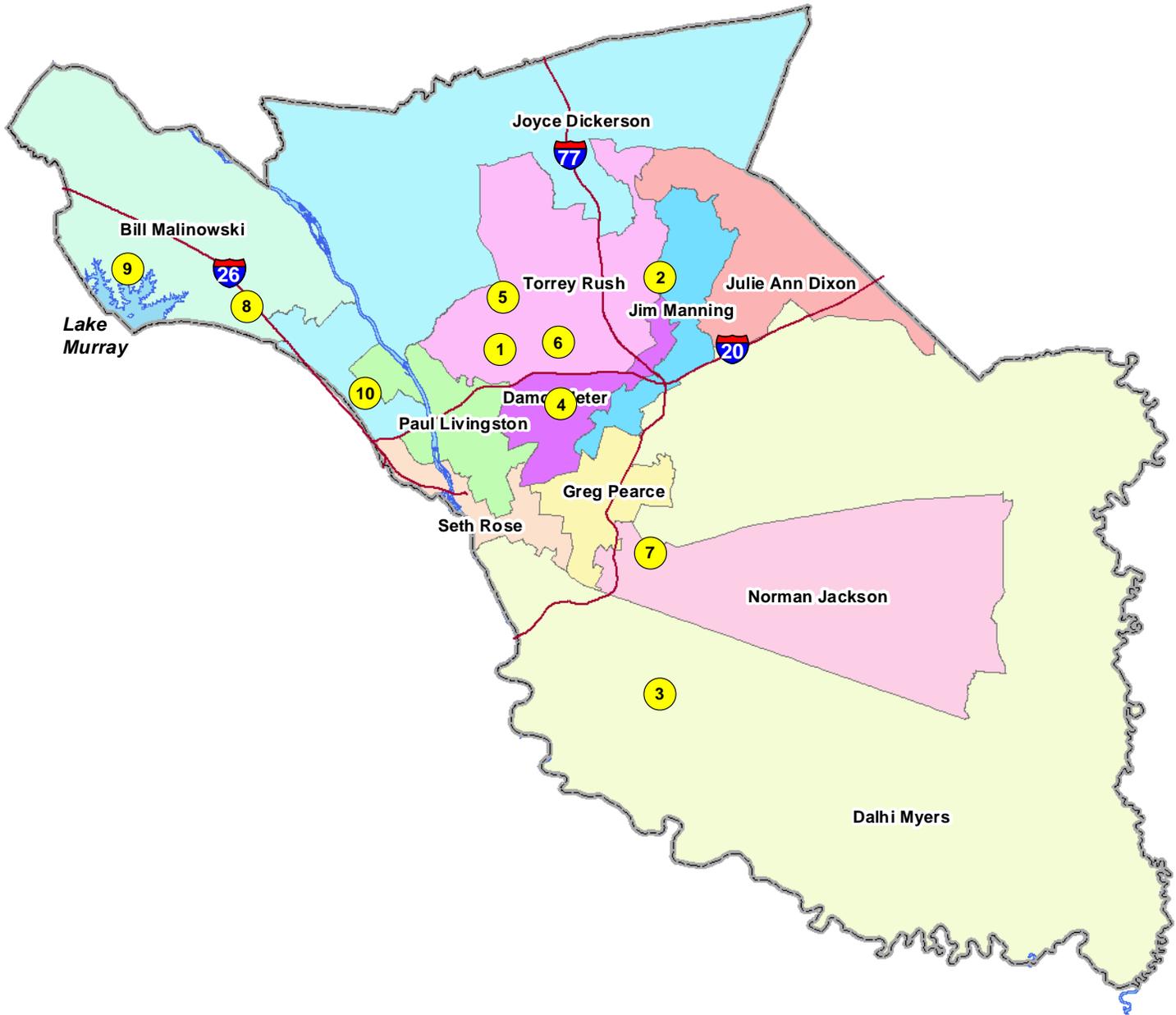


RICHLAND COUNTY COUNCIL
ZONING PUBLIC HEARING



December 20, 2016

RICHLAND COUNTY COUNCIL ZONING PUBLIC HEARING DECEMBER 20, 2016



CASE NO.	APPLICANT	TMS NO.	LOCATION	DISTRICT
1. 16-029 MA	Richard Bates	R09513-01-07 (Portion of)	Crane Church Rd	Rush
2. 16-032 MA	Gene Jones	R20100-03-31	915 North Brickyard Road	Manning
3. 16-033 MA	Oscar Level, Jr.	R18800-02-29	5480 Bluff Road	Myers
4. 16-034 MA	Joseph Gidron	R14206-02-07	116 Elite Street	Jeter
5. 16-035 MA	Derrick Harris	R12000-02-22	7708 Fairfield Road	Rush
6. 16-036 MA	Jeff Stallings	R14400-01-03 & 14402-03-01	8000 Wilson Boulevard	Rush
7. 16-038 MA	James Randolph	R19203-14-09	Welborn Road	Jackson
8. 16-037 MA	Chip Daniels	R04000-02-04	10020 Broad River Road	Malinowski
9. 16-039 MA	Cynthia Miller & Mike Jones	R01416-01-05 & 06	39 & 43 Love Valley Ct	Malinowski
10. 16-040 MA	Gerald Steele	R06108-06-05, 06, 07 & 08	Broad River Road	Dickerson



RICHLAND COUNTY COUNCIL ZONING PUBLIC HEARING

Tuesday, December 20, 2016

Agenda

7:00 PM

*2020 Hampton Street
2nd Floor, Council Chambers*

STAFF:

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

CALL TO ORDERHonorable Torrey Rush
Chairman of Richland County Council

ADDITIONS / DELETIONS TO THE AGENDA

ADOPTION OF THE AGENDA

OPEN PUBLIC HEARING

MAP AMENDMENTS [ACTION]

1. Case # 16-029 MA
Richard Bates
CC-1 to CC-3 (2.63 acres)
Crane Church Rd
TMS# 09513-01-07 (Portion of)
Page 1
PDSD Recommendation – Approval
Planning Commission - Approval (5-2)

2. Case # 16-032 MA
Gene Jones
RS-LD to RU (15.3 acres)
915 North Brickyard Road
TMS# 20100-03-31
Page 9
PDSD Recommendation - Disapproval
Planning Commission - Disapproval (5-0)

3. Case # 16-033 MA
Oscar Level, Jr.
RU to NC (3.7 acres)
5480 Bluff Road
TMS# 18800-02-29
Page 15
PDSD Recommendation – Disapproval
Planning Commission - Disapproval (5-0)

4. Case # 16-034 MA
Joseph Gidron
M-1 to RU (0.22 acres)
116 Elite Street
TMS# 14206-02-07
Page 21
PDS Recommendation – Disapproval
Planning Commission - Disapproval (5-0)
5. Case # 16-035 MA
Derrick Harris
RU to LI (1.83 acres)
7708 Fairfield Road
TMS# 12000-02-22
Page 27
PDS Recommendation – Disapproval
Planning Commission - Approval (7-0)
6. Case # 16-036 MA
Jeff Stallings
PDD to GC (20 acres)
8000 Wilson Boulevard
TMS# 14400-01-03 & 14402-03-01
Page 33
PDS Recommendation – Approval
Planning Commission - Approval (7-0)
7. Case # 16-038 MA
James Randolph
RS-LD to NC (0.45 acres)
Welborn Road
TMS# 19203-14-09
Page 39
PDS Recommendation – Disapproval
Planning Commission - Approval (7-0)
8. Chip Daniels # 16-037 MA
RU to GC (2 acres)
10020 Broad River Road
TMS# R04000-02-04
Page 47
PDS Recommendation – Disapproval
Planning Commission - Approval (5-0)
9. Case # 16-039 MA
Cynthia Miller and Mike Jones
RU to RS-LD 1.22 & 1.28 acres (2.5 total acres)
39 and 43 Love Valley Ct
TMS# R01416-01-05 & 06
Page 53
PDS Recommendation – Approval
Planning Commission - Disapproval (5-0)

10. Case # 16-040 MA
Gerald Steele
RS-MD to GC .44 acres, .42 acres, .2 acres & .63 acres (1.69 total)
Broad River Rd
R06108-06-05, -06, -07 & -08
Page 59
PDS Recommendation – Approval
Planning Commission - Approval (5-0)

TEXT AMENDMENT [ACTION]

1. 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 65
Planning Commission - Approval (6-0)

OTHER BUSINESS

Update - Capital City Mill District Master Plan

ADJOURNMENT



Richland County Planning & Development Services Department

Map Amendment Staff Report

PC MEETING DATE: October 3, 2016
RC PROJECT: 16-29 MA
APPLICANT: Richard Bates

LOCATION: Crane Church Road

TAX MAP NUMBER: 09513-01-07
ACREAGE: 2.63 acres (Portion of 76.37 acre tract)
EXISTING ZONING: CC-1 (Residential)
PROPOSED ZONING: CC-3 (Activity Center Mixed Use)

ZPH SIGN POSTING: December 2, 2016

Staff Recommendation

Approval

Eligibility for Map Amendment Request

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

Background

Zoning History

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

The current zoning CC-1 (Residential District) reflects the zoning as adopted June 1, 2010 (Ordinance No. 027-10HR). This zoning was adopted in coordination with the adoption of the Crane Creek Master Plan. Prior to the CC-1 zoning approval, the parcel was zoned Residential Single-family High District (RS-HD).

Zoning District Summary

CC-3, Activity Center Mixed Use: The CC-3 sub-district permits higher density mixed-use buildings than CC-2. The zone allows a variety of building types, including civic/institutional, loft dwelling units, townhouses, and detached single-family housing, and commercial/office, with encouragement of mixed-use buildings that serve the larger community and are appropriate for an activity center.

The maximum allowed density for residential uses and the maximum square footage for non-residential use is identified as follows:

Single Family

Base (3 du/acre)

- The gross density for this site is approximately: 7 dwelling units

Bonus (4.5 du/acre)

- The gross density for this site is approximately: 11 dwelling units

Townhouse

Base (6 du/acre)

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

Bonus (9 du/acre)

- The gross density for this site is approximately: 23 dwelling units

Live Work

Base (6 du/acre)

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

Bonus (9 du/acre)

- The gross density for this site is approximately: 23 dwelling units

Loft Dwelling Units

Base (8 du/acre)

- The gross density for this site is approximately: 21 dwelling units

Bonus (12 du/acre)

- The gross density for this site is approximately: 31 dwelling units

Retail Uses

Base (15,000 sq. ft./acre)

- The gross density for this site is approximately: 39,450 square feet

Bonus (20,000 sq. ft./acre)

- The gross density for this site is approximately: 52,600 square feet

Office/Service Uses

Base (20,000 sq. ft./acre)

- The gross density for this site is approximately: 52,600 square feet

Bonus (25,000 sq. ft./acre)

- The gross density for this site is approximately: 65,750 square feet

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

Direction	Existing Zoning	Use
<u>North:</u>	CC-3/CC-3	Crane Creek Park/ Fire station & School
<u>South:</u>	CC-1	Undeveloped
<u>East:</u>	RS-LD	Undeveloped
<u>West:</u>	CC-1	Residences

Discussion

Parcel/Area Characteristics

The subject parcel has frontage along Crane Church Road. There are no sidewalks or street lights along this section of Crane Church Road. The parcel is undeveloped and wooded. The immediate area is characterized by residential uses to the west and institutional uses north of the site. South and east of the site is undeveloped.

Public Services

The subject parcel is within the boundaries of School District 1. The Carolina School for Enquiry is located north of the subject parcel on Fairfield Road.

The Crane Creek fire station (number 18) is north of the subject parcel on Fairfield Road. There is a fire hydrant located at the corner of Fair Field Road and Crane Church Road. The parcel is located in the City of Columbia's waste water and water service area.

Plans & Policies

The 2014 Richland County Comprehensive Plan, "***PUTTING THE PIECES IN PLACE***", designates this area as ***Neighborhood (Medium Density)***.

Land Use and Character

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

Desired Development Pattern

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

Crane Creek Neighborhood Master Plan

Conservation Area

The Crane Creek Master Plan is located north of the City of Columbia with predominately single family residences and industrial land uses. Located in the southeast portion of the master plan study area, the conservation area features forests and wetlands. The conservation area is bordered by Fairfield Road and Crane Church Road, allowing easy access to the surrounding neighborhoods.

Conservation Area Recommendations

Recommendations include preserving the existing wetlands and green corridors, and creating community open space networks. The plan also recommends acquiring and developing the open space areas along Crane Creek to develop a major neighborhood park. This park will be passive in nature with trails, picnicking and established activity nodes.

Traffic Characteristics

The 2015 SCDOT traffic count (Station #431) located northwest of the subject parcel on Crane Church Road identifies 3,000 Average Daily Trips (ADT's). This segment of Crane Church Road is classified as a two lane undivided collector road, maintained by SCDOT with a design capacity of 8,600 ADT's. Crane Church Road is currently operating at Level of Service (LOS) "A".

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

Conclusion

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

The Comprehensive Plan recommends commercial development along main road corridors and within a contextually-appropriate distance from the intersection of a primary arterial. The subject parcel is located at a traffic junction of a primary arterial.

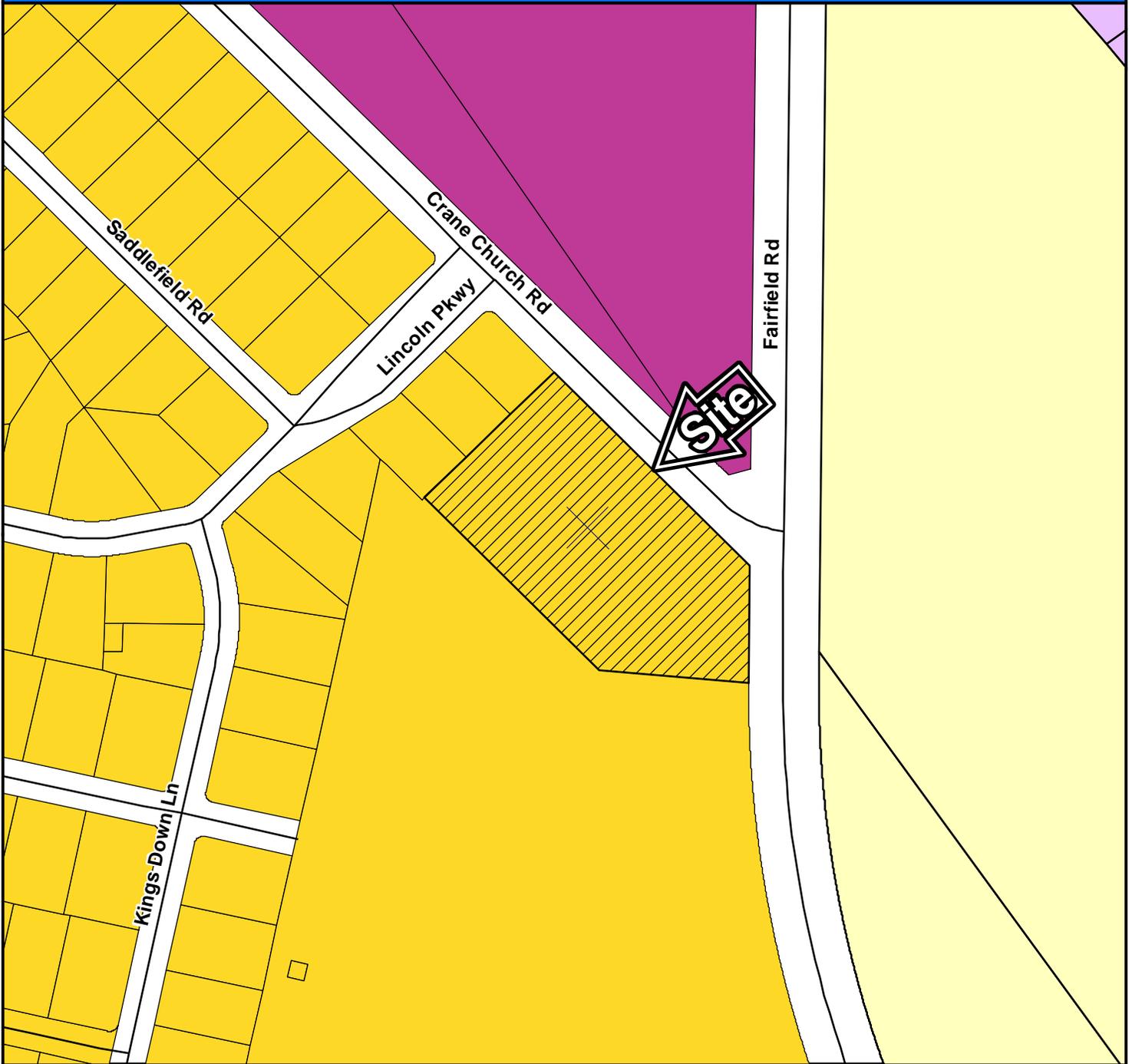
For these reasons, staff recommends **Approval** of this map amendment.

Planning Commission Action

At their **October 3, 2016** meeting, the Richland County Planning Commission **agreed** with the PDSD recommendation and recommends the County Council approve the proposed Amendment for RC Project # **16-029 MA**.

