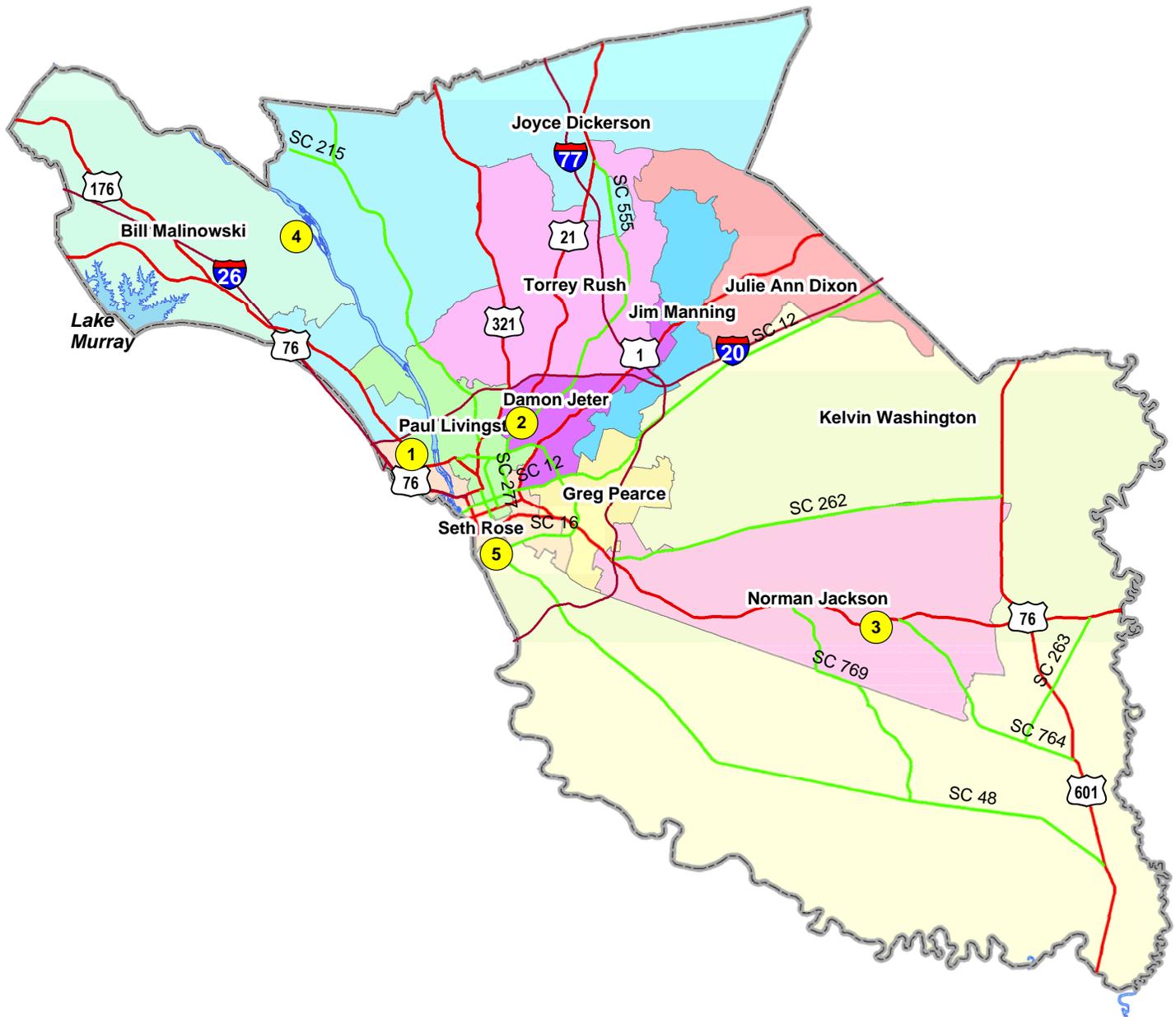


RICHLAND COUNTY
PLANNING COMMISSION



JULY 7, 2014

RICHLAND COUNTY PLANNING COMMISSION JULY 7, 2014



CASE NO.	APPLICANT	TMS NO.	LOCATION	DISTRICT
1. 14-13 MA	Toby Ward	07308-05-08	1335 Elm Abode Terr.	Livingston
2. 14-14 MA	Jake M. Conyers	11612-05-13	5433 Farrow Rd.	Jeter
3. 14-16 MA	Hansel L. Carter	30600-05-02 (p)	115 Congaree Run	Jackson
4. 14-17 MA	Ernest L. Moore, Jr.	05400-01-09	Geiger Rd.	Malinowski
5. 14-18 MA	Mark Warther	11301-18-01	22 Bluff Rd.	Washington

RICHLAND COUNTY PLANNING COMMISSION

Monday, July 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

May & June 2014 Minutes

ADOPTION OF THE AGENDA

ROAD NAMES [ACTION]

MAP AMENDMENTS [ACTION]

1. Case # 14-13 MA
Toby Ward
RS-LD to OI (2.9 acres)
1335 Elm-Abode Terr.
TMS# 07308-05-08
Page 1
2. Case # 14-14 MA
Jake M. Conyers
RS-HD to NC (.7acres)
5433 Farrow Rd.
TMS# 11612-05-13
Page 9
3. Case # 14-16 MA
Hansel L. Carter
RU to GC (.4¹ acres)
115 Congaree Run
TMS# 30600-05-02 (p)
Page 17
4. Case # 14-17 MA
Ernest L. Moore Jr.
Geiger Rd.
RU to RS-LD (140.40 acres)
TMS# 05400-01-09
Page 29

5. Case # 14-18 MA
Mark Warther
M-1 to GC (.12 acres)
22 Bluff Rd.
TMS# 11301-18-01
Page 37

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 26-176, LANDSCAPING STANDARDS; SUBSECTION (A), PURPOSE AND APPLICABILITY; PARAGRAPH (2), APPLICABILITY; SO AS TO CLARIFY WHEN BUFFERS SHALL APPLY.
Page 45
2. 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.
Page 49

OTHER BUSINESS

COMPREHENSIVE PLAN UPDATE [ACTION]

1. UPDATE
2. DISCUSSION ON THE PROPOSED LAND USE MAP

DIRECTOR'S REPORT OF ACTION

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

ADJOURNMENT

The Planning Commission is a recommending body to Richland County Council. Recommendations for "Approval" or "Disapproval" are forwarded to County Council for their consideration at the Zoning Public Hearing. The Zoning Public Hearing is another opportunity to voice your opinion for or against a rezoning or amendment to the Land Development Code and is open to the public. Check the County's website for dates and times.



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: May 21, 2014

SUBJECT: June 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. Red Pine 2. Spruce Knob 3. Swiss Pine 4. Torrey Pine	Anna Fonseca, Midland Mortgage Corp.	Summer Pines S/D off North Pines Road and Wilson Blvd	TMS R14800-04-14, 17, 18, 24	Torrey Rush (7)
5. Quiet Side Court 6. Creekside Cottage Circle	John D. Champoux, Sustainable Design Consultants, INC	Club Cottages, Ph IIIA, off Columbia Club Dr E	R20404-01-34	Julie Ann Dixon (9)
7. Glenn Village Circle (f/k/a Village Glenn Cir)	David R Schade, LongCreek Associates LLC	Windermere Village S/D, Off Windermere Village Way	R20510-07-01, R20510-09-07; etc	Julie Ann Dixon (9)



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: June 16, 2014

SUBJECT: July'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. Rosewalk	Clay Walsh, Civil Engineering of Columbia	The Ridge SD (Westcott Ridge) off Broad River Rd	R02600-09-04	Bill Malinowski (1)
2. Spotted Eagle	Jeremy Lechner, Civil Engineering of Columbia	Eagles Rest SD, Off Johnson Marina Road	R01513-01-01 & 02	Bill Malinowski (1)



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: July 7, 2014
RC PROJECT: 14-13 MA
APPLICANT: Toby Ward

LOCATION: 1335 Elm Abode Terrace

TAX MAP NUMBER: R07308-05-08
ACREAGE: 2.9
EXISTING ZONING: RS-LD
PROPOSED ZONING: OI

PC SIGN POSTING: June 6, 2014

Staff Recommendation

Approval

Background

Zoning History

The original zoning as adopted September 7, 1977 was Residential Single-family Low Density District (RS-1). 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 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.

No minimum lot area, except as determined by DHEC.

Direction	Existing Zoning	Use
<u>North:</u>	RS-LD/RS-LD	Undeveloped/Residence
<u>South:</u>	GC	Church
<u>East:</u>	RS-LD/RS-LD	Residence/Residence
<u>West:</u>	RS-LD/GC	Residence /Law Office

Discussion

Parcel/Area Characteristics

The site is located at 1335 Elm Abode Terrace. The parcel has three hundred and fifty seven (357) feet of frontage along Elm Abode Terrace and three hundred and forty (340) feet of frontage along Thor Drive. The parcel has a little slope and scattered residential vegetation. The parcel contains a large two story residence. Both Elm Abode Terrace and Thor Drive are two lane collector roads, without sidewalks or streetlamps along this section. The immediate area is primarily characterized by residential uses with the institutional use (church) south of the site and a law office located to the west. Otherwise, parcels north and east of the subject parcel are zoned as single family residential properties and utilized as such.

Public Services

The subject parcel is within the boundaries of School District One. H.B. Rhome Elementary School and Saint Andrews Middle School are located .2 miles to the southwest of the subject parcel.

The Saint Andrews fire station (number 6) is located .9 miles northwest of the subject parcel on Briargate Circle. There are no fire hydrants located along Elm Abode Terrace or Thor Drive. The proposed map amendment would not negatively impact public services or traffic. Water and sewer is provided by the City of Columbia.

Plans & Policies

The 2009 Richland County Comprehensive Plan "**Future Land Use Map**" designates this area as **Priority Investment Area** in the **Beltway Planning Area**.

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

Compliance: The subject parcel is located near existing commercial and office uses and near Broad River Road.

Traffic Impact

No traffic count stations are located on Elm Abode Terrace. The closest count stations are on Broad River Road and Bush River Road. The 2012 SCDOT traffic count (Station # 183) located south of the subject parcel on Broad River Road identifies 26,500 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) "C".

The 2012 SCDOT traffic count (Station # 469) located west of the subject parcel on Bush River Road identifies 31,300 Average Daily Trips (ADT's). Bush River Road is classified as a five lane undivided Minor Arterial, maintained by SCDOT with a design capacity of 24,800 ADT's. Bush River Road is currently operating at Level of Service (LOS) "E".

Currently, construction is underway to rebuild the River Drive Bridge, crossing the Broad River, along with the east and west approaches to the bridge and as associated improvement to all intersections within that construction zone. Otherwise, there are no planned or programmed improvements for this area, either from SCDOT or as part of the County's Transportation Penny Program.

