd



The zoning change from GC (General Commercial) to LI (Light Industrial) would permit the introduction of the following uses which were not allowed previously in the original zoning

USE TYPES	LI
Crop Production Support Services	P
Forestry Support Services	P
Correctional Institutions	SE
Automobile Towing, Including Storage Services	P
Construction, Building, General Contracting, with Outside Storage	SR
Construction, Heavy, with Outside Storage	SR
Construction, Heavy, without Outside Storage	P
Construction, Special Trades, with Outside Storage	SR
Repair and Maintenance Services, Automobile, Major	P
Repair and Maintenance Services, Boat and Commercial Trucks, Small	P
Repair and Maintenance Services, Commercial and Industrial Equipment	P
Vending Machine Operators	P
Chemicals and Allied Products	P
Farm Products, Raw Materials	P
Farm Supplies	P
Metal and Minerals	P
Motor Vehicles	P
Motor Vehicles, Used Parts and Supplies	P
Scrap and Recyclable Materials	SE
Timber and Timber Products	P

Airports or Air Transportation Facilities and Support Facilities	P
Courier Services, Central Facility	P
Materials Recovery Facilities (Recycling)	P
Water Treatment Plants, Non-Governmental, Public	P
Apparel	P
Beverage, Soft Drink and Water	P
Borrow Pits	SE
Dairy Products	P
Dolls, Toys, and Games	P
Fabricated Metal Products	SE
Food Manufacturing, Not Otherwise Listed	P
Furniture and Related Products	P
Glass and Glass Products	SE
Jewelry and Silverware	P
Leather and Allied Products (No Tanning)	P
Machinery	SE
Manufacturing, Not Otherwise Listed	SE
Office Supplies (Not Paper)	P
Paper Products (No Coating and Laminating)	P
Soap, Cleaning Compounds, and Toilet Preparations	P
Sporting and Athletic Goods	P
Textile Product Mills	SE
Transportation Equipment	SE
Wood Products, Excluding Chip Mills	P

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

AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES; CHAPTER 26, LAND DEVELOPMENT; ARTICLE VII, GENERAL DEVELOPMENT, SITE, AND PERFORMANCE STANDARDS; SECTION 26-177, LIGHTING STANDARDS; SUBSECTION (B), STANDARDS; PARAGRAPH (1); SUBPARAGRAPH H; SO AS TO INCLUDE BROWN AND DARK GREEN POLES.

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

SECTION I. The Richland County Code of Ordinances, Chapter 26, Land Development; Article VII, General development, Site, and Performance Standards; Section 26-177, Lighting Standards; Subsection (b), Standards; Paragraph (1); Subparagraph h.; is hereby amended to read as follows:

- h. All poles must be the color of silver, grey, brown, dark green, or black. New poles proposed to be located within an approved development that is at least seventy-five percent (75%) developed may be of the same color as the majority of the existing poles. In addition, historic structures and/or historic sites may use pole colors that are consistent with the era of the structure and/or site.

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

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

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

RICHLAND COUNTY COUNCIL

BY: _____
Norman Jackson, Chair

ATTEST THIS THE ____ DAY

OF _____, 2014

Michelle Onley
Clerk of Council

RICHLAND COUNTY ATTORNEY'S OFFICE

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

Public Hearing: April 22, 2014 (tentative)
First Reading: April 22, 2014 (tentative)
Second Reading:
Third Reading:

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

AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES, CHAPTER 26, LAND DEVELOPMENT; ARTICLE II, RULES OF CONSTRUCTION; DEFINITIONS; AND ARTICLE V, ZONING DISTRICTS AND DISTRICT STANDARDS; SECTION 26-141, TABLE OF PERMITTED USES, PERMITTED USES WITH SPECIAL REQUIREMENTS, AND SPECIAL EXCEPTIONS; SUBSECTION (F), TABLE OF PERMITTED USES, PERMITTED USES WITH SPECIAL REQUIREMENTS, AND SPECIAL EXCEPTIONS; SO AS TO ONLY ALLOW SHIPPING CONTAINERS AS AN ACCESSORY USE IN THE GC (GENERAL COMMERCIAL DISTRICT), M-1 (LIGHT INDUSTRIAL DISTRICT), LI (LIGHT INDUSTRIAL) AND HI (HEAVY INDUSTRIAL) ZONING DISTRICTS.

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

SECTION I. The Richland County Code of Ordinances, Chapter 26, Land Development; Article II, Rules of Construction; Definitions; Section 26-22, Definitions; is hereby amended to add a definition of “Shipping Container” in appropriate chronological order; to read as follows:

Shipping container. A structure originally, specifically or formally designed for or used in the packing, shipping, movement or transportation of freight, articles, goods or commodities, designed for or capable of being mounted or moved on a rail car and/or designed for or capable of being mounted on a chassis or bogie for movement by truck or trailer or loaded on a ship.