Case 16-029 MA

CC-1 to CC-3

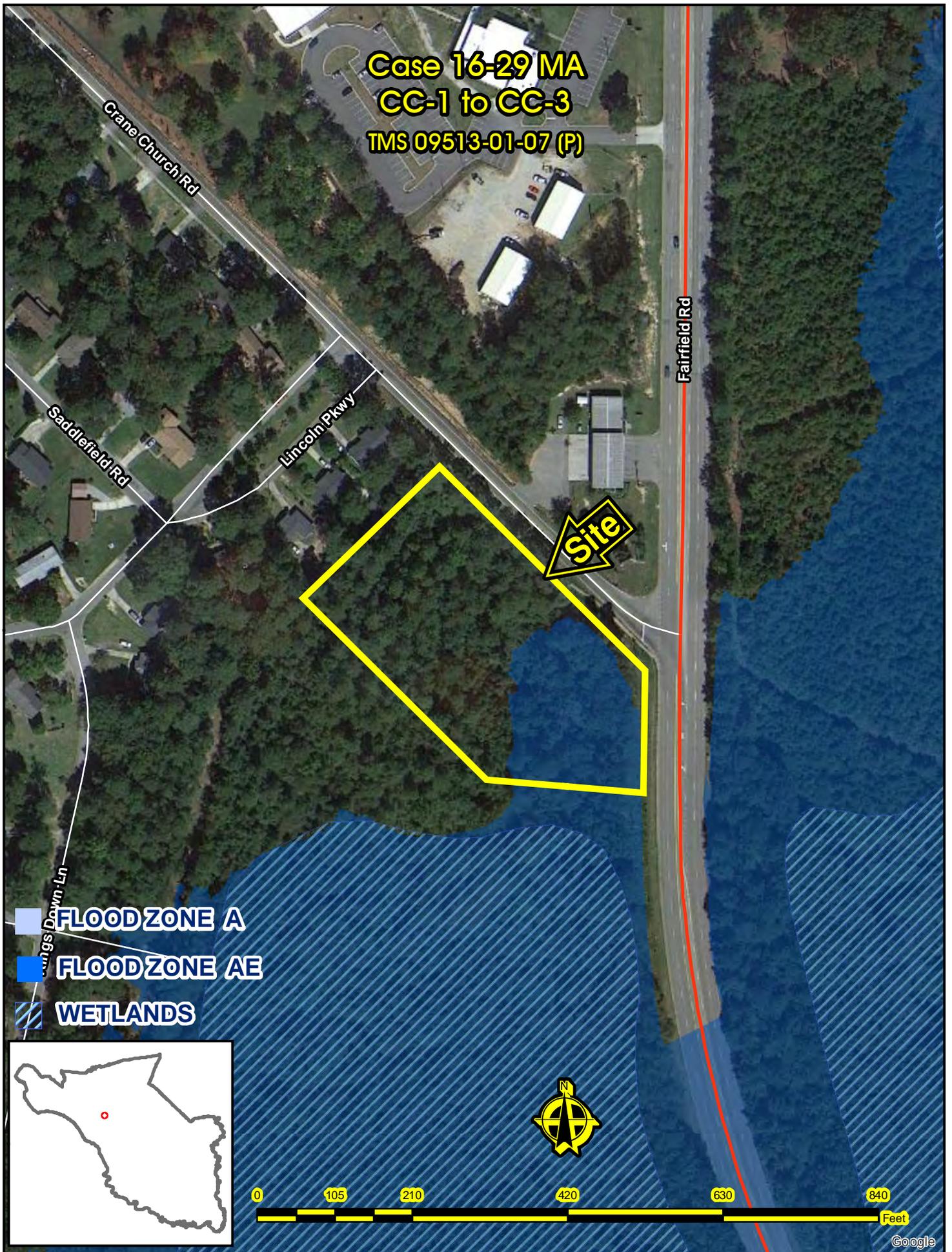


ZONING CLASSIFICATIONS

	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 16-29 MA
CC-1 to CC-3
TMS 09513-01-07 (P)**

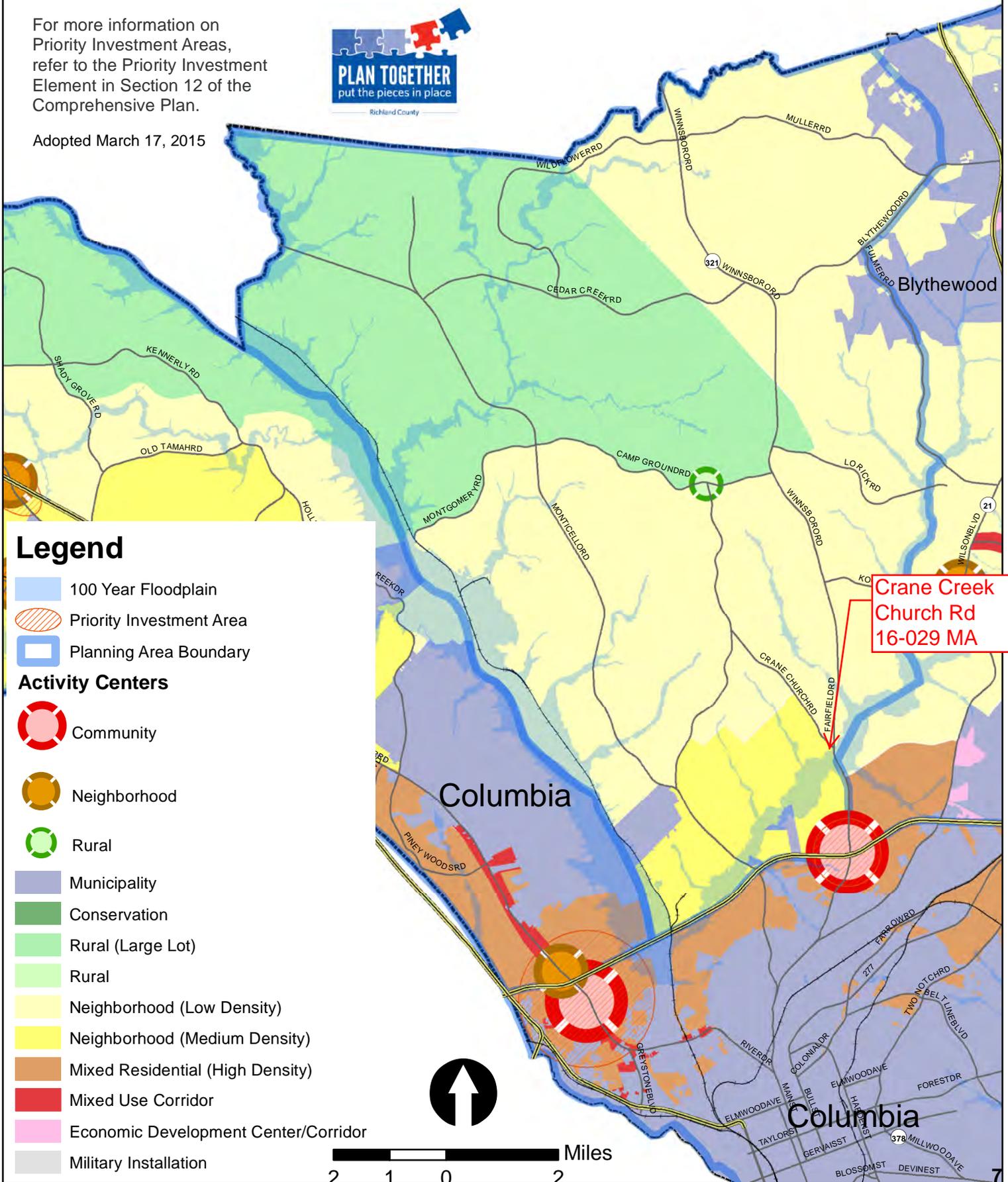


NORTH CENTRAL PLANNING AREA FUTURE LAND USE & PRIORITY INVESTMENT AREAS

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



Adopted March 17, 2015



Legend

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

Activity Centers

- Community
- Neighborhood
- Rural

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

Crane Creek Church Rd
16-029 MA



2 1 0 2 Miles



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: November 14, 2016
RC PROJECT: 16-032 MA
APPLICANT: Gene Jones

LOCATION: 915 North Brickyard Road

TAX MAP NUMBER: R20100-03-31
ACREAGE: 15.3 acres
EXISTING ZONING: RS-LD
PROPOSED ZONING: RU

ZPH SIGN POSTING: December 2, 2016

Staff Recommendation

Disapproval

Background

Zoning History

The original zoning as adopted September 7, 1977 was RS-1 District which became the Residential Single-Family Low Density (RS-LD) District with the Land Development Code change in 2005.

Zoning History for the General Area

A parcel west of the site was rezoned from RU to Residential Single-Family Medium Density District (RS-MD) in 2004 under ordinance number 010-04HR (case number 04-23MA).

A parcel east of the site was part of a rezoning request from RS-LD to Office and Institutional District (OI) in 2014 under case number 14-40MA. The proposed request was denied.

Zoning District Summary

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

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

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

Discussion

Parcel/Area Characteristics

The parcel has access to North Brickyard Road, a two lane local road. The subject parcel contains a residence and accessory structures. There are no sidewalks or streetlights along this section of North Brickyard Road. The surrounding area is primarily characterized by a mix of residential uses, undeveloped parcels and an institutional use (place of worship). West of the subject parcel are multiple RS-MD parcels with residences. North, east, and south of the subject parcel are residences and undeveloped parcels.

Public Services

The subject parcel is within the boundaries of School District Two. Killian Elementary School is located 0.8 miles to the northwest of the subject parcel on Clemson Road.

The Killian fire station (number 27) is located 1.5 miles northwest of the subject parcel on Farrow Road. There are no fire hydrants located along this section of North Brickyard Road. The parcel is located in the City of Columbia’s water and sewer service area.

Plans & Policies

Comprehensive Plan

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

Land Use and Character

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

Desired Development Pattern

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

Traffic Characteristics

The 2015 SCDOT traffic count (Station #460) located west of the subject parcel on North Brickyard Road identifies 6,800 Average Daily Trips (ADT's). North Brickyard Road is classified as a two lane collector road, maintained by SCDOT with a design capacity of 8,600 ADT's. North Brickyard Road is currently operating at Level of Service (LOS) "C".

There are no planned or programmed improvements to North Brickyard Road, either through SCDOT or the County Penny Tax Program.

Conclusion

The proposed RU District would not be consistent with the objective for the Neighborhood (Medium Density) designation outlined in the Comprehensive Plan's Land Use Element, based solely on the desired development pattern of medium density residential neighborhoods.

Staff is of the opinion that the proposed district permits the introduction of uses which may not be in character with the existing development pattern and zoning along North Brickyard Road. The RU District allows for uses which can be categorized as being more commercial or industrial, which could conflict with the residential character that currently exists in the area and is desired in the future.

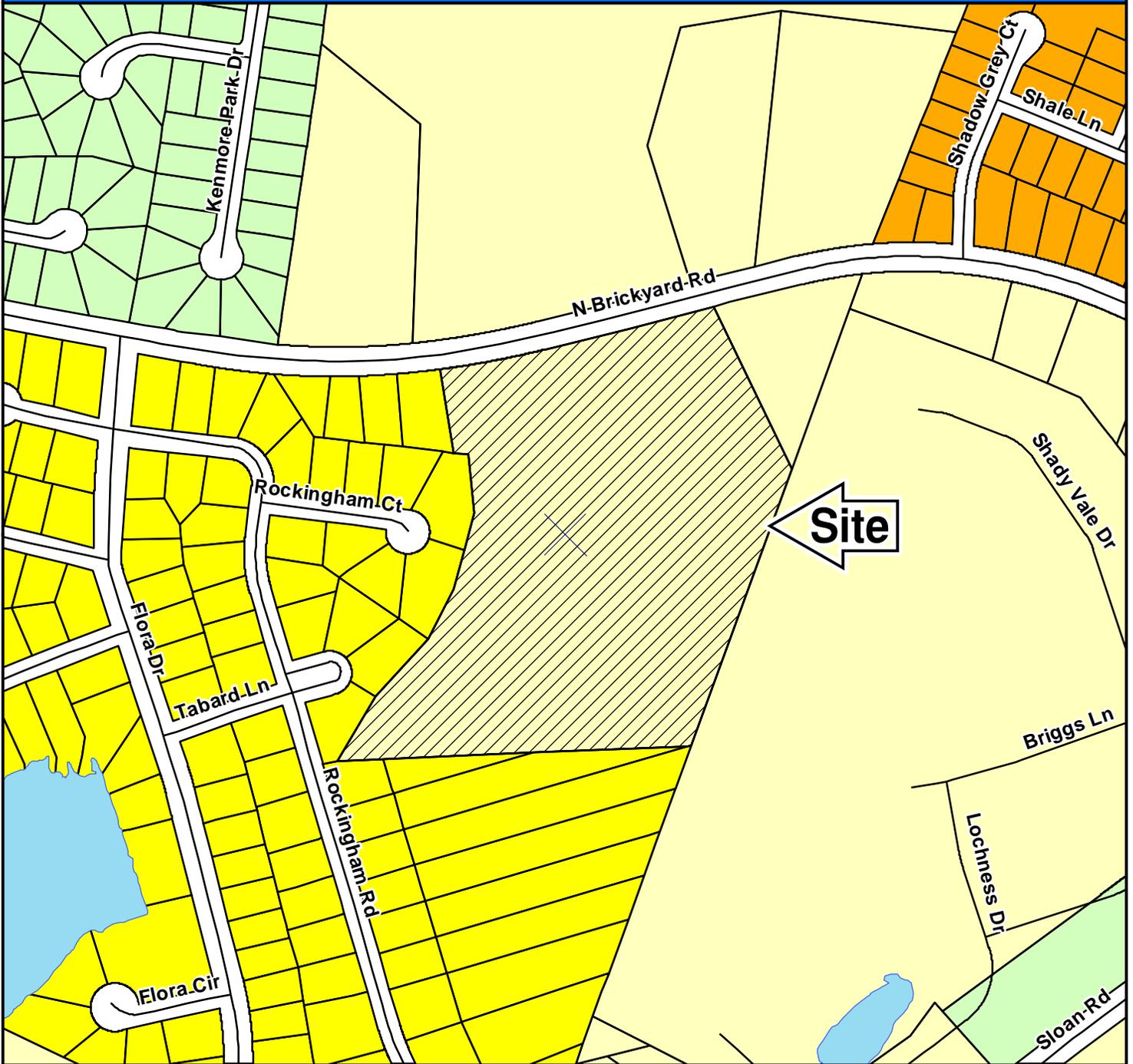
For these reasons, staff recommends **Disapproval** of this map amendment.

Planning Commission Action

At their **November 14, 2016** meeting, the Richland County Planning Commission **agreed** with the PDSD recommendation and recommends the County Council **disapprove** the proposed Amendment for RC Project # **16-032 MA**.

Case 16-032 MA

RS-LD to RU



ZONING CLASSIFICATIONS

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



Case 16-032 MA
RS-LD to RU
TMS 20100-03-31



NORTHEAST PLANNING AREA

FUTURE LAND USE & PRIORITY INVESTMENT AREAS

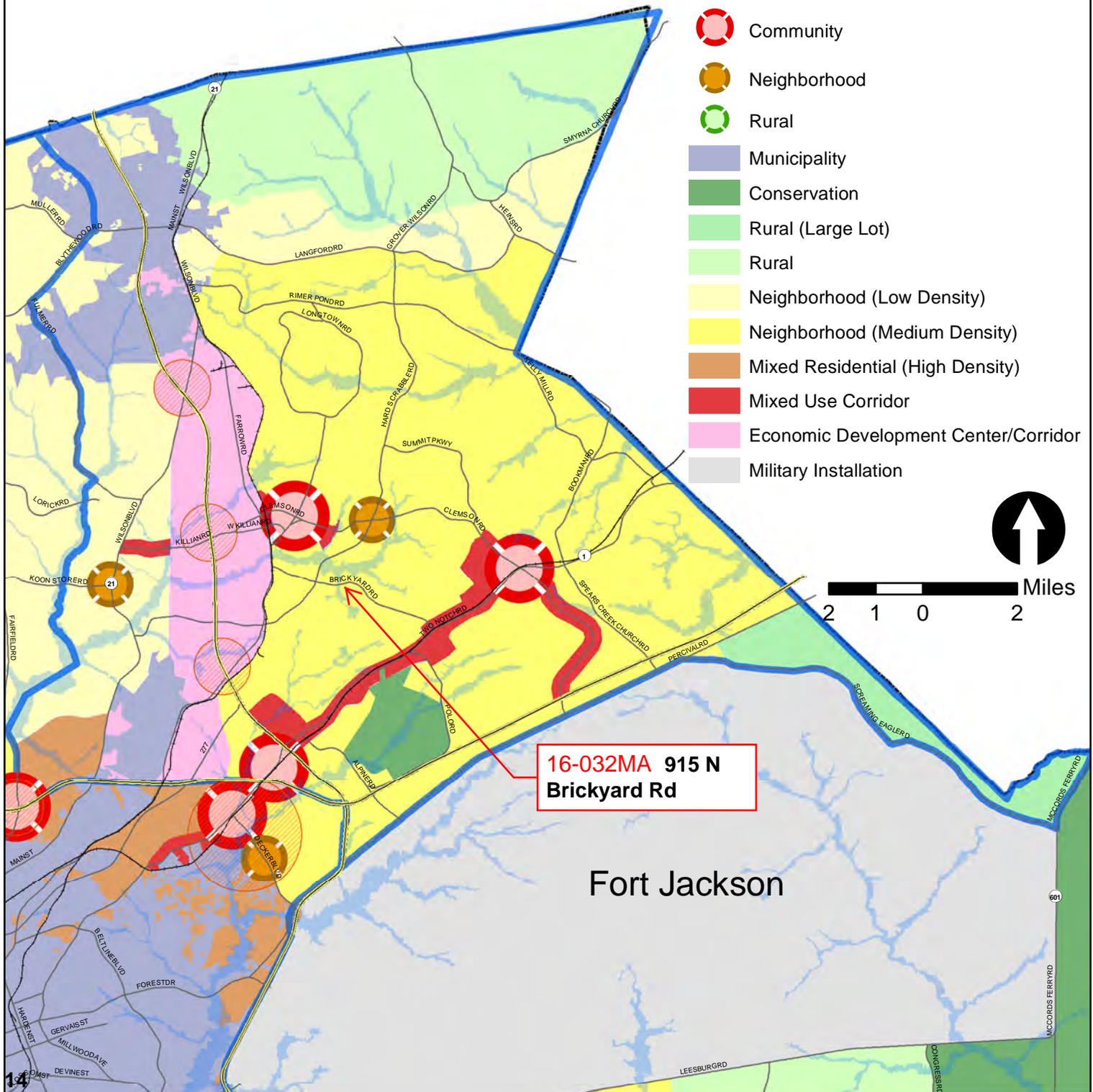


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

Adopted March 17, 2015

Legend

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



**16-032MA 915 N
Brickyard Rd**

Fort Jackson



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: November 14, 2016
RC PROJECT: 16-033 MA
APPLICANT: Oscar Level, Jr.
LOCATION: 5480 Bluff Road
TAX MAP NUMBER: R18800-02-29
ACREAGE: 3.7 acres
EXISTING ZONING: RU
PROPOSED ZONING: NC
ZPH SIGN POSTING: December 2, 2016

Staff Recommendation

Disapproval

Background

Zoning History

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

The subject property was part of a previous request under case number 15-29MA. The request was for RC and was denied by County Council.

Zoning History for the General Area

A parcel east of the site, which is part of Westinghouse, was rezoned from RU to Heavy Industrial (HI) District under ordinance number 078-09HR (case number 09-13MA).

Two parcels west of the site were rezoned from RU to Light Industrial (LI) District under ordinance number 2248-92HR (case number 92-31MA).

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>	RU	Undeveloped
<u>South:</u>	RU	Residence
<u>East:</u>	RU	Residence
<u>West:</u>	RU	Undeveloped

Discussion

Parcel/Area Characteristics

The site has frontage along Bluff Road. The subject property contains commercial structures and manufactured homes. The site has little slope and does not contain much vegetation. There are no sidewalks or streetlights along this section of Bluff Road. The surrounding area is characterized by residential and undeveloped parcels. The parcel east of the site contains a residence. North, south, and west of the site are undeveloped.

Public Services

The Industrial Park fire station (station number 3) is located on The Boulevard, approximately 4.5 miles northwest of the subject parcel. Records indicate that water is provided by well and sewer would be provided by septic tank.

Plans & Policies

Comprehensive Plan

The Comprehensive Plan, ***“PUTTING THE PIECES IN PLACE”***, designates this area as **Rural**.