Conclusion

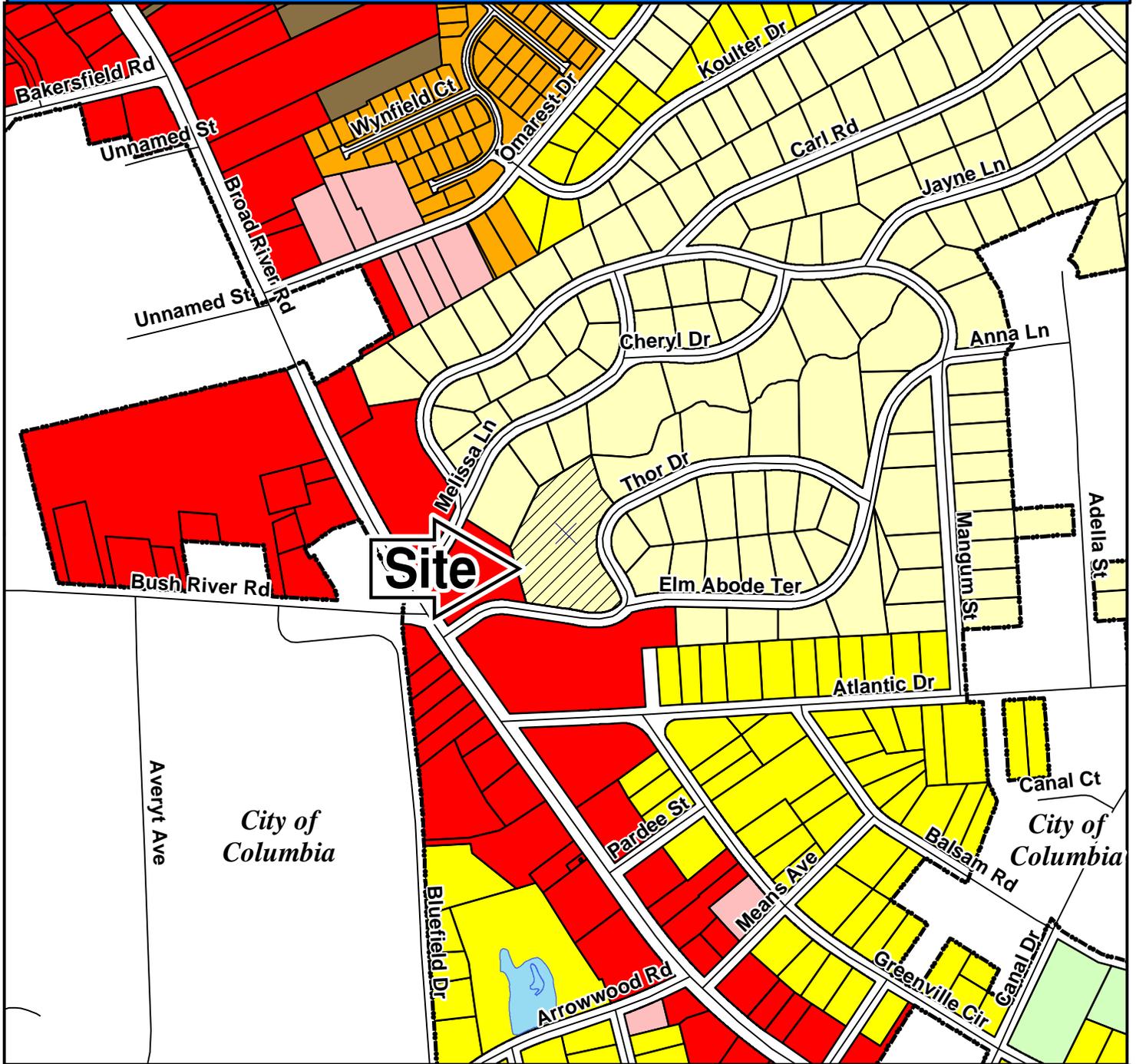
The proposed request is in compliance with the recommendations of the Comprehensive Plan, as it is located near commercial and office uses. The requested zoning provides a transition between the established residential subdivisions to the east and the nonresidential uses along the commercial corridor of Broad River Road to the west.

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

Zoning Public Hearing Date

July 22, 2014

Case 14-13 MA RS-LD 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		

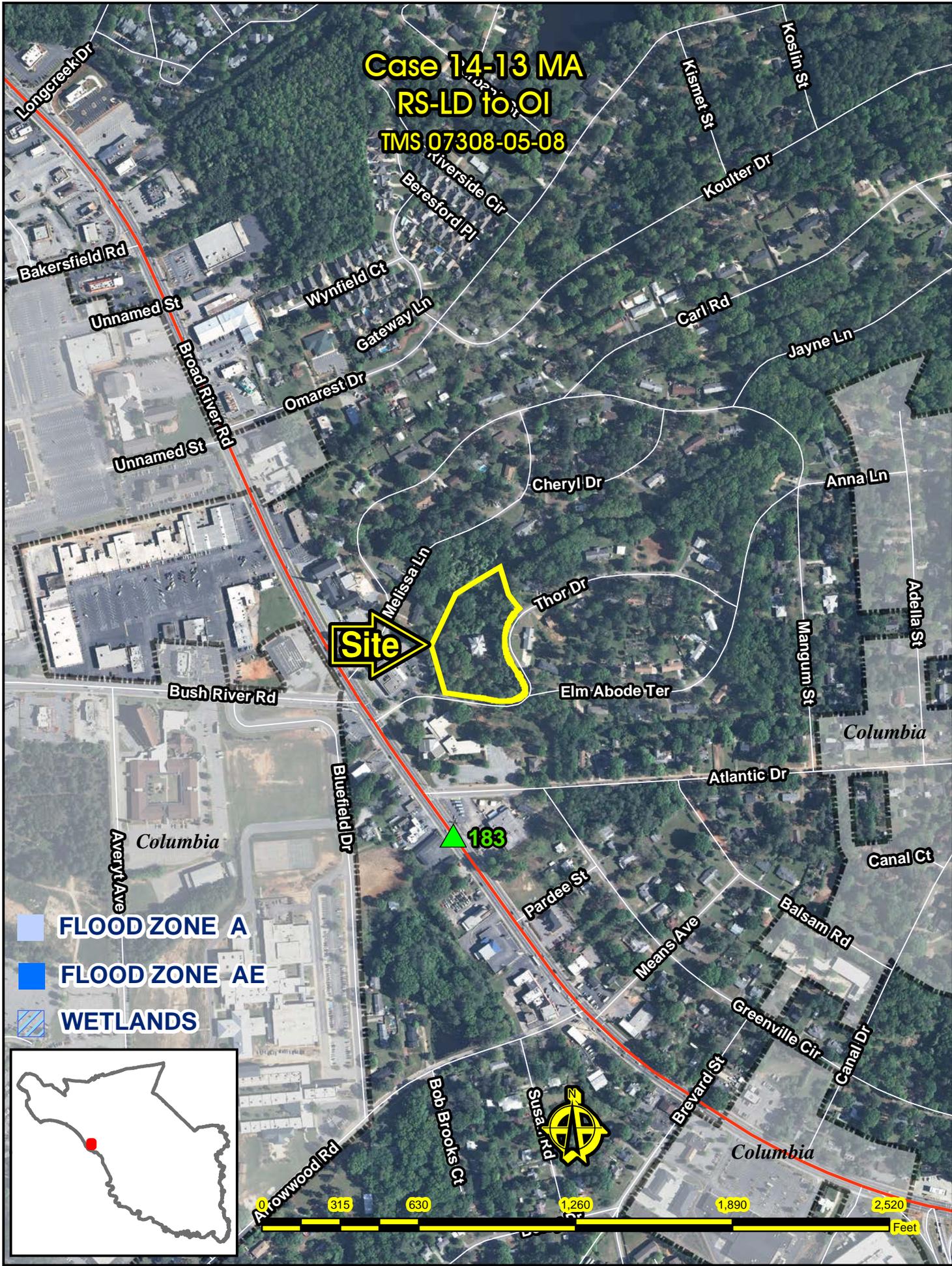
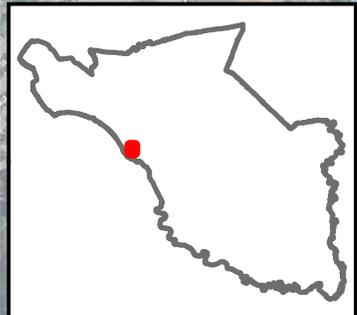


**Case 14-13 MA
RS-LD to OI
TMS 07308-05-08**

Site

183

-  FLOOD ZONE A
-  FLOOD ZONE AE
-  WETLANDS

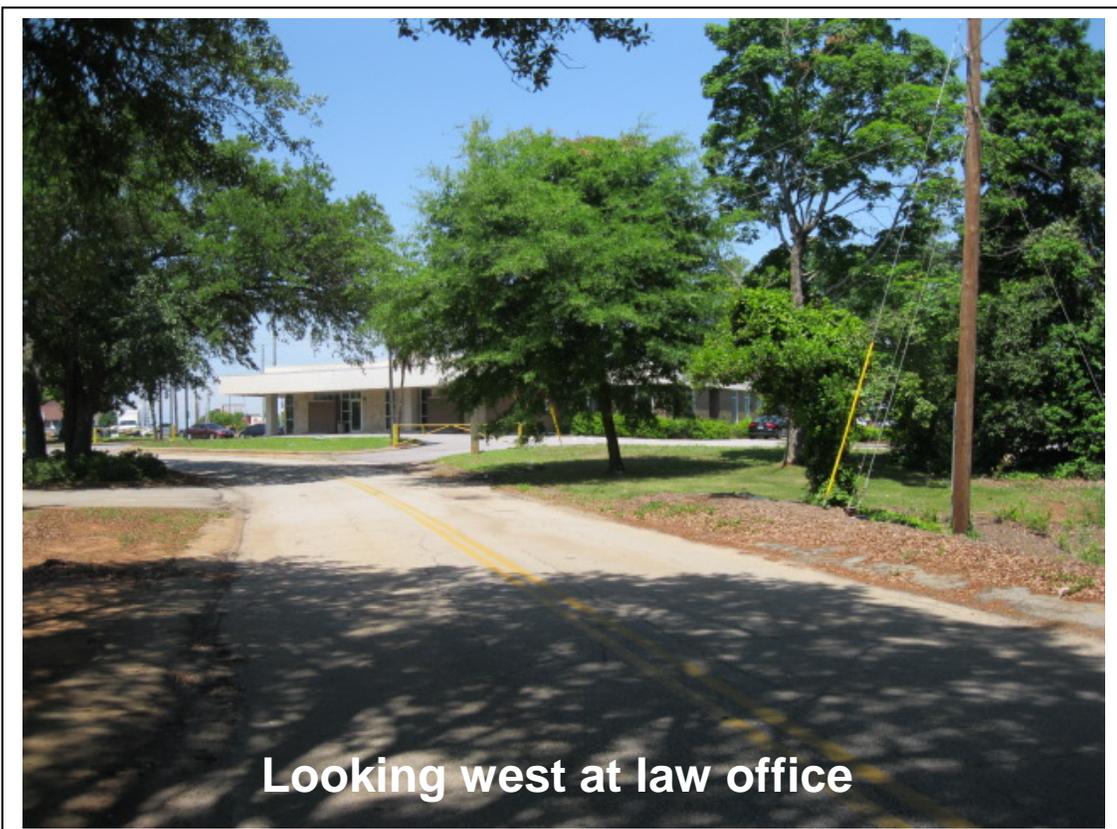


CASE 14-13 MA

From RS-LD to OI

TMS# R07308-05-08

1335 Elm Abode Terrace



The zoning change from RS-LD (Residential Low Density) to OI (Office/Institutional) would permit the introduction of the following uses which were not allowed previously in the original zoning

USE TYPES	OI
Continued Care Retirement Communities	SR
Dormitories	SE
Multi-Family, Not Otherwise Listed	P
Single-Family, Zero Lot Line, Common	SR
Fraternity and Sorority Houses	P
Group Homes (10 or More)	SE
Rooming and Boarding Houses	SE
Special Congregate Facilities	SE
Bowling Centers	
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
Ambulance Services, Transport	P
Auditoriums, Coliseums, Stadiums	P
Cemeteries, Mausoleums (Ord. 069-10HR)	SR
Colleges and Universities	P
Community Food Services	P
Courts	P
Day Care Centers, Adult (Ord. 008-09HR; 2-17-09)	SR
Day Care, Child, Licensed Center (Ord. 008-09HR; 2-17-09)	SR
Government Offices	P
Hospitals	P
Individual and Family Services, Not Otherwise Listed	P

Museums and Galleries	P
Nursing and Convalescent Homes	P
Orphanages	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, Technical and Trade (Except Truck Driving)	P
Zoos and Botanical Gardens	SE
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	P
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
Kennels	SR
Laundry and Dry Cleaning Services, Non- Coin Operated	P

Legal Services (Law Offices, Etc.)	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)	P
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
Research and Development Services	SR
Travel Agencies (without Tour Buses or Other Vehicles)	P
Watch and Jewelry Repair Shops	P
Weight Reducing Centers	P
Antique Stores (See Also Used Merchandise Shops and Pawn Shops)	P
Art Dealers	P
Bars and Other Drinking Places	SE
Book, Periodical, and Music Stores	P
Caterers, No On Site Consumption	P
Convenience Stores (with Gasoline Pumps)	P
Convenience Stores (without Gasoline Pumps)	P

Drugstores, Pharmacies, with Drive-Thru	P
Drugstores, Pharmacies, without Drive- Thru	P
Office Supplies and Stationery Stores	P
Optical Goods 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
Courier Services, Substations	P
Radio and Television Broadcasting Facilities (Except Towers)	P
Radio, Television, and Other Similar Transmitting Towers	SE
Utility Company Offices	P
Buildings, High Rise, 4 or 5 Stories	SR
Buildings, High Rise, 6 or More Stories	SE



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: July 7, 2014
RC PROJECT: 14-14 MA
APPLICANT: Jake Conyers

LOCATION: 5433 Farrow Road

TAX MAP NUMBER: R11612-05-13
ACREAGE: .7
EXISTING ZONING: RS-HD
PROPOSED ZONING: NC

PC SIGN POSTING: June 6, 2014

Staff Recommendation

Disapproval

Background

Zoning History

The current zoning, Residential Single-family High Density (RS-HD), reflects the original zoning as adopted September 7, 1977.

