

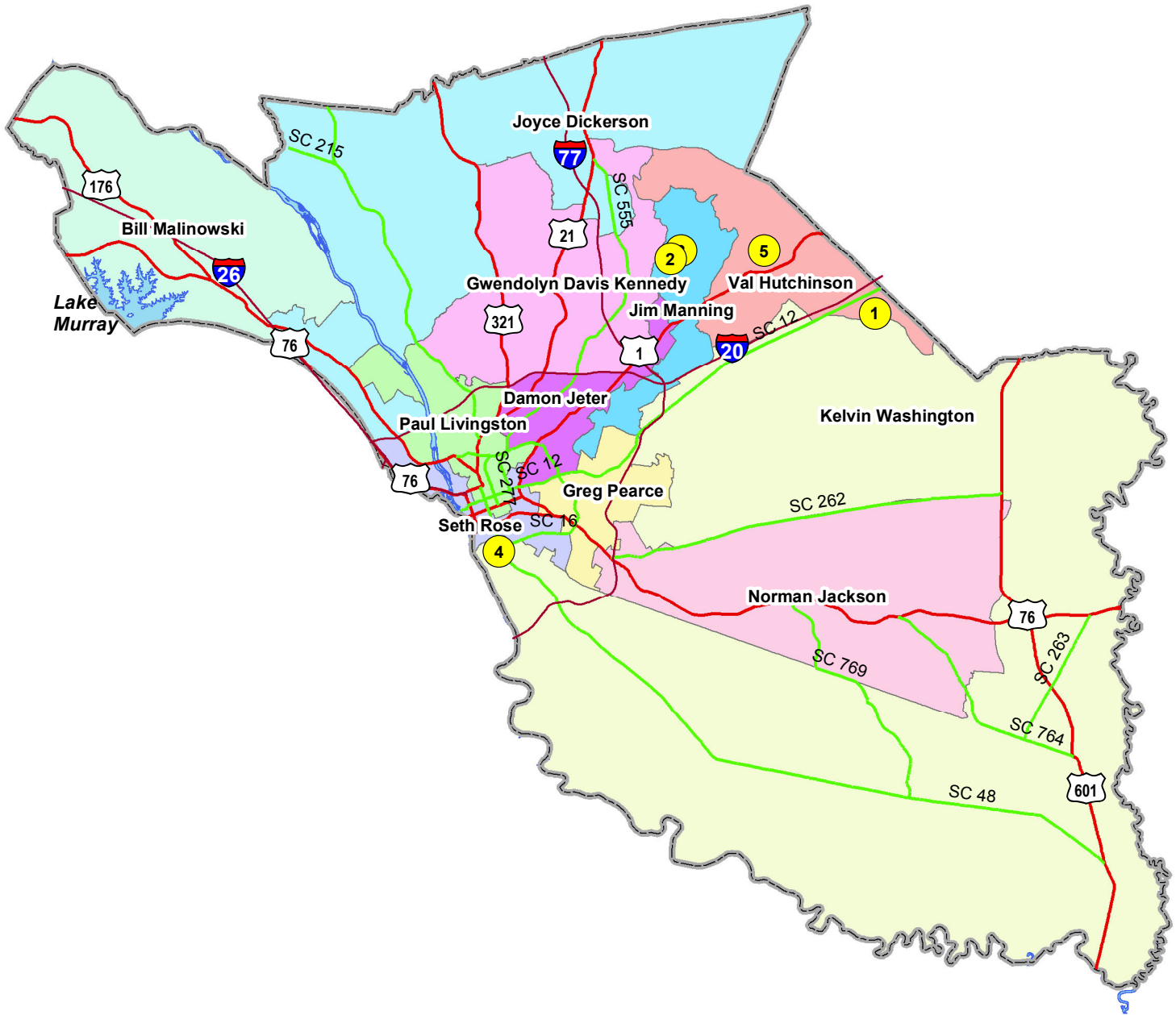
RICHLAND COUNTY  
PLANNING COMMISSION



JUNE 4, 2012



# RICHLAND COUNTY PLANNING COMMISSION JUNE 4, 2012



CASE NO.	APPLICANT	TMS NO.	LOCATION	DISTRICT
1. 12-07 MA	Terri Darragh	31600-02-17/18	Screaming Eagle Road	Hutchinson
2. 12-18 MA	Myung Chan Kim	20200-03-34	4114 Hard Scrabble Road	Manning
3. 12-19 MA	Myung Chan Kim	20281-01-45	2201 Clemson Road	Manning
4. 12-22 MA	Jonathan & Robert Giles	11203-01-03 & 04	Bluff Road & Olympia Ave.	Washington
5. 12-23 MA	Robert Bolchoz	25800-01-07	Bookman Road	Hutchinson



**RICHLAND COUNTY PLANNING COMMISSION**

**Monday, June 4, 2012**

**Agenda**

**1:00 PM**

***2020 Hampton Street  
2<sup>nd</sup> Floor, Council Chambers***

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

**PUBLIC MEETING CALL TO ORDER** ..... Patrick Palmer, Chairman

**PUBLIC NOTICE ANNOUNCEMENT**

**PRESENTATION OF MINUTES FOR APPROVAL**

May 2012 Minutes

**ROAD NAMES**

**MAP AMENDMENTS**

1. Case #12-07 MA  
Terry Darragh  
Richland County Landfill, Inc.  
RU to HI (232.91 acres)  
Screaming Eagle Rd.  
TMS# 31600-02-17/18  
Page 1
2. Case # 12-18 MA  
Myung Chan Kim  
NC to GC (1.84 acres)  
4114 Hardscrabble Rd.  
TMS# 20200-03-34  
Page 9
3. Case # 12-19 MA  
Myung Chan Kim  
NC to GC (1.93 acres)  
2201 Clemson Rd.  
TMS# 20281-01-45  
Page 17

4. Case # 12-22 MA  
Jonathon Giles  
Robert Giles  
RM-HD to NC (.33 acres)  
1157 & 1159 Bluff Rd.  
TMS# 11203-01-03 & 04  
Page 25

