

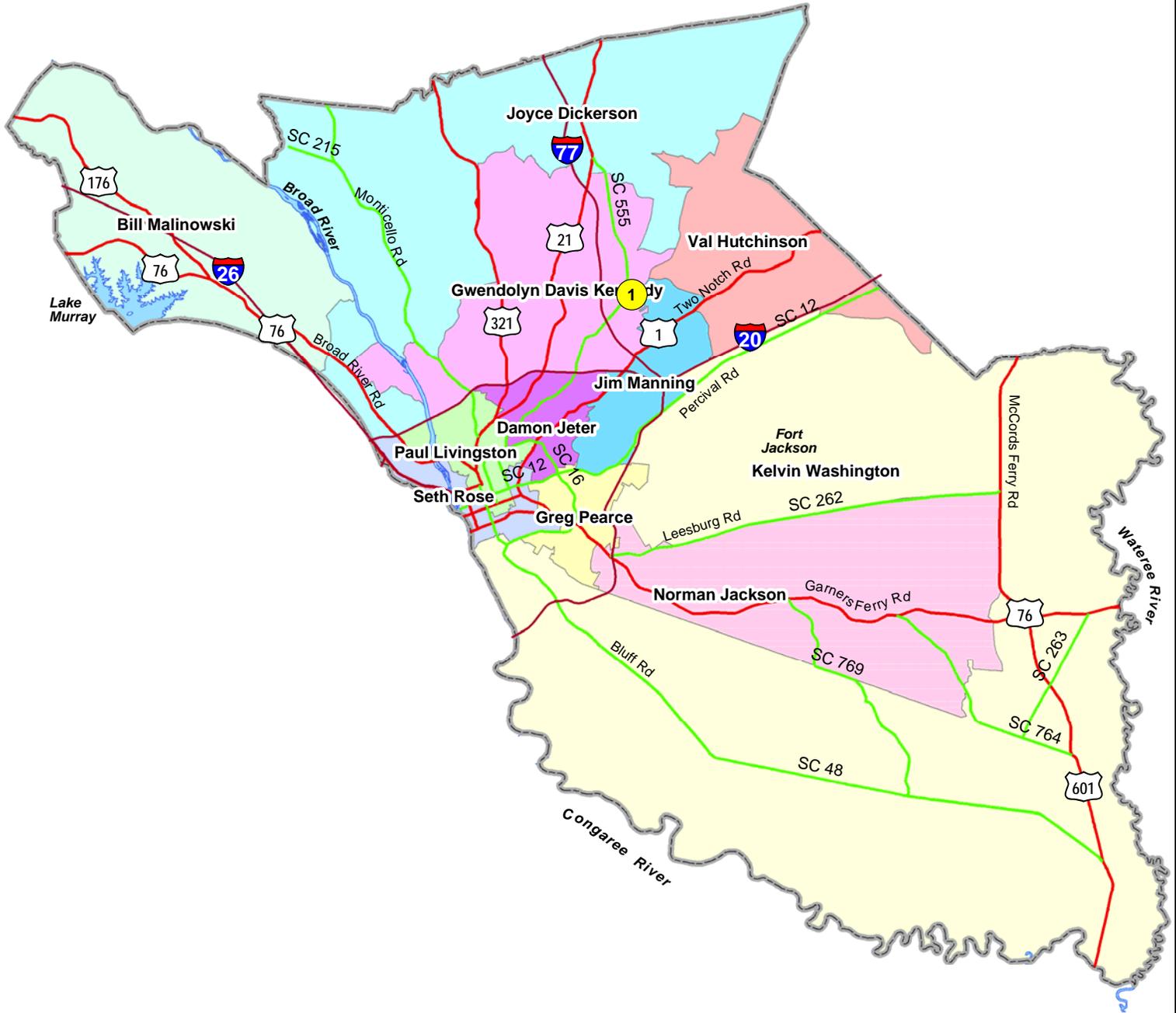
RICHLAND COUNTY COUNCIL  
ZONING PUBLIC HEARING



APRIL 26, 2011



*RICHLAND COUNTY COUNCIL  
ZONING PUBLIC HEARING  
APRIL 26, 2011*



CASE NO.	APPLICANT	TMS NO.	LOCATION	DISTRICT
1. 11-04 MA	Elias Dib	17216-10-22 (p)	Hard Scrabble Rd. & Summer Valley Dr.	Kennedy





**RICHLAND COUNTY COUNCIL ZONING PUBLIC HEARING**

**Tuesday, April 26, 2011  
7:00 P.M.  
2020 Hampton Street  
2<sup>nd</sup> Floor, Council Chambers  
Columbia, South Carolina**

**STAFF:**

Anna Almeida, AICP ..... Planning Director  
Amelia R. Linder, Esq. .... Attorney

**CALL TO ORDER** .....Honorable Paul Livingston  
Chairman of Richland County Council

**ADDITIONS / DELETIONS TO THE AGENDA**

**OPEN PUBLIC HEARING**

**TEXT AMENDMENT**

AN ORDINANCE AMENDING; CHAPTER 26, SO AS TO PROVIDE SIZE RESTRICTIONS FOR ACCESSORY STRUCTURES IN THE RU (RURAL) DISTRICT.  
Page 1

**CLOSE PUBLIC HEARING**

**MAP AMENDMENT**

1. Case #11-04 MA  
Elias Dib  
OI to NC (1.29 acres)  
Hardscrabble Rd. & Summer Valley Dr.  
TMS # 17216-10-22 (p) [**FIRST READING**]  
Planning Commission Approved 7-0  
Page 3

**OTHER BUSINESS**

**ADJOURNMENT**



STATE OF SOUTH CAROLINA  
COUNTY COUNCIL FOR RICHLAND COUNTY  
ORDINANCE NO. \_\_\_-11HR

AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES; CHAPTER 26, LAND DEVELOPMENT; ARTICLE VII, GENERAL DEVELOPMENT, SITE AND PERFORMANCE STANDARDS; SECTION 26-185, TEMPORARY AND ACCESSORY USES; SUBSECTION (B), ACCESSORY USES AND STRUCTURES (CUSTOMARY); PARAGRAPH (1), GENERAL STANDARDS AND LIMITATIONS; SUBPARAGRAPH (D); SO AS TO PROVIDE SIZE RESTRICTIONS FOR ACCESSORY STRUCTURES IN THE RU (RURAL) DISTRICT.