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>	RS-HD	Undeveloped
<u>South:</u>	C-3	Restaurant (City of Columbia)
<u>East:</u>	RS-HD	Undeveloped
<u>West:</u>	RS-3	Residence (City of Columbia)

Discussion

Parcel/Area Characteristics

The parcel contains one hundred and forty six (146) feet of frontage along Farrow Road and is surrounded by property that has yet to be annexed into the City. The subject property has a moderate slope away from Farrow Road, contains two single family residential structures, residential vegetation and sidewalks along the road frontage. The surrounding parcels are zoned RS-HD, Residential Single-family – High Density, Commercial District (C-3) and Residential Single-family District (RS-3). There are several undeveloped parcels located north and east of the site. South of the site is a restaurant located in the City of Columbia. Otherwise, Farrow Road in this section is sparsely developed, with scattered residential, office, commercial and service related uses.

Public Services

The subject parcel is within the boundaries of School District 1. Arden Elementary School is located .4 miles northwest of the subject parcel on Holmes Avenue.

The Belvedere fire station (number 11) is located .9 miles southeast of the subject parcel on Blume Street. There is a fire hydrant located northeast of the site along Farrow Road. The proposed map amendment would not negatively impact public services or traffic.

The City of Columbia is the water and sewer service provider for the area.

Plans & Policies

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

Objective: “Commercial/Office activities should be located at traffic junctions (intersections of arterial roads), along arterial roads, or in areas where existing commercial and office uses are located. Commercial uses within residential areas are appropriate when they complete a block face.”

Non-Compliance: The proposed zoning is not in keeping with the recommendations described by the urban category in the Comprehensive Plan. This northern section of the Farrow Rd contains residential uses, zonings and undeveloped parcels.

Traffic Impact

The 2012 SCDOT traffic count (Station # 277) located adjacent to the site on Farrow Road identifies 13,400 Average Daily Trips (ADT's). Farrow Road is classified as a five lane undivided Minor Arterial road, maintained by SCDOT with a design capacity of 24,800 ADT's. Farrow Road is currently operating at Level of Service (LOS) “B”.

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

Conclusion

The surrounding parcels are zoned RS-HD, C-3 and RS-3. Except for the restaurant located across Farrow Road, nearby properties on the north side of Farrow Road have remained residential in nature. The site is not located at an intersection, although it is located along an arterial and in the vicinity of other limited commercial uses. The site does meet many of the Comprehensive Plan's defined objectives for commercial; however, due to the proximity to other residential properties located to the north, east and west, in addition to the sheer lack of commercial on the northern side of Farrow Road in this vicinity, staff is of the opinion that the site does not comply with the intent of the comprehensive plan.

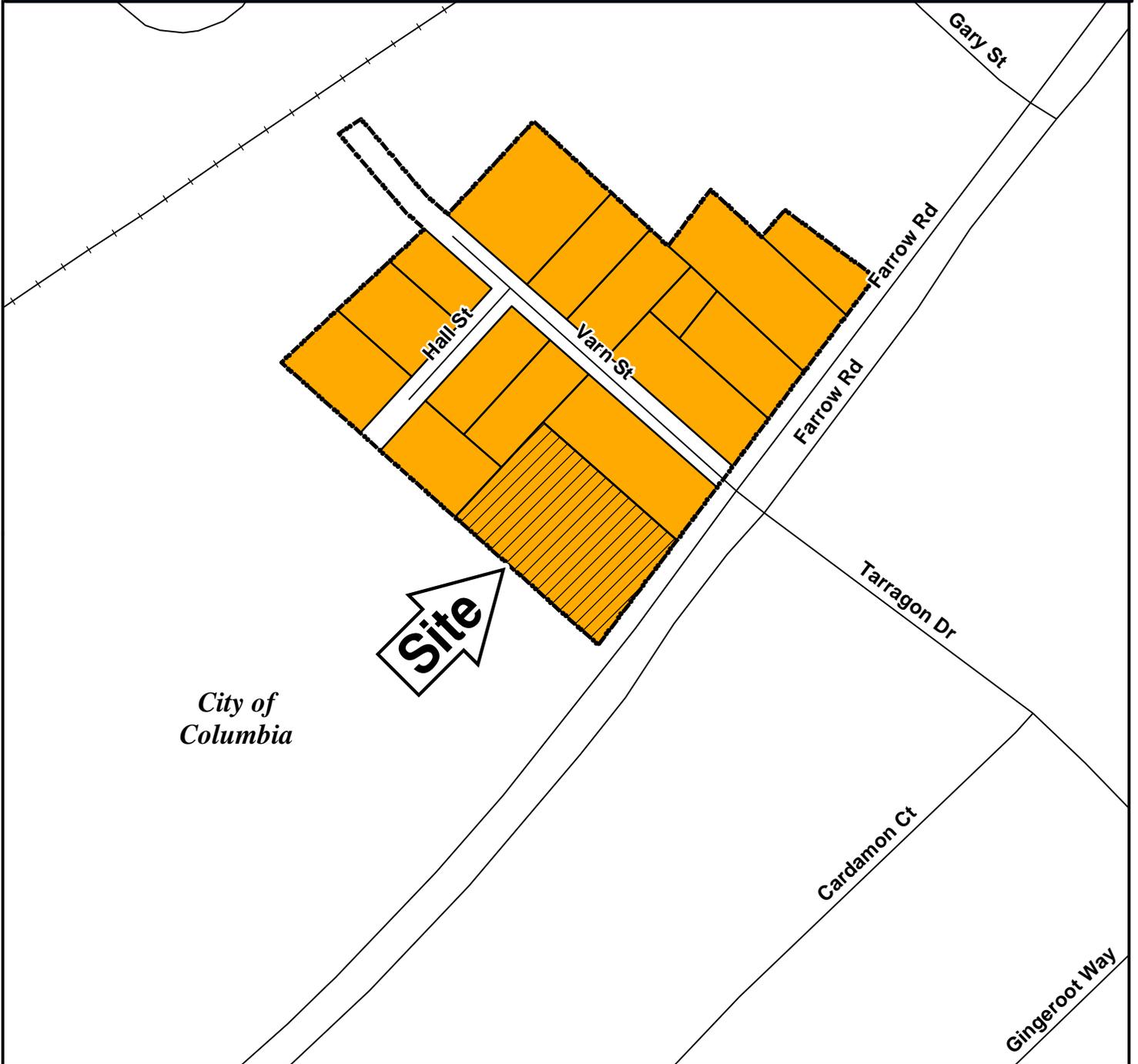
Rezoning this site could set a precedent for the rezoning of other parcels in this vicinity and could serve to the detriment of any remaining residential character along Farrow Road. Staff believes that this is not the best location for commercial, as doing so, would encroach on the residential nature of Varn Street. While the proposed zoning meets the objectives for commercial in the urban area, staff is of the opinion that the proposed request is not compatible with the surrounding zoning, uses and development pattern of the adjacent parcels along the north side of Farrow Road.

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

Zoning Public Hearing Date

July 22, 2014

Case 14-14 MA RS-HD to NC

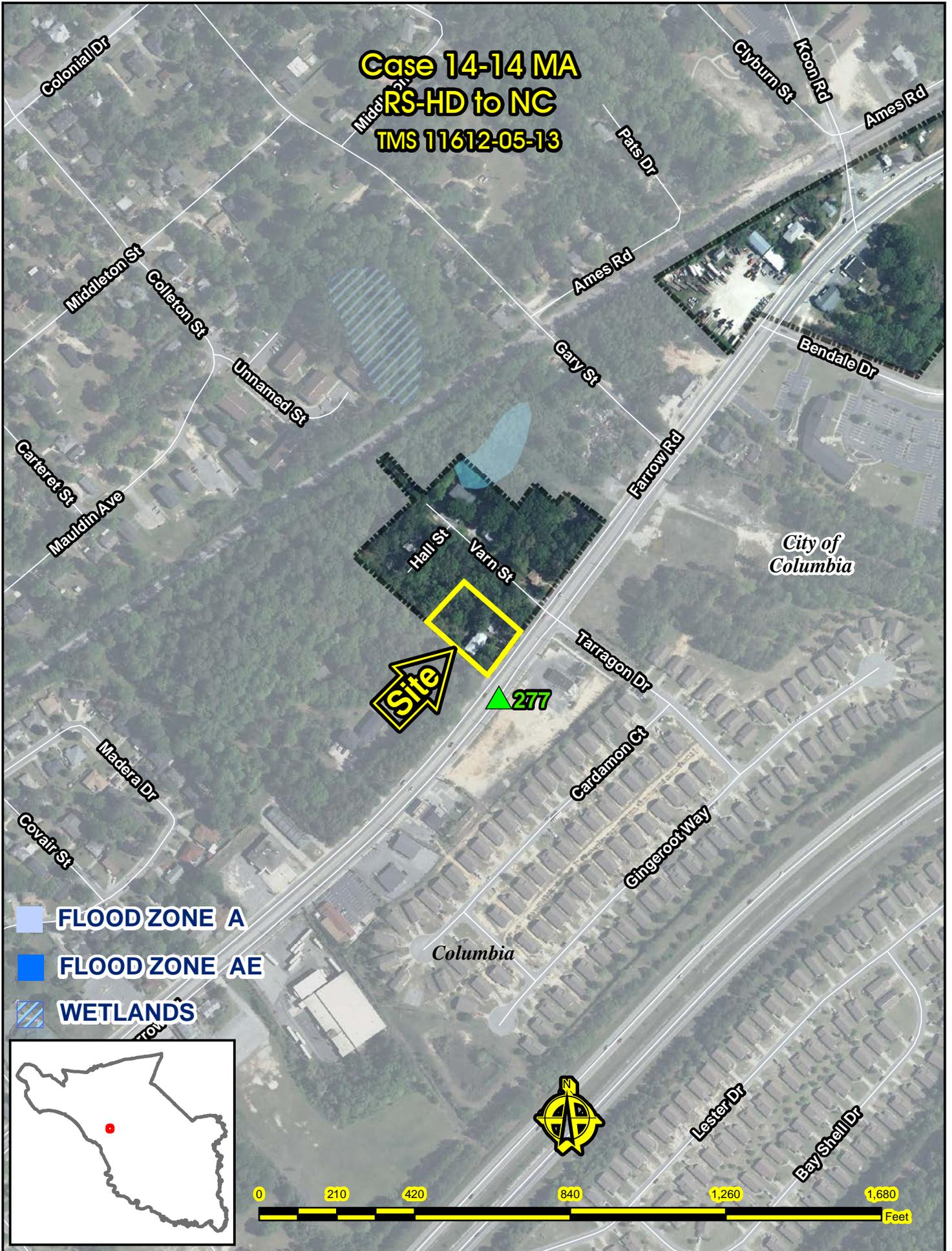


ZONING CLASSIFICATIONS

	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 14-14 MA
RS-HD to NC
TMS 11612-05-13**



CASE 14-14 MA

From RS-LD to NC

TMS# R11612-05-13

5433 Farrow Rd



The zoning change from RS-HD (Residential Single-Family High 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
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
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 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
Warehouses (General Storage, Enclosed, Not Including Storage of Any Hazardous Materials or Waste as Determined by Any Agency of the Federal, State or Local Government)	SR



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: July 7, 2014
RC PROJECT: 14-16 MA
APPLICANT: Hansel Carter

LOCATION: Old Congaree Run

TAX MAP NUMBER: R30600-05-02 (Portion of)
ACREAGE: .46
EXISTING ZONING: RU
PROPOSED ZONING: GC

PC SIGN POSTING: June 6, 2014

Staff Recommendation

Approval

Background

Zoning History

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

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: 7 dwelling units.