5. Case # 12-23 MA  
Robert Bolchoz  
Forest Hills Partners LP  
Bookman Rd.  
HI to GC (16.12 acres)  
TMS# 25800-01-07  
Page 35

### **TEXT AMENDMENTS**

1. AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES; CHAPTER 26, LAND DEVELOPMENT; SO AS TO FOSTER MORE ENVIRONMENTALLY-SENSITIVE SITE DEVELOPMENT IN RICHLAND COUNTY.  
Page 45

### **OTHER BUSINESS**

1. DISCUSSION REGARDING APPROVAL OF THE MINUTES

### **COUNTY COUNCIL REPORT OF ACTION**

### **ADJOURNMENT**



# **Planning & Development Services Department**

2020 Hampton Street, 1<sup>st</sup> Floor • Columbia, South Carolina 29204-1002  
 Post Office Box 192 • Columbia, South Carolina 29202-0192

**TO:** Planning Commission Members; Interested Parties  
**FROM:** Alfreda W. Tindal, E9-1-1 Addressing Coordinator Specialist  
**DATE:** May 23, 2012  
**SUBJECT:** Street Name(s) Approval

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

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

**Action Requested**

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

PROPOSED NAME(S)	PETITIONER/ INITIATOR	LOCATION	PROPERTY TMS	COUNCIL DISTRICT
1. VILLAGE BROOK VILLAGE GLEN VILLAGE GREEN VILLAGE HARBOR VILLAGE MERE VILLAGE VIEW	David Winburn, Palmetto Civil Solutions	Village @ Windermere SD	R20406-02-01	(9)
2. CHANNEL	David Tuttle, Lake Carolina Development., INC	Pinnacle Ridge Commercial District @ Lake Carolina	R23200-01-20 &51	(9)







**Richland County  
Planning & Development Services Department**

Map Amendment Staff Report

**PC MEETING DATE:** June 4, 2012  
**RC PROJECT:** 12-07 MA  
**APPLICANT:** Terry Darragh  
**PROPERTY OWNER:** Richland County Landfill, Inc.

**LOCATION:** Percival Road and Screaming Eagle Road  
**TAX MAP NUMBER:** 31600-02-17 and 18  
**ACREAGE:** 232.91 acres  
**EXISTING ZONING:** RU  
**PROPOSED ZONING:** HI

**PC SIGN POSTING:** April 26, 2012

**Staff Recommendation**

Approval

**Background /Zoning History**

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

The parcels contain three hundred and forty eight (348) feet of frontage along Percival Road.

**Summary**

The proposed zoning, Heavy Industrial (HI) District is intended to primarily accommodate uses of a manufacturing and industrial nature, and secondly, uses that are functionally related thereto, such as distribution, storage, and processing. General commercial uses are allowed, but are considered incidental to the predominantly industrial nature of this district.

No minimal lot area except as required by DHEC; and no maximum density standard.

<b>Direction</b>	<b>Existing Zoning</b>	<b>Use</b>
<b><u>North:</u></b>	RU/RU	Residential/Mineral Extraction
<b><u>South:</u></b>	RU/RU	Waste to Energy Plant/Fort Jackson
<b><u>East:</u></b>	RU	Landfill
<b><u>West:</u></b>	RU/RU	Residential/Undeveloped

## Plans & Policies

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

### Rural Area

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

Compliance: The site is located 1.6 miles from the Interstate 20 interchange at Clemson Road. Additionally the site is adjacent to the Richland County Landfill and an operating sand mine. There appears to be adequate space to buffer the few adjacent residential parcels.

## Traffic Impact

The 2010 SCDOT traffic count (Station # 307) located west of the subject parcel on Screaming Eagle Road identifies 5,900 Average Daily Trips (ADT's). Screaming Eagle Road is classified as a two lane undivided Collector, maintained by SCDOT with a design capacity of 8,600 ADT's. Screaming Eagle Road is currently operating at Level of Service (LOS) “B”.

The 2010 SCDOT traffic count (Station # 217) located west of the subject parcel on Percival Road identifies 9,800 Average Daily Trips (ADT's). Percival Road is classified as a two lane undivided Minor Arterial, maintained by SCDOT with a design capacity of 10,800 ADT's. Percival Road is currently operating at Level of Service (LOS) “C”.

There are no planned or programmed improvements for this section of Screaming Eagle Road or Percival Road.

## Conclusion

The subject parcel is undeveloped, wooded, and has a rolling topography. The eastern parcel of the two subject parcels was previously mined for Kaolin (a type of clay typically used in ceramics, porcelain, medicines and paints). The surrounding area is characterized by some residential and industrial type uses. West of the site there is a scattering of residential parcels. Located to the east of the subject parcels is the Richland County landfill. There is a sand mining operation (Hardaway Sand Plant) to the north of the subject parcels. The mine was originally zoned Rural District (RU) and was rezoned to Development District (D-1) in 1989, (case number 89-06MA) and subsequently expanded. However, in the countywide zoning map update that took place in 2005, the D-1 zoning was eliminated and the D-1 District became the RU district. The mine is allowed to continue operating as a legal nonconforming use. The existing mineral extraction operation (sand mine to the north) would not be allowed to expand without a rezoning. South of the subject parcels is a waste-to-energy plant operating in conjunction with the landfill. The large parcel to the south is Fort Jackson.

In accordance with Chapter 29 of the South Carolina Local Government Comprehensive Planning Enabling Act, Article 13 Section 6-29 1630, any land use or zoning decision located within 3,000 feet of any military installation requires notification to the commander of the installation. The staff contacted Fort Jackson's Department of Public Works (DPW) Master Planning Division and was advised that the proposal will not adversely affect Fort operations. In addition, the parcels are part of the proposed Military Activity Zone (MAZ) 6 as identified in the

Joint Land Use Study (JLUS). The MAZ 6 does not contain specific land use restrictions, but recommends coordination with the military installation. However, there are recommendations for limits to outdoor lighting. Those recommendations propose less visually intrusive lighting so that the glare does not interfere with operations that use night vision training. An additional recommendation suggests avigation or noise easements dedicated to the County that would grant the installation the right to conduct noise generating training activity.