Land Use and Design

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

Desired Development Pattern

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

Traffic Characteristics

The 2015 SCDOT traffic count (Station #244) located northwest of the subject parcel on Bluff Road identifies 6,800 Average Daily Trips (ADT's). Bluff Road is classified as a two lane undivided principal arterial road, maintained by SCDOT with a design capacity of 14,600 ADT's. This segment of Bluff Road is currently operating at Level of Service (LOS) "A".

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

Conclusion

The intent of the NC District is to accommodate commercial and service uses, oriented primarily to serving the needs of persons who live or work in nearby areas, within or adjacent to residential neighborhoods where large commercial uses are inappropriate, but where small neighborhood oriented businesses are useful and desired.

Staff is of the opinion that the request is not in compliance with the objectives of the Neighborhood Commercial District, as the location of the proposed zoning district is not near, within or adjacent to any identifiable residential neighborhood. Staff also believes that the proposed rezoning would be inconsistent with the intentions of the 2015 Comprehensive Plan, as commercial uses are designed to be located within Rural Activity Centers and the use types of the NC district do not support open space development or agricultural operations. Approval of the requested zoning would be out of character with the existing uses in the area.

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

Planning Commission Action

At their **November 14, 2016** meeting, the Richland County Planning Commission **agreed** with the PDSD recommendation and recommends the County Council **disapprove** the proposed Amendment for RC Project # **16-033 MA**.

Case 16-033 MA RU to NC

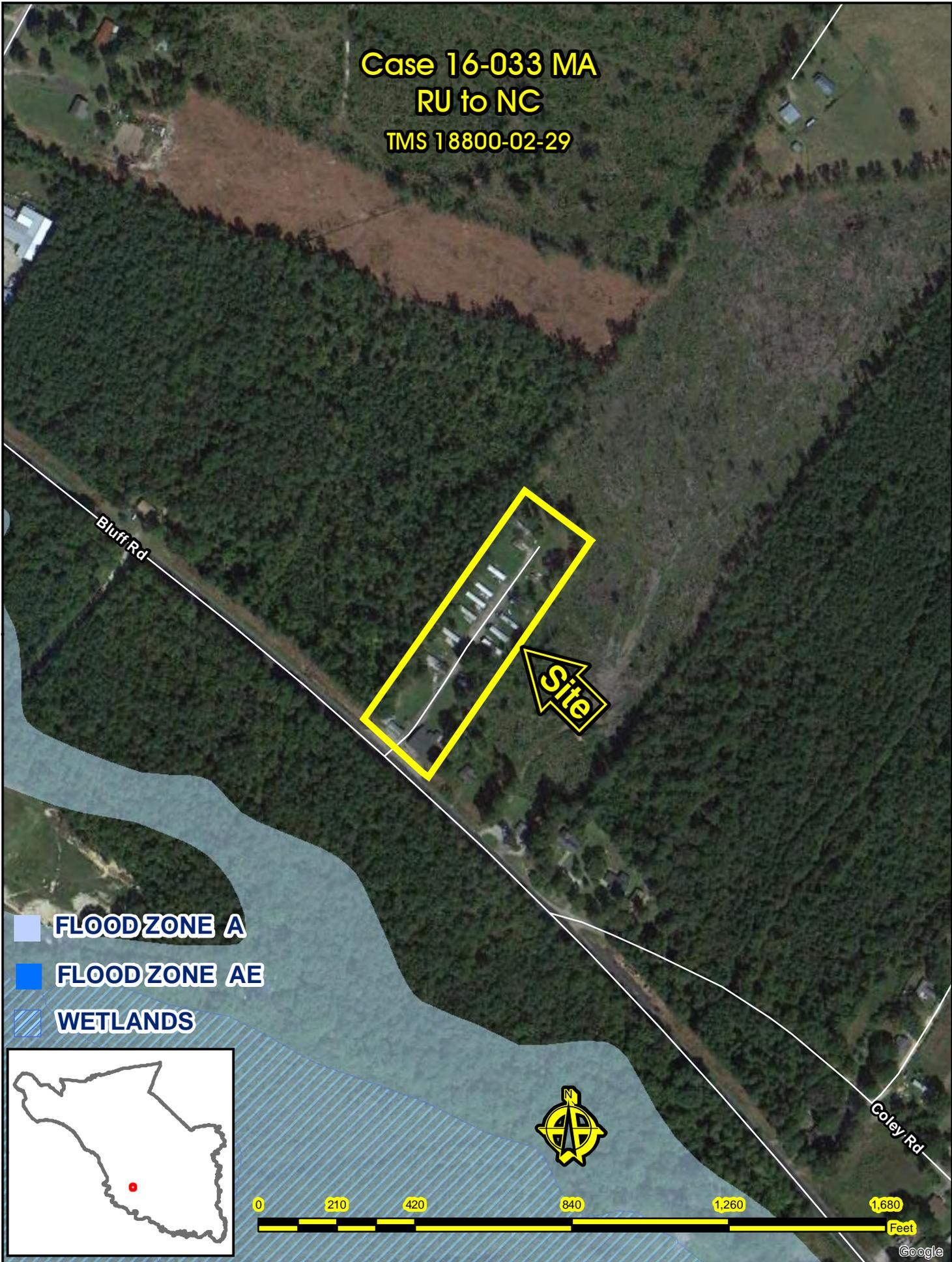


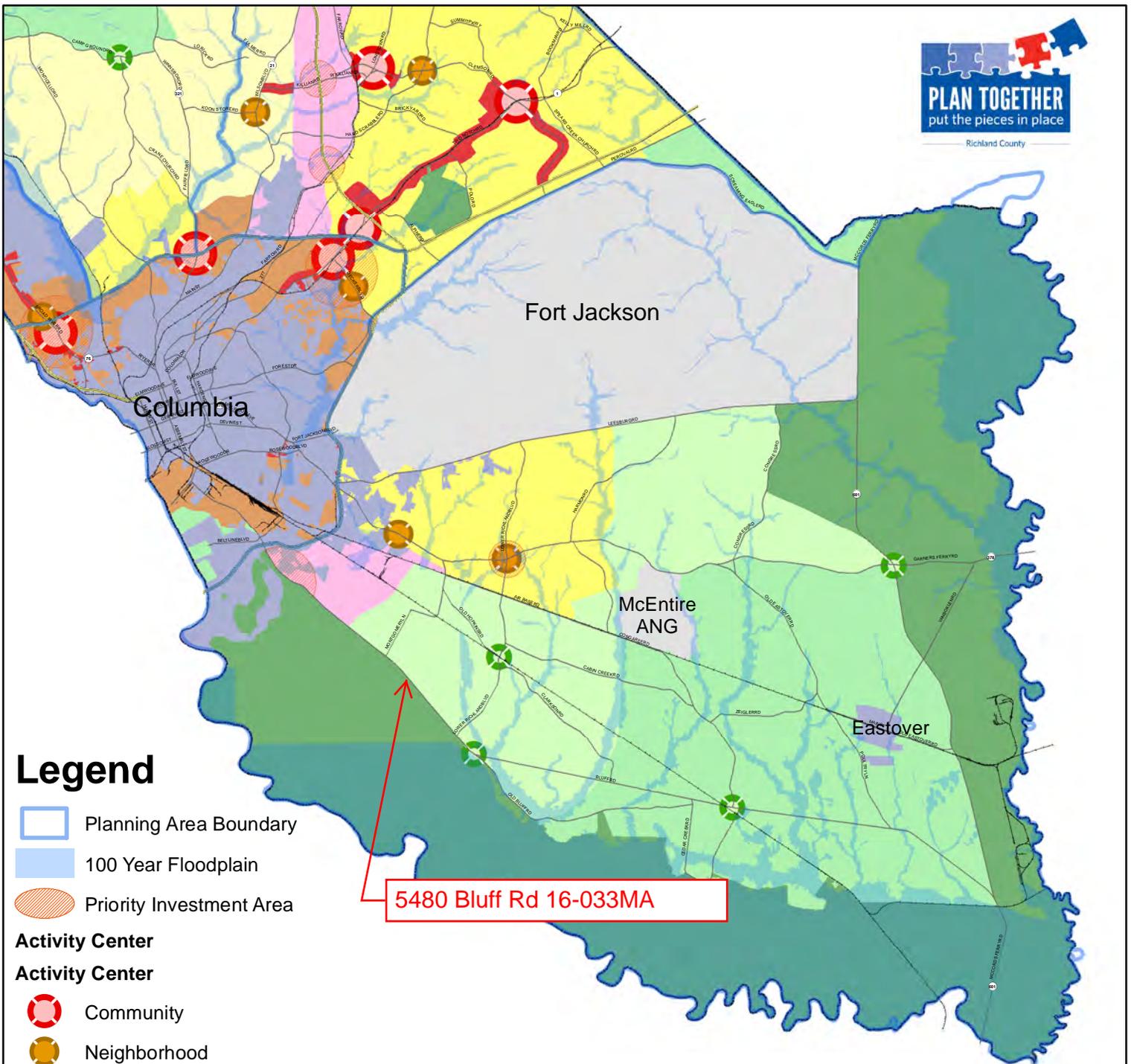
ZONING CLASSIFICATIONS

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



Case 16-033 MA
RU to NC
TMS 18800-02-29





Legend

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

5480 Bluff Rd 16-033MA

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

FUTURE LAND USE & PRIORITY INVESTMENT AREAS

SOUTHEAST PLANNING AREA



Adopted March 17, 2015

Miles



Richland County Planning & Development Services Department

Map Amendment Staff Report

PC MEETING DATE: November 14, 2016
RC PROJECT: 16-034 MA
APPLICANT: Joseph Gidron

LOCATION: 116 Elite Street

TAX MAP NUMBER: R14206-02-07
ACREAGE: 0.22 acres
EXISTING ZONING: M-1
PROPOSED ZONING: RU

ZPH SIGN POSTING: December 2, 2016

Staff Recommendation

Disapproval

Eligibility for Map Amendment Request

Section 26-52. Amendments

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

(b) (1) b. 3.

An extension of the same existing zoning district boundary.

Background

Zoning History

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

Zoning District Summary

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

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

Direction	Existing Zoning	Use
<u>North:</u>	M-1	Commercial Structure
<u>South:</u>	RU	Residence
<u>East:</u>	M-1	Landscaping
<u>West:</u>	N/A	2-77

Discussion

Parcel/Area Characteristics

The site has frontage along Elite Street. The subject property is undeveloped. There are no sidewalks or streetlights along Elite Street. The surrounding area is characterized by residential uses to the south and commercial uses to the east and north. West of the site is Interstate I-277.

Public Services

The Belvedere fire station (station number 11) is located on Blume Court, approximately 1.3 miles southeast of the subject parcel. Records indicate that the parcel is located in the City of Columbia's water and sewer service area.

Plans & Policies

Comprehensive Plan

The Comprehensive Plan, ***"PUTTING THE PIECES IN PLACE"***, designates this area as **Mixed Residential**.

Land Use and Design

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

Desired Development Pattern

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

Trenholm Acres-New Castle Neighborhood Master Plan

The Comprehensive Plan, “*Trenholm Acres-New Castle Neighborhood Master Plan*”, designates this area as **Residential**.

Proposed Land Use Pattern

Single family residential land use will be consistent with adjacent density.

Traffic Characteristics

The 2015 SCDOT traffic count (Station #314) located southeast of the subject parcel on Fontaine Road identifies 15,700 Average Daily Trips (ADT's). Fontaine Road is classified as a four lane undivided collector road, maintained by SCDOT with a design capacity of 17,200 ADT's. This segment of Fontaine Road is currently operating at Level of Service (LOS) “C”.

There are no planned or programmed improvements for this section of Fontaine Road, either through SCDOT or the County Penny Sales Tax program, although this area falls in the Trenholm Acres / Newcastle Neighborhood Improvement Area.

Conclusion

The proposed RU District would not be consistent with the objective for the Mixed Residential designation outlined in the Comprehensive Plan's Land Use Element, based solely on the desired development pattern. In addition, the proposed RU District would not be consistent with the proposed land use pattern of the Comprehensive Plan or that of the Trenholm Acres-New Castle Neighborhood Master Plan. As the RU District allows for uses oriented more towards agriculturally related commercial/industrial uses, open space and large lot developments, it is staff's opinion that this would permit the introduction of uses which would not be in character and could conflict with the residential character that currently exists in the area

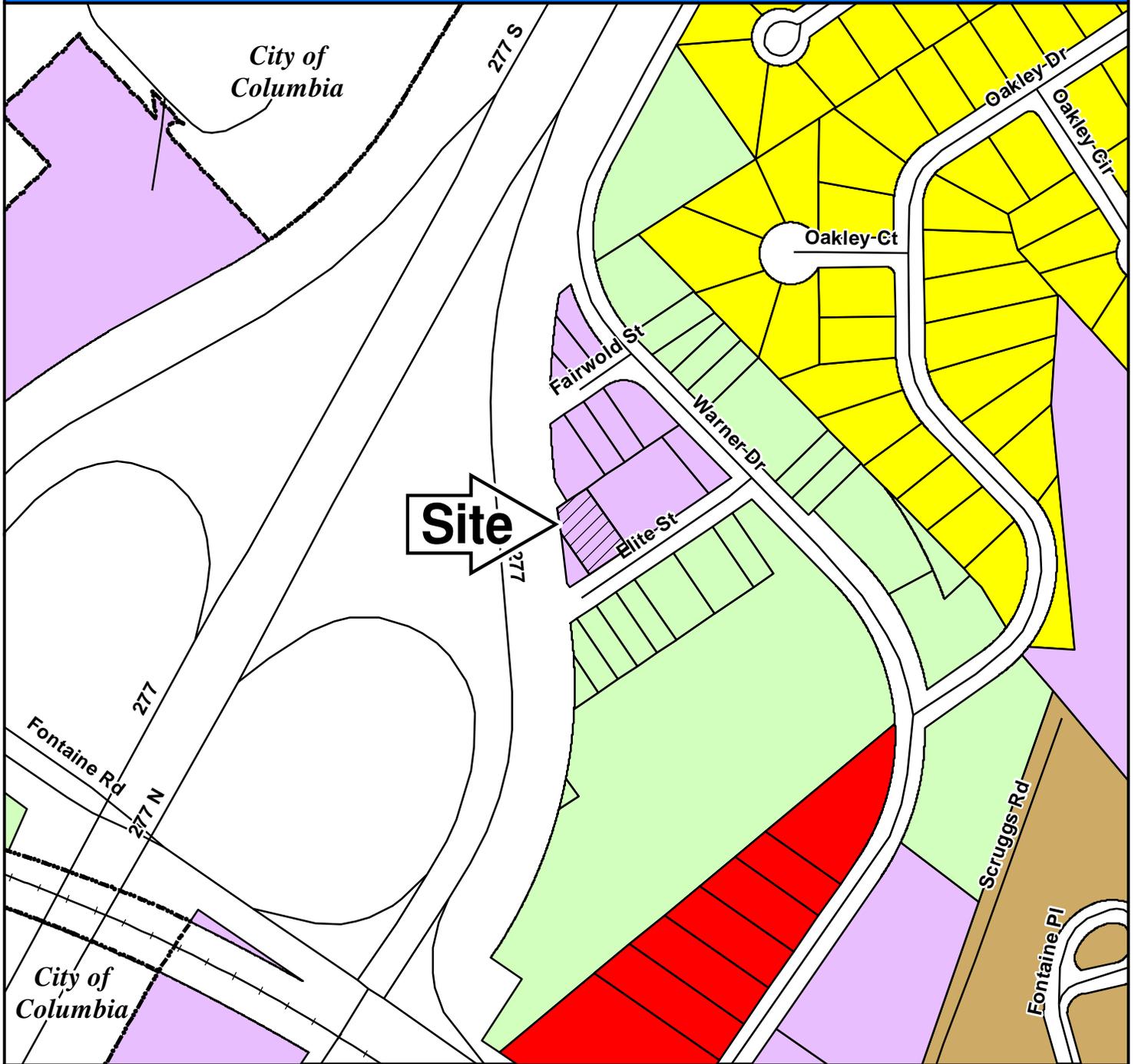
For these reasons, staff recommends **Disapproval** of this map amendment.

Planning Commission Action

At their **November 14, 2016** meeting, the Richland County Planning Commission **agreed** with the PDSO recommendation and recommends the County Council **disapprove** the proposed Amendment for RC Project # **16-034 MA**.

Case 16-034 MA

M-1 to RU



ZONING CLASSIFICATIONS

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



Case 16-034 MA
M-1 to RU
TMS 14206-02-07

City of
Columbia

Columbia

Scarlet Ct

Oakley Ct

Fairwold St

Oakley Dr

Site

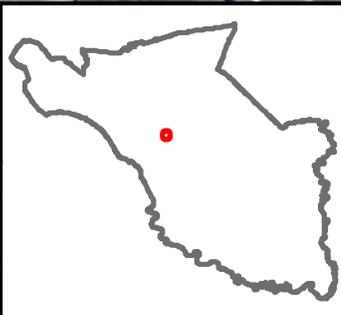
Elite St

277

277

277N

-  FLOOD ZONE A
-  FLOOD ZONE AE
-  WETLANDS



Montaine Rd



Warner Dr

Scruggs Rd



NORTHEAST PLANNING AREA

FUTURE LAND USE & PRIORITY INVESTMENT AREAS

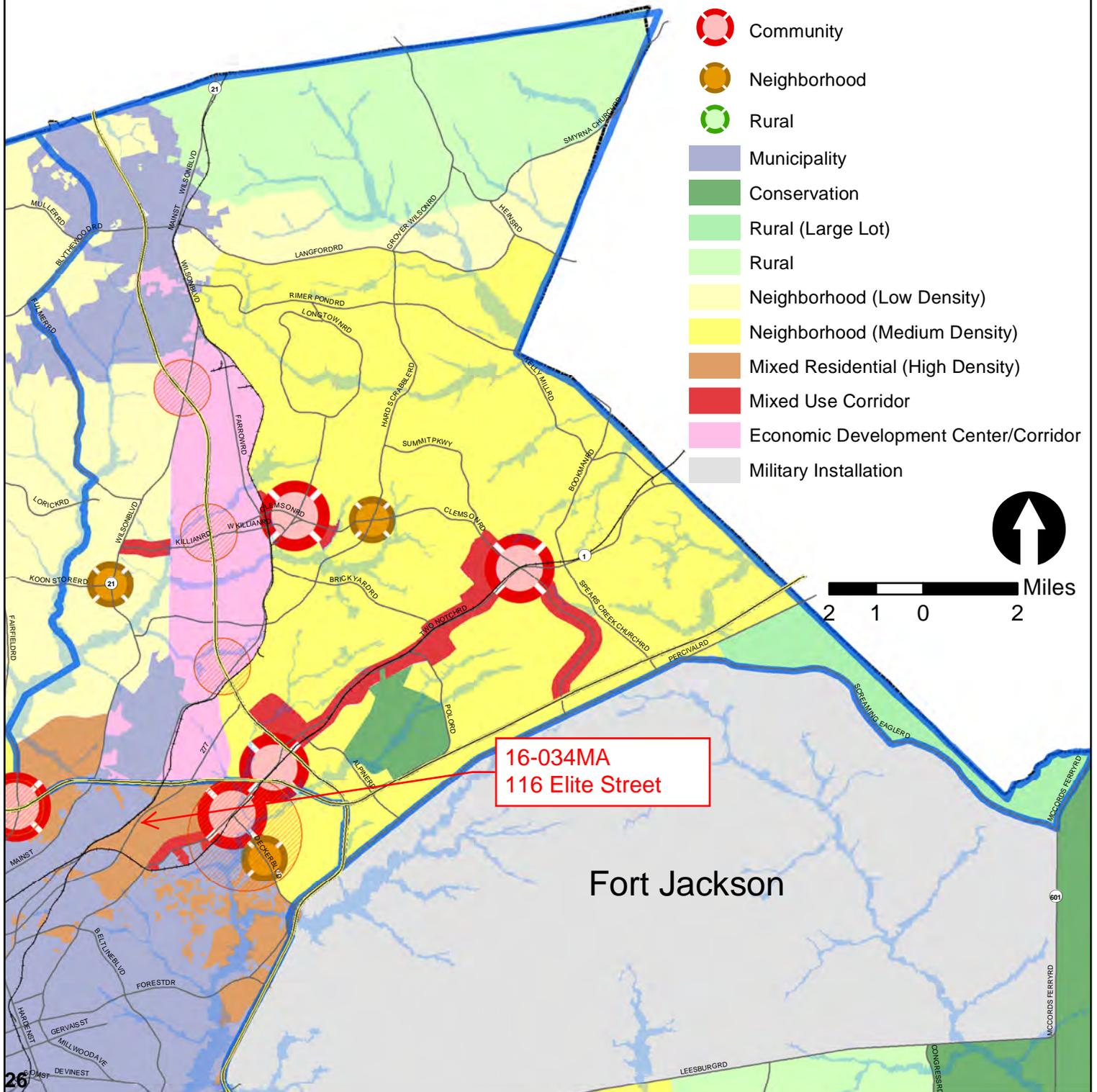


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

Adopted March 17, 2015

Legend

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



16-034MA
116 Elite Street

Fort Jackson



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: November 14, 2016
RC PROJECT: 16-035 MA
APPLICANT: Derrick J. Harris, Sr.