Direction	Existing Zoning	Use
<u>North:</u>	GC	Convenience store with pumps
<u>South:</u>	GC	Residence
<u>East:</u>	GC	Undeveloped
<u>West:</u>	RU	Assisted Living Facility

Discussion

Parcel/Area Characteristics

The parcel contains ninety eight (98) feet of frontage along Old Congaree Run. The subject property has little slope, little or no vegetation, no sidewalks or streetlights and has been cleared for a graveled surface parking lot. The surrounding parcels are zoned RU District and GC District. There are several GC District parcels located in the general vicinity. North is Mr. Bunky's, which is a convenience store with gas pumps in addition to a restaurant, hardware and retail sales of general merchandise. South of the site is a residence on a GC District zoned parcel.

Public Services

The subject parcel is within the boundaries of School District 1. The Horrell Hill Elementary School is located 3.2 miles west of the subject parcel on Congaree Road.

The Congaree Run fire station (number 29) is located three hundred and nineteen (319) feet south of the subject parcel on Old Congaree Run. There is a fire hydrant located north of the site at the intersection of Old Congaree Run and Garners Ferry Road. The proposed map amendment would not negatively impact public services or traffic.

The City of Columbia is the water service provider for the area.

Plans & Policies

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

Objective: "Commercial/Office activities should be located at major traffic junctions where existing commercial and office uses are located and not encroach or penetrate established residential areas. Small scale agricultural related commercial uses, located on-site with residences, are appropriate provided adequate buffering/setbacks are available and the commercial use is in character with the area."

Compliance: The proposed zoning is in keeping with the recommendations described by the Rural category in the Comprehensive Plan as it is located at a major traffic junction adjacent to existing commercial use.

Traffic Impact

No traffic count stations are located on Old Congaree Run. The closest traffic count station to the subject parcel is Station # 172 on Garners Ferry Road, located east of the intersection with Lower Richland Boulevard. Station # 172 identifies 21,600 Average Daily Trips (ADT's). At that location, Garners Ferry is classified as a four lane divided Principal Arterial road, maintained by SCDOT with a design capacity of 33,600 ADT's. Garners Ferry Road is currently operating at Level of Service (LOS) "B".

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

Conclusion

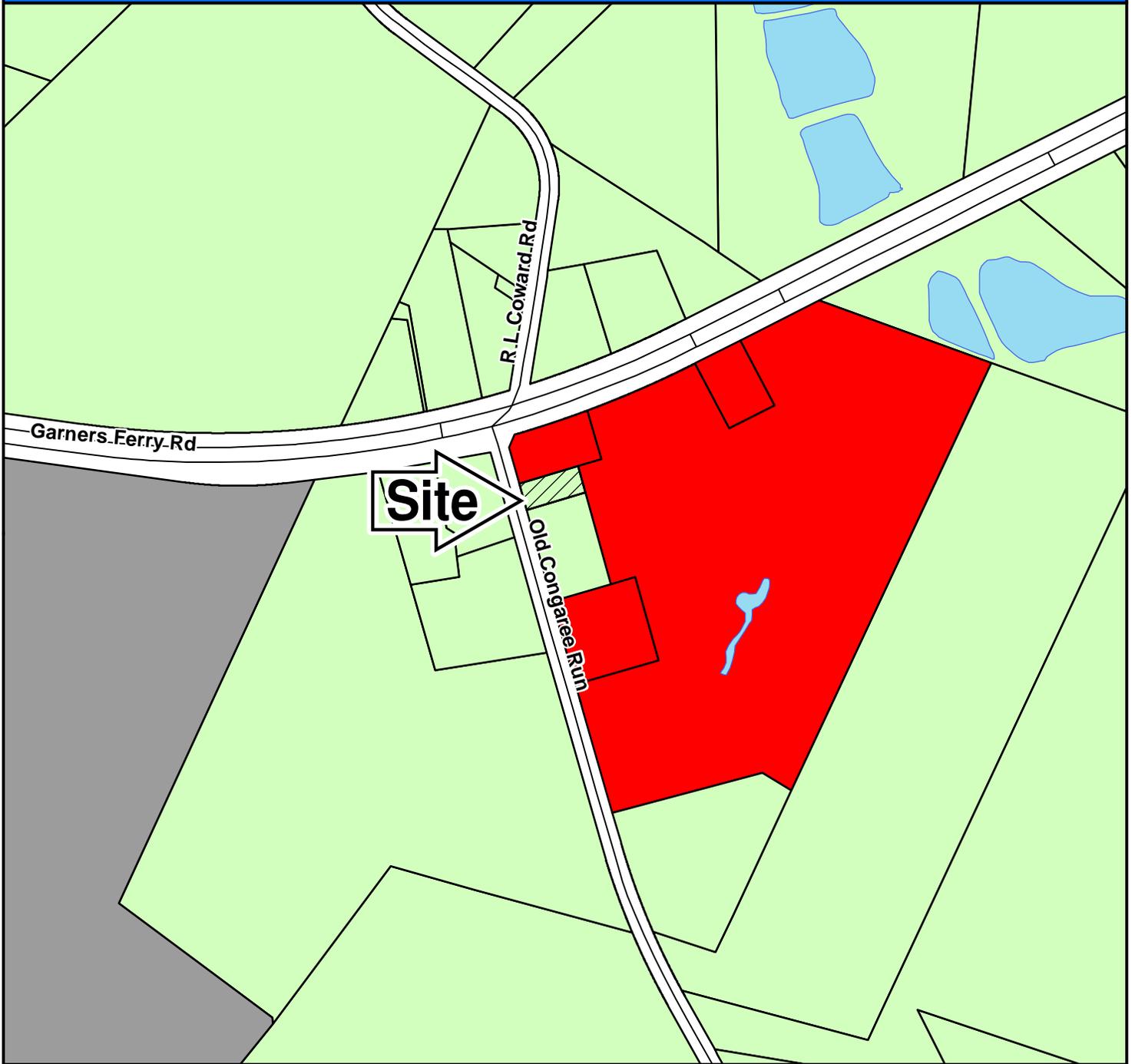
The surrounding parcels are zoned RU and GC. Staff is of the opinion that the proposed request is compatible with the surrounding zoning, uses and development pattern of the adjacent parcels.