The Heavy Industrial District (HI) permits certain uses outright, such as recreational, institutional, educational, civic, business and professional services, wholesale trade, transportation, information, warehousing, utilities, manufacturing, mining, and industrial, and retail trade and food services.

The subject parcels are within the boundaries of School District Two. Pontiac Elementary School is 1.84 miles west of the subject parcel on Spears Creek Church Road. The Northeast fire station (number 4) is located 2.1 miles west of the subject parcel on Spears Creek Church Road. There are no fire hydrants located near the subject property. Water and sewer would be provided by well and septic.

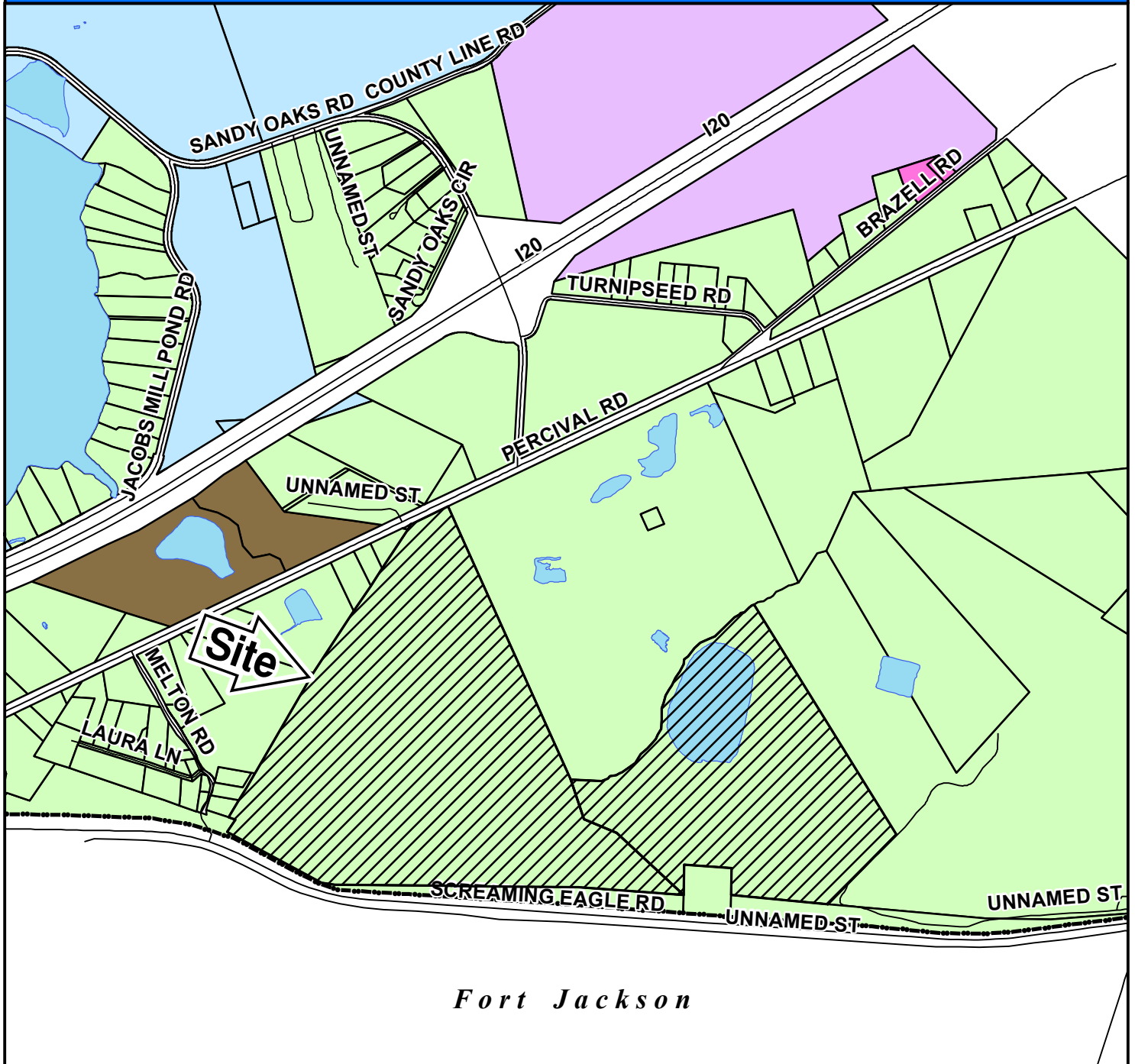
With a review of nearby land use characteristics, staff has found that the area to the west is made up of a mixture of uses that include large lot, residential housing and wooded tracts. The area to the east includes mining operations, wooded tracts, Fort Jackson, and Richland County's landfill. Both Percival and Screaming Eagle Roads are two-lane roads, with existing heavy truck traffic generated by the landfill and local logging operations. The site is located adjacent to the landfill, which is a use permitted by special exception in the RU District. Given the nature of the uses east and south of the site, along with the fact that there appears to be adequate space to buffer the few residential adjacent residential parcels, staff is of the opinion that the rezoning request would be in character with the industrial type uses in the area. The site has access to a major highway, Percival Road, which is operating at or near capacity.

The proposed zoning map amendment is in compliance with the Comprehensive Plan and planning staff recommends **Approval** of this map amendment.