LOCATION: 7708 Fairfield Road

TAX MAP NUMBER: R12000-02-22
ACREAGE: 1.83 acres
EXISTING ZONING: RU
PROPOSED ZONING: LI

ZPH SIGN POSTING: December 2, 2016

Staff Recommendation

Disapproval

Eligibility for Map Amendment Request

Section 26-52. Amendments

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

(b) (1) b. 6.

An addition of LI zoning contiguous to an existing industrial zoning district.

Background

Zoning History

The original zoning as adopted September 7, 1977 was Rural District (RU). The property was part of a previous request for the General Commercial District under case number 15-25MA. The case was denied by County Council.

The property was part of a previous request for the Office and Institutional District under case number 16-17MA. The case was denied by County Council.

Zoning District Summary

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

Direction	Existing Zoning	Use
<u>North:</u>	HI	Auto Salvage
<u>South:</u>	RU	Residence
<u>East:</u>	RS-MD	Undeveloped
<u>West:</u>	RU/RU	Undeveloped/Residence

Discussion

Parcel/Area Characteristics

The site has frontage along Fairfield Road. The site contains a nonresidential structure. There are no sidewalks or streetlights along this Fairfield Road. The surrounding area is characterized by residential uses and undeveloped parcels with some industrial uses. The parcels east of the site are undeveloped. South of the site is a residence. West of the subject parcel is an undeveloped parcel and a residence. North of the site is an auto salvage yard.

Public Services

The Crane Creek fire station (station number 18) is located on Main Street, approximately 1.7 miles northeast of the subject parcel in the Town of Blythewood. The Carolina School for Inquiry is located 1.5 miles south of the subject parcel on Fairfield Road. Records indicate that the parcel is in the City of Columbia’s water and sewer service area.

Plans & Policies

Comprehensive Plan

The Comprehensive Plan, ***“PUTTING THE PIECES IN PLACE”***, designates this area as ***Neighborhood Low Density***.

Land Use and Design

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

Desired Development Pattern

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

Traffic Characteristics

The 2015 SCDOT traffic count (Station #189) located south of the subject parcel on Fairfield Road identifies 6,200 Average Daily Trips (ADT's). This section of Fairfield Road is classified as a four lane undivided principal arterial road, maintained by SCDOT with a design capacity of 29,200 ADT's. This segment of Fairfield Road is currently operating at Level of Service (LOS) "A".

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

Conclusion

Staff is of the opinion that the proposed rezoning would be inconsistent with the objectives of the 2015 Comprehensive Plan, as the subject site is not located within a contextually-appropriate distance from the intersection of a primary arterial or within a Neighborhood Activity Center. In addition, the uses allowed by the proposed zoning do not support the desired development pattern of the Plan.

While it could be argued that the rezoning request would be in character with the immediate, existing industrial uses and zoning, approval of the request does not provide for single-family neighborhoods or open space developments as desired by the Comprehensive Plan.

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

Planning Commission Action

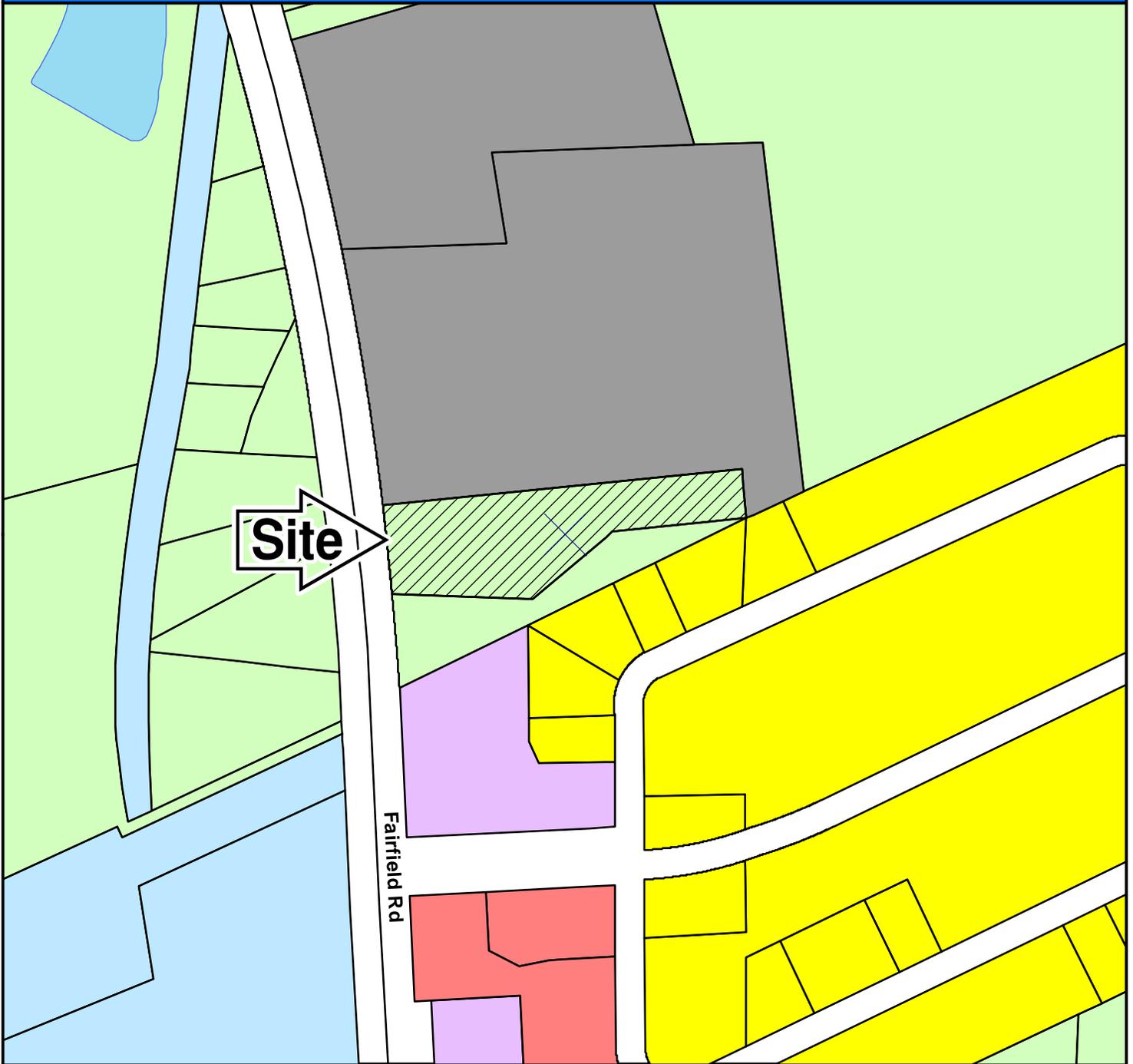
At their **November 14, 2016** meeting, the Richland County Planning Commission **disagreed** with the PDSO recommendation for the following reasons:

- The site is adjacent to industrial uses.
- The proximity of the parcel to an arterial road.
- The Comprehensive Plan is accurate on a broad scale, but does not work at this parcel.

The PC recommends the County Council **approve** the proposed Amendment for **RC Project # 16-035 MA**.

Case 16-035 MA

RU to LI



ZONING CLASSIFICATIONS

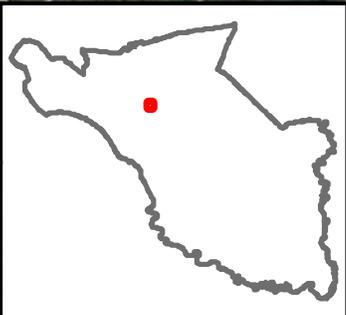
	CC-1		C-1		RS-E		MH		NC		LI		TROS
	CC-2		C-3		RS-LD		RM-MD		GC		HI		Subject Property
	CC-3		RG-2		RS-MD		RM-HD		RC		PDD		
	CC-4		RR		RS-HD		OI		M-1		RU		



Case 16-035 MA
RU to LI
TMS 12000-02-22

Site

- FLOODZONE A
- FLOODZONE AE
- WETLANDS



Fairfield Rd

Nelson Rd

Boswell Rd



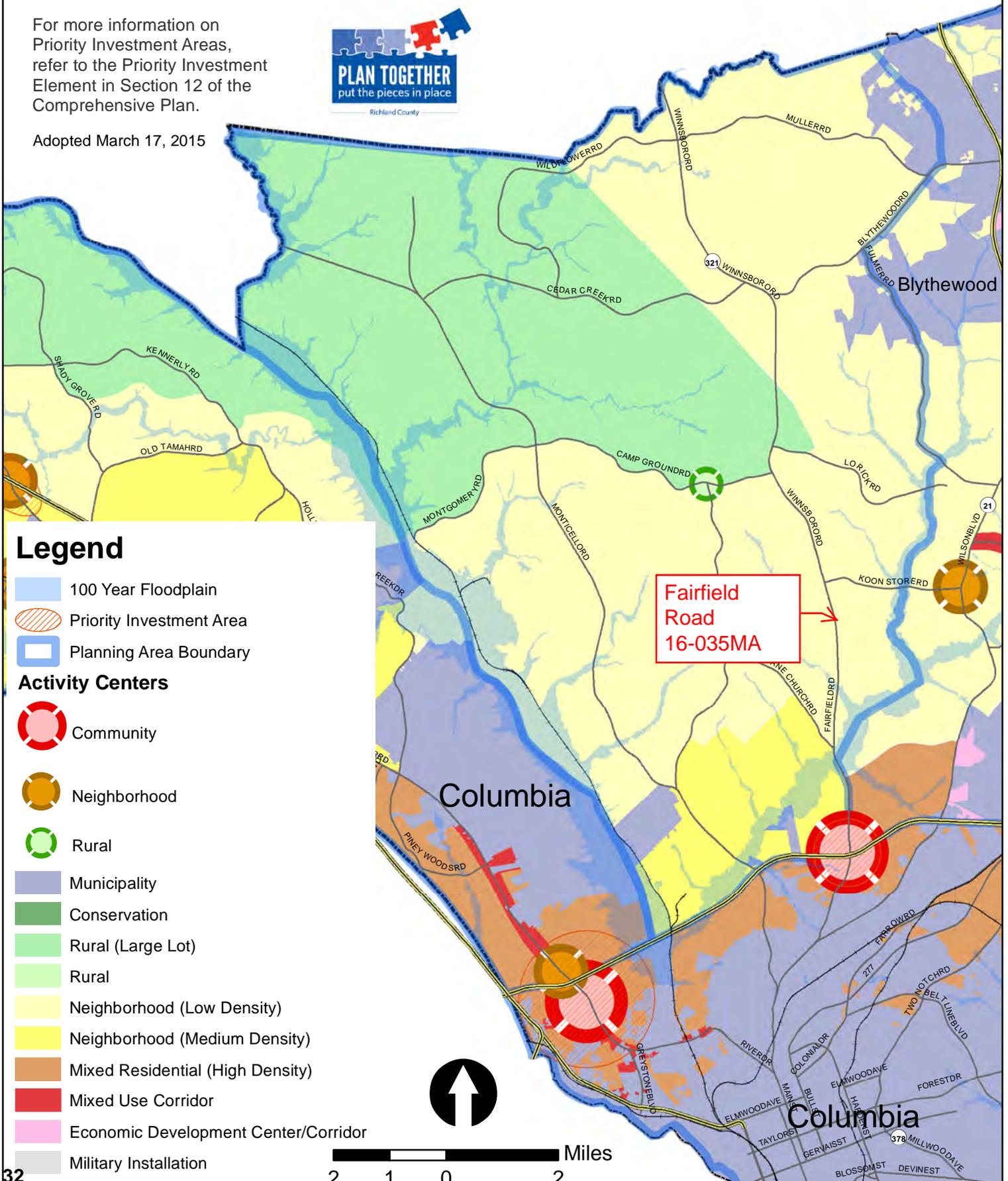
Google

NORTH CENTRAL PLANNING AREA FUTURE LAND USE & PRIORITY INVESTMENT AREAS

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



Adopted March 17, 2015



Legend

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

Activity Centers

- Community
- Neighborhood
- Rural

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



0 1 2 Miles



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: November 14th, 2016
RC PROJECT: 16-036 MA
APPLICANT: Jeff Stallings

LOCATION: 8000 Wilson Boulevard

TAX MAP NUMBER: R14402-03-01 & R14400-01-03
ACREAGE: 20 acres total (8 acres & 12 Acres)
EXISTING ZONING: PDD
PROPOSED ZONING: GC

ZPH SIGN POSTING: December 2, 2016

Staff Recommendation

Approval

Background

Zoning History

The original zoning as adopted September 7, 1977 was General Commercial (C-3) District. The subject properties were rezoned in 2002 to Planned Development District under Case 02-52MA (Ordinance No. 034-02).

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: 32 dwelling units*.

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

Direction	Existing Zoning	Use
<u>North:</u>	C-1(City of Columbia)	School District Bus Depot
<u>South:</u>	RU	Undeveloped
<u>East:</u>	C-1 (City of Columbia)	SC Department of Mental Health
<u>West:</u>	GC	Commercial Structure

Discussion

Parcel/Area Characteristics

One parcel has frontage along Wilson Boulevard and the other parcel has no frontage but is adjacent to the parcel with frontage along Wilson Boulevard. The subject property with frontage along Wilson Boulevard contains a manufacturing facility (formerly Bentley Pontoons). The other parcel is undeveloped and mostly wooded. There are no sidewalks or streetlights along this section of Wilson Boulevard. The surrounding area is characterized by institutional, commercial, and residential uses along with undeveloped parcels. The parcels south and east of the subject properties are part of the SC Department of Mental Health.

Public Services

The subject parcel is within the boundaries of School District One. W.J. Keenan High School is located .56 miles north of the subject parcels on Wilson Boulevard. The Greenview fire station (number 12) is located 1.5 miles southwest of the subject parcel on North Main Street. There is a fire hydrant located along Wilson Boulevard. Water service is provided by the City of Columbia. The subject parcels are in the East Richland County Public Sewer Service District.

Plans & Policies

The 2014 Richland County Comprehensive Plan, ***“PUTTING THE PIECES IN PLACE”***, designates this area as **Economic Development Center/Corridor**.

Comprehensive Plan

Land Use and Character

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

Desired Development Pattern

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

Traffic Characteristics

The 2015 SCDOT traffic count (Station #433) located west of the subject parcel on Sharpe Road identifies 2,000 Average Daily Trips (ADT's). Sharpe Road is classified as a two lane undivided collector road, maintained by SCDOT with a design capacity of 8,600 ADT's. This section of Sharpe Road is currently operating at Level of Service (LOS) “A”.

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

Conclusion

Staff is of the opinion that the request is in compliance with the intentions of the Comprehensive Plan and supports the desired development pattern of the Plan. The subject site is located along a major road and just north of an interstate interchange. As the intent of the GC District is to orient commercial/office activities primarily to major traffic arteries or within areas of commercial/office usage, staff is of the opinion that the request is also in compliance with the purpose statement of the proposed district.

In addition, the Richland County Comprehensive Plan recommends supporting commercial development along the Economic Development Corridor.