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

Zoning Public Hearing Date

July 22, 2014

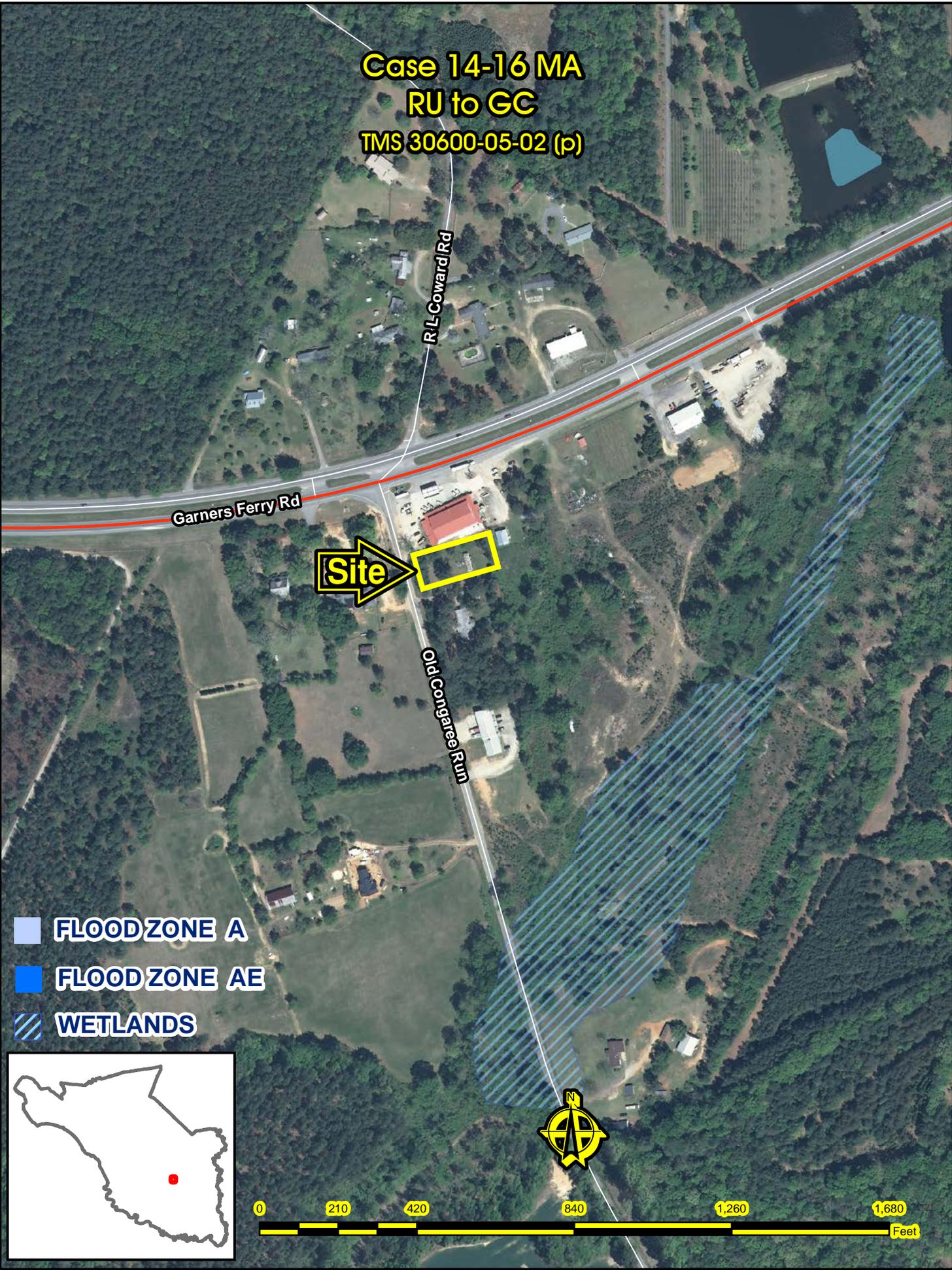
Case 14-16 MA RU to GC



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		

**Case 14-16 MA
RU to GC
TMS 30600-05-02 (p)**

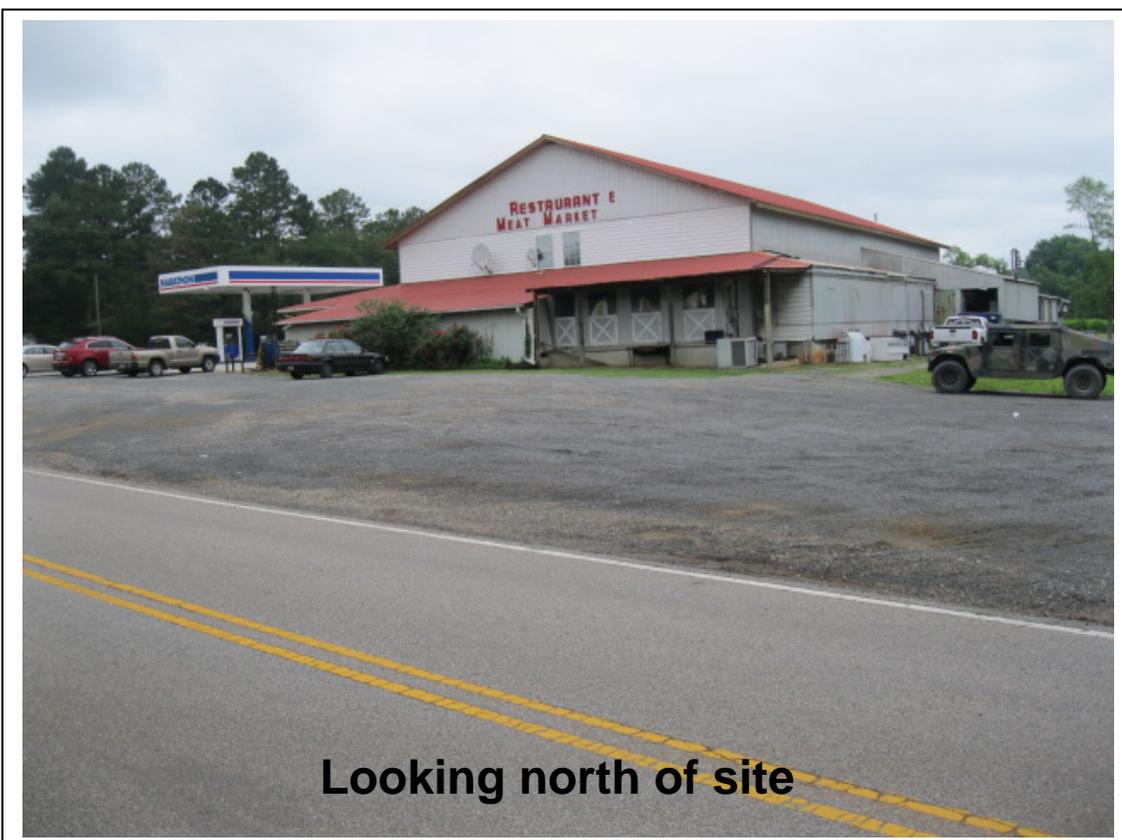


CASE 14-16 MA

From RU to GC

TMS# R30600-05-02 Portion of

Old Congaree Run



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

USE TYPES	GC	SR
Multi-Family, Not Otherwise Listed	P	
Single-Family, Zero Lot Line, Common	SR	
Fraternity and Sorority Houses	P	
Group Homes (10 or More)	SE	
Rooming and Boarding Houses	P	
Special Congregate Facilities	SE	
Amusement or Water Parks, Fairgrounds	SR	
Amusement Arcades	P	
Athletic Fields	P	
Battling Cages	SR	
Billiard Parlors	P	
Bowling Centers	P	
Clubs or Lodges (Ord No.054-08HR; 9-16-08)	P	
Dance Studios and Schools	P	
Go-Cart, Motorcycle and Similar Small Vehicle Tracks	SR	
Golf Courses	SR	
Golf Courses, Miniature	P	
Golf Driving Ranges (Freestanding)	SR	
Marinas and Boat Ramps	P	
Martial Arts Instructional Schools	P	
Physical Fitness Centers	P	
Shooting Ranges, Indoor	P	
Skating Rinks	P	
Swim and Tennis Clubs	P	
Ambulance Services, Transport	P	
Animal Shelters		SR
Auditoriums, Coliseums, Stadiums		P
Colleges and Universities		P
Community Food Services		P
Courts		P
Government Offices		P
Hospitals		P
Individual and Family Services, Not Otherwise Listed		P
Libraries		P
Museums and Galleries		P
Nursing and Convalescent Homes		P
Places of Worship		P
Post Offices		P
Postal Service Processing & Distribution		P
Schools, Administrative Facilities		P
Schools, Business, Computer and Management Training		P
Schools, Fine Arts Instruction		P
Schools, Junior Colleges		P
Schools, Technical and Trade (Except Truck Driving)		P
Schools, Truck Driving		P
Zoos and Botanical Gardens		SR
Accounting, Tax Preparation, Bookkeeping, and Payroll Services		P
Advertising, Public Relations, and Related Agencies		P

Automatic Teller Machines	P
Automobile Parking (Commercial)	P
Automobile Rental or Leasing	P
Automobile Towing, Not Including Storage	P
Banks, Finance, and Insurance Offices	P
Barber Shops, Beauty Salons, and Related Services	P
Body Piercing Facilities	SR
Building Maintenance Services, Not Otherwise Listed	P
Car and Light Truck Washes (See also Truck Washes)	P
Carpet and Upholstery Cleaning Services	P
Computer Systems Design and Related Services	P
Clothing Alterations/Repairs; Footwear Repairs	P
Construction, Building, General Contracting, without Outside Storage	P
Construction, Special Trades, without Outside Storage	P
Employment Services	P
Engineering, Architectural, and Related Services	P
Exterminating and Pest Control Services	P
Funeral Homes and Services	P
Furniture Repair Shops and Upholstery	P
Hotels and Motels	P
Janitorial Services	P

Laundromats, Coin Operated	P
Laundry and Dry Cleaning Services, Non-Coin Operated	P
Legal Services (Law Offices, Etc.)	P
Linen and Uniform Supply	P
Locksmith Shops	P
Management, Scientific, and Technical Consulting Services	P
Massage Therapists	P
Medical/Health Care Offices	P
Medical, Dental, or Related Laboratories	P
Motion Picture Production/Sound Recording	P
Office Administrative and Support Services, Not Otherwise Listed	P
Packaging and Labeling Services	P
Pet Care Services (Excluding Veterinary Offices and Kennels)	P
Photocopying and Duplicating Services	P
Photofinishing Laboratories	P
Photography Studios	P
Picture Framing Shops	P
Professional, Scientific, and Technical Services, Not Otherwise Listed	P
Publishing Industries	P
Real Estate and Leasing Offices	P
Rental Centers, with Outside Storage	SR
Rental Centers, without Outside Storage	P
Repair and Maintenance Services,	SR

Appliance and Electronics	
Repair and Maintenance Services, Automobile, Minor	P
Repair and Maintenance Services, Home and Garden Equipment	P
Repair and Maintenance Services, Personal and Household Goods	P
Repair and Maintenance Services, Television, Radio, or Other Consumer Electronics	P
Research and Development Services	P
Security and Related Services	P
Septic Tank Services	
Tanning Salons	P
Tattoo Facilities (Ord 010-07HR; 2-20-07) and (Ord No. 054-08HR; 9-16-08)	P
Taxidermists	P
Theaters, Live Performances	P
Theaters, Motion Picture, Other Than Drive-Ins	P
Theaters, Motion Picture, Drive-Ins	SE
Travel Agencies (without Tour Buses or Other Vehicles)	P
Traveler Accommodations, Not Otherwise Listed	P
Truck (Medium and Heavy) Washes	P
Veterinary Services (Non-Livestock, May Include Totally Enclosed Kennels Operated in Connection with Veterinary Services)	P
Watch and Jewelry Repair Shops	P

Weight Reducing Centers	P
Antique Stores (See Also Used Merchandise Shops and Pawn Shops)	P
Appliance Stores	P
Art Dealers	P
Arts and Crafts Supply Stores	P
Auction Houses	P
Automotive Parts and Accessories Stores	P
Bakeries, Retail	P
Bars and Other Drinking Places	SR
Bicycle Sales and Repair	P
Boat and RV Dealers, New and Used	P
Book, Periodical, and Music Stores	P
Building Supply Sales with Outside Storage	P
Building Supply Sales without Outside Storage	P
Camera and Photographic Sales and 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
Direct Selling Establishments, Not Otherwise Listed	P
Drugstores, Pharmacies, with Drive-Thru	P
Drugstores, Pharmacies, without Drive-Thru	P
Electronic Shopping and Mail Order Houses	P
Fabric and Piece Goods Stores	P
Flea Markets, Indoor	P
Flea Markets, Outdoor	P
Floor Covering Stores	P
Florists	P
Food Service Contractors	P
Food Stores, Specialty, Not Otherwise Listed	P
Formal Wear and Costume Rental	P
Fruit and Vegetable Markets	P
Fuel Sales (Non- Automotive)	
Furniture and Home Furnishings	P
Garden Centers, Farm Supplies, or Retail Nurseries	P
Gift, Novelty, Souvenir, or Card Shops	P
Grocery/Food Stores (Not Including Convenience Stores)	P

Hardware Stores	P
Health and Personal Care Stores, Not Otherwise Listed	P
Hobby, Toy, and Game Stores	P
Home Centers	P
Home Furnishing Stores, Not Otherwise Listed	P
Jewelry, Luggage, and Leather Goods (May Include Repair)	P
Liquor Stores	P
Manufactured Home Sales	SR
Meat Markets	P
Miscellaneous Retail Sales – Where Not Listed Elsewhere, and Where All Sales and Services are Conducted within an Enclosed Building	P
Motor Vehicle Sales – Car and Truck – New and Used	P
Motorcycle Dealers, New and Used	P
Musical Instrument and Supplies Stores (May Include Instrument Repair)	P
News Dealers and Newsstands	P
Office Supplies and Stationery Stores	P
Optical Goods Stores	P
Outdoor Power Equipment Stores	P
Paint, Wallpaper, and Window Treatment Sales	P
Pawnshops	P

Pet and Pet Supplies Stores	P
Record, Video Tape, and Disc Stores	P
Restaurants, Cafeterias	P
Restaurants, Full Service (Dine-In Only)	P
Restaurants, Limited Service (Delivery, Carry Out)	P
Restaurants, Limited Service (Drive-Thru)	P
Restaurants, Snack and Nonalcoholic Beverage Stores	P
Service Stations, Gasoline	P
Sporting Goods Stores	P
Television, Radio or Electronic Sales	P
Tire Sales	P
Tobacco Stores	P
Truck Stops	P
Used Merchandise Stores	P
Video Tape and Disc Rental	P
Warehouse Clubs and Superstores	P
Apparel, Piece Goods, and Notions	P
Beer/Wine/Distilled Alcoholic Beverages	SR
Books, Periodicals, and Newspapers	P
Drugs and Druggists' Sundries	SR
Durable Goods, Not Otherwise Listed	SR
Electrical Goods	SR
Flowers, Nursery Stock, and Florist Supplies	P
Furniture and Home Furnishings	SR

Groceries and Related Products	P
Hardware	P
Jewelry, Watches, Precious Stones	P
Lumber and Other Construction Materials	SR
Machinery, Equipment and Supplies	SR
Market Showrooms (Furniture, Apparel, Etc.)	SR
Motor Vehicles, New Parts and Supplies	SR
Motor Vehicles, Tires and Tubes	SR
Motor Vehicles, Used Parts and Supplies	
Nondurable Goods, Not Otherwise Listed	SR
Paints and Varnishes	SR
Paper and Paper Products	P
Petroleum and Petroleum Products	
Plumbing & Heating Equipment and Supplies	SR
Professional and Commercial Equipment and Supplies	P
Sporting and Recreational Goods and Supplies (Except Sporting Firearms and Ammunition)	P
Sporting Firearms and Ammunition	SR
Tobacco and Tobacco Products	SR
Toys and Hobby Goods and Supplies	P
Bus Facilities, Interurban	P
Bus Facilities, Urban	P
Charter Bus Industry	P
Courier Services, Substations	P
Limousine Services	P

Radio and Television Broadcasting Facilities (Except Towers)	P
Scenic and Sightseeing Transportation	P
Sewage Treatment Facilities, Private	
Taxi Service Terminals	P
Truck Transportation Facilities	
Utility Company Offices	P
Utility Service Facilities (No Outside Storage)	P
Warehouses (General Storage, Enclosed, Not Including Storage of Any Hazardous Materials or Waste as Determined by Any Agency of the Federal, State or Local Government)	SR
Warehouses, Self-Storage	SR
Warehouses, Self-Storage	SR
Bakeries, Manufacturing	P
Computer, Appliance, and Electronic Products	P
Medical Equipment and Supplies	P
Printing and Publishing	P
Signs	P
Sexually Oriented Businesses	SR
Buildings, High Rise, 4 or 5 Stories	SR
Buildings, High Rise, 6 or More Stories	SE



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: July 7, 2014
RC PROJECT: 14-17 MA
APPLICANT: Ernest L. Moore Jr.

LOCATION: Geiger Road

TAX MAP NUMBER: R05400-01-09
ACREAGE: 140.40
EXISTING ZONING: RU
PROPOSED ZONING: RS-LD

PC SIGN POSTING: June 6, 2014

Staff Recommendation

Disapproval

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 submitted a rezoning request from RU to Office and Institutional District (OI) under case number 13-027MA. The request was denied by County Council. North of the site along Osheal Road, a parcel was rezoned from RU to Planned Development District (PDD) under ordinance number 039-05HR (case number 05-52MA).