SECTION II. The Richland County Code of Ordinances, Chapter 26, Land Development; Article V, Zoning Districts And District Standards; Section 26-141, Table of Permitted Uses, Permitted Uses with Special Requirements, and Special Exceptions; Subsection (f), Table of Permitted Uses, Permitted Uses with Special Requirements, and Special Exceptions; “Other Uses” of Table 26-V-2.; is hereby amended to read as follows:

(ORDINANCE CONTINUES ON NEXT PAGE)

USE TYPES	TROS	RU	RR	RS-E	RS-LD	RS-MD	RS-HD	MH	RM-MD	RM-HD	OI	NC	RC	GC	M-1	LI	HI
Other Uses																	
Buildings, High Rise, 4 or 5 Stories										SR	SR			SR			
Buildings, High Rise, 6 or More Stories										SE	SE			SE			
Sexually Oriented Businesses														SR			SR
<u>Shipping Containers used as an Accessory Structure</u>														<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>

SECTION III. The Richland County Code of Ordinances, Chapter 26, Land Development; Article VII, General Development, Site, and Performance Standards; Section 26-176, Landscaping Standards; Subsection (h), Screening for Loading Areas, Trash Collection Areas, Outdoor Storage Display Areas, and Utility Service Areas; is hereby amended to read as follows:

- (h) *Screening for loading areas, trash collection areas, outdoor storage display areas, shipping containers, and utility service areas.* All loading areas, trash collection areas (including dumpsters), outdoor storage display areas, and utility service areas visible from a public road or adjacent property line shall be screened from such adjacent road or property unless already screened by an intervening building or buffer transition yard. Landscaping shall not interfere with the access and operation of any such structure or facility. Screen types include:
- (1) *Hedge.* A continuous hedge of evergreen and/or densely twigged deciduous shrubs planted in a five (5) foot strip spaced a maximum of five (5) feet apart or a row of evergreen trees planted no more than eight (8) feet apart. The shrubs shall be planted at a minimum height of forty-eight (48) inches and the hedge shall exceed the height of the receptacle by at least six (6) inches at the plants' maturity.
- (2) *Fence or wall.* A fence or wall that matches the height of the receptacle and with the finished side of the fence facing the abutting road or property. Fences longer than twenty-five (25) linear feet shall be landscaped with trees and/or shrubs planted in a minimum five (5) foot planting area, except around access areas, spaced no farther than eight (8) feet apart in order to screen at least fifty percent (50%) of the fence or wall.

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

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

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

RICHLAND COUNTY COUNCIL

BY: _____
Norman Jackson, Chair

ATTEST THIS THE _____ DAY

OF _____, 2014

Michelle Onley
Clerk of Council

RICHLAND COUNTY ATTORNEY'S OFFICE

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

First Reading:
Public Hearing:
Second Reading:
Third Reading:

RICHLAND COUNTY GOVERNMENT



Planning and Development Services Department

**PLANNING DIRECTOR'S REPORT OF COUNCIL ACTIONS
ZONING PUBLIC HEARING**

February 25, 2013

7:00 PM

Call to Order: Honorable Norman Jackson, Chair

Additions/Deletions to the Agenda: Tracy Hegler reminded Council members that an amended agenda had been sent out to correct previous errors in same.

Map Amendments:

Case # 13-36 MA, Larry Cooke, RU to RS-LD (13 acres), TMS # 02700-05-15, 1204 Hopewell Church Road: The public hearing was opened, and no one spoke. The public hearing was closed. Council denied the rezoning request. **ACTION: PLANNING**

Case # 13-37 MA, Jimmy Derrick, RS-MD to GC (3.83 acres), TMS # 09401-06-09, 6405 Monticello Road: The applicant's representative stated that the applicant wished to withdraw his rezoning request. Council unanimously voted to accept the withdrawal. **ACTION: PLANNING**

Case # 14-01 MA, E. B. Purcell, PDD Amendment (2.99 acres), TMS # 23000-03-19, 425 Summit Terrace Court: The public hearing was opened, and the applicant spoke in favor of the map amendment. The public hearing was closed. Council unanimously approved the rezoning request and gave first reading to the ordinance. **ACTION: PLANNING, CLERK OF COUNCIL**

Master Plans:

An Ordinance Amending the "2009 Richland County Comprehensive Plan", Adopted on December 15, 2009, by incorporating the "Lower Richland Strategic Community Master Plan" into the Plan. The public hearing was opened, and two people spoke against the current language contained within the Master Plan. The public hearing was closed. Council gave first reading approval to the ordinance adopting the Lower Richland Strategic Community Master Plan. **ACTION: PLANNING, CLERK OF COUNCIL**

An Ordinance Amending the "2009 Richland County Comprehensive Plan", Adopted on December 15, 2009, by incorporating the "Spring Hill Strategic Community Master Plan" into the Plan. The public hearing was opened, and three people spoke in favor of the