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

SECTION I. The Richland County Code of Ordinances, Chapter 26, Land Development; Article II, Rules of Construction/Definitions; Section 26-22, Definitions; is hereby amended to include in the appropriate alphabetical order, the following definitions:

*Agricultural use.* The keeping, grazing, or feeding of livestock; croplands; aquaculture; horticulture; silviculture; and/or apiaries. Provided, however, this definition does not include processing or distribution plants for agricultural products and supplies.

SECTION II. The Richland County Code of Ordinances, Chapter 26, Land Development; Article VII, General Development, Site and Performance Standards; Section 26-185, Temporary and Accessory Uses; Subsection (b), Accessory Uses and Structures (Customary); Paragraph (1), General Standards and Limitations; Subparagraph d., Size Restrictions; is hereby amended to read as follows:

d. *Size restrictions.*

1. Accessory structures in residential districts shall not exceed a maximum total area of fifty percent (50%) of the gross floor area of the principal building or one thousand two hundred (1,200) square feet, whichever is greater, and shall not cover more than thirty percent (30%) of the yard. Provided, however, accessory structures on lots that are two (2) acres in size or greater in the RU Rural district shall not exceed a maximum total area of fifty percent (50%) of the gross floor area of the principal building or twenty five hundred (2,500) square feet.
2. There are no size restrictions for accessory structures that are associated with agricultural uses in the RU district, provided that the lot size is greater than two (2) acres and that a one hundred (100) foot setback is maintained from all property lines.

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

SECTION V. Effective Date. This ordinance shall be enforced from and after \_\_\_\_\_, 2011.

RICHLAND COUNTY COUNCIL

BY: \_\_\_\_\_  
Paul Livingston, Chair

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

OF \_\_\_\_\_, 2011.

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

RICHLAND COUNTY ATTORNEY'S OFFICE

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

Public Hearing: April 26, 2011 (tentative)  
First Reading: April 26, 2011 (tentative)  
Second Reading:  
Third Reading:



**Richland County  
Planning & Development Services Department**

Map Amendment Staff Report

**PC MEETING DATE:** March 7, 2011  
**RC PROJECT:** 11-04 MA  
**APPLICANT:** Elias Dib  
**PROPERTY OWNER:** Elias Dib

**LOCATION:** Hardscrabble Road and Summer Valley Drive

**TAX MAP NUMBER:** 17216-10-22(P)  
**ACREAGE:** 1.29 acres  
**EXISTING ZONING:** OI  
**PROPOSED ZONING:** NC

**PC SIGN POSTING:** February 18, 2011

**Staff Recommendation**

**Approval**

**Background /Zoning History**

The current zoning, Office and Institutional District (OI) reflects the zoning as adopted March 21, 2000. Prior to the March 21, 2000 rezoning, the property was zoned Residential Single-family Medium Density District (RS-MD) and Light Industrial District (M-1).

In 2000, a map amendment request (99-59MA) was submitted to the Planning Commission. On March 21, 2000 County Council approved the rezoning request from Residential Single-family Medium Density District (RS-MD) and Light Industrial District (M-1) to Office and Institutional District (OI) under Ordinance Number 010-00HR.

The parcel contains two hundred and fifty (250) feet of frontage along Hardscrabble Road and three hundred and twelve (312) feet of frontage along Summer Valley Drive.

**Summary**

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

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

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

- The gross density for this site is approximately: 10 dwelling units
- The net density for this site is approximately: 7 dwelling units

Direction	Existing Zoning	Use
<b><u>North:</u></b>	M-1, GC	Undeveloped, Automotive garage
<b><u>South:</u></b>	RS-MD	Undeveloped
<b><u>East:</u></b>	RS-MD	Undeveloped
<b><u>West:</u></b>	RS-MD	Residential

**Plans & Policies**

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

**Northeast Area**

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

Compliance: The subject parcel is contiguous to commercial uses to the north. The parcel is at the front of a residential development and does not encroach upon the single family residents.

**Traffic Impact**

The 2009 SCDOT traffic count (Station # 438) located south of the subject parcel on Hardscrabble Road identifies 19,900 Average Daily Trips (ADT’s). Hardscrabble Road is classified as a two lane undivided Minor Arterial, maintained by SCDOT with a design capacity of 10,800 ADT’s. Hardscrabble Road is currently operating at Level of Service (LOS) “F”.

This section of Hardscrabble Road beginning at the intersection of Farrow Road and ending at the intersection of Clemson Road has been identified for road widening from two lanes to five lanes. The project is programmed 5<sup>th</sup> in the Long Range Transportation Plan. The programmed improvements include road widening and right of way acquisition. The preliminary engineering and design phase for the project is currently underway. Funding for the right of way acquisition and road widening has not been identified at this time.

**Conclusion**

The proposed map amendment is compatible with the Comprehensive Plan. The subject parcel is currently zoned Office and Institutional District (OI) which allows for a number of office and institutional uses. The proposed Neighborhood Commercial District (NC) would allow for uses such as Convenience stores (with or without gas pumps), Florist, Martial Arts Instructional Schools, Restaurants (dine in and carry out), Physical Fitness Centers, and Medical/Healthcare offices. The zoning district is designed to be located within or adjacent to residential neighborhoods. The subject parcel is located at the front of the Summer Valley subdivision. The Office and Institutional District parcel to the east of the subject parcel would act as a transition area between the Neighborhood Commercial District (NC) and the Residential Single-family Medium Density District (RS-MD) parcels further to the east.

The Residential Single-family Medium Density Districts (RS-MD) to the west of the subject parcel contains residences. The General Commercial District (GC) north of the subject parcel contains an automotive garage and the Light Industrial District (M-1) to the north is undeveloped. South of the subject parcel is zoned Residential Single-family Medium Density District (RS-MD) and is undeveloped. East of the subject parcel on Summer Valley Drive is undeveloped and zoned Office and Institutional District (OI). There are commercial uses both east and west of the site along Hardscrabble Road.

The Killian fire station (number 27) is located 1.42 miles north of the subject parcel on Farrow Road. There is a fire hydrant located at the intersection of Hardscrabble Road and Summer Valley Drive and one south of the parcel on Summer Valley. The proposed map amendment would not negatively impact public services or traffic. Water is provided by the City of Columbia and sewer is provided by East Richland County Public Service District.