The subdivision, Belfair, located southwest of the site was rezoned to RS-LD District under ordinance number 042-97HR (case number 97-017MA). The subdivision, Ascot, located south of the site was rezoned to RS-LD under ordinance number 059-96HR (case number 96-038MA). The Foxboro Subdivision located south of the site along Hollingshed Road was rezoned under ordinance number 056-95HR (case number 95-031MA) and is zoned RS-MD.

The parcel was part of a previous request that proposed Residential Single Family Estate District (RS-E) that was withdrawn before the Planning Commission Meeting took place.

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: 509 dwelling units.

Based upon a bonus density calculation utilizing the open space design standards, the maximum number of units with the maximum allowable bonus density of fifteen (15) percent for this site is approximately: 585 dwelling units.

Direction	Existing Zoning	Use
North:	RU	Residence
South:	RU/RU	Residence/Residence
East:	N/A	Broad River
West:	RU/RU	Oak Pointe Elementary/Residence

Discussion

Parcel/Area Characteristics

The parcel has direct access to Geiger Road, a gravel, residential service street to the property. Beyond Geiger Road, the subject parcel has an asphalt-surfaced, looping, residential service street and storm water drainage system, constructed with the intent of developing the site with estate homes on large lots. The site was never developed with homes and remains mostly undeveloped with moderate to steep slopes, waterfront access to the Broad River, extensive floodplain, heavily wooded areas and no sidewalks or streetlights. A portion of the parcel is located in an A Flood Zone. The immediate area is primarily characterized by large-lot, rural, residential, institutional and undeveloped/agricultural/forested land uses. Contiguous west of the subject parcel is an Elementary School, a residence and an undeveloped, wooded, parcel. East of the subject parcel is located the Broad River and north of the parcel is residences and undeveloped parcels.

Public Services

The subject parcel is within the boundaries of School District Lexington/Richland Five. Oak Pointe Elementary School is adjacent to the subject parcel. The Ballentine fire station (number 20) is located 3.5 miles southwest of the subject parcel on Broad River 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 Richland County.

Plans & Policies

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

Suburban Area

Objective: “Residential areas are encouraged to contain a mix of residential and civic land uses. Existing single family developments may be adjacent to multifamily or a PDD including a buffer from higher intensity uses. Residential developments should occur at medium densities of 4-8 dwelling units per acre.”

Compliance: The proposed rezoning does comply with the Comprehensive Plan's recommended density for Suburban residential use; however the site is located near the Suburban/Rural Land Use designation boundary. The Residential Single-family Low Density District (RS-LD) permits, at a minimum, a 12,000 square foot lot or 3.6 dwelling units per acre, which is not a transitional zoning district to be located between the more heavily developed subdivisions to the south and the Rural properties to the north of the subject parcel.

Traffic Impact

No traffic count stations are located on Geiger Road. The 2012 SCDOT traffic count (Station # 639) located south of the subject parcel on Hollingshed Road, identifies 3200 Average Daily Trips (ADT's). Hollingshed Road is classified as a two lane undivided major collector, maintained by SCDOT with a design capacity of 8600 ADT's. Hollingshed Road is currently operating at Level of Service (LOS) "A".

There are no planned or programmed improvements for Hollingshed Road; however, the section of Kennerly Road from Hollingshed Road to Broad River Road, three miles to the south of the site, has been identified for widening in the COATS 2035 Long Range Transportation Plan.

Conclusion

The RS-LD District would come closer to meeting the recommended intent of the Comprehensive Plan for 4-8 dwelling units per acre than the existing RU District as outlined in the Suburban Land Use designation. However, staff is of the opinion that approval of the proposed district would begin to establish a higher density development pattern in an area rather than allowing for a gradual transition in zoning districts and lots sizes in an area that is residential, agricultural, forested, with floodplain and steep erodible soils. The parcel is located in proximity to the boundaries of the Suburban/Rural edge of the County, and as such, staff cannot support a zoning district that would begin to densify the remaining rural edges of the County.

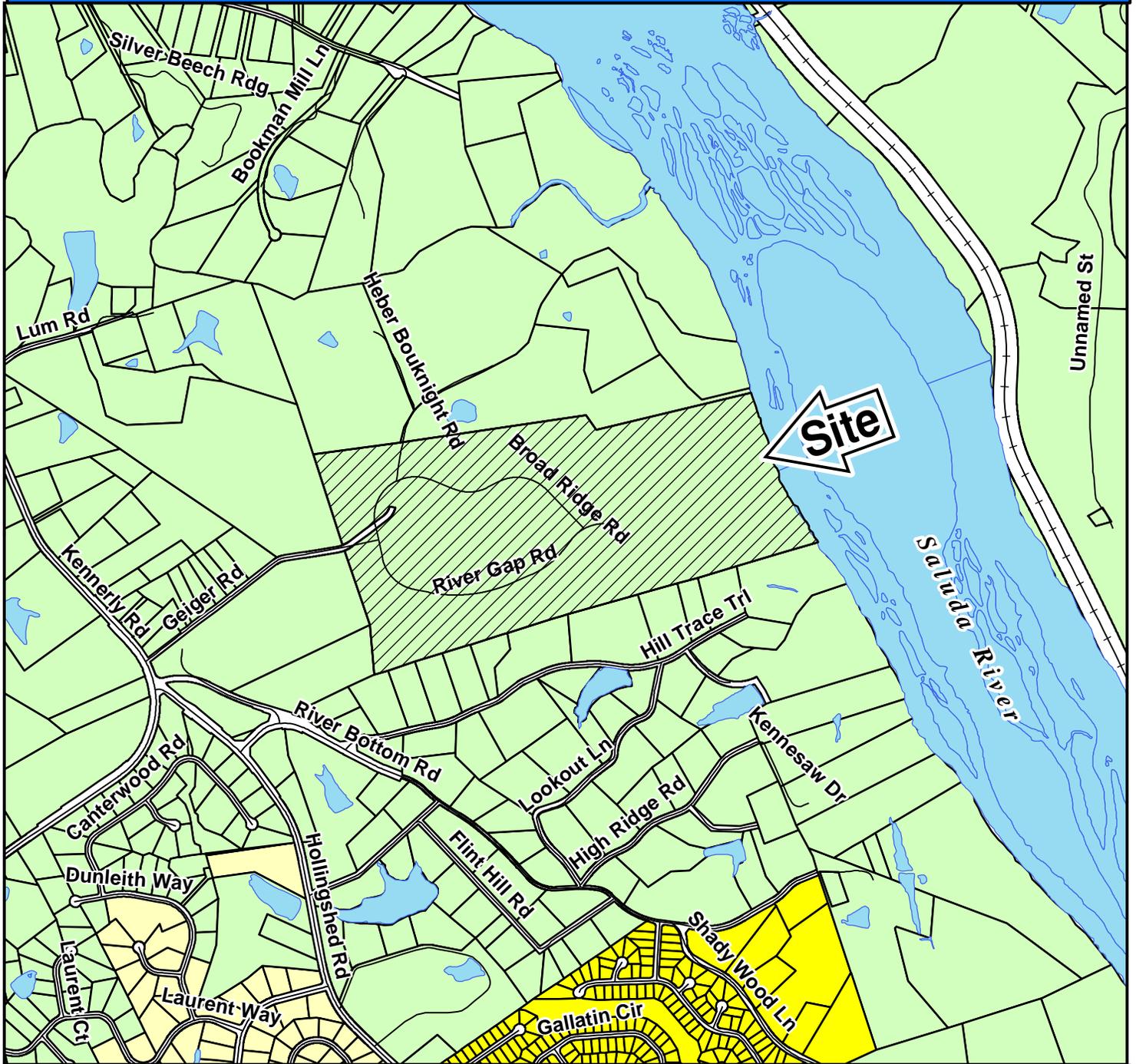
Staff agrees with the possibility that there should be some flexibility along the edges of proposed land use designations in the Comprehensive Plan. However, it remains the opinion of staff, that the Broad River watershed corridor is not the place for greater density. Approval of this rezoning application in this vicinity would be out of character with the existing, surrounding, rural development pattern and zoning districts for the area. Staff believes that the proposed rezoning would not be consistent with the intentions of the Comprehensive Plan.

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

Zoning Public Hearing Date

July 22, 2014,

Case 14-17 MA RU to RS-LD

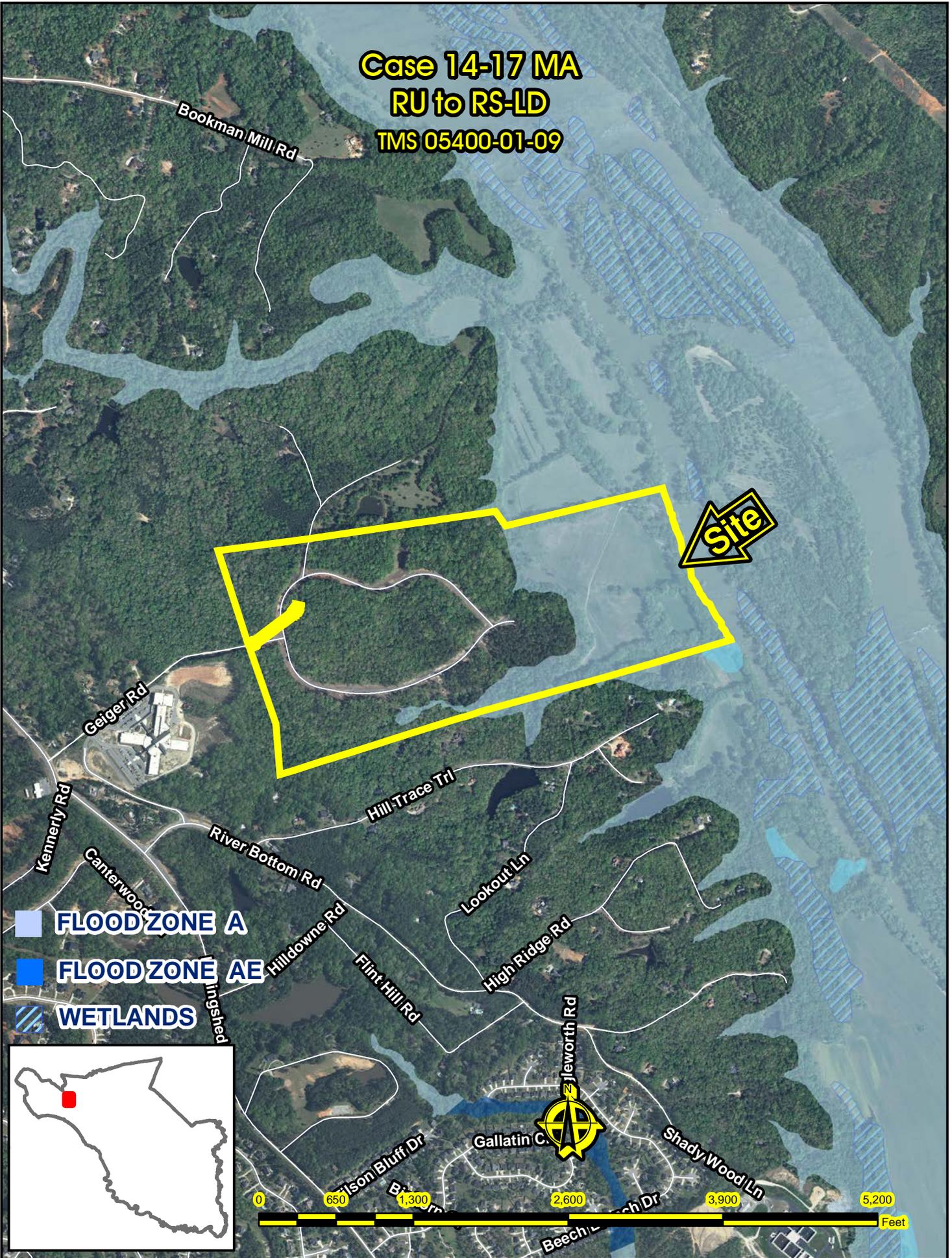


ZONING CLASSIFICATIONS

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



**Case 14-17 MA
RU to RS-LD
TMS 05400-01-09**



CASE 14-17 MA

From RU to RS-LD

TMS# R05400-01-09

Geiger Road



The zoning change from RU (Rural) to RS-LD (Residential Low Density) would permit the introduction of the following uses which were not allowed previously in the original zoning

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



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: July 7, 2014
RC PROJECT: 14-18 MA
APPLICANT: Mark Warther

LOCATION: 22 Bluff Road

TAX MAP NUMBER: R11301-18-01
ACREAGE: .12
EXISTING ZONING: M-1
PROPOSED ZONING: GC

PC SIGN POSTING: June 6, 2014

Staff Recommendation

Disapproval

Background

Zoning History

The current zoning, Light Industrial (M-1), reflects the original zoning as adopted September 7, 1977.