<b>Zoning Public Hearing Date</b>
-----------------------------------

**June 26, 2012**

# Case 12-07 MA RU to HI



*Fort Jackson*

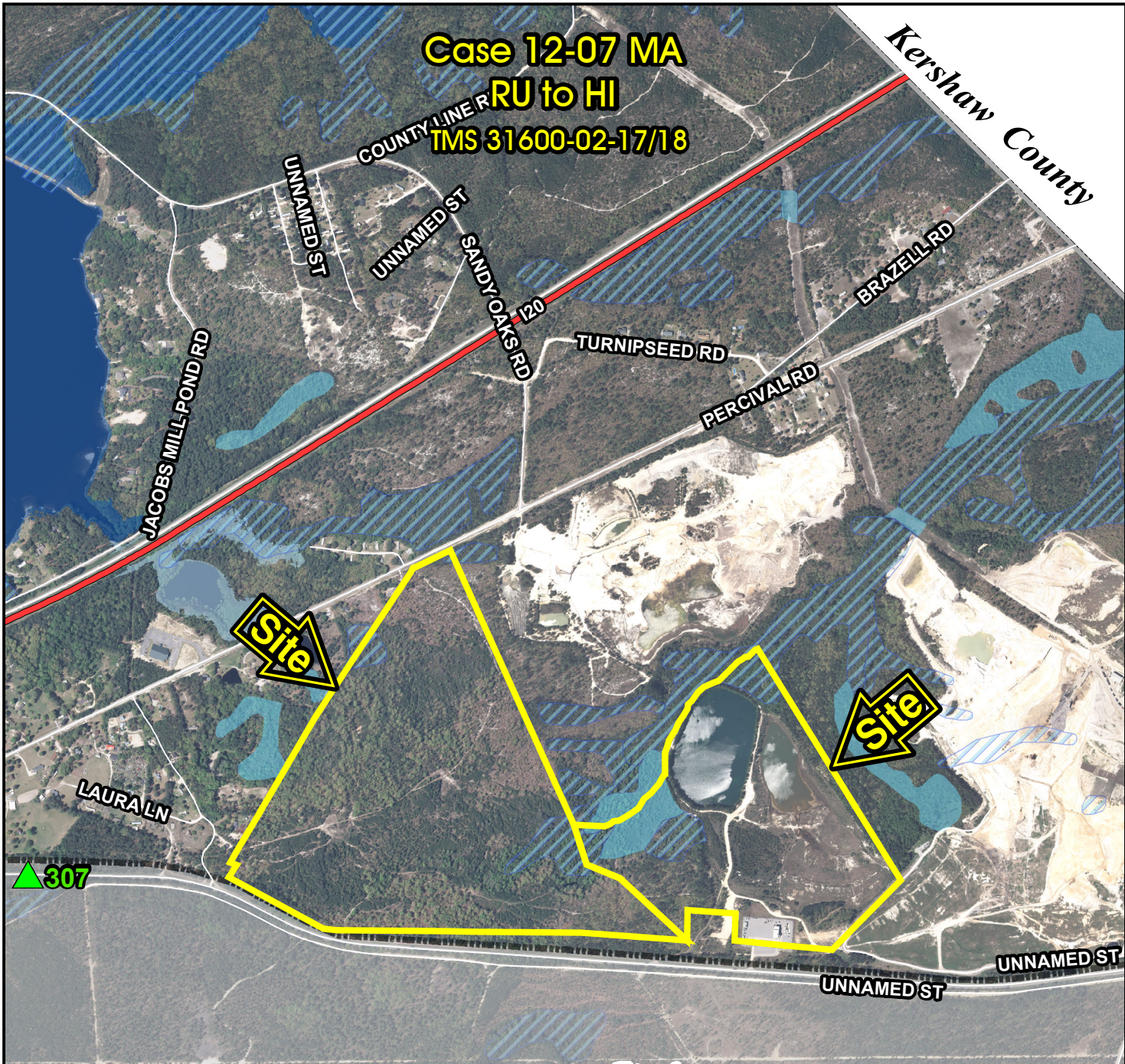
## ZONING CLASSIFICATIONS

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 12-07 MA  
RU to HI  
TMS 31600-02-17/18**

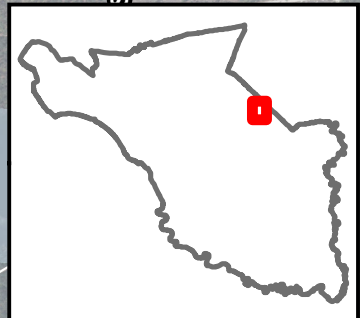
*Kershaw County*



- FLOOD ZONE A
- FLOOD ZONE AE
- WETLANDS

*City of  
Columbia*

*Fort Jackson*



**The zoning change from RU (Rural) to HI (Heavy Industrial) would permit the introduction of the following uses which were not allowed previously in the original zoning**

<b>USE TYPES</b>	<b>HI</b>
Go-Cart, Motorcycle and Similar Small Vehicle Tracks	P
Post Offices	P
Schools, Truck Driving	P
Automatic Teller Machines	P
Automobile Parking (Commercial)	P
Automobile Rental or Leasing	P
Automobile Towing, Not Including Storage	P
Automobile Towing, Including Storage Services	P
Building Maintenance Services, Not Otherwise Listed	P
Car and Light Truck Washes (See also Truck Washes)	P
Carpet and Upholstery Cleaning Services	P
Computer Systems Design and Related Services	P
Construction, Building, General Contracting, with Outside Storage	P
Construction, Building, General Contracting, without Outside Storage	P
Construction, Heavy, with Outside Storage	P
Construction, Heavy, without Outside Storage	P

Construction, Special Trades, with Outside Storage	P
Construction, Special Trades, without Outside Storage	P
Furniture Repair Shops and Upholstery	P
Janitorial Services	P
Laundry and Dry Cleaning Services, Non-Coin Operated	P
Linen and Uniform Supply	P
Packaging and Labeling Services	P
Photocopying and Duplicating Services	P
Photofinishing Laboratories	P
Publishing Industries	P
Rental Centers, with Outside Storage	P
Rental Centers, without Outside Storage	P
Repair and Maintenance Services, Appliance and Electronics	P
Repair and Maintenance Services, Automobile, Major	P
Repair and Maintenance Services, Automobile, Minor	P
Repair and Maintenance Services, Boat and Commercial Trucks, Large	P
Repair and Maintenance Services, Boat and Commercial Trucks, Small	P
Repair and Maintenance Services, Commercial and Industrial Equipment	P
Research and Development Services	P
Septic Tank Services	P