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

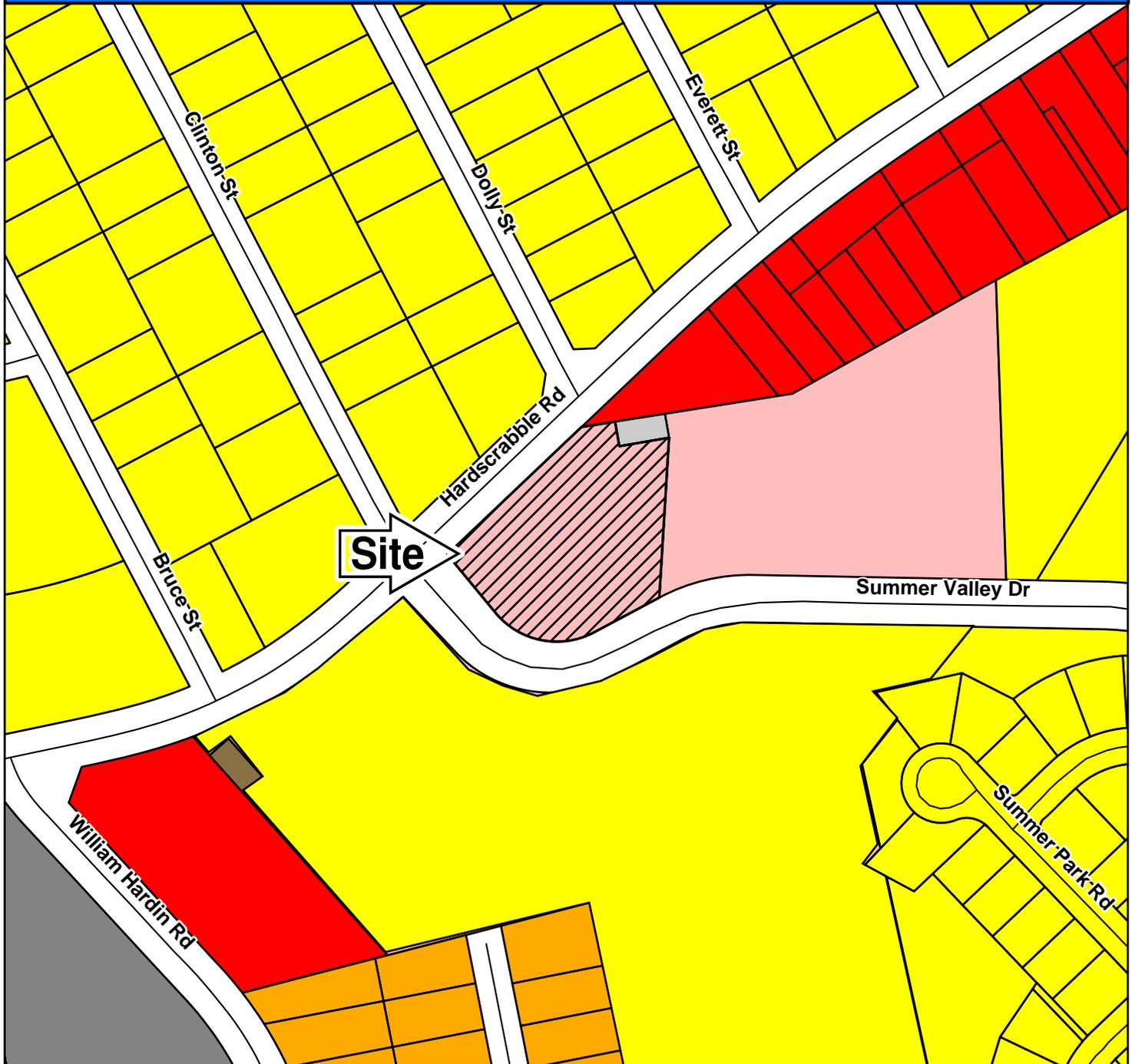
### **Zoning Public Hearing Date**

**March 22, 2011**

### **Planning Commission Action**

At their meeting of **March 7, 2011** the Richland County Planning Commission **agreed** with the PSDS recommendation and recommends the County Council initiate the ordinance consideration process to **approve the proposed Amendment** for **RC Project # 11-04 MA** at the next available opportunity