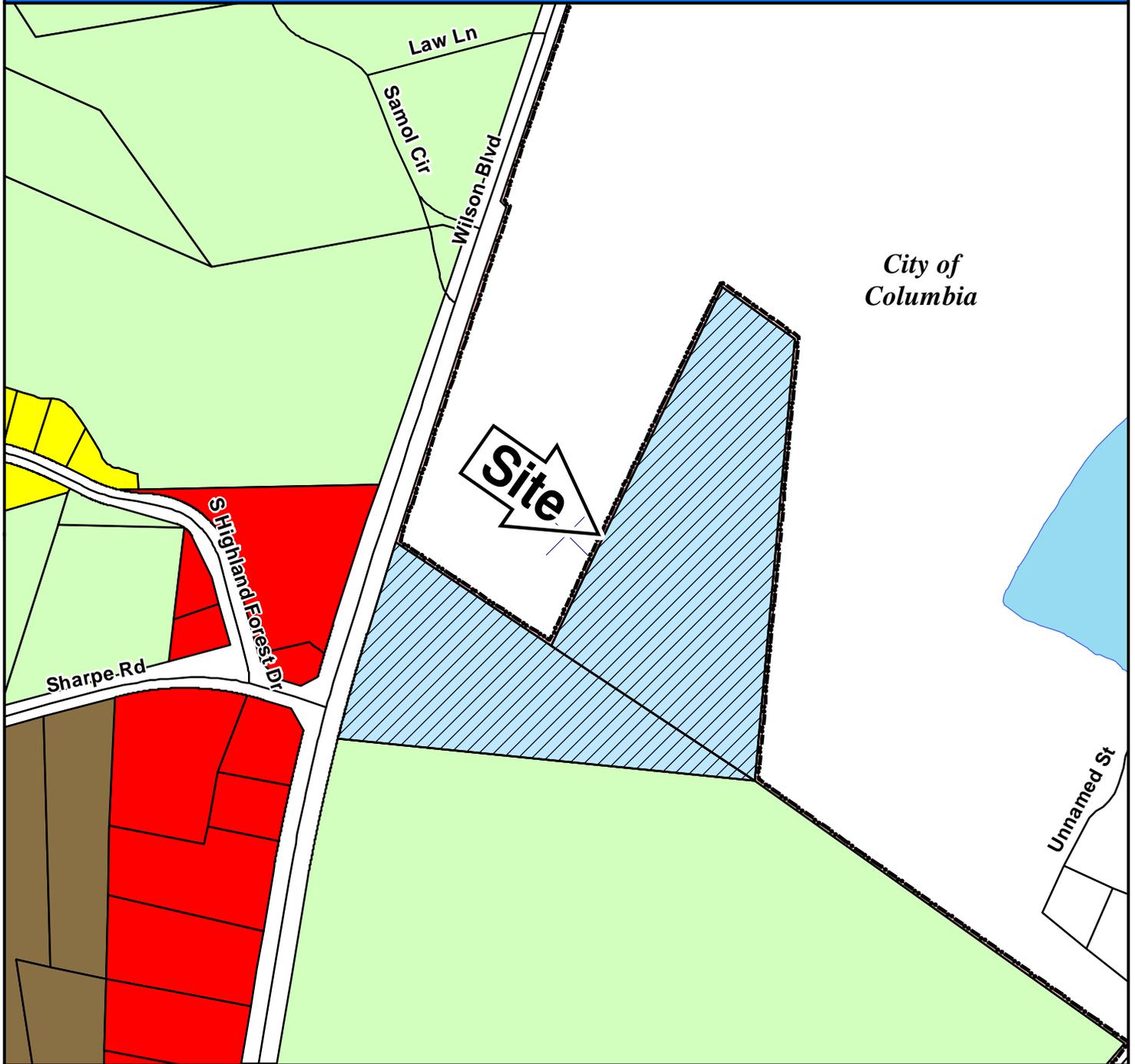
For these reasons, staff recommends **Approval** of this map amendment.

Planning Commission Action

At their **November 14, 2016** meeting, the Richland County Planning Commission agreed with the PSDS recommendation and recommends the County Council approve the proposed Amendment for RC Project # **16-036 MA**.

Case 16-036 MA

PDD 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 16-036 MA
PDD to GC**

TMS 14400-01-03 & 14402-03-01

Cherry Blossom Ln

Law Ln

Samol Cir

Wilson Blvd

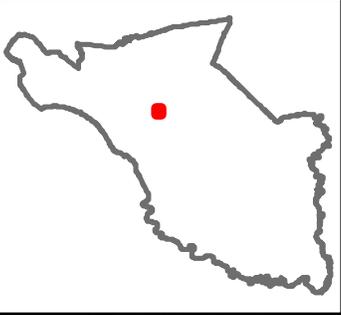
S Highland Forest Dr

Sharpe Rd

Columbia

Unnamed St

-  FLOODZONE A
-  FLOODZONE AE
-  WETLANDS



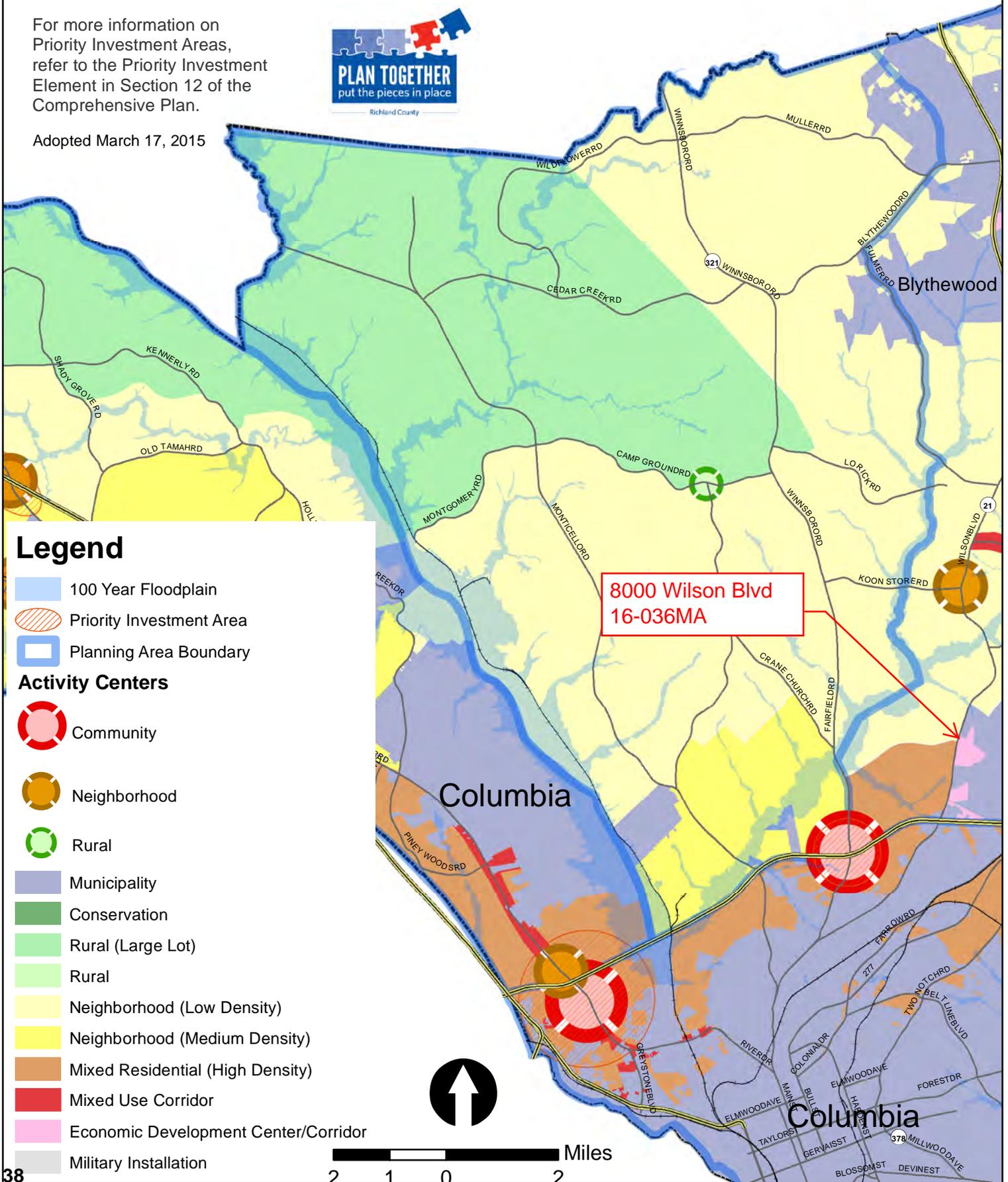
Google

NORTH CENTRAL PLANNING AREA FUTURE LAND USE & PRIORITY INVESTMENT AREAS

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



Adopted March 17, 2015



Legend

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

Activity Centers

- Community
- Neighborhood
- Rural

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





Richland County Planning & Development Services Department

Map Amendment Staff Report

PC MEETING DATE: November 14, 2016
RC PROJECT: 16-038 MA
APPLICANT: James Randolph

LOCATION: Welborn Road

TAX MAP NUMBER: R19203-14-09
ACREAGE: 0.45
EXISTING ZONING: RS-LD
PROPOSED ZONING: NC

ZPH SIGN POSTING: December 2, 2016

Staff Recommendation

Disapproval

Eligibility for Map Amendment Request

Section 26-52. Amendments

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

(b) (2) b. 4.

An addition of NC zoning contiguous to an existing commercial or residential zoning district.

Background

Zoning History

The original zoning as adopted September 7, 1977 was 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 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-LD	Residence
<u>South:</u>	GC/GC	Undeveloped/ Convenience Store with Pumps
<u>East:</u>	C-3	Place of Worship (City of Columbia)
<u>West:</u>	RS-LD	Residence

Discussion

Parcel/Area Characteristics

The parcel has one hundred and fourteen (114) feet of frontage along Welborn Road. Welborn Road is primarily residentially developed. The subject property is undeveloped. There are no sidewalks or street lights along Welborn Road. The surrounding parcels are zoned Residential and Commercial. There are two developed General Commercial District (GC) parcels south and east of the site. West and north of the site are residentially zoned and used parcels.

Public Services

The subject parcel is within the boundaries of School District 1. Annie Burnside Elementary School is located 0.66 miles southwest of the subject parcel on Patterson Road. The Atlas fire station (number 8) is located 1.26 miles southwest of the subject parcel on Atlas Road. There is a fire hydrant located north of the site at the intersection of Alma Road and Welborn Road.

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

Plans & Policies

The Comprehensive Plan, ***“PUTTING THE PIECES IN PLACE”***, designates this area as ***Neighborhood Medium Density***.

Land Use and Design

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

Desired Development Pattern

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

Traffic Impact

The 2015 SCDOT traffic count (Station #255) located southwest of the subject parcel on Leesburg Road identifies 25,100 Average Daily Trips (ADT's). Leesburg Road is classified as a four lane undivided minor arterial road, maintained by SCDOT with a design capacity of 21,600 ADT's. This section of Leesburg Road is currently operating at Level of Service (LOS) "E".

There are planned improvements for this section of Leesburg Road through both SCDOT (COATS road widening) and the County Penny Sales Tax program (sidewalk and bikeway enhancements).

Conclusion

Except for the commercially developed parcels along Leesburg Road, the nearby properties along Welborn Road have remained residentially zoned and developed. The site is not located at an intersection or along a main road corridor. It is staff's opinion that the request does not comply with the intent of the comprehensive plan, nor would the rezoning be compatible with the immediate surrounding zoning districts, uses and development pattern of the adjacent parcels internal to the subdivision along Welborn Road.

Staff believes that approval of this request would be an encroachment into the residential development of Welborn Road. In addition, rezoning this site could set a precedent for the rezoning of other parcels in this vicinity, which would alter the area's residential character.

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

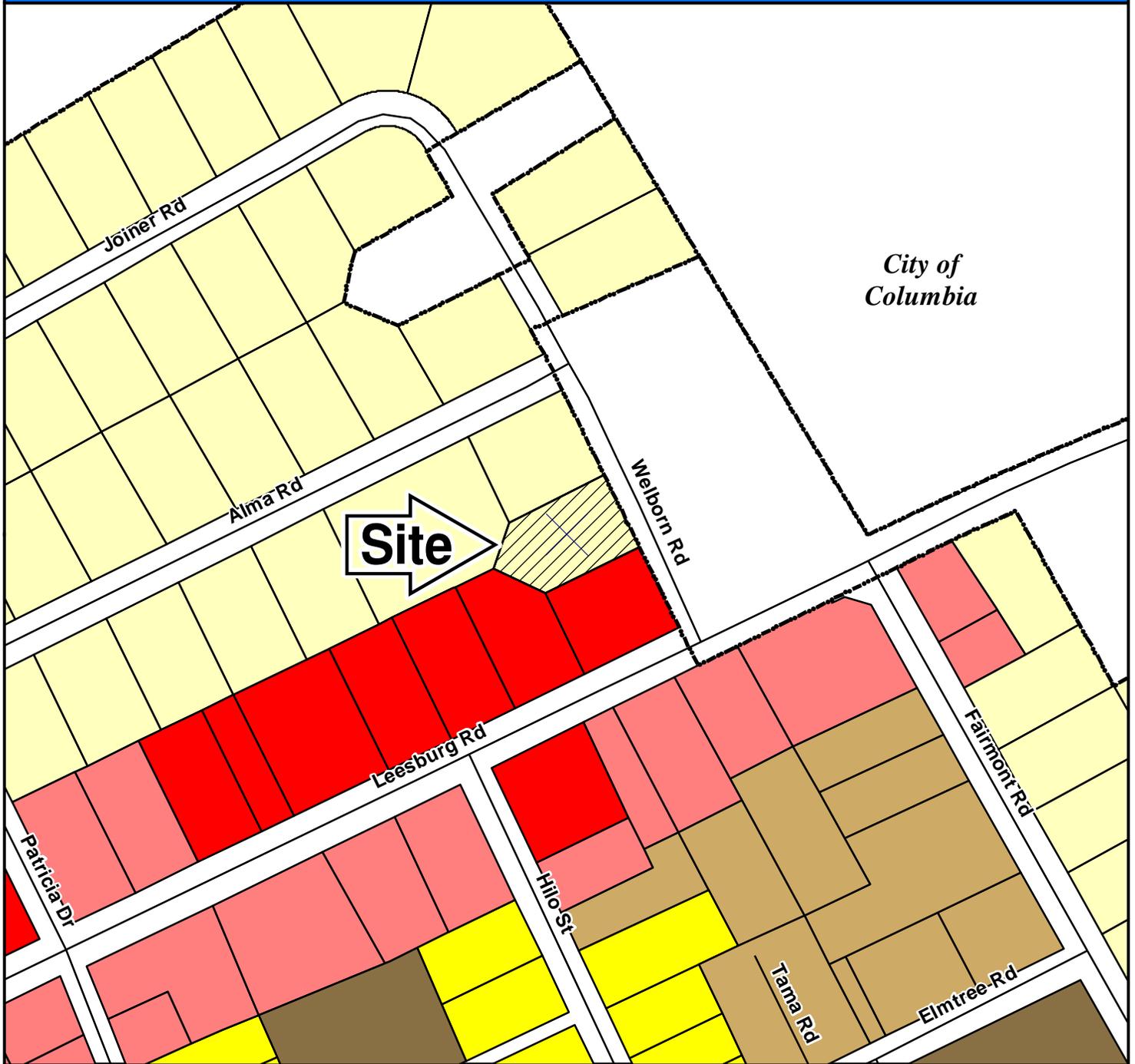
Planning Commission Action

At their **November 14, 2016** meeting, the Richland County Planning Commission **disagreed** with the PDSO recommendation for the following reasons:

- The proposed request is consistent with the NC purpose statement.
- The site fits within the term "adjacent and within neighborhoods" as identified in purpose statement.
- The request would not be detrimental to the character of the area.
- The proximity of the site to general commercial zoning.

The PC recommends the County Council **approve** the proposed Amendment for **RC Project # 16-038 MA**.