Tire Recapping	P
Truck (Medium and Heavy) Washes	P
Vending Machine Operators	P
Building Supply Sales with Outside Storage	P
Building Supply Sales without Outside Storage	P
Convenience Stores (with Gasoline Pumps)	P
Convenience Stores (without Gasoline Pumps)	P
Electronic Shopping and Mail Order Houses	P
Fuel Sales (Non- Automotive)	SR
Truck Stops	P
Used Merchandise Stores	
Apparel, Piece Goods, and Notions	P
Beer/Wine/Distilled Alcoholic Beverages	P
Books, Periodicals, and Newspapers	P
Chemicals and Allied Products	P
Drugs and Druggists' Sundries	P
Durable Goods, Not Otherwise Listed	P
Electrical Goods	P
Farm Products, Raw Materials	P
Farm Supplies	P
Flowers, Nursery Stock, and Florist Supplies	P
Furniture and Home Furnishings	P

Groceries and Related Products	P
Hardware	P
Jewelry, Watches, Precious Stones	P
Lumber and Other Construction Materials	P
Machinery, Equipment and Supplies	P
Market Showrooms (Furniture, Apparel, Etc.)	P
Metal and Minerals	P
Motor Vehicles	P
Motor Vehicles, New Parts and Supplies	P
Motor Vehicles, Tires and Tubes	P
Motor Vehicles, Used Parts and Supplies	P
Nondurable Goods, Not Otherwise Listed	P
Paints and Varnishes	P
Paper and Paper Products	P
Petroleum and Petroleum Products	SR
Plumbing & Heating Equipment and Supplies	P
Professional and Commercial Equipment and Supplies	P
Scrap and Recyclable Materials	SE
Sporting and Recreational Goods and Supplies (Except Sporting Firearms and Ammunition)	P
Sporting Firearms and Ammunition	P
Timber and Timber Products	P
Tobacco and Tobacco Products	P
Toys and Hobby Goods and Supplies	P
Airports or Air Transportation Facilities and Support Facilities	P
Bus Facilities, Interurban	P

Bus Facilities, Urban	P
Charter Bus Industry	P
Courier Services, Central Facility	P
Courier Services, Substations	P
Limousine Services	P
Materials Recovery Facilities (Recycling)	P
Power Generation, Natural Gas Plants, and Similar Production Facilities	P
Rail Transportation and Support Facilities	P
Recycling Collection Stations	P
Remediation Services	P
Scenic and Sightseeing Transportation	P
Sewage Treatment Facilities, Private	P
Taxi Service Terminals	P
Truck Transportation Facilities	P
Utility Service Facilities (No Outside Storage)	P
Warehouses (General Storage, Enclosed, Not Including Storage of Any Hazardous Materials or Waste as Determined by Any Agency of the Federal, State or Local Government)	P
Warehouses, Self-Storage	P
Waste Collection, Hazardous	SE
Waste Collection, Other	P
Warehouses, Self-Storage	P
Waste Collection, Solid, Non-Hazardous	P
Waste Treatment and Disposal, Hazardous	SE
Waste Treatment and Disposal, Non-Hazardous	P
Water Treatment Plants,	P

Non-Governmental, Public	
Animal Food	P
Animal Slaughtering and Processing	P
Apparel	P
Bakeries, Manufacturing	P
Beverage, Other Than Soft Drink and Water, and Tobacco	P
Beverage, Soft Drink and Water	P
Cement and Concrete Products	P
Chemicals, Basic	P
Chemical Products, Not Otherwise Listed	P
Clay Products	P
Computer, Appliance, and Electronic Products	P
Dairy Products	P
Dolls, Toys, and Games	P
Fabricated Metal Products	P
Food Manufacturing, Not Otherwise Listed	P
Furniture and Related Products	P
Glass and Glass Products	P
Jewelry and Silverware	P
Leather and Allied Products (No Tanning)	P
Leather and Hide Tanning and Finishing	P
Lime and Gypsum Products	P
Machinery	P
Manufacturing, Not Otherwise Listed	P
Medical Equipment and Supplies	P
Mining/Extraction Industries	P
Office Supplies (Not Paper)	P
Paint, Coating, and Adhesives	P

Paper Products (Coating and Laminating)	P
Paper Products (No Coating and Laminating)	P
Petroleum and Coal Products Manufacturing	SR
Primary Metal Manufacturing	P
Printing and Publishing	P
Pulp, Paper, and Paperboard Mills	P
Rubber and Plastic Products	P
Seafood Product Preparation and Packaging	P
Signs	P
Soap, Cleaning Compounds, and Toilet Preparations	P
Sporting and Athletic Goods	P
Textile Mills	P
Textile Product Mills	P
Transportation Equipment	P
Wood Products, Chip Mills	P
Wood Products, Excluding Chip Mills	P
Sexually Oriented Businesses	SR





**Richland County  
Planning & Development Services Department**

Map Amendment Staff Report

**PC MEETING DATE:** June 4, 2012  
**RC PROJECT:** 12-18 MA  
**APPLICANT:** Myung Chan Kim  
**PROPERTY OWNER:** Myung Chan Kim

**LOCATION:** 4114 Hardscrabble Road

**TAX MAP NUMBER:** 20200-03-34  
**ACREAGE:** 1.84  
**EXISTING ZONING:** NC  
**PROPOSED ZONING:** GC

**PC SIGN POSTING:** May 8, 2012

**Staff Recommendation**

**Disapproval**

**Background /Zoning History**

The current zoning, Neighborhood Commercial District (NC), reflects the zoning as approved on April 24<sup>th</sup>, 2001 (case number 01-15MA, Ordinance No. 24-01HR).

The parcel contains seven hundred and twenty four (724) feet of frontage on Hardscrabble Road and sixty five (65) feet of frontage on Mann Road.

**Summary**

The General Commercial (GC) District is intended to accommodate a variety of commercial and nonresidential 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.