# Case 11-04 MA OI to NC

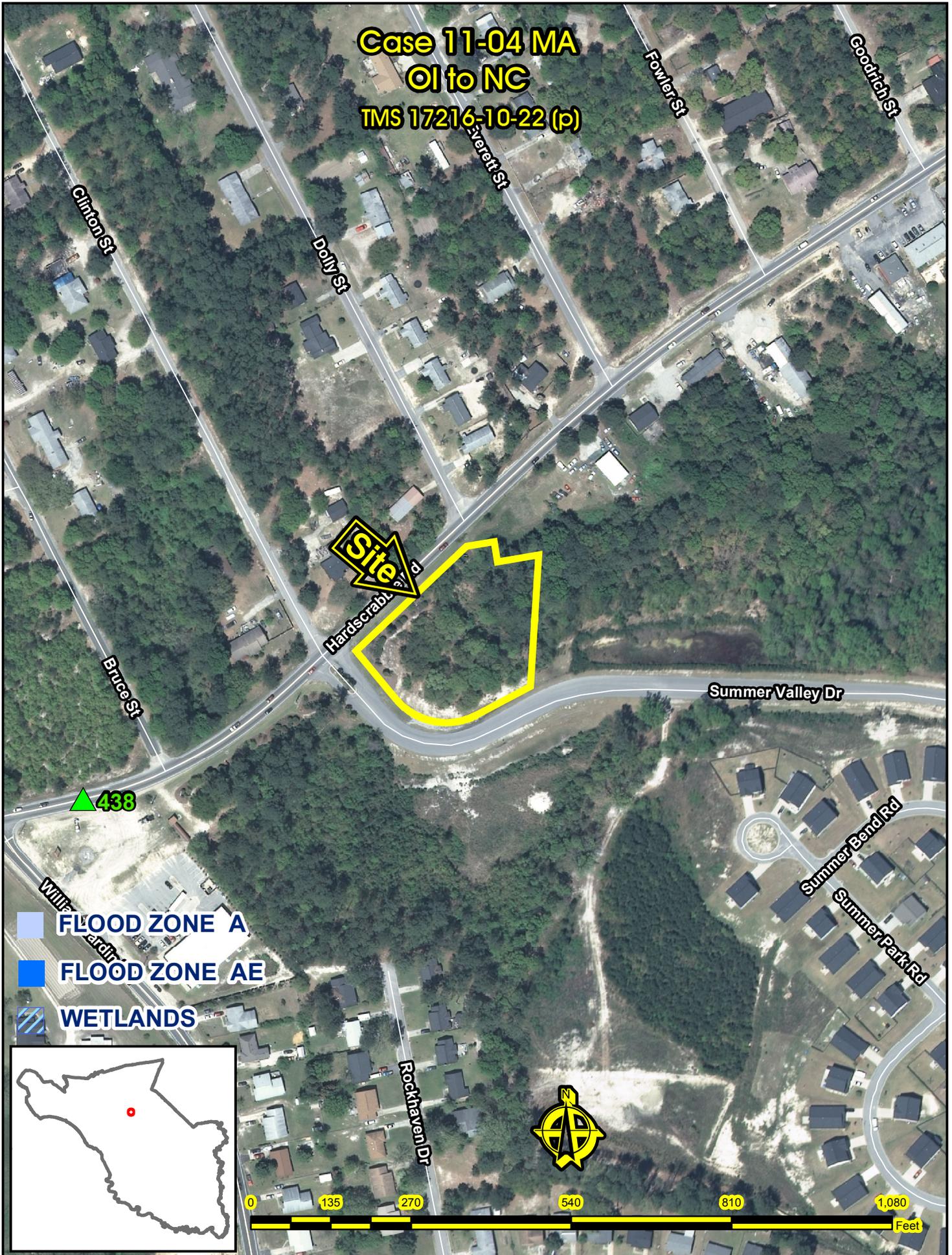


## ZONING CLASSIFICATIONS

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



**Case 11-04 MA  
OI to NC  
TMS 17216-10-22 (p)**

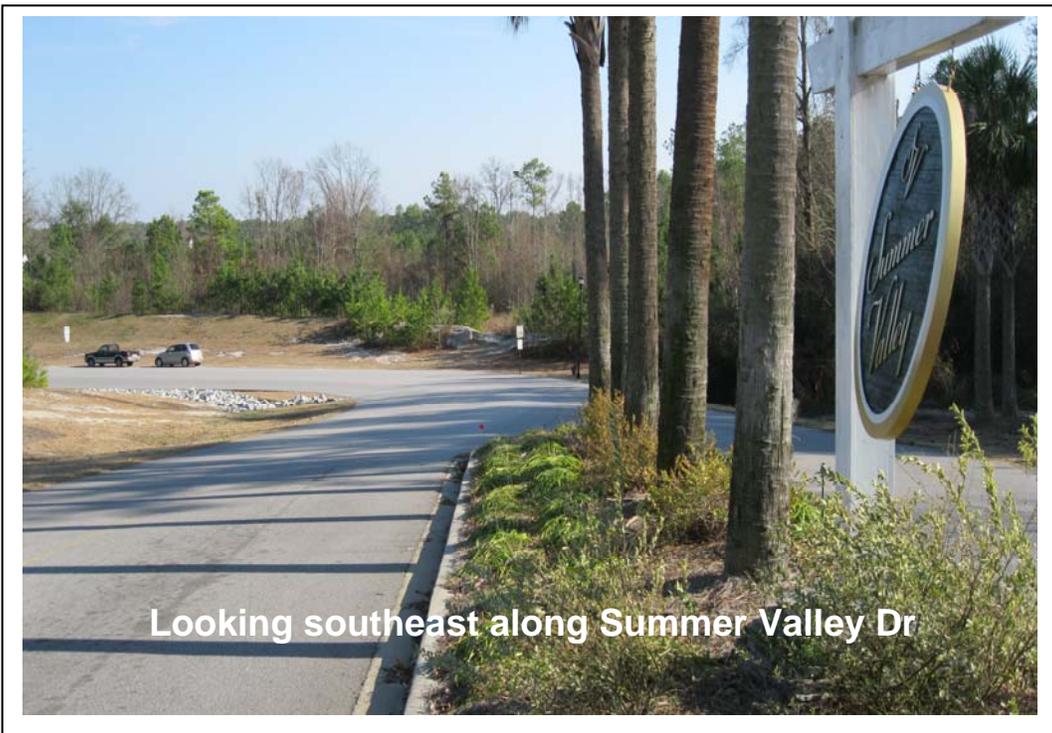


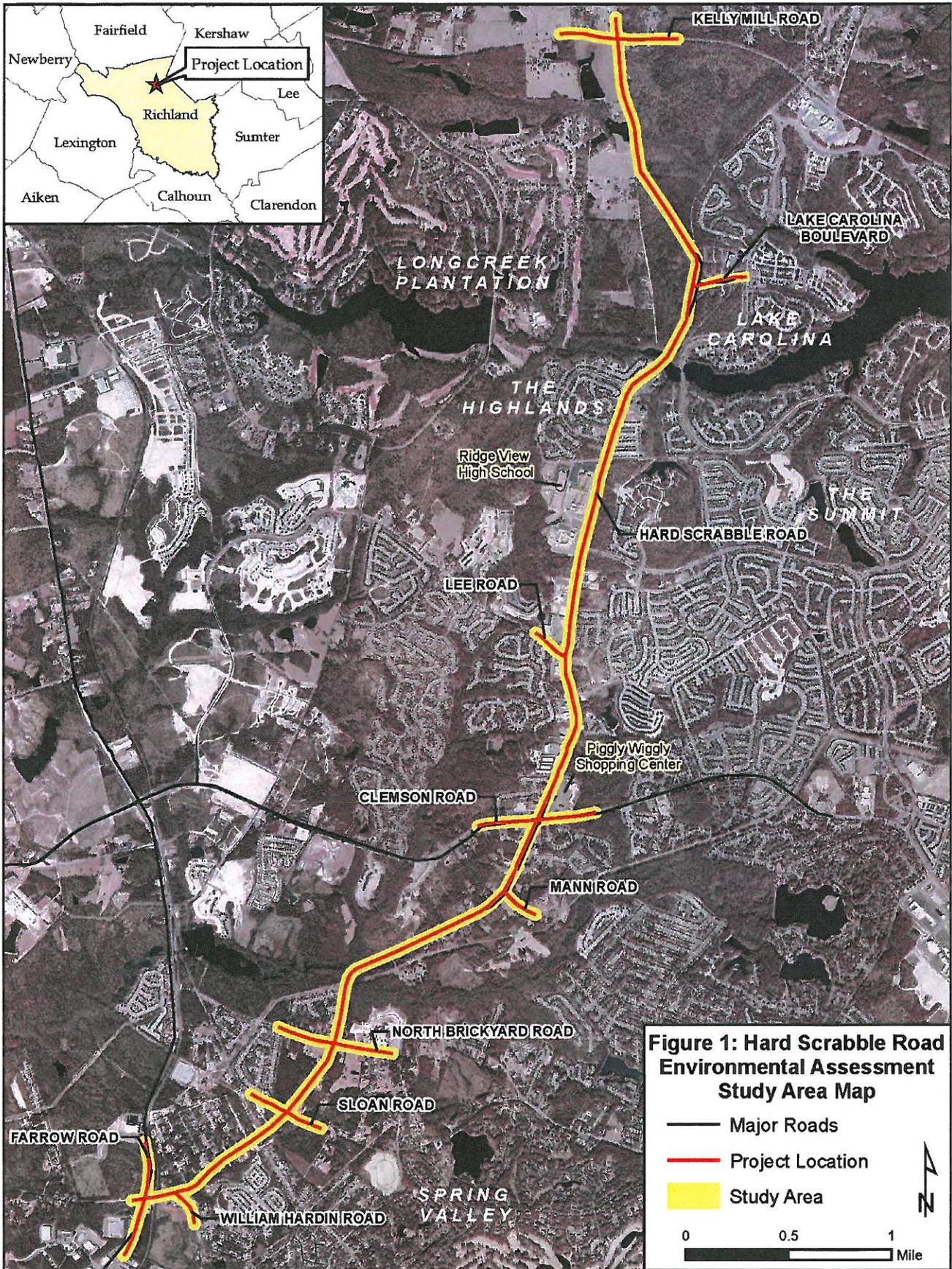
# CASE 11-04 MA

## From OI to NC

TMS# 17216-10-22(P)

Hardscrabble Rd & Summer Valley Dr



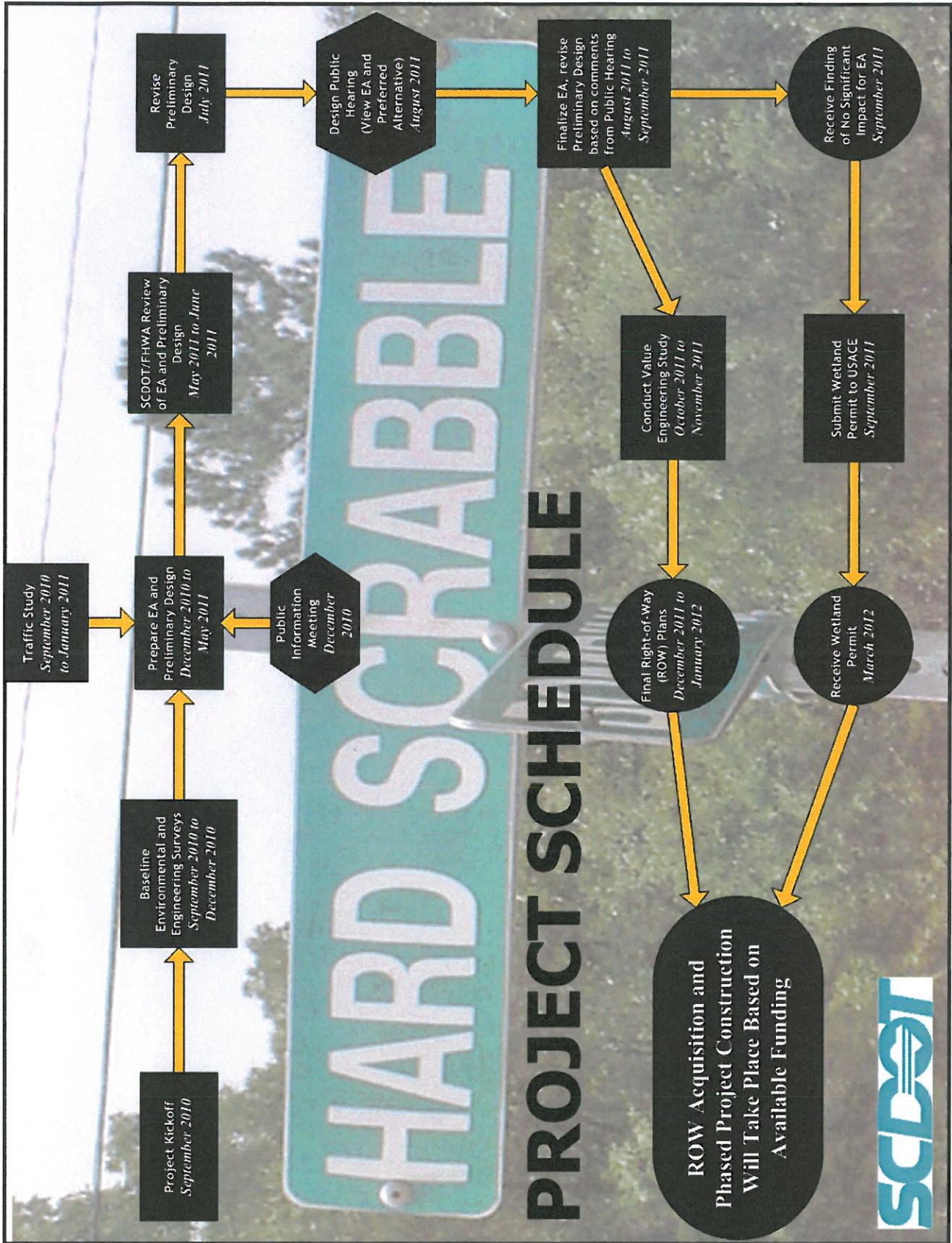


**Figure 1: Hard Scrabble Road Environmental Assessment Study Area Map**

- Major Roads
- Project Location
- Study Area

0 0.5 1  
Mile





# HARD SCRABBLE

## PROJECT SCHEDULE

ROW Acquisition and Phased Project Construction Will Take Place Based on Available Funding



**COATS 2035 PRIORITIZED LIST OF WIDENING PROJECTS**

(30-Year Improvement Plan for Widening Projects - Revised January 28, 2010)