Case 16-038 MA RS-LD to NC



City of
Columbia

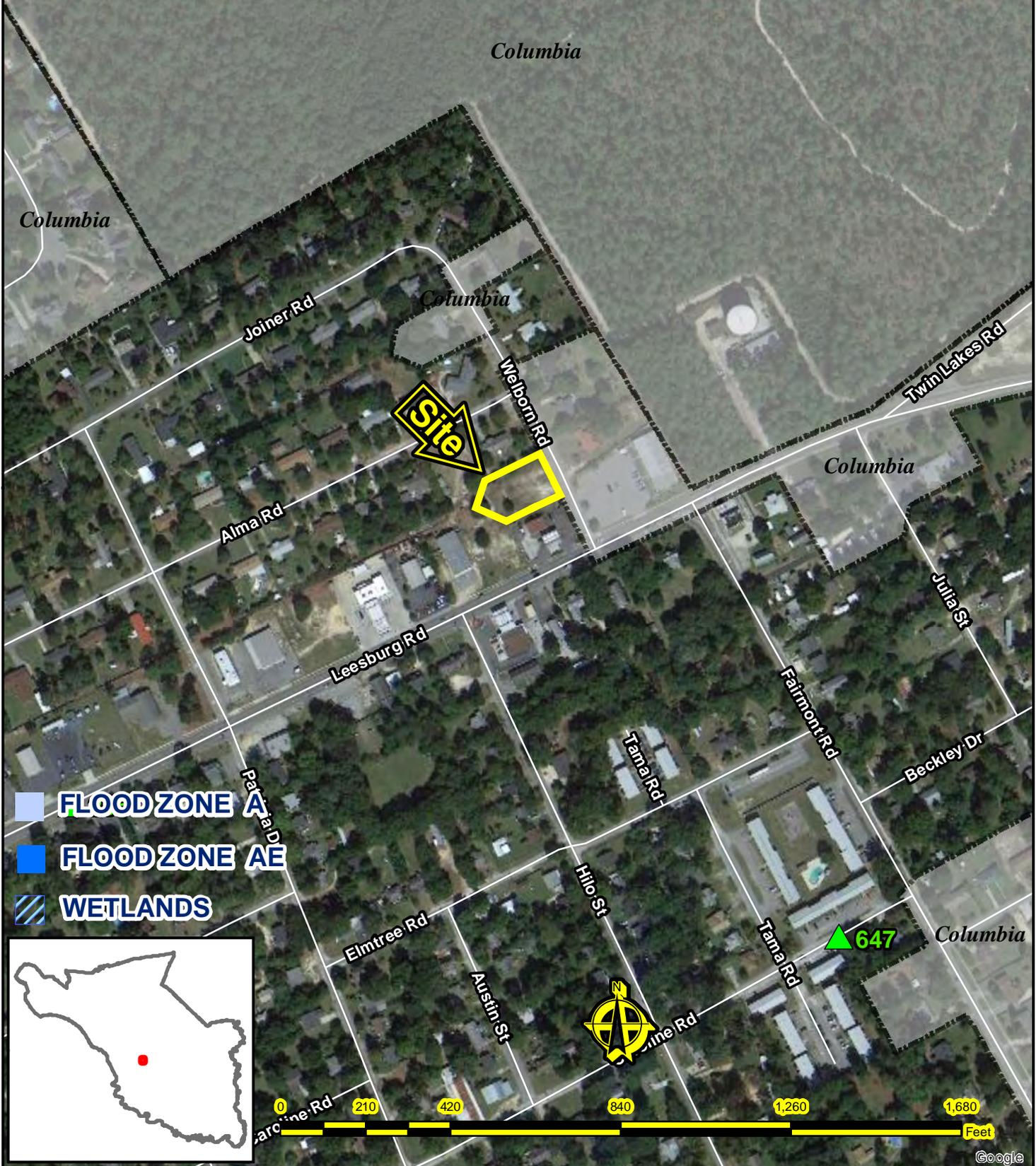
Site

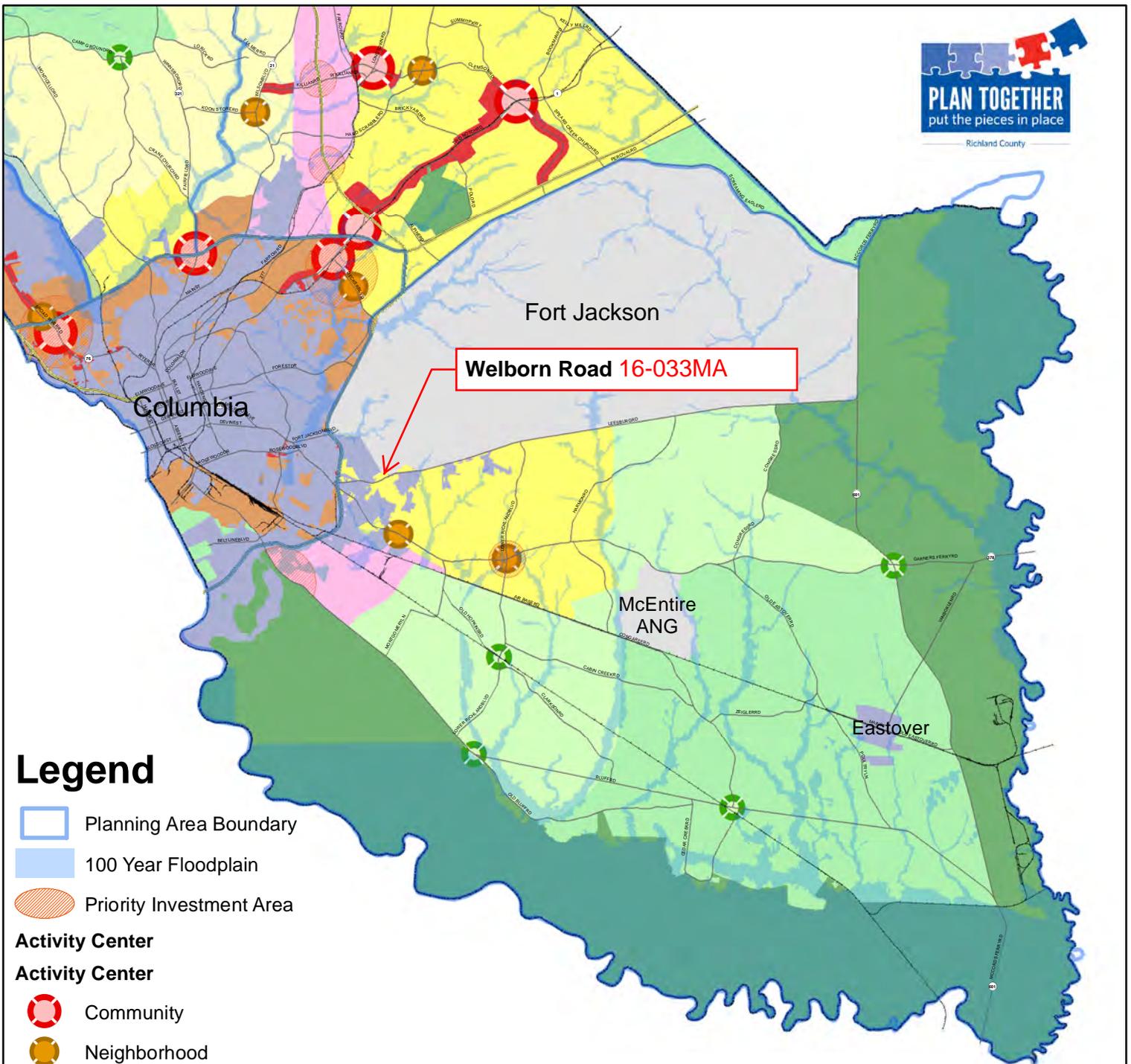
ZONING CLASSIFICATIONS

	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 16-038 MA
RS-LD to NC
TMS 19203-14-09





Legend

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

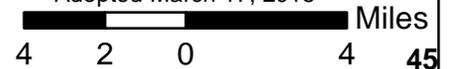
For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

FUTURE LAND USE & PRIORITY INVESTMENT AREAS

SOUTHEAST PLANNING AREA



Adopted March 17, 2015





**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: December 5, 2016
RC PROJECT: 16-037 MA
APPLICANT: Chip Daniels

LOCATION: 10020 Broad River Road

TAX MAP NUMBER: R04000-02-04
ACREAGE: 2 acres
EXISTING ZONING: RU
PROPOSED ZONING: GC

ZPH SIGN POSTING: December 2, 2016

Staff Recommendation

Disapproval

Background

Zoning History

The original zoning as adopted September 7, 1977 was Rural District (D-1). With the adoption of the most current code the D-1 District became the Rural District (RU).

A CG parcel west of the site was rezoned under case number 02-19MA. The parcel is currently in the Town of Irmo's Jurisdiction.

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: 32 dwelling units*.

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

Direction	Existing Zoning	Use
<u>North:</u>	CG	AT&T Utility Sub Station
<u>South:</u>	CG	Boat repair & sales
<u>East:</u>	RU	Residence
<u>West:</u>	CG	Roofing Company

Discussion

Parcel/Area Characteristics

The subject parcel has frontage along Broad River Road. There are no sidewalks or street lights along this section of Broad River Road. The parcel contains a residential structure. The immediate area is characterized by residential, commercial and undeveloped parcels. The subject parcel is east of commercially zoned parcels in the Town of Irmo's jurisdiction. The parcels to the north are zoned commercial (Town of Irmo's jurisdiction). East of the site is zoned RU and contains a residence.

Public Services

The subject parcel is within the boundaries of School District 5. The Dutch Fork Elementary School is located 0.56 miles southeast of the subject parcel on Broad River Road.

The Ballentine fire station (number 20) is located 1.6 miles west of the subject parcel on Broad River Road. There is a fire hydrant located on site along Broad River Road. The City of Columbia is the water and sewer service provider for the area.

Plans & Policies

The 2014 Richland County Comprehensive Plan, "***PUTTING THE PIECES IN PLACE***", designates this area as ***Neighborhood (Medium Density)***.

Land Use and Character

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

Desired Development Pattern

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

Traffic Characteristics

The 2015 SCDOT traffic count (Station # 147) located northwest of the subject parcel on Broad River Road identifies 20,700 Average Daily Trips (ADT's). This segment of Broad River Road is classified as a two lane undivided Minor Arterial road, maintained by SCDOT with a design capacity of 10,800 ADT's. Broad River Road is currently operating at Level of Service (LOS) "B".

There are planned improvements for this section of Broad River Road through SCDOT (COATS road widening). There are no planned or programmed improvements for this section of Broad River Road through the County Penny Sales Tax program.

Conclusion

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

The Plan recommends commercial development along main road corridors and within contextually-appropriate distances from the intersection of a primary arterial. The subject parcel is not located within a contextually-appropriate distance from the intersection of a primary arterial. The site is located west of the intersection of Broad River Road and Woodrow Street which are classified as minor arterials and is west of a Priority Investment Area.

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

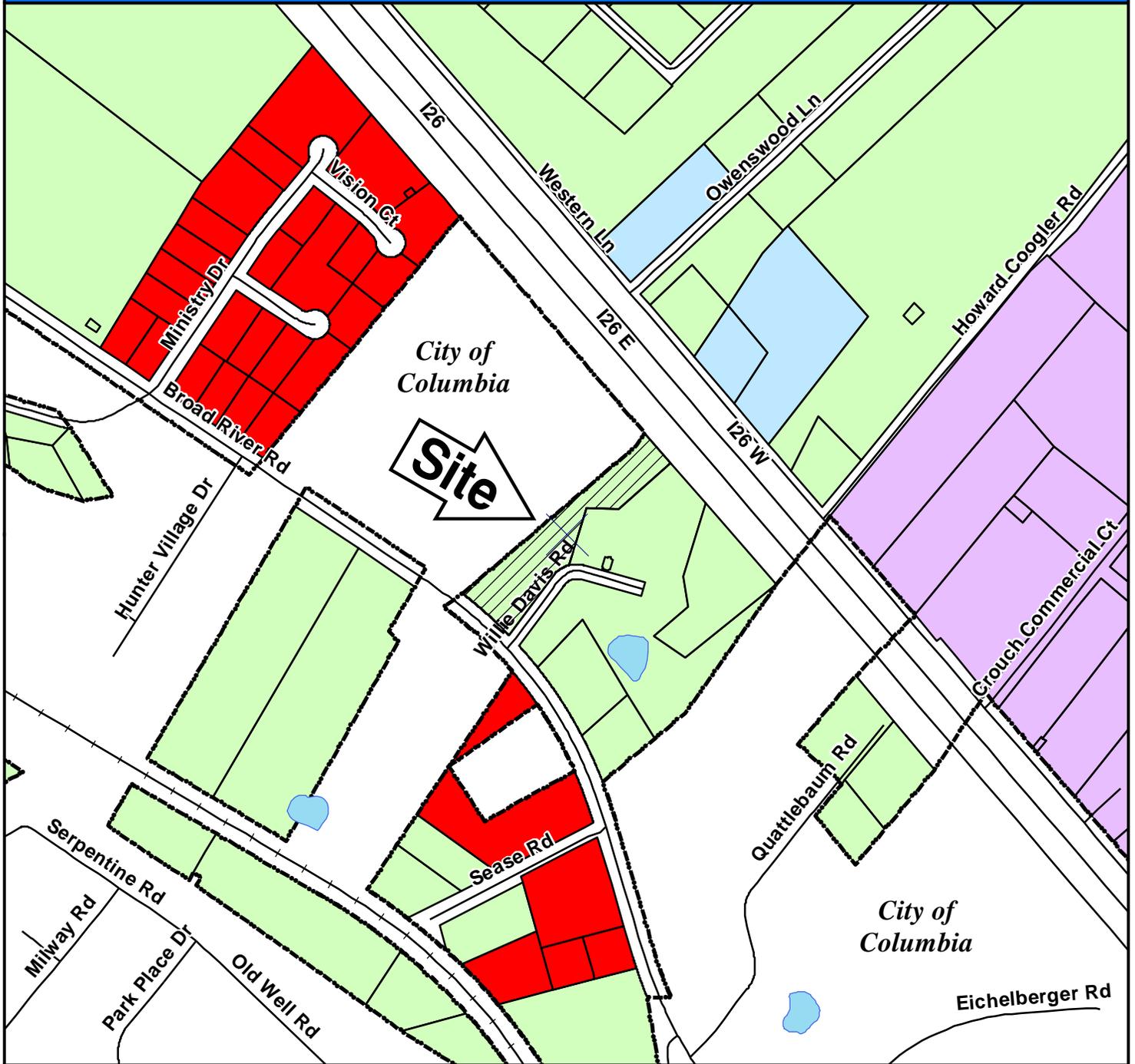
Planning Commission Action

At their **December 5, 2016** meeting, the Richland County Planning Commission **disagreed** with the PDSD recommendation for the following reasons:

- There is a significant road in the area.
- The commercial context of the area.

The PC recommends the County Council **approve** the proposed Amendment for **RC Project # 16-037 MA**.

Case 16-037 MA RU to GC



ZONING CLASSIFICATIONS

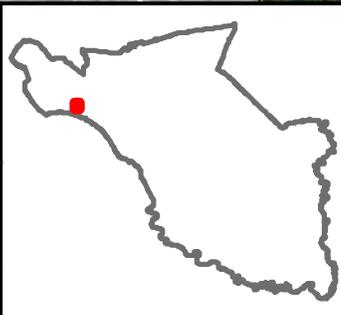
	CC-1		C-1		RS-E		MH		NC		LI		TROS
	CC-2		C-3		RS-LD		RM-MD		GC		HI		Subject Property
	CC-3		RG-2		RS-MD		RM-HD		RC		PDD		
	CC-4		RR		RS-HD		OI		M-1		RU		



Case 16-037 MA
RU to GC
TMS R04000-02-04

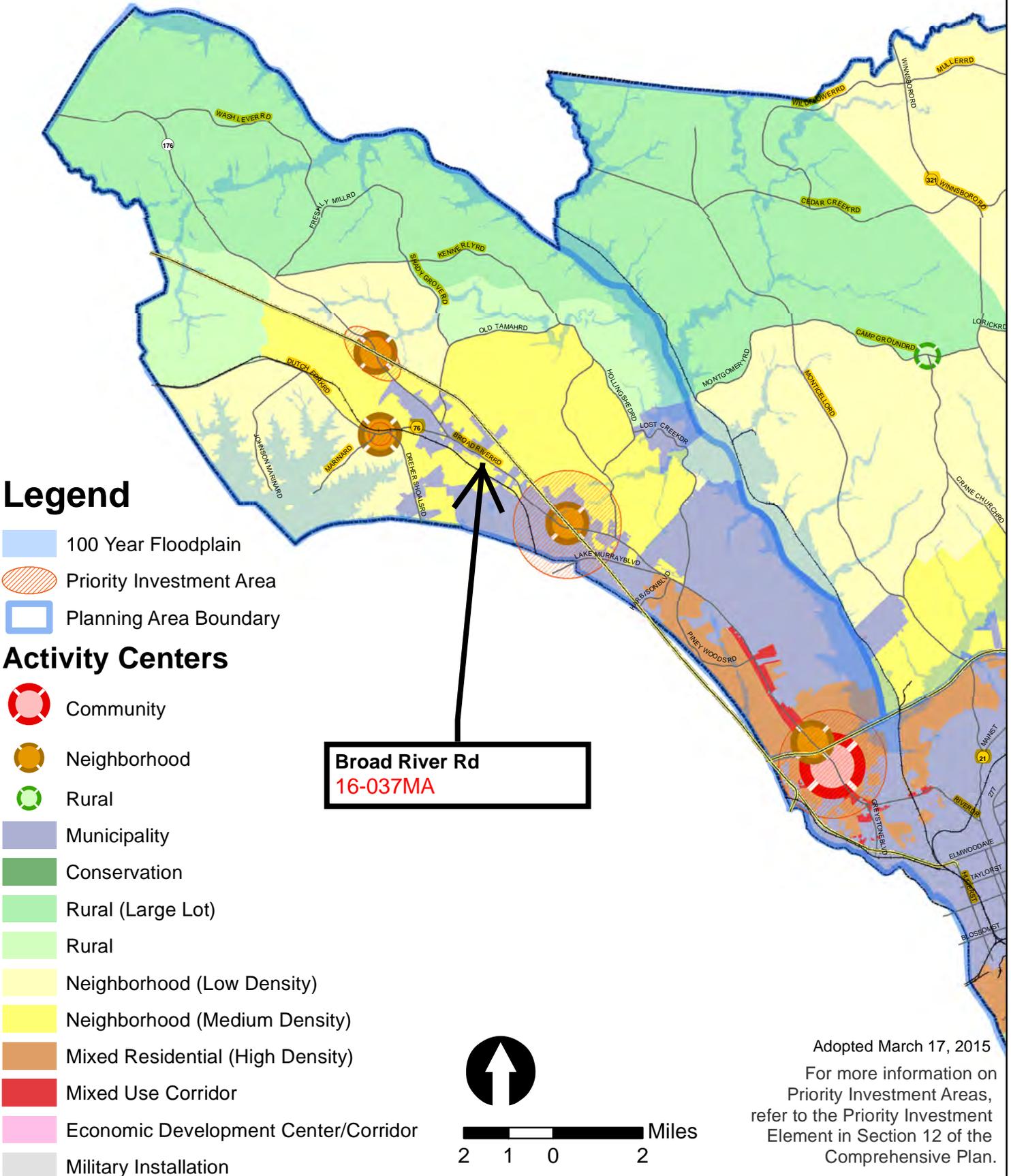
Site

- FLOOD ZONE A
- FLOOD ZONE AE
- WETLANDS



NORTHWEST PLANNING AREA

FUTURE LAND USE & PRIORITY INVESTMENT AREAS





**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: December 5, 2016
RC PROJECT: 16-039 MA
APPLICANT: Cynthia Miller and Mike Jones

LOCATION: 39 and 43 Love Valley Court

TAX MAP NUMBER: 01416-01-05 & -06
ACREAGE: 1.22 & 1.28 acres (2.5 total acres)
EXISTING ZONING: RU
PROPOSED ZONING: RS-LD

ZPH SIGN POSTING: December 2, 2016

Staff Recommendation

Approval

Background

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: 9 dwelling units*.

*In calculating the maximum number of dwelling units, site characteristics, restrictions, land used for installation of infrastructure (which often amounts to 20-30% of the site), or application of open space provisions are not taken into consideration. Also because of the geography of the site and minimum requirements for road frontage the gross density calculation may not reflect the number of subdivisions allowed by square footage under the proposed district.

Direction	Existing Zoning	Use
<u>North:</u>	RU	Residence
<u>South:</u>	RU	Residence
<u>East:</u>	RU	Residence
<u>West:</u>	N/A	Lake Murray

Discussion

Parcel/Area Characteristics

The subject parcels have frontage along Love Valley Court. There are no sidewalks or street lights along Love Valley Court. The parcels contain a residence on each lot. The immediate area is characterized by residential uses to the north, east and south of the sites. Lake Murray is west of the site.

Public Services

The subject parcels are within the boundaries of School District 5. The Lake Murray Elementary School is located 0.61 miles northwest of the subject parcels on Three Dog Road.

The Dutch Fork/Ballentine fire station (station number 20) is located on Broad River Road, approximately 2.9 miles east of the subject parcel. There are no fire hydrants in the immediate area. Water is provided by the City of Columbia and sewer would be provided by Richland County.

Plans & Policies

The 2014 Richland County Comprehensive Plan, "**PUTTING THE PIECES IN PLACE**", designates this area as **Neighborhood (Low Density)**.

Land Use and Character

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

Desired Development Pattern

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

Traffic Characteristics

The 2015 SCDOT traffic count (Station #559) located northwest of the subject parcel on Johnson Marina Road identifies 2,300 Average Daily Trips (ADT's). This segment of Johnson Marina Road is classified as a two lane undivided collector road, privately maintained with a design capacity of 8,600 ADT's. Johnson Marina Road is currently operating at Level of Service (LOS) "A".

There are no planned or programmed improvements for these sections of Love Valley Court or Johnson Marina Road, either through SCDOT or the County Penny Sales Tax program.

Conclusion

Staff is of the opinion that the proposed rezoning is consistent with the objectives outlined in the Comprehensive Plan. The Comprehensive Plan recommends these areas serve as a transition between Rural and Neighborhood (Medium-Density) areas, and are opportunities for low-density traditional neighborhood.