- The gross density for this site is approximately: 29 dwelling units
- The net density for this site is approximately: 20 dwelling units

Direction	Existing Zoning	Use
<b><u>North:</u></b>	RU/RU	Residence/residence
<b><u>South:</u></b>	RU	Undeveloped
<b><u>East:</u></b>	RU	Residence
<b><u>West:</u></b>	RU	Residence

## Plans & Policies

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

### North East Area

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

Non-Compliance: The site is not located at a significant traffic junction or in an area with existing commercial and/or office uses. Rezoning this property from its current status of NC, Neighborhood Commercial to GC, General Commercial would provide an opportunity for greater conflict between the surrounding residential uses and the proposed intensity of commercial uses.

## Traffic Impact

The 2010 S CDOT traffic count (Station # 437) located north of the subject parcel on Hardscrabble Road identifies 17,900 Average Daily Trips (ADT's). An additional traffic count (Station # 438) located south of the subject parcel on Hardscrabble Road identifies 21,000 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. In both locations, Hardscrabble Road is currently operating at Level of Service (LOS) “F”.

A 3.7 mile section of Hardscrabble Road from Farrow Road to Clemson Road has been identified for widening from two lanes to five lanes. The project is fifth on the COATS 2035 Prioritized Project List and includes very limited funding at this time.

## Conclusion

The subject parcel contains a commercial structure, occupied by Mr. Kim's Tae Kwan Do business and a beauty salon, and surrounded by residential structures to the north, west, and east. The surrounding area is characterized by large-lot residential homes. Further to the northeast located near the intersections of Hardscrabble Road and Clemson Road are a number of General Commercial District (GC) zoned parcels and office uses. West of the subject parcel along Hardscrabble Road are a number of Rural District (RU) parcels that are residential.

North of the subject parcel moving along Hardscrabble Road towards the intersection of Hardscrabble Road and Clemson Road zoning and uses transition from residential to commercial. The parcel is located seven hundred and eighty three (783) feet southwest of GC zoned property which is currently undeveloped. The GC parcel adjacent to the north of the undeveloped parcel is being utilized as a Doctor's Care. West of the subject parcel on Hardscrabble Road is the Hester Woods Subdivision and Charleston Estates Subdivision.

The GC District permits certain uses outright, such as residential, recreational, institutional, educational, civic, business and professional services, wholesale trade, transportation, information, warehousing, utilities, and retail trade and food services.

Water service would be provided by the City of Columbia and sewer would be provided by east Richland County Public Service District. There is a fire hydrant located on the subject parcel

along Hardscrabble Road. The Elders Pond fire station (station number 34) is located on Elders Pond Drive, approximately 1 mile northeast of the subject parcel. The subject parcels are within the boundaries of School District Two. Killian Elementary School is .67 miles east of the subject parcel on Clemson Road.

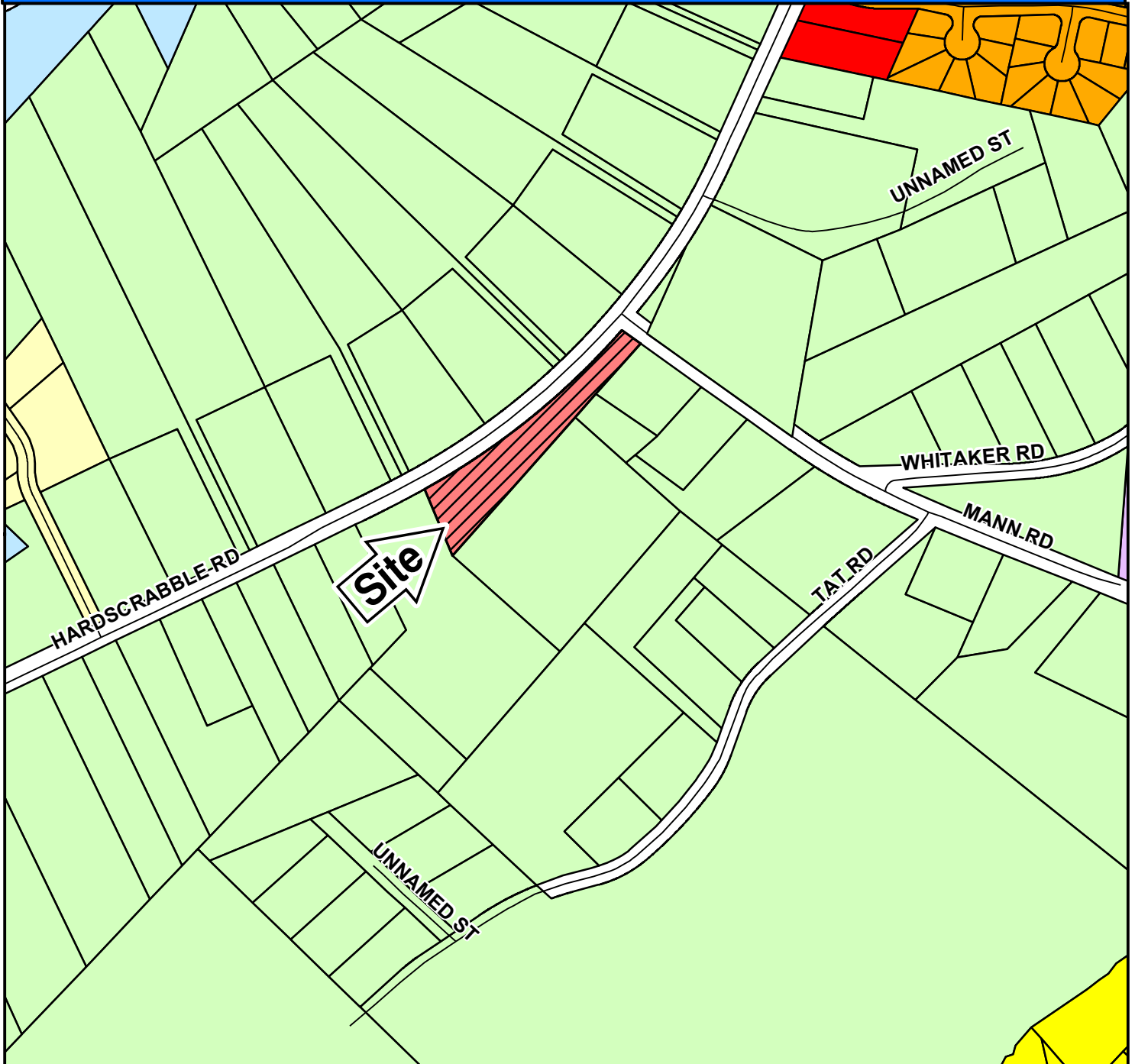
The current zoning of NC District was approved in 2001, such that the previous owner could expand a legal non-conforming feed and seed store. The rezoning was supported by staff as the area remained relatively rural in character. However, with the increase in development in the Northeast Planning Area, Hardscrabble Road became the preferred route of travel and has been burdened by traffic. Currently, the LOS on Hardscrabble Road shows that it is operating beyond the designed capacity. As a result, the staff is of the opinion that the current zoning remains appropriate for the site, as a change to the GC District could have negative impacts on the existing transportation infrastructure. As the RU zoned parcels in the vicinity are occupied residentially, rezoning the subject parcel to GC would be out of character with the existing residential nature. Staff cannot support the rezoning request based upon the existing residential uses and the lack of existing commercial uses within the immediate vicinity, and the additional traffic impacts associated with GC uses.