Overall COATS Rank	Project ID	Route	Route Name	Length	County	Project Limits	Existing Lanes	Improved # of lanes	Total Score	Estimated Project Cost with a 2.5% Inflationary Rate	Running Total of Estimated Project Cost
1	78	US 1	Two Notch Road	2.34	Richland	Steven Campbell Road (S-407, Kershaw Co.) to end of S-53 Spears Creek Church Road	2	5	79.868	\$ 17,208,718.92	\$ 17,208,718.92
2	38	S-204	Longs Pond Road	3.30	Lexington	Barr Road (S-77) to Nazareth Road (S-243)	2	5	78.689	\$ 24,268,706.17	\$ 41,477,425.08
3	17	US 1	West Main Street	0.66	Lexington	Columbia Avenue to N. Lake Drive (SC 6)	2	5	69.148	\$ 4,853,741.23	\$ 46,331,166.32
4	89	SC 6/302	Edmund Highway	1.61	Lexington	S. Lake Drive (SC 6) to SC 6	2	5	68.479	\$ 11,840,186.95	\$ 58,171,353.27
5	84	S-83	Hard Scrabble	3.70	Richland	Farrow Road (SC 255)/I-77 to Clemson Road (S-52)	2	5	66.602	\$ 27,210,367.52	\$ 85,381,720.79
6	42	SC 262	Leesburg Road	3.72	Richland	Fairmount Drive (S-404) to Lower Richland Blvd. (S-37)	2	5	66.470	\$ 27,357,450.59	\$ 112,739,171.37
7	67	SC 16	Sunset Drive	0.80	Richland	River Drive (US 176) to SC 277 interchange	2	5	66.280	\$ 5,883,322.71	\$ 118,622,494.08
8	27	SC 6	South Lake Drive	3.52	Lexington	Platt Springs Road (SC 602) to Boiling Springs Road (S-279)	2	5	63.886	\$ 25,886,619.91	\$ 144,509,113.99
9	7	S-129	Kennerly Road	1.23	Richland	Hollingshed Road (S-635) to Broad River Road	2	5	63.562	\$ 9,045,608.66	\$ 153,554,722.65
10	86	S-83	Hard Scrabble	2.85	Richland	Clemson Road (S-52) to Lake Carolina	2	5	62.427	\$ 20,959,337.14	\$ 174,514,059.80
11	90	SC 302	Edmund Highway	2.87	Lexington	Princeton Road (S-1287) to S. Lake Drive (SC 6)	2	5	60.545	\$ 21,106,420.21	\$ 195,620,480.01
12	101	SC 602	Platt Springs Road	4.75	Lexington	Emmanuel Church Road (S-168) to Old Orangeburg Road (S-244)	2	5	58.758	\$ 34,932,228.57	\$ 230,552,708.58
13	88	S-73	Fish Hatchery Road	2.16	Lexington	Charleston Highway (US 321) to Pine Ridge Road (S-103)	2	5	58.279	\$ 15,884,971.31	\$ 246,437,679.89
14	55	US 1	Jefferson Davis Hwy	1.95	Kershaw	Steven Campbell Road (S-407) to Sessions Road (S-47)	2	5	57.655	\$ 14,340,599.10	\$ 260,778,278.99
15	69	US 176	Broad River Road	1.74	Richland	Dutch Fork Road (US 76) to Woodrow Street (S-27)	2	5	57.459	\$ 12,796,226.89	\$ 273,574,505.88
16	72	S-48	Columbia Avenue	2.08	Lexington	I-26 to Chapin Road (US 76)	2	5	56.682	\$ 15,296,639.04	\$ 288,871,144.92
17	48	S-52	Clemson Road	2.79	Richland	Quality Court to Sparkleberry Crossing	2	5	53.591	\$ 20,518,087.94	\$ 309,389,232.86
18	6	US 76	Broad River Road	0.93	Richland	Woodrow St. to I-26 Interchange	2	5	52.887	\$ 6,839,362.65	\$ 316,228,595.50
19	28	SC 302	Edmund Highway	4.28	Lexington	S. Lake Drive (SC 6) to Old Charleston Road (S-625)	2	5	51.334	\$ 35,611,952.02	\$ 351,840,547.52
20	63	S-59	Blythewood Road	1.71	Richland	Muller Road to Wilson Blvd.	2	5	51.325	\$ 14,228,139.71	\$ 366,068,687.23
21	11	S-273	Bush River Road	1.14	Lexington	Seawright Rd S-1002 to Woodlands Dr	2	5	49.426	\$ 9,485,426.47	\$ 375,554,113.70
22	74	US 76	Chapin Road/Dutch Fork Rd	2.13	Richland/Lexington	Sid Bickley Road (S-715, Lex) to Three Dog Road	2	5	49.151	\$ 17,722,770.51	\$ 393,276,884.22
23	13	S-408	Pilgrim Church Road	1.47	Lexington	N. Lake Drive (SC 6) Old Cherokee Road	2	5	48.783	\$ 12,231,207.82	\$ 405,508,092.04
24	73	US 76	Dutch Fork Road	3.12	Richland	Twin Gates Road (S-1151) to Three Dog Road (S-1403)	2	5	48.524	\$ 25,960,114.56	\$ 431,468,206.59
25	66	SC 555	Farrow Road	2.68	Richland	N Pines Road (S-1437) to Hard Scrabble Road	2	5	48.484	\$ 22,299,072.76	\$ 453,767,279.35
26	94	SC 6	S. Lake Drive	1.39	Lexington	Industrial Dr S-626 to US 1 (Main Street)	2	5	47.614	\$ 11,565,563.86	\$ 465,332,843.21
27	35	S-168	Emmanuel Church Road	1.70	Lexington	Old Barnwell Road (S-104) to W. Dunbar Road (S-72)	2	5	47.349	\$ 14,144,934.21	\$ 479,477,777.42
28	56	US 1	Jefferson Davis Hwy	1.76	Kershaw	Sessions Road (S-101) to Watts Hill Road (S-757)	2	5	46.328	\$ 14,644,167.19	\$ 494,121,944.61
29	34	S-73	Fish Hatchery Road	0.59	Lexington	Pine Ridge Drive (S-103) to Bachman Road (S-1257)	2	5	46.081	\$ 5,554,223.47	\$ 499,676,168.08
30	2	S-51	Amicks Ferry Road	1.72	Lexington	Paul Fulmer Road to South of Shady Acres Drive	2	5	45.900	\$ 16,191,973.50	\$ 515,868,141.58