Master Plan. The public hearing was closed. Council unanimously gave first reading approval to the ordinance adopting the Spring Hill Strategic Community Master Plan. **ACTION: PLANNING, CLERK OF COUNCIL**

Text Amendments:

An Ordinance Amending Section 26-141 and Section 26-151; so as to permit furniture and related products in the GC General Commercial District, with special requirements. The second public hearing was opened, but no one spoke. The public hearing was closed. Council denied the text amendment. **ACTION: PLANNING**

An Ordinance Amending Chapter 26, Land Development; Article V, Zoning Districts and District Standards; Section 26-151, Permitted Uses With Special Requirements; Subsection (C), Standards; Paragraph (8), Bars And Other Drinking Places; so as to remove the distance requirement between bars and places of worship in the GC, M-1, and LI zoning districts under certain conditions. The public hearing was opened, and six people spoke against the text amendment. One person spoke in favor of the text amendment. The public hearing was closed. After discussion, Council gave first reading approval to an amended text amendment ordinance, which would remove setback requirements under certain conditions unless the place of worship was established prior to third reading of the ordinance. **ACTION: PLANNING, CLERK OF COUNCIL**

Adjournment: Council adjourned at 8:30 p.m.

RICHLAND COUNTY GOVERNMENT



Planning and Development Services Department

**PLANNING DIRECTOR'S REPORT OF COUNCIL ACTIONS
ZONING PUBLIC HEARING**

March 25, 2014

7:00 PM

Call to Order: Honorable Norman Jackson, Chair

Additions/Deletions to the Agenda: None.

Council unanimously approved the agenda as published.

Map Amendments:

Case # 14-02 MA, Noralba Hurtado, RU to GC (.45 acres), TMS # 03300-06-10, 10356 Broad River Road: The public hearing was opened, and no one spoke. The public hearing was closed. Council unanimously deferred first reading of the ordinance and agreed to have another public hearing at the April Zoning Public Hearing. [ACTION: PLANNING](#)

Case # 14-03 MA, Preston Young, RU to OI (1.5 acres), TMS # 21615-04-26, Cabin Creek Road: The public hearing was opened, and no one spoke. The public hearing was closed. Council unanimously deferred first reading of the ordinance and agreed to have another public hearing at the April Zoning Public Hearing. [ACTION: PLANNING](#)

Case # 14-04 MA, Tom Milliken, RU to LI (35.05 acres), TMS # 17600-01-12, Farrow Road: The public hearing was opened. The applicant spoke in favor of the rezoning request and no one spoke against it. The public hearing was closed. Council unanimously approved the rezoning request and gave first reading to the ordinance. [ACTION: PLANNING, CLERK OF COUNCIL](#)

Case # 14-052 MA, Bill Dixon, RU to RS-LD (6.32 acres), TMS # 20100-03-17/21/23/30, Sloan Road: The public hearing was opened, and no one spoke. The public hearing was closed. Council unanimously approved the rezoning request and gave first reading to the ordinance. [ACTION: PLANNING, CLERK OF COUNCIL](#)

Adjournment: Council adjourned at 7:08 p.m.



Development Review Team Projects for January 30, 2014 at 1:00 pm

Project #	Development	Location	Coun- cil Dis- trict	Lots/ Units/ Square Feet	Acres
SD-10-02	The Knolls @ Fox Meadow Phase 2 TMS # R20500-06-18	Longtown East & Fox Hill Drive DENIED	9	21	8.48
SD-14-02	Woodcreek Interstate Tract TMS #R28800-01-09	Spears Creek Road & Jacobs Mill Pond Road APPROVED	9	142	29.5
SD-06-01	Potrait Hill TMS# R01700-04-12,56	N/S Broad River Road between Canterfield Road & Pet Sites Road APPROVED	1	490	241.03

Development Review Team Members

Tracy Hegler, Planning Director
 Geonard Price, Deputy Planning Director/Zoning Administrator
 William Simon, Engineer II—Development Division Manager
 Andrea Bolling, Floodplain Administrator
 Carroll Williamson, Interim Land Development Administrator
 Miranda Spivey, Fire Marshal



Development Review Team
Projects for February 27, 2014
at 1:00 pm

Project #	Development	Location	Coun- cil Dis- trict	Lots/ Units/ Square Feet	Acres
SD-12-05	Langford Crossing TMS # R17800-01-71	N/S Langford Road between Adams Road & Trading Post Road	2	85	60.32
DENIED					

Development Review Team Members

Tracy Hegler, Planning Director
Geonard Price, Deputy Planning Director/Zoning Administrator
William Simon, Engineer II—Development Division Manager
Andrea Bolling, Floodplain Administrator
Carroll Williamson, Interim Land Development Administrator
Miranda Spivey, Fire Marshal



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