As the proposed zoning map amendment is not in compliance with the Comprehensive Plan recommendations and out of character with surrounding zoning and uses the planning staff recommends **Disapproval** of this map amendment.

<b>Zoning Public Hearing Date</b>
-----------------------------------

**June 26, 2012**

# Case 12-18 MA NC to GC

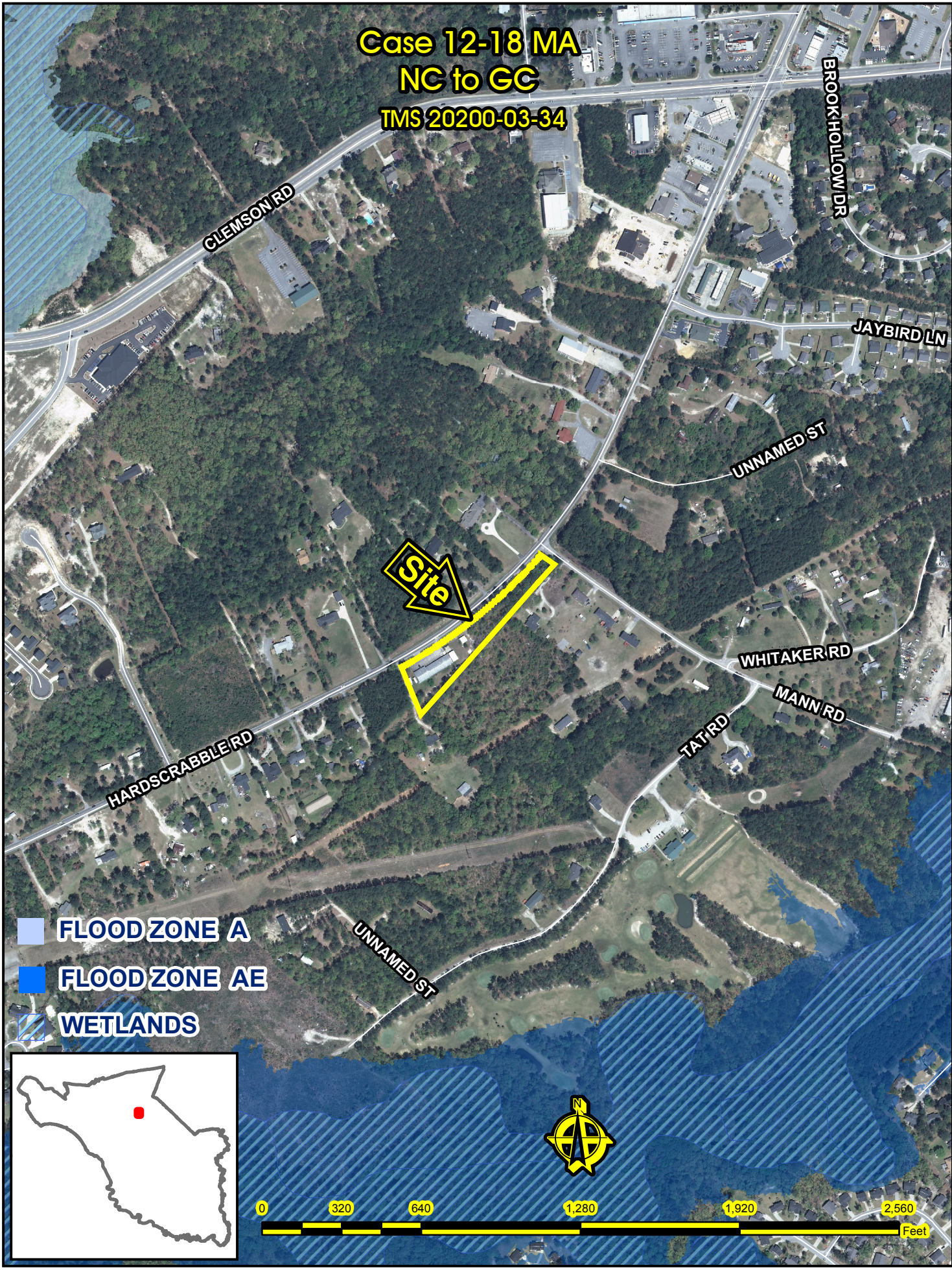


## ZONING CLASSIFICATIONS

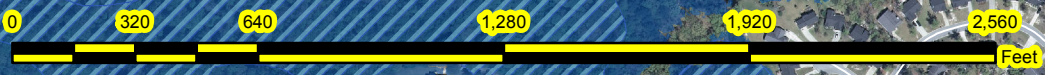
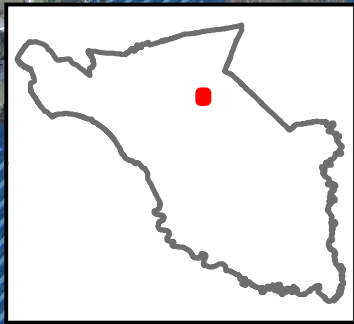
RR	RS-E	MH	NC	LI	TROS
C-1	RS-LD	RM-MD	GC	HI	Subject Property
C-3	RS-MD	RM-HD	RC	PDD	
RG-2	RS-HD	OI	M-1	RU	