31	46	SC 12	Percival Road	2.73	Richland	Spears Creek Road (S-53) to Highway Church Road	2	5	45.053	\$ 25,700,050.96	\$ 541,568,192.54
32	61	S-54	Langford Road	3.98	Richland	Wilson Blvd. (US 21) to Grover Wilson Road (S-60)	2	5	44.750	\$ 37,467,473.57	\$ 579,035,666.11
33	77	US 21	Wilson Road	2.86	Richland	I-77 to Blythewood Road (S-59)	3	5	44.586	\$ 26,923,862.92	\$ 605,959,529.03
34	80	S-53	Spears Creek Church Road	2.25	Richland	I-20 to Two Notch Road (US 1)	2	5	44.362	\$ 21,181,360.69	\$ 627,140,889.71
35	47	SC 12	Percival Road	3.47	Richland	Smallwood Road to Spears Creek Church Road	2	5	43.164	\$ 32,666,365.15	\$ 659,807,254.86
36	87	SC 768	Pineview Road	2.93	Richland	Bluff Road (SC 48) to Garners Ferry Road (US 76)	3	5	43.140	\$ 27,582,838.58	\$ 687,390,093.44
37	68	S-51	Amicks Ferry Road	3.17	Lexington	Chapin Road to Paul Fulmer Road	2	5	42.758	\$ 29,842,183.72	\$ 717,232,277.16
38	29	SC 6	SC 6	1.67	Lexington	Edmund Highway to Meadowfield Road (S-65)	2	5	42.514	\$ 15,721,276.60	\$ 732,953,553.76
39	59	S-47	White Pond Road	2.10	Kershaw	US 1 (Main Street) to Heath Pond Road	2	5	41.942	\$ 22,367,114.41	\$ 755,320,668.17
40	60	S-54	Langford Road	2.52	Richland	Hard Scrabble Road to Heins Road	2	5	40.790	\$ 26,840,537.29	\$ 782,161,205.46
41	93	S-485/S-408S-486	Old Cherokee Road	6.11	Lexington	N. Lake Drive (SC 6) to Sunset Blvd (US 378)	2	5	40.276	\$ 65,077,651.93	\$ 847,238,857.38
42	102	S-54	Heins Road	1.01	Richland	Langford Road to Cherokee Blvd.	2	5	40.135	\$ 10,757,516.93	\$ 857,996,374.31
43	26	US 378	US 378	3.39	Lexington	Old Lexington Road (S-157) to Beulah Church Road	2	5	39.318	\$ 36,106,913.26	\$ 894,103,287.58
44	9	S-107	Bush River Rd	3.75	Lexington	N. Lake Drive (SC 6) to St. Andrews Road	2	5	38.991	\$ 39,941,275.73	\$ 934,044,563.31
45	1	S-29	St. Peters Church Road	2.47	Lexington	Chapin Road to Paul Fulmer Road	2	5	37.894	\$ 26,307,986.95	\$ 960,352,550.26
46	62	S-83	Hard Scrabble	2.20	Richland	Langford Road to Summit Parkway	2	5	36.626	\$ 23,432,215.10	\$ 983,784,765.35
47	22	S-204	Pisgah Church Road	1.87	Lexington	Hermitage Road (S-172) to Barr Road (S-77)	2	5	34.392	\$ 19,917,382.83	\$ 1,003,702,148.19
48	36	S-73	Fish Hatchery Road	2.87	Lexington	Casa Dell Dr S-868 to Glenn Road (S-875)	2	5	34.252	\$ 30,568,389.69	\$ 1,034,270,537.88
49	43	SC 262	Leesburg Road	4.35	Richland	Lower Richland Blvd. (S-37) to Harmon Road (S-86)	2	5	33.347	\$ 52,420,269.38	\$ 1,086,690,807.26
50	64	US 21	Wilson Boulevard	1.95	Richland	Raines Road (S-2126) to Langford Road (S-54)	2	5	33.333	\$ 23,498,741.45	\$ 1,110,189,548.71
51	70	US 176	Broad River Road	3.24	Richland	I-26 to Chapin Road (S-39)	2	5	32.953	\$ 39,044,062.71	\$ 1,149,233,611.42
52	76	US 321	Winnsboro Road	4.47	Richland	Koon Store Road (S-61) to Blythewood Road (S-2200)	2	5	32.106	\$ 53,866,345.78	\$ 1,203,099,957.19
53	100	S-34/S-63	Platt Springs Road	4.77	Lexington	White Knoll HS past SC 6 to Boiling Springs Rd. (S-279)	2	5	31.419	\$ 57,481,536.77	\$ 1,260,581,493.96
54	25	S- 278	Caulks Ferry Road	3.74	Lexington	I-20 to Pond Branch Road (S-34)	2	5	30.436	\$ 45,069,381.03	\$ 1,305,650,874.99
55	65	US 21	Wilson Boulevard	3.82	Richland	Fulmer Road (S-1352) to south of Pisgah Church Road (S-34)	2	5	30.120	\$ 46,033,431.96	\$ 1,351,684,306.95
56	58	S-53	Bookman	3.88	Kershaw/Richland	Robinhood Road (S-1051) to Two Notch Road	2	5	29.967	\$ 46,756,470.16	\$ 1,398,440,777.11
57	3	US 76	Chapin Road	1.78	Lexington	Murray Lindler Road (S-82) to Sid Bickley Road (S-715)	2	5	29.909	\$ 21,450,133.22	\$ 1,419,890,910.33
58	14	S-68	Corley Mill Road	2.48	Lexington	Lee Kleckley Road to Sunset Boulevard (US 378)	2	5	29.827	\$ 29,885,578.86	\$ 1,449,776,489.20
59	4	US 176	Broad River Road	1.47	Richland	Chapin Road (S-39) to north of Jake Eargle Road (S-592)	2	5	28.467	\$ 20,042,258.22	\$ 1,469,818,747.41
60	44	SC 262	Leesburg Road	5.09	Richland	Harmon Road (S-86) to McCords Ferry Road	2	5	27.464	\$ 69,398,023.35	\$ 1,539,216,770.77
61	97	S-70	Two Notch Road	3.77	Lexington	S. Lake Drive (SC 6) to Longs Pond Road (S-204)	2	5	27.331	\$ 51,400,893.53	\$ 1,590,617,664.29
62	91	S-106	Mineral Springs Road	1.80	Lexington	Sunset Blvd (US 378) to Cedar Road (S-387)/Cromer	2	5	22.143	\$ 24,541,540.68	\$ 1,615,159,204.97