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

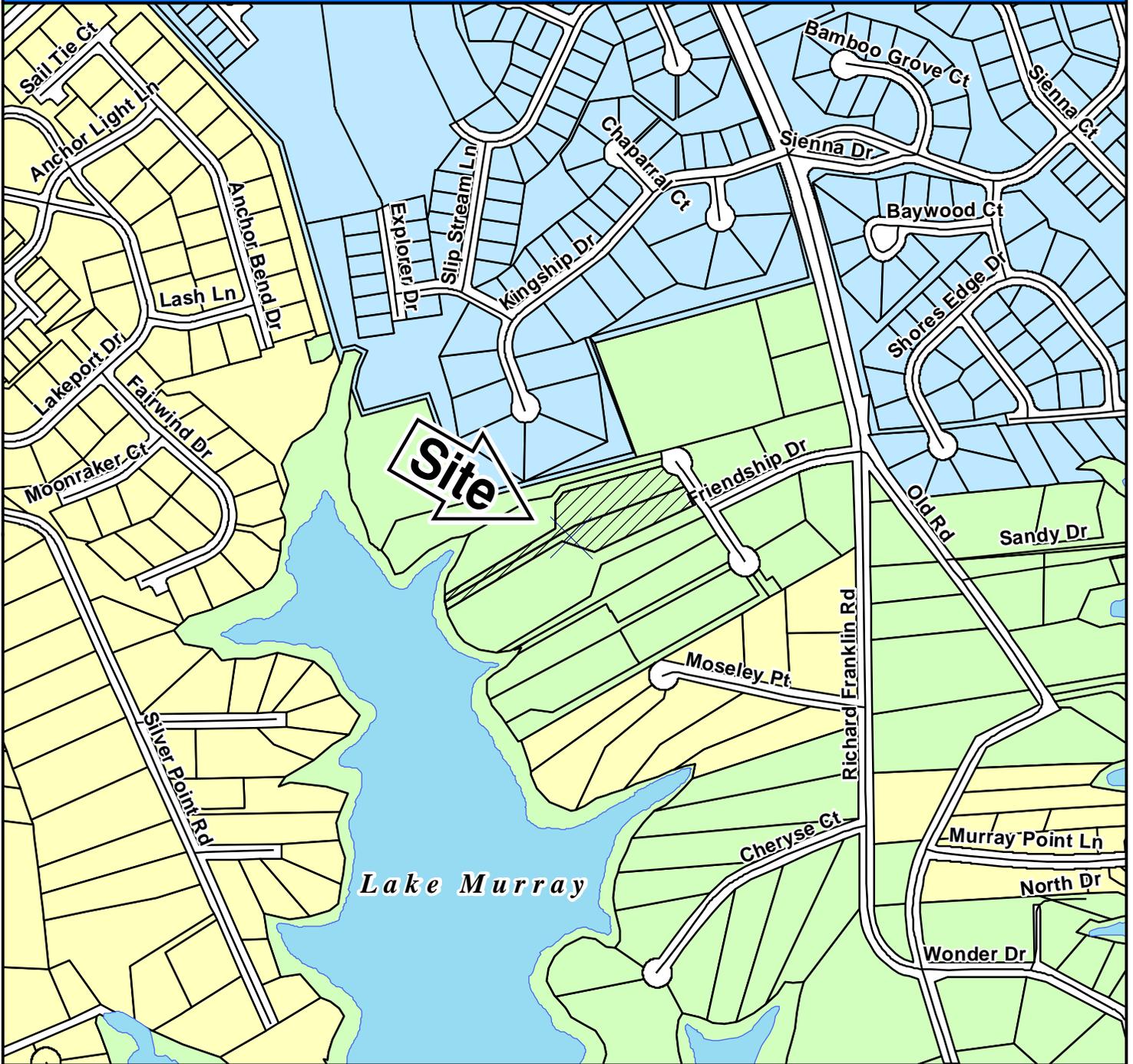
Planning Commission Action

At their **December 5, 2016** meeting, the Richland County Planning Commission disagreed with the PDSO recommendation for the following reasons:

- The proposed request is not in character with the existing development pattern in the area.

The PC recommends the County Council approve the proposed Amendment for **RC Project # 16-039 MA**.

Case 16-039 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 16-039 MA
RU to RS-LD
TMS R01416-01-05 & 06

Site

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



Lake Murray

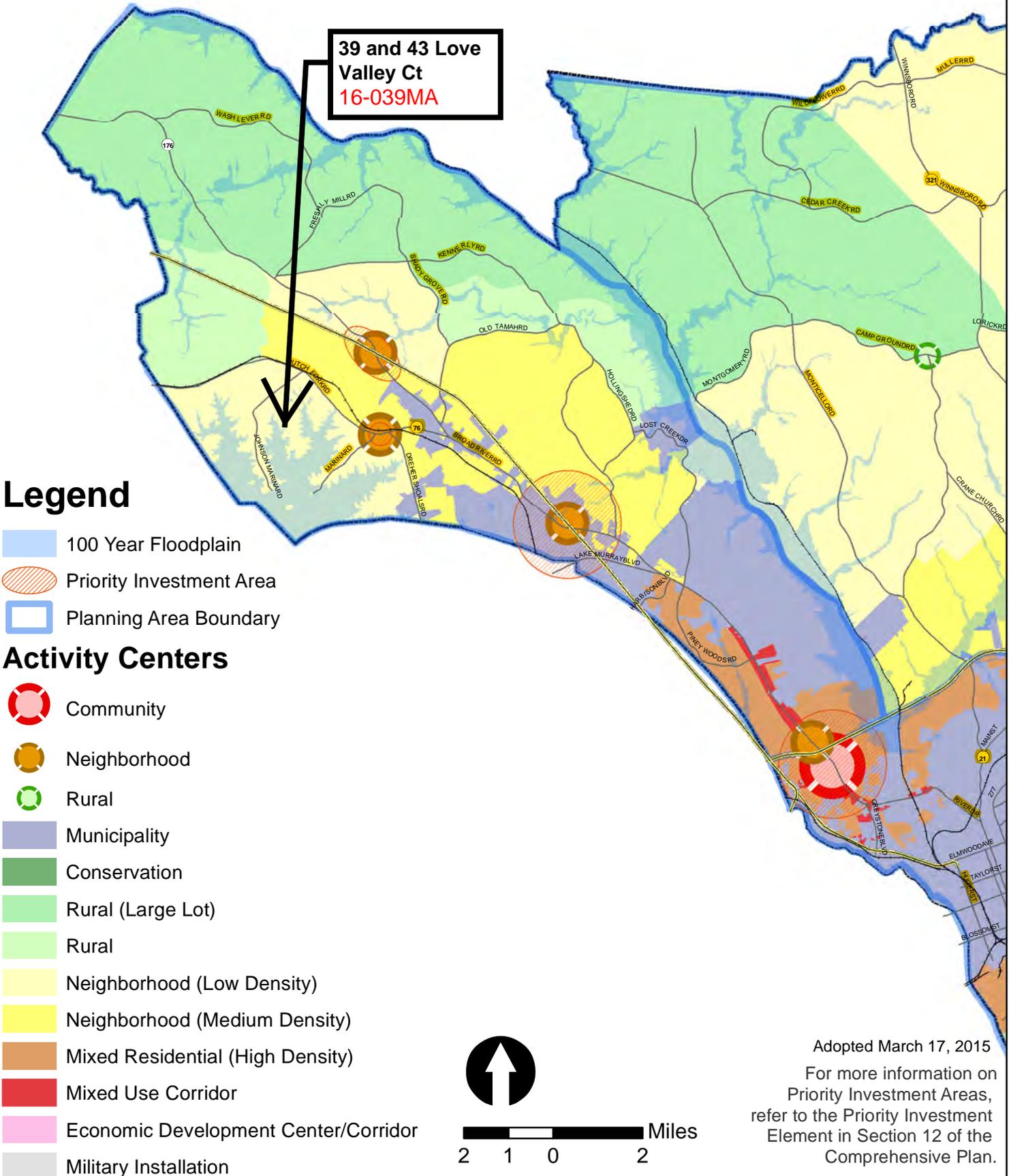


NORTHWEST PLANNING AREA

FUTURE LAND USE & PRIORITY INVESTMENT AREAS



39 and 43 Love Valley Ct
16-039MA



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



Richland County Planning & Development Services Department

Map Amendment Staff Report

PC MEETING DATE: December 5, 2016
RC PROJECT: 16-040 MA
APPLICANT: Gerald Steele

LOCATION: Broad River Road

TAX MAP NUMBER: R06108-06-05, -06, -07 & -08
ACREAGE: 0.44 acres, 0.42 acres, 0.2 acres & 0.63 acres
(1.69 total)

EXISTING ZONING: RS-MD
PROPOSED ZONING: GC

ZPH SIGN POSTING: December 2, 2016

Staff Recommendation

Approval

Eligibility for Map Amendment Request

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

In accordance with **Section 26-52. Amendments (b) (2) b. 1.** An extension of the same existing zoning district boundary. (Ord. 038-09HR; 7-21-09)

Background

Zoning History

The original zoning as adopted September 7, 1977 was RS-2 District which became the Residential Single-Family Medium Density (RS-MD) District with the Land Development Code change in 2005.

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: 27 dwelling units*.

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

Direction	Existing Zoning	Use
<u>North:</u>	RS-MD	Undeveloped
<u>South:</u>	GC	Glass Sales
<u>East:</u>	GC/PDD	Residential Subdivision/Gas Station
<u>West:</u>	RS-MD/RS-MD	Residences/Residences

Discussion

Parcel/Area Characteristics

The subject parcel has frontage along Broad River Road. There are sidewalks and street lights along this section of Broad River Road. The parcel contains a nonresidential structure. The immediate area is characterized by residential, commercial and undeveloped parcels. North of the subject parcels are zoned residentially but undeveloped. West of the site along Mandell Drive are multiple parcels zoned Residential Single-family Medium Density and contain residences on those lots. East is a convenience store and a residential subdivision. South of the site is a glad retailer.

Public Services

The subject parcel is within the boundaries of School District 5. The Pine Grove Elementary School is located 0.21 miles south of the subject parcel on Huffstetler Road.

The Saint Andrews fire station (number 6) is located 1.8 miles southeast of the subject parcel on Broad River Road. There is a fire hydrant located west of the sites in Mandell Drive. The City of Columbia is the water and sewer service provider for the area.

Plans & Policies

The 2014 Richland County Comprehensive Plan, ***“PUTTING THE PIECES IN PLACE”***, designates this area **Mixed Use Corridor**.

Land Use and Character

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

Desired Development Pattern

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

Traffic Characteristics

The 2015 SCDOT traffic count (Station # 179) located northwest of the subject parcel on Broad River Road identifies 19,300 Average Daily Trips (ADT's). This segment of Broad River Road is classified as a four lane divided Principal Arterial road, maintained by SCDOT with a design capacity of 33,600 ADT's. Broad River Road is currently operating at Level of Service (LOS) "B".

There are planned improvements for this section of Broad River Road through both SCDOT (COATS road widening) and the County Penny Sales Tax program (sidewalk and bikeway enhancements).

Conclusion

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

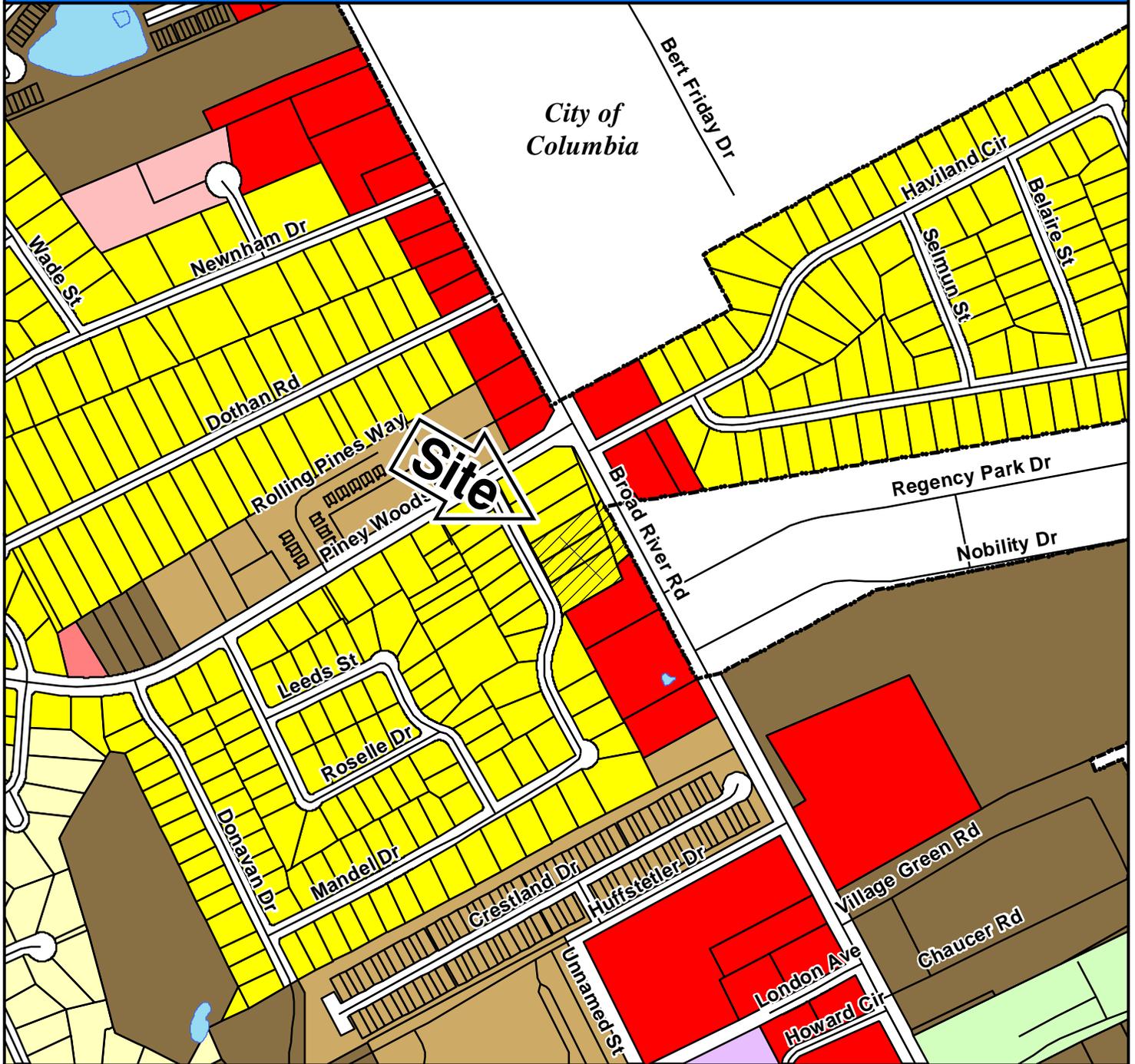
The Plan recommends commercial, office, and medium-density residential developments to be located along principal arterial roads. The subject parcels are located along a principal arterial road. The corridor contains commercial uses and zoning districts south and east of the subject parcels.

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

Planning Commission Action

At their **November 14, 2016** meeting, the Richland County Planning Commission agreed with the PSDS recommendation and recommends the County Council approve the proposed Amendment for RC Project # **16-040 MA**.

Case 16-040 MA RS-MD 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	

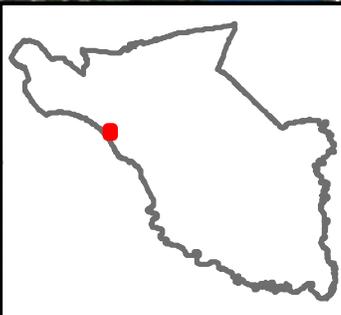


Case 16-40MA
RS-MD to GC
TMS R06108-06-05, 06, 07 & 08
Columbia

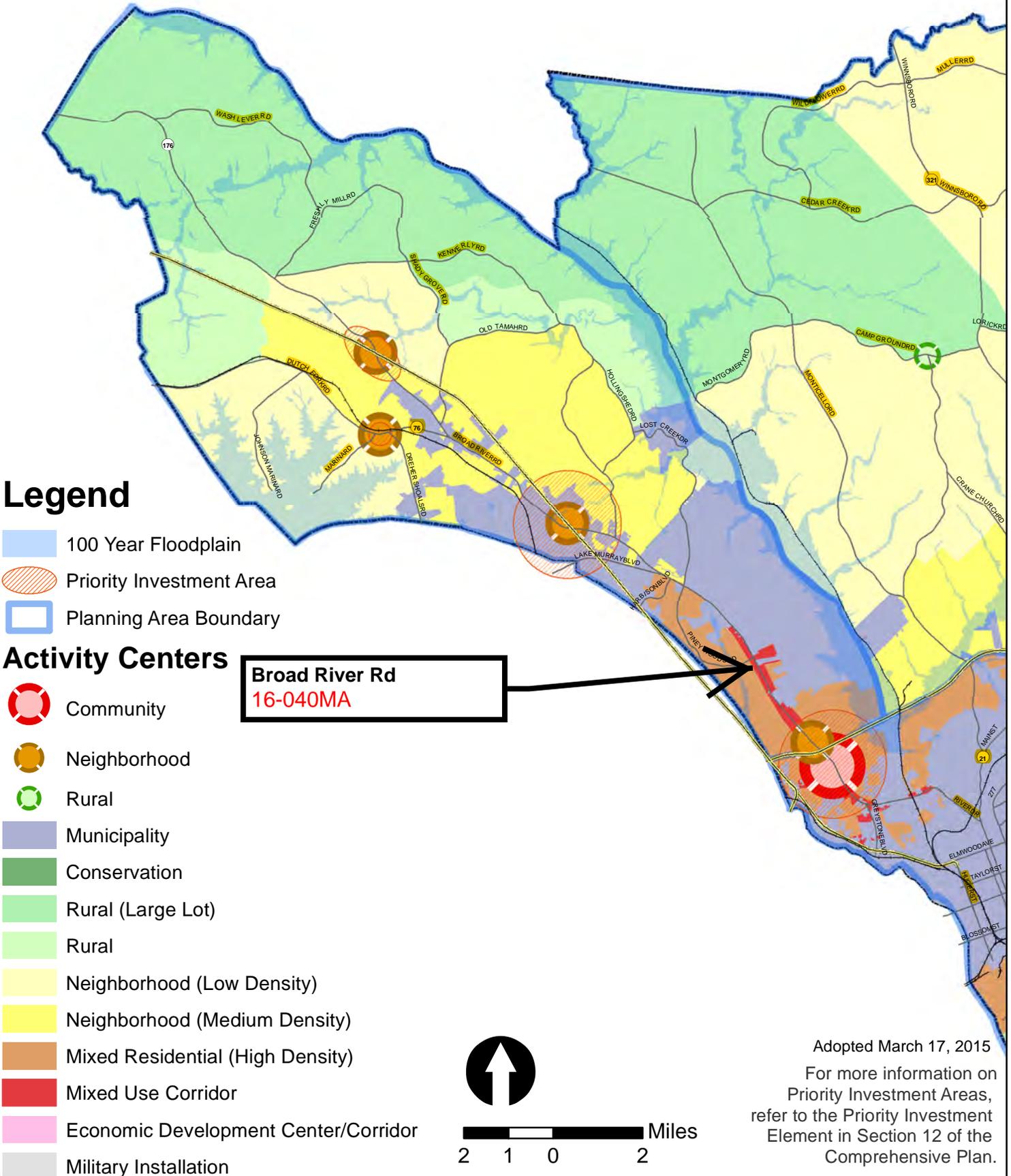
▲ 179



- FLOOD ZONE A
- FLOOD ZONE AE
- WETLANDS



NORTHWEST PLANNING AREA FUTURE LAND USE & PRIORITY INVESTMENT AREAS



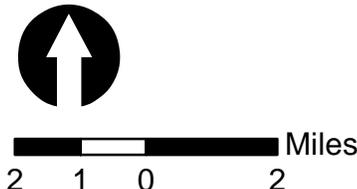
Legend

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

Activity Centers

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

Broad River Rd
16-040MA



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

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

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

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

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

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

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

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

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

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

permanently towable by a light duty truck; and, (d) designed primarily not for use as a permanent dwelling, but as temporary living quarters for recreational, camping, travel, or seasonal use.