**Case 12-18 MA  
NC to GC  
TMS 20200-03-34**



- FLOOD ZONE A
- FLOOD ZONE AE
- WETLANDS



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

<b>USE TYPES</b>	<b>GC</b>
Continued Care Retirement Communities	SR
Dormitories	SE
Multi-Family, Not Otherwise Listed	P
Single-Family, Zero Lot Line, Common	SR
Fraternity and Sorority Houses	P
Special Congregate Facilities	SE
Amusement or Water Parks, Fairgrounds	SR
Battling Cages	SR
Billiard Parlors	P
Bowling Centers	P
Country Clubs with Golf Courses	SR
Go-Cart, Motorcycle and Similar Small Vehicle Tracks	SR
Golf Courses	SR
Golf Courses, Miniature	P
Golf Driving Ranges (Freestanding)	SR
Marinas and Boat Ramps	P
Shooting Ranges, Indoor	P
Skating Rinks	P
Ambulance Services, Transport	P
Animal Shelters	SR
Auditoriums, Coliseums, Stadiums	P
Colleges and Universities	P
Day Care, Adult, Home Occupation (5 or Fewer) (Ord. 008-09HR; 2-17-09)	SR
Day Care, Child, Family Day Care, Home Occupation (5 or Fewer) (Ord No. 054-08HR; 9-16-08; Ord. 008-09HR; 2-17-09)	SR

Hospitals	P
Schools, Truck Driving	P
Zoos and Botanical Gardens	SR
Automobile Rental or Leasing	P
Automobile Towing, Not Including Storage	P
Body Piercing Facilities	SR
Building Maintenance Services, Not Otherwise Listed	P
Car and Light Truck Washes (See also Truck Washes)	P
Carpet and Upholstery Cleaning Services	P
Exterminating and Pest Control Services	P
Furniture Repair Shops and Upholstery	P
Hotels and Motels	P
Janitorial Services	P
Kennels	SR
Landscape and Horticultural Services	P
Linen and Uniform Supply	P
Motion Picture Production/Sound Recording	P
Publishing Industries	P
Rental Centers, with Outside Storage	SR
Rental Centers, without Outside Storage	P
Repair and Maintenance Services, Appliance and Electronics	SR
Repair and Maintenance Services, Automobile, Minor	P

Repair and Maintenance Services, Home and Garden Equipment	P
Research and Development Services	P
Security and Related Services	P
Tattoo Facilities (Ord 010-07HR; 2-20-07) and (Ord No. 054-08HR; 9-16-08)	P
Taxidermists	P
Theaters, Live Performances	P
Theaters, Motion Picture, Drive-Ins	SE
Traveler Accommodations, Not Otherwise Listed	P
Truck (Medium and Heavy) Washes	P
Appliance Stores	P
Auction Houses	P
Automotive Parts and Accessories Stores	P
Boat and RV Dealers, New and Used	P
Building Supply Sales with Outside Storage	P
Building Supply Sales without Outside Storage	P
Direct Selling Establishments, Not Otherwise Listed	P
Drugstores, Pharmacies, with Drive-Thru Houses	P
Flea Markets, Indoor	P
Flea Markets, Outdoor	P
Floor Covering Stores	P

Furniture and Home Furnishings	P
Home Centers	P
Manufactured Home Sales	SR
Motor Vehicle Sales – Car and Truck – New and Used	P
Motorcycle Dealers, New and Used	P
Outdoor Power Equipment Stores	P
Pawnshops	P
Restaurants, Limited Service (Drive- Thru)	P
Service Stations, Gasoline	P
Television, Radio or Electronic Sales	P
Tire Sales	P
Truck Stops	P
Warehouse Clubs and Superstores	P
Apparel, Piece Goods, and Notions	P
Beer/Wine/Distilled Alcoholic Beverages	SR
Books, Periodicals, and Newspapers	P
Drugs and Druggists' Sundries	SR
Durable Goods, Not Otherwise Listed	SR
Electrical Goods	SR
Flowers, Nursery Stock, and Florist Supplies	P
Furniture and Home Furnishings	SR
Groceries and Related Products	P
Hardware	P
Jewelry, Watches, Precious Stones	P
Lumber and Other Construction Materials	SR
Machinery, Equipment and Supplies	SR
Market Showrooms (Furniture, Apparel, Etc.)	SR

Motor Vehicles, New Parts and Supplies	SR
Motor Vehicles, Tires and Tubes	SR
Nondurable Goods, Not Otherwise Listed	SR
Paints and Varnishes	SR
Paper and Paper Products	P
Plumbing & Heating Equipment and Supplies	SR
Professional and Commercial Equipment and Supplies	P
Sporting and Recreational Goods and Supplies (Except Sporting Firearms and Ammunition)	P
Sporting Firearms and Ammunition	SR
Tobacco and Tobacco Products	SR
Toys and Hobby Goods and Supplies	P
Bus Facilities, Interurban	P
Bus Facilities, Urban	P
Charter Bus Industry	P
Courier Services, Substations	P
Limousine Services	P
Radio and Television Broadcasting Facilities (Except Towers)	P
Scenic and Sightseeing Transportation	P
Sewage Treatment Facilities, Private	
Taxi Service Terminals	P
Utility Service Facilities (No Outside Storage)	P
Warehouses, Self-Storage	SR
Warehouses, Self-Storage	SR
Bakeries, Manufacturing	P
Computer, Appliance, and Electronic	P

Products	