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: 1 dwelling unit.

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

Discussion

Parcel/Area Characteristics

The parcel contains sixty two (62) feet of frontage along Bluff Road and contains eighty two (82) feet of frontage along Dreyfus Road. The subject property has a gentle slope, southeast toward Rocky Branch Creek, contains a two-story, brick, non-residential structure, fenced rear yard, some vegetation and little room for on-site parking. The subject parcel is located in a Floodplain Overlay District and specifically is in an AE flood zone. Additionally, the area does not have sidewalks and very few streetlights. The surrounding parcels are zoned Light Industrial District (M-1). There are several undeveloped parcels located north, west and east. South of the site is a residence. Further north of the site is the Whaley Row subdivision which is located in the City of Columbia.

Public Services

The subject parcel is within the boundaries of School District 1. A.C. Moore Elementary School is located 1.1 miles east of the subject parcel on Rosewood Drive.

The Olympia fire station (number 2) is located .2 miles southwest of the subject parcel on Ferguson Street. There is a fire hydrant located west along Heyward Street. The proposed map amendment would not negatively impact public services or traffic.

The City of Columbia is the water and sewer service provider for the area.

Plans & Policies

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

Objective: “Commercial/Office activities should be located at traffic junctions (intersections of arterial roads), along arterial roads, or in areas where existing commercial and office uses are located. Commercial uses within residential areas are appropriate when they complete a block face.”

Non-Compliance: The proposed zoning is not in keeping with the recommendations described by the urban category in the Comprehensive Plan. The surrounding parcels are zoned industrial with residential and industrial uses in the immediate area.

Traffic Impact

The 2012 SCDOT traffic count (Station # 332) located southeast of the subject parcel on Bluff Road, near its intersection with Rosewood Drive, identifies 12,100 Average Daily Trips (ADT's). At this location, Bluff Road is classified as a two lane undivided Principal Arterial road, maintained by SCDOT with a design capacity of 14,600 ADT's. However, the Principal Arterial designation leaves Bluff Road and follows Olympia Avenue to the northwest, as Olympia Avenue is the primary carrier of traffic leading into the City. Bluff Road, at the location of the rezoning request is classified as a residential service street with minimal traffic. Bluff Road is currently operating at Level of Service (LOS) “C”.

The section of Bluff Road from I-77 to Rosewood Drive (south of the subject site) is proposed to be widened under the Richland County Transportation Penny Tax program. There are no other planned or programmed improvements for this section of Bluff Rd.

Conclusion

The surrounding parcels are zoned Light Industrial District (M-1). There are residential and institutional uses south of the site with industrial uses east of the site. While the proposed zoning could be construed as meeting the objectives for commercial in the urban area, due to the location at an intersection and near other non-residential uses, staff is of the opinion that the proposed request is not compatible with the overall development pattern and/or surrounding zoning or uses of the adjacent parcels. Staff believes that rezoning this site to GC would provide an intensity of development that is out of character with existing uses.

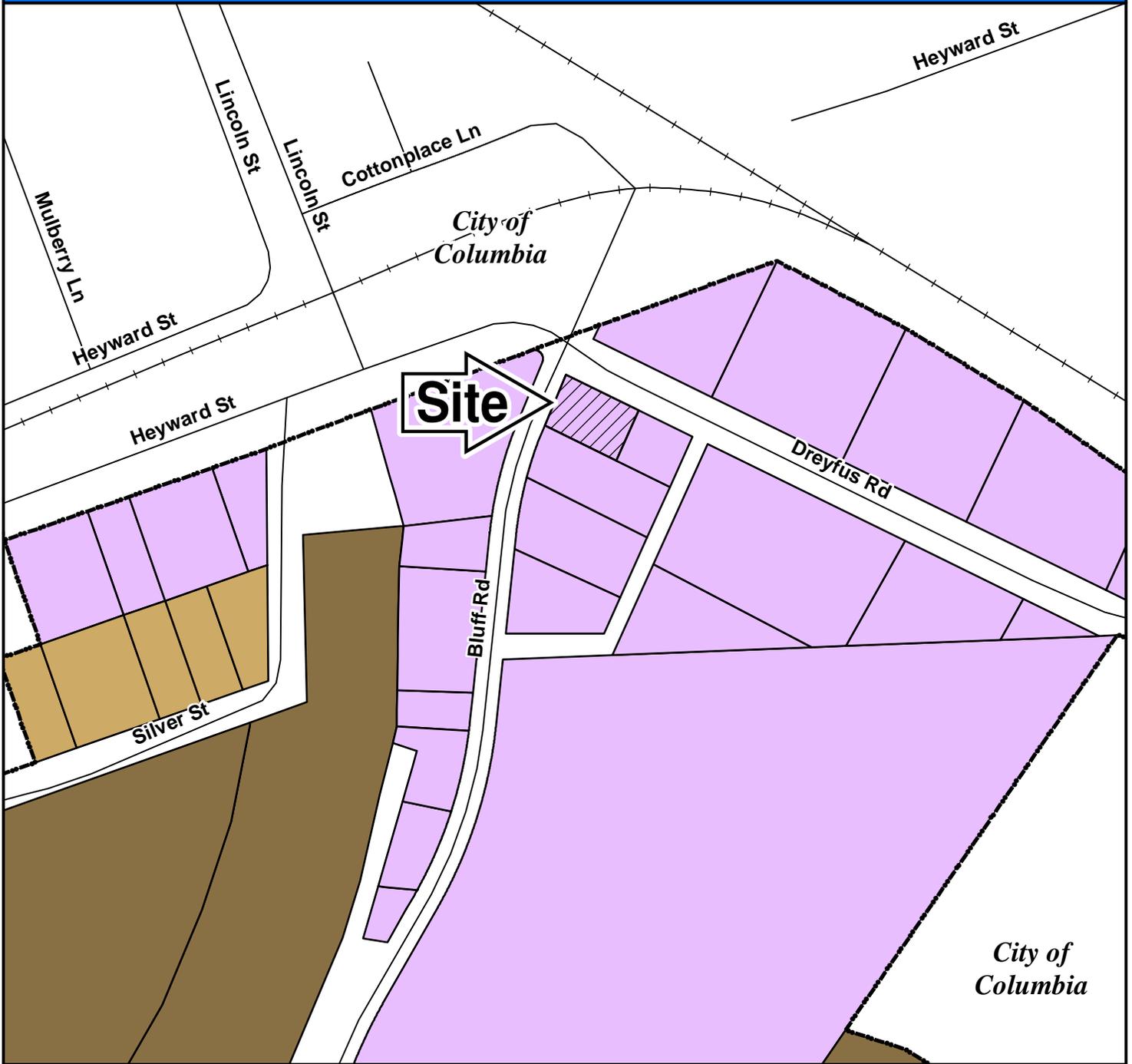
For these reasons, staff recommends **Disapproval** of this map amendment.

Zoning Public Hearing Date

July 22, 2014

Case 14-18 MA

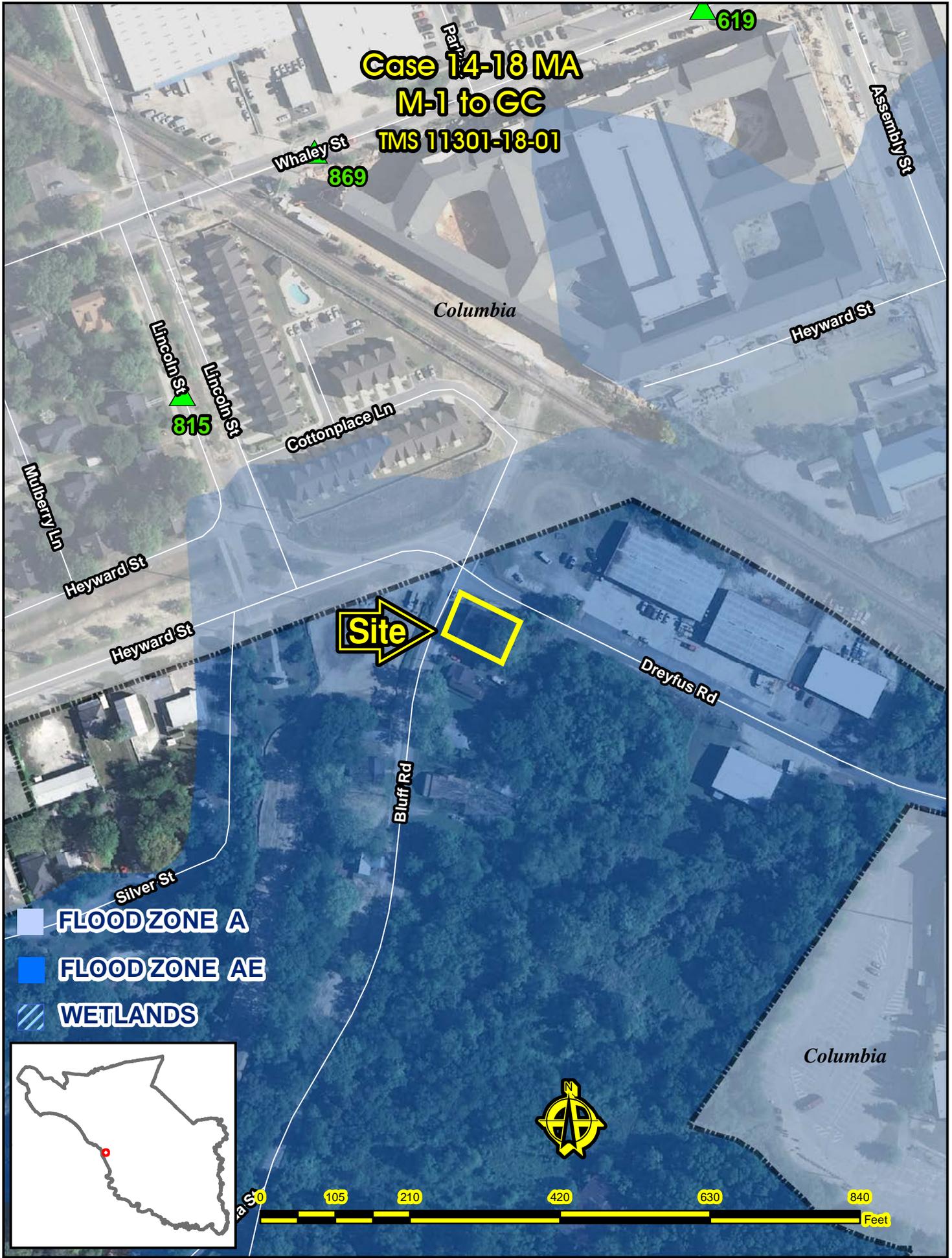
M-1 to GC



ZONING CLASSIFICATIONS

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

**Case 14-18 MA
M-1 to GC
TMS 11301-18-01**



CASE 14-18 MA

From M-1 to GC

TMS# R11301-18-01

22 Bluff Rd



The zoning change from M-1 (Light Industrial) to GC (General Commercial) would permit the introduction of the following uses which were not allowed previously in the original zoning

USE TYPES	GC	Schools, Including Public and Private, Having a Curriculum Similar to Those Given in Public Schools)	Paints and Varnishes
Common Area Recreation and Service Facilities	P	Bed and Breakfast Homes/Inns (Ord. 020-10HR; 5-4-10)	Plumbing & Heating Equipment and Supplies
Continued Care Retirement Communities	SR	Body Piercing Facilities	Sporting Firearms and Ammunition
Dormitories	SE	Tattoo Facilities (Ord 010-07HR; 2-20-07) and (Ord No. 054-08HR; 9-16-08)	Tobacco and Tobacco Products
Multi-Family, Not Otherwise Listed	P	Theaters, Motion Picture, Drive-Ins	Radio, Television, and Other Similar Transmitting Towers
Single-Family, Zero Lot Line, Common	SR	Beer/Wine/Distilled Alcoholic Beverages	Warehouses (General Storage, Enclosed, Not Including Storage of Any Hazardous Materials or Waste as Determined by Any Agency of the Federal, State or Local Government)
Fraternity and Sorority Houses	P	Drugs and Druggists' Sundries	Sexually Oriented Businesses
Group Homes (10 or More)	SE	Durable Goods, Not Otherwise Listed	Buildings, High Rise, 4 or 5 Stories
Rooming and Boarding Houses	P	Electrical Goods	Buildings, High Rise, 6 or More Stories
Special Congregate Facilities	SE	Furniture and Home Furnishings	
Home Occupations	SR	Lumber and Other Construction Materials	
Swimming Pools	SR	Machinery, Equipment and Supplies	
Yard Sales	SR	Market Showrooms (Furniture, Apparel, Etc.)	
Swimming Pools	SR	Motor Vehicles, New Parts and Supplies	
Colleges and Universities	P	Motor Vehicles, Tires and Tubes	
Courts	P	Nondurable Goods, Not Otherwise Listed	
Day Care, Adult, Home Occupation (5 or Fewer) (Ord. 008-09HR; 2-17-09)	SR		
Day Care, Child, Family Day Care, Home Occupation (5 or Fewer) (Ord No. 054-08HR; 9-16-08; (Ord. 008-09HR; 2-17-09)	SR		
Hospitals	P		
Nursing and Convalescent Homes	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 26-176, LANDSCAPING STANDARDS; SUBSECTION (A), PURPOSE AND APPLICABILITY; PARAGRAPH (2), APPLICABILITY; SO AS TO CLARIFY WHEN BUFFERS SHALL APPLY.