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

Structure. Anything constructed or erected which requires location on or in the ground or is attached to something having a location on the ground or anything as defined by the building code as a structure. Structures do not include ditches and their appurtenances, poles, lines, cables or transmission or distribution facilities of public utilities, freestanding mailboxes, on-grade slabs, walks, driveways, landscaping materials, fences, or golf course tee boxes, fairways, sand traps or greens. This term includes both permanent and temporary structures. (043–07HR; 5-1-07) For the application of floodplain management ordinances only, structure is defined as a walled and roofed building, a manufactured home, including a gas or liquid storage tank that is principally above ground.

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

Substantial damage. Damage of any origin sustained by a structure whereby the cost of restoring the structure to its pre-damage condition would equal or exceed **fifty percent (50%)** ~~forty percent (40%)~~ of the market value of the structure before the damage occurred **which could occur successively and their costs counted cumulatively during any ten (10) year period.** ~~Substantial damage also means flood related damage sustained by a structure on two (2) separate occasions during a ten (10) year period for which the cost of repairs at the time of each such flood event, on the average, exceeds twenty five percent (25%) of the market value of the structure before the damage occurred.~~

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

Substantial improvement. Any reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds **fifty percent (50%)** ~~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 shall also include any improvements, singularly or collectively, on a structure during any ten (10) year period for which the cost of total repairs over that period is equal to or exceeds fifty percent (50%) of the market value of the structure.

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

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

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

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

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

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

- c. To notify adjacent communities and the State Coordinator for the National Flood Insurance Program of the South Carolina Department of Natural Resources, Land, Water and Conservation Division, prior to any alteration or relocation of a watercourse, and to submit evidence of such notification to FEMA.
- d. To prevent encroachments within floodways unless the certification and flood hazard reduction provisions of Section 26-106 of this chapter are met.
- e. Where interpretation is needed as to the exact location of the boundaries of special flood hazard areas (for example, where there appears to be a conflict between a mapped boundary and actual field conditions), to make the necessary interpretation.
- f. When base flood elevation data of 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~~ Section 26-36, Section 26-61, 26-106, and Section 26-202, ordinance and to make these records available for public inspection.
- k. Review proposed development to assure that all necessary permits have been received from those governmental agencies from which approval is required by Federal or State law, including section 404 of the Federal Water Pollution Control Act Amendments of 1972, 33 U.S.C 1334.

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

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

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

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

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

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

The information submitted for the permit shall be certified by a 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 and Special Exceptions Requirements.~~* ~~No variances are permitted from the regulations on floodplain development (Section 26-103 of this chapter) pertinent to the issuance of a floodplain development permit. The variance and special exception procedure for floodplain management shall be reviewed as set forth under Sections 26-56 and 26-57 of the County Land Development Code. ~~The variance procedure for floodplain management shall be reviewed as set forth under Section 26-57 of the County Land Development Code.~~~~

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

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

(e)

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

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

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

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

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

3)

- 4) Conditions - Upon consideration of the factors listed above and the purposes of this ordinance, the board of zoning appeals may attach such conditions to the granting of variances as it deems necessary to further the purposes of this ordinance. The following conditions shall apply to all variances:
- (a) Variances may not be issued when the variance will make the structure in violation of other federal, state, or local laws, regulations, or ordinances.
 - (b) Variances shall only be issued upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.
 - (c) Variances shall only be issued upon a showing of good and sufficient cause, a determination that failure to grant the variance would result in exceptional hardship, and a determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisance, cause fraud on or victimization of the public, or conflict with existing local laws or ordinances.
 - (d) The local floodplain manager shall maintain the records of all appeal actions and report any special exceptions to the Federal Emergency Management Agency (FEMA) upon request.
 - (e) Variances shall not be issued for unpermitted development or other development that is not in compliance with the provisions of this ordinance.
- ~~(2) — Criteria — In passing upon such applications, the board of zoning appeals shall consider all technical evaluations, all relevant factors, all standards specified in other sections of this ordinance, and:~~
- ~~(a) — The danger that materials may be swept onto other lands to the injury of others;~~
 - ~~(b) — The danger to life and property due to flooding or erosion damage, and the safety of access to the property in times of flood for ordinary and emergency vehicles;~~
 - ~~(c) — The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner;~~
 - ~~(d) — The importance of the services provided by the proposed facility to the community;~~
 - ~~(e) — The necessity to the facility of a waterfront location, where applicable;~~
 - ~~(f) — The availability of alternative locations, not subject to flooding or erosion~~

damage, for the proposed use;

- (b) The compatibility of the proposed use with existing and anticipated development, and the relationship of the proposed use to the comprehensive plan and floodplain management program for that area;
 - (c) The expected heights, velocity, duration, rate of rise, and sediment transport of the floodwaters and the effects of wave action, if applicable, expected at the site;
 - (d) The costs of providing governmental services during and after flood conditions including maintenance and repair of public utilities and facilities such as sewer, gas, electrical and water systems, and streets and bridges; and
 - (e) Agricultural structures must be located in wide, expansive floodplain areas, where no other alternative location for the agricultural structure exists. The applicant must demonstrate that the entire farm acreage, consisting of a contiguous parcel of land on which the structure is to be located, must be in the Special Flood Hazard Area and no other alternative locations for the structure are available.
- (3) Findings - Findings listed above shall be submitted to the appeal board, in writing, and included in the application for a variance.
- (4) Conditions - Upon consideration of the criteria listed above and the purposes of this ordinance, the board of zoning appeals may attach such conditions to the granting of s as it deems necessary to further the purposes of this ordinance. The following conditions shall apply to all variances:
- (a) Special exceptions may not be issued when the special exception will make the structure in violation of other federal, state, or local laws, regulations, or ordinances;
 - (b) Special exceptions shall only be issued upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.
 - (c) Special exceptions shall only be issued upon a showing of good and sufficient cause, a determination that failure to grant the special exception would result in exceptional hardship, and a determination that the granting of a special exception will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisance, cause fraud on or victimization of the public, or conflict with existing local laws or ordinances.
 - (d) The local floodplain manager shall maintain the records of all appeal actions and report any special exceptions to the Federal Emergency Management Agency (FEMA) upon request.

~~(e) Special exceptions shall not be issued for unpermitted development or other development that is not in compliance with the provisions of this ordinance.~~

(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.

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

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

SECTION 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 (c), Permitted Uses, Permitted Uses with Special Requirements; is hereby amended to read as follows:

(c) *Permitted uses, permitted uses with special requirements, and special exceptions.*

(1) *General:* Any use permitted outright, with special requirements, or permitted as an accessory use in the general use district(s) to which the FP Overlay District is affixed to, is permitted; provided that such use complies with all applicable regulations set forth below and in the other sections of this chapter. (See however, restrictions for development in the designated floodway as set forth in subsection (d) (2) ~~ih~~ below). All applications for land development permits for uses permitted in the FP Overlay District shall be reviewed by the flood coordinator in

accordance with the requirements of subsection (d) below. Before the planning department may issue a land development permit, a floodplain development permit must be issued. The findings and recommendations of the flood coordinator shall be binding upon the planning department unless otherwise appealed.

- (2) *Permitted special exceptions.* Any use listed as a special exception in the general use district(s) to which the FP Overlay District is affixed to may be permitted by the Richland County Board of Zoning Appeals as set forth in Section 26-56 of this chapter; provided that such uses comply with all applicable regulations set forth below and in the other sections of this chapter. (See, however, restrictions for development in the designated floodway as set forth in subsection (d) (2) ~~ih~~ below). All applications for special exceptions in the FP Overlay District shall be reviewed by the flood coordinator prior to review by the board of zoning appeals in accordance with the requirements of subsection (d) below. Before the board of zoning appeals may approve a special exception, a floodplain development permit must be issued. The findings and recommendations of the flood coordinator shall be binding upon the board of zoning appeals.

SECTION 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; is hereby amended to read as follows:

(1) *General standards.*

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

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

- ~~1. *Adversely affects the capacity of channels or floodways of any watercourse in the floodplain area to convey the regulatory flood or any flood of more frequent occurrence.*~~

- ~~2. Would measurably increase, based on FEMA approved hydrologic models, flood flows or flood heights, or increase flood damage upon off site properties during the occurrence of the regulatory flood or any flood of more frequent occurrence.~~
 - ~~3. Would individually or cumulatively, when combined with all other existing and anticipated development (assuming an equal degree of encroachment for a significant reach on both sides of the watercourse), increase flood levels or expose additional upstream, downstream, or adjacent properties to adverse flood effects due to flooding during the regulatory flood or any flood of more frequent occurrence.~~
 - ~~4. Increases velocities or volumes of floodwaters to the extent that significant erosion of floodplain soils would occur either on the subject property or on some other property upstream or downstream.~~
 - ~~5. Does not provide compensatory storage for any measurable loss of flood storage capacity.~~
- ~~c. *Encroachments that result in increase in flood levels.* Any encroachment in special flood hazard areas, including fill, new construction, substantial improvements, and other development that would result in any increase in flood levels during the occurrence of the regulatory flood or any flood of more frequent occurrence shall be prohibited.~~
- db. *Anchoring.* All new construction and/or substantial improvements shall be designed and anchored to prevent flotation, collapse, or lateral movement of the structures.
- ec. *Materials/methods to be used.* All new construction and/or substantial improvements shall be constructed with flood resistant materials and utility equipment resistant to flood damage. All new construction and/or substantial improvements shall be constructed by methods and practices that minimize flood damages.
- ed. *Electric, ventilation, plumbing, heating, and air conditioning equipment.* Electric, ventilation, plumbing, heating, and air conditioning equipment (including ductwork), and other service facilities, shall be designed and elevated two (2) feet above the base flood elevation so as to prevent water from entering or

accumulating within the components during conditions of flooding as specifically provided for below:

1. *When not substantial improvement.* The replacement of existing electrical, ventilation, plumbing, heating, and air conditioning equipment (including ductwork) and other service facilities, that do not constitute a substantial improvement, are encouraged to be elevated at least two (2) feet above the base flood elevation, but they may be located at the original location and elevation.
2. *New construction and substantial improvement.* All electrical, ventilation, plumbing, heating, and air conditioning equipment (including ductwork), and other service facilities, for new construction ~~or~~ and substantial improvement must be elevated at least two (2) feet above the base flood elevation.
3. *Outdoor faucets.* The requirements listed above do not preclude the installation of outdoor faucets for shower heads, sinks, hoses, etc. as long as cut off devices and back flow devices are installed to prevent contamination to the service components and thereby minimize any flood damages to the building.

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

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

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

jh. *Non-conforming buildings or uses (see also Article X. of this chapter on nonconforming uses generally).* Non-conforming buildings or uses may not be enlarged, replaced, or rebuilt unless such enlargement or reconstruction is accomplished in conformance with the provisions of this section. Provided,

however, nothing in this section shall prevent the repair, reconstruction, or replacement of an existing building or structure located totally or partially within the floodway, if the bulk of the building or structure below base flood elevation in the floodway is not increased, and provided that such repair, reconstruction, or replacement meets all of the other requirements of this section. Reconstructions or replacements of existing buildings or structures shall be placed with their longitudinal axis parallel to the predicted direction of the flow of flood waters or be placed so that their longitudinal axis are on lines parallel to those of adjoining structures so as to offer the minimum resistance to the flow of floodwaters.

ki. *American with Disabilities Act (ADA).* A building must meet the specific standards for floodplain construction as outlined in subsection (d) (2) below, as well as any applicable ADA requirements. The cost of improvements required to meet the ADA provisions shall be included in the costs of the improvements for calculating substantial improvement.

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

SECTION 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.; 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] Only the portions of openings that are below the base flood elevation can be counted towards the required net opening amount;

[ed] Openings may be equipped with screens, louvers, valves, or other coverings or devices, provided they permit the automatic flow of floodwaters in both directions, including engineered vents; and

[de] 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 alphabetical order.

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

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

~~{a} — A specified time period that the temporary use will be permitted;~~

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

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

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

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

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

- ~~2. *Structure mobility.* The structure is mobile, or can be made so, and is capable of being removed from the site with a maximum of four (4) hours warning.~~
- ~~3. *Time on property.* The structure will not remain on the property for more than one hundred and eighty (180) days.~~

SECTION 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 larger than 600 sq. feet), must comply with the construction requirements of subsections (d) (2) a. and b., above. When an accessory structure used for limited storage or parking, (valued at less than \$10,000) and is smaller than or equal to 600 square feet, is placed in the floodplain, the following criteria shall be met:~~
 1. *One-story.* ~~Accessory structures shall be no higher than a single-story building.~~
 12. *Not for habitation.* Accessory structures shall not be used for human habitation (including work, sleeping, living, cooking, or restroom areas);
 23. *Flood damage potential.* Accessory structures shall be designed to have low flood damage potential;
 34. *Placement.* Accessory structures shall be constructed and placed on the building site so as to offer the minimum resistance to the flow of floodwaters;
 45. *Anchoring.* Accessory structures shall be firmly anchored to prevent flotation, collapse, or lateral movement of the structure;
 56. *Service facilities.* Service facilities, such as electrical and heating equipment, shall be installed in accordance with subsection (d) (1) f. above; and

67. *Openings.* Openings to relieve hydrostatic pressure during a flood shall be provided below base flood elevation in conformance with subsection (d) (2) f. above.

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

- i. *Fill.* Fill is ~~discouraged because storage capacity is removed from floodplains, natural drainage patterns are adversely altered and erosion problems can develop and wildlife habitat can be diminished~~ the placement of natural sands, dirt, soil, or rock above the natural grade in order to raise the elevation of the ground. Dredged material may only be used as fill upon certification of suitability by a registered professional geotechnical engineer. The use of fill shall be limited to the elevation of individual structures (including garages and garage aprons), utilities, infrastructure, and public road crossings. Other methods of elevating structures should be considered first.
1. To allow the elevation of individual structures, the amount of fill used shall be the minimum necessary. Floodplain authorization for fill shall be based on findings by the county engineer that the minimum fill being used for raising the structure is the most feasible alternative.
 2. Fill, if approved, shall meet the following conditions:
 - [a] The flood storage capacity of the floodplain shall not be affected and flood heights shall not be increased ~~by more than 0.049 feet unless compensatory storage is provided on the same parcel or within the same sub-watershed.~~ for all encroachment within the special flood hazard areas within unincorporated Richland County, with the exception of the special flood hazard area adjacent to Lake Murray, shall be compensated for and balanced by a hydraulically equivalent volume of excavation taken from below the Base Flood Elevation. All such excavations shall be constructed to drain freely to the watercourse.
 - [b] Flooding from any source shall not be increased for neighboring properties. Neighboring and adjacent properties shall not be adversely affected in any way nor shall drainage problems be caused or aggravated as a result of fill.

- [c] Fill shall not be placed in the floodway except for essential utilities and necessary infrastructure, and must meet the approval of the county engineer.
 - [d] Fill shall not be placed in nontidal wetlands without the required state and federal permits.
3. In the event buildings on adjacent properties are known or determined to be subject to flooding under current conditions, the county engineer may require submission of hydrologic and hydraulic analyses to adequately demonstrate that the effects of the proposed fill will not increase flooding on neighboring properties. Additional fill for landscaping purposes is not permitted. Landscaping mulch (tree bark or pine needles) is not considered fill and is allowed.
4. Where allowed, fill material shall meet the following additional requirements:
- ~~[a] Fill shall only consist of soil, rock materials, or other material approved by the county engineer. Landfills, dumps, and sanitary soil fills shall not be permitted. Dredged material may be used as fill only upon certification of suitability by a registered professional engineer.~~
 - [ba] Fill material shall be compacted to 95% of the maximum density, obtainable with the standard proctor test method issued by The American Society For Testing And Materials (ASTM standard D-698) to provide the necessary stability and resistance to erosion, scouring or settling.
 - ~~[c] Fill slopes shall be no steeper than one vertical to two horizontal, unless substantiating data justifying steeper slopes are submitted to and approved by the county engineer.~~
 - [db] Fill shall be performed in such manner as to maintain or increase flood storage and conveyance capacity, and to not increase FEMA base flood elevations, nor to have an adverse impact on neighboring properties.
 - ~~[e] Fill shall not cause an increase in the base flood elevation by more than 0.049 feet. Applicants shall further demonstrate that the cumulative effect of the proposed development, when combined with all other existing~~

~~development, will not increase the base flood elevation at any point within the county by more than 0.049 feet.~~

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

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

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

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

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

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

~~provide a copy of the letter of approval, approved site plans, and signed “No Impact Certification” issued by FEMA to the floodplain coordinator.~~

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

SECTION 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 (e), Standards for Streams Not Having Established Base Flood Elevations and/or Floodways; is hereby amended to read as follows:

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

No encroachments, including fill, new construction, substantial improvement, or other development shall be permitted within one hundred (100) feet of the stream bank unless certification (with supporting technical data by a South Carolina licensed and/or registered land surveyor, engineer, or architect authorized by law to certify such information) is provided demonstrating that such encroachments shall not result in any increase in flood levels during the occurrence of the base flood discharge. Such data shall be submitted to the flood coordinator.

~~(1) — Activity within one hundred (100) feet of the stream bank. — No encroachments, including fill, new construction, substantial improvement, or other development shall be permitted within one hundred (100) feet of the stream bank unless certification (with supporting technical data by a land surveyor, engineer, or architect authorized by law to certify such information) is provided demonstrating that such encroachments shall not result in any increase in flood levels during the occurrence of the base flood discharge. — Such data shall be submitted to the flood coordinator.~~

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

- (f) *Standards for streams with established base flood elevations without floodways.* Along rivers and streams where Base Flood Elevation (BFE) data is provided but no floodway is identified for a Special Flood Hazard Area on the Flood Insurance Rate Map (FIRM) or in the Flood Insurance Study (FIS).

No encroachments including fill, new construction, substantial improvements, or other development shall be permitted unless certification with supporting technical data by a registered professional engineer is provided demonstrating that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood more than one foot at any point within the community.

SECTION 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 (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, applications for subdivision proposals and other proposed developments containing at least 50 lots or 5 acres, whichever is less, shall include a hydrologic and hydraulic analysis that generates base flood elevations. In lieu of the aforementioned, the entire Zone A special flood hazard area shall be placed in a perpetual deeded open space with no future construction authorized.

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

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

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

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

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

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

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

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

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

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

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

SECTION XXIV. Effective Date. This ordinance shall be enforced from and after _____, 2016.

RICHLAND COUNTY COUNCIL

BY: _____
Torrey Rush, Chair

ATTEST THIS THE ____ DAY

OF _____, 2016

Michelle Onley
Deputy Clerk of Council

RICHLAND COUNTY ATTORNEY'S OFFICE

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

Public Hearing: December 20, 2016
First Reading: December 20, 2016
Second Reading: February 7, 2017 (tentative)
Third Reading: February 21, 2017 (tentative)



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