COATS 2035 Cost Constrained Projects (Projects that have been identified for funding over the next 30 years)

\$320,000,000 Available Cost Constrained Funding (Improvement budget for widening projects over the next 30 years)

STATE OF SOUTH CAROLINA  
COUNTY COUNCIL OF RICHLAND COUNTY  
ORDINANCE NO. \_\_\_-11HR

AN ORDINANCE OF THE COUNTY COUNCIL OF RICHLAND COUNTY, SOUTH CAROLINA, AMENDING THE ZONING MAP OF UNINCORPORATED RICHLAND COUNTY, SOUTH CAROLINA, TO CHANGE THE ZONING DESIGNATION FOR A PORTION OF THE REAL PROPERTY DESCRIBED AS TMS # 17216-10-22 FROM OI (OFFICE AND INSTITUTIONAL DISTRICT) TO NC (NEIGHBORHOOD COMMERCIAL DISTRICT); AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

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

Section I. The Zoning Map of unincorporated Richland County is hereby amended to change the real property described as a portion of TMS # 17216-10-22 from OI (Office and Institutional District) zoning to NC (Neighborhood Commercial District) zoning, as described in Exhibit A, which is attached hereto.

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

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

Section IV. Effective Date. This ordinance shall be effective from and after \_\_\_\_\_, 2011.

RICHLAND COUNTY COUNCIL

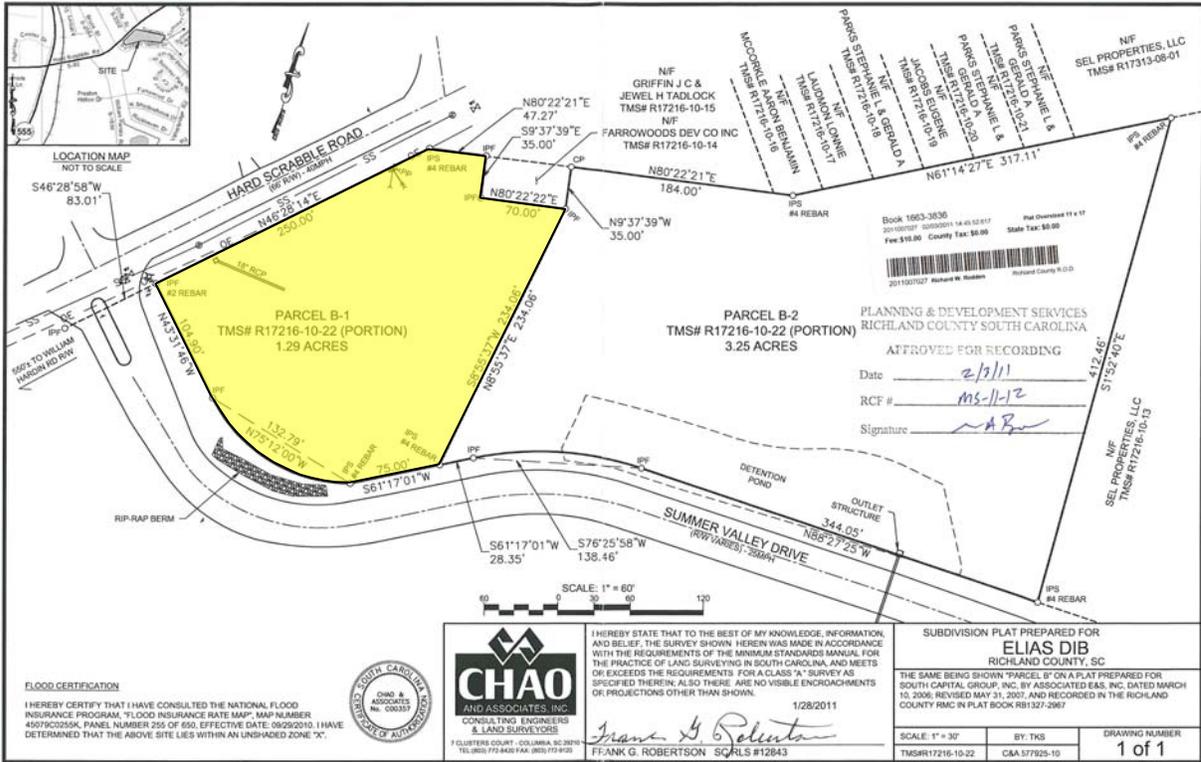
By: \_\_\_\_\_  
Paul Livingston, Chair

Attest this \_\_\_\_\_ day of  
\_\_\_\_\_, 2011.

\_\_\_\_\_  
Michielle R. Cannon-Finch  
Clerk of Council

Public Hearing:        March 22, 2011  
First Reading:        April 26, 2011 (tentative)  
Second Reading:  
Third Reading:

# Exhibit A Property Description





**PROCEDURES FOR SENDING REZONING MATTERS ‘BACK’ TO THE PLANNING COMMISSION**

PLANNING COMMISSION	PLANNING COMMISSION RECOMMENDATION	COUNTY COUNCIL ACTION AT THE ZONING PUBLIC HEARING	Goes back to PC and is reviewed	Goes back to PC and starts over	Does not go back to PC
Zoning District X to Zoning District Y	APPROVE	APPROVE			X
Zoning District X to Zoning District Y	DENY	APPROVE			X
Zoning District X to Zoning District Y	APPROVE	DENY			X
Zoning District X to Zoning District Y	DENY	DENY			X
Zoning District X to Zoning District Y	APPROVE	Zoning District X to Zoning District Z		X	
Zoning District X to Zoning District Y	DENY	Zoning District X to Zoning District Z		X	
Zoning District X to PDD	APPROVE	Zoning District X to PDD with less restrictions	X		
Zoning District X to PDD	APPROVE	Zoning District X to PDD with more restrictions			X
Zoning District X to PDD	DENY	Zoning District X to PDD with less restrictions	X		
Zoning District X to PDD	DENY	Zoning District X to PDD with more restrictions			X