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 26-176, Landscaping Standards; Subsection (a), Purpose and Applicability; Paragraph (2), Applicability; Subparagraph a.; is hereby amended to read as follows:

(2) *Applicability.*

- a. Any new development must fully comply with the pertinent requirements of this section unless specifically exempted elsewhere in this chapter.

Exemptions: These requirements shall not apply to:

1. *Single-family detached and two-family dwellings.* Individual single-family detached and two-family dwellings that are located on separate lots recorded with the Richland County Register of Deeds office, and any existing lots zoned for single-family or two-family dwellings shown by a recorded plat on or before July 1, 2005, shall not be subject to the requirements set forth in this section. However, the construction in a subdivision of single-family or two-family homes shall be subject to buffer transition yards (Section 26-176(f)); tree protection (Section 26-176(j)), excluding street protective yards; and completion and maintenance (Section 26-176(k)).
2. *Public and private utilities.* Public and private utilities are not subject to the requirements of this section, except when a land development permit or subdivision approval is required. Such utilities may include, but are not limited to, storm drainage installation, road construction, water and sewer construction, and electric, gas, communications, and other similar service installations.

~~3. Existing structures and vehicular surface areas. Existing buildings, structures, and vehicular surface areas are exempt from the requirements of this section, unless they are involved in new construction or expansion as explained in Section 26-176(a)(2)b. below.~~

b. *Extent of compliance required.* Any new development, including new construction, change in use type, or expansion, other than those exempted above, must fully comply with the requirements set forth in this section:

1. *Vehicular surface area expansions.* ~~Any new, additional or expanded portions of vehicular parking areas must fully comply with the requirements for vehicular surface area landscaping (Section 26-176(g)).~~

[a] Vehicular surface expansions – less than twenty-five percent (25%) of the existing vehicular parking area. Any new, additional or expanded portions of vehicular parking areas must fully comply with the requirements for vehicular surface area landscaping (Section 26-176(g)) in the area of expansion of said vehicular surface area.

[b] Vehicular surface area expansions – twenty-five percent (25%) or more of the existing vehicular parking area. Full compliance with vehicular surface area requirements in the area of expansion of said vehicular surface area and fifty percent (50%) compliance with the interior vehicular surface area planting requirements for the existing portions of the vehicular surface area.

2. *Expansions.* ~~Any structure for which there is an expansion that, singularly or collectively, equals twenty five percent (25%) or more of the gross floor area of an existing building and/or twenty five percent (25%) or more of the existing vehicular parking area, must comply with the regulations of this section as follows: Change in use for existing structures. Any change in use type for an existing structure must fully comply with the regulations of this section as follows:~~

~~[a] Vehicular surface area requirements (Section 26-176 (g)). Full compliance with vehicular surface~~

~~area requirements in the area of expansion of said vehicular surface area and fifty percent (50%) compliance with the interior vehicular surface area planting requirements for the existing portions of the vehicular surface area. Buffer transition and street protective yard requirements (Section 26-176(f) and Section 26-176(e)). Full compliance is required.~~

~~[b] Buffer transition and street protective yard requirements (Section 26-176(f) and Section 26-176(e)). Full compliance is required.~~

[eb] Screening (Section 26-176(h)). Full compliance with the screening standards is required for all trash collection, loading, or display areas.

3. *Structure expansions.* Any structure for which there is an expansion that equals twenty-five percent (25%) or more of the gross floor area of an existing building must comply with the regulations of this section as follows:

[a] *Buffer transition and street protective yard requirements (Section 26-176(f) and Section 26-176(e)). Full compliance is required.*

[b] *Screening (Section 26-176(h)). Full compliance with the screening standards is required for all trash collection, loading, or display areas.*

34. *Parking reductions to facilitate compliance in existing developments.* In order to facilitate compliance in situations involving expansion, the planning department may allow up to a ten percent (10%) reduction in the number of off-street parking spaces. (Section 26-173; TABLE 26-VII-1).

45. Any existing vehicular surface that is used to satisfy the parking requirements for a new building must fully comply with buffer transition and street protective yard requirements (Section 26-176(f) and Section 26-176(e)).

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 M. 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:

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; 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; “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%)~~ forty percent (40%) of the market value of the structure before the damage occurred. 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 II. 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%)~~ forty percent (40%) 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 also means improvement on structure on separate occasions during a ten (10) year period for which the cost of total repairs over time exceeds forty percent (40%) of the market value of the structure.

SECTION III. 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 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 this ordinance and 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 IV. 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 and shall include 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.
- (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~~ 26-106 of this chapter) pertinent to the issuance of a floodplain development permit.
- (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) months after the issuance of the permit, or if the authorized work is suspended or abandoned for a period of six (6) months after the time of commencing the work, unless an extension has been granted in writing by the flood coordinator.
- (j) *Interpretation.* In the interpretation and application of this ordinance all provisions shall be considered as minimum requirements, liberally construed in favor of the governing body, and deemed neither to limit nor repeal any other powers granted under State law. This ordinance is not intended to repeal, abrogate, or impair any existing easements, covenants, or deed restrictions. However, where this ordinance and another conflict or overlap, whichever imposes the more stringent restrictions, shall prevail.

SECTION V. 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; Subparagraph d.; is hereby amended to read as follows:

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

SECTION VI. 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; Subparagraph e.; is hereby amended to read as follows:

- e. *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.

SECTION VII. 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 VIII. 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., Nonresidential Construction; 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 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 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 (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 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] Openings may be equipped with screens, louvers, valves, or other coverings or devices, provided they permit the automatic flow of floodwaters in both directions; and
 - [d] 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 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 (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 chronological 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 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 (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 a detached garage larger than a two-car garage (greater 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 (valued at less than ten thousand dollars (\$10,000) or a two-car detached garage or smaller (600 square feet or less) are placed in the floodplain, the following criteria shall be met:~~

1. *Not for habitation.* Accessory structures shall not be used for human habitation (including work, sleeping, living, cooking, or restroom areas);
2. *Flood damage potential.* Accessory structures shall be designed to have low flood damage potential;
3. *Placement.* Accessory structures shall be constructed and placed on the building site so as to offer the minimum resistance to the flow of floodwaters;
4. *Anchoring.* Accessory structures shall be firmly anchored to prevent flotation, collapse, or lateral movement of the structure;
5. *Service facilities.* Service facilities, such as electrical and heating equipment, shall be installed in accordance with subsection (d) (1) f. above; and
6. *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 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 (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 not available, the applicant shall provide a hydrologic and hydraulic analysis that generates base flood elevations for all subdivision proposals and other proposed developments containing at least 50 lots or 5 acres, whichever is less. Another option to the development in place of modeling is to provide the entire flood area in deeded open space with no construction or development allowed unless a base flood elevation is determined in the future.~~

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 (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 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 (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 ~~latest edition of the~~ U.S. Army Corps of Engineers' 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~~ U.S. Army Corps of Engineers' 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 Corps of Engineers.

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

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

RICHLAND COUNTY COUNCIL

BY: _____
Norman Jackson, Chair

ATTEST THIS THE ____ DAY

OF _____, 2014

S. Monique McDaniels
Clerk of Council

RICHLAND COUNTY ATTORNEY'S OFFICE

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

First Reading: July 15, 2014 (tentative)
Public Hearing:
Second Reading:
Third Reading:

RICHLAND COUNTY GOVERNMENT



Planning and Development Services Department

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

May 27, 2014

7:00 PM

Call to Order: Honorable Norman Jackson, Chair

Additions/Deletions to the Agenda: None.

Map Amendments:

Case # 14-09 MA, Michael Boulware, amended PDD (6.81 acres), TMS # 25810-03-08 & 09, Jacobs Mill Pond 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**

Text Amendments:

An Ordinance amending Chapter 26, Land Development; Article VII, General Development, Site, And Performance Standards; Section 26-176, Landscaping Standards; Subsection (f), Buffer Transition Yards; Paragraph (1)(a); and amending Section 26-186, Development with Open Space Design Standards; Subsection (i), Development Requirements; Paragraph (7); so as to provide an exception to the buffer transition yard requirements: The public hearing was opened, and no one spoke. The public hearing was closed. Council unanimously gave first reading approval to the text amendment ordinance. **ACTION: PLANNING, CLERK OF COUNCIL**

Adjournment: Council adjourned at 7:06 p.m.

RICHLAND COUNTY GOVERNMENT



Planning and Development Services Department

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

June 24, 2014

7:00 PM

Call to Order: Honorable Norman Jackson, Chair

Additions/Deletions to the Agenda: None.

Map Amendments:

Case # 14-10 MA, Gerald Steele, RU to GC (1.34 acres), TMS # 02415-07-01, 1530 Dutch Fork Road: The public hearing was opened, and the applicant spoke in favor of the rezoning change. The public hearing was closed. Council unanimously approved the rezoning request and gave first reading to the ordinance. [ACTION: PLANNING, CLERK OF COUNCIL](#)

Case # 14-11 MA, David Spradling, RU to RC (2 acres), TMS # 01507-01-02, 1408 Peace Haven Road: The public hearing was opened, and the applicant and his wife spoke in favor of the rezoning change. Ten people spoke against the rezoning change. The public hearing was closed. Council unanimously denied the rezoning request. [ACTION: PLANNING, CLERK OF COUNCIL](#)

Case # 14-12 MA, Denise Bryant, M-1 to RM-MD (17.24 acres), TMS # 12000-03-02, 1115 Wessinger Road: The public hearing was opened, and the applicant and five other people spoke in favor of the rezoning change. Two people spoke against the rezoning change. The public hearing was closed. Council denied the rezoning request on a vote of 9-1. [ACTION: PLANNING, CLERK OF COUNCIL](#)

Text Amendments:

An Ordinance amending Chapter 26, Land Development; Article VII, General Development, Site, and Performance Standards; Section 26-180, Signs; Subsection (f), Temporary Signs Requiring Permits; so as to delete "Grand Opening Signs": The public hearing was opened, and no one spoke. The public hearing was closed. Council unanimously gave first reading approval to the text amendment ordinance, as amended by the addition of this language: "A business shall have no more than one (1) sign per street frontage." [ACTION: PLANNING, CLERK OF COUNCIL](#)

Adjournment: Council adjourned at 7:42 p.m.



Development Review Team Projects for May 22, 2014 at 2:00 pm

Project #	Development	Location	Council District	Lots/Units/Square Feet	Acres
SD14-035	Northpoint Boulevard Road Extension TMS # R14900-01-02/28	Northpoint Boulevard	2	2	93.3

Approved

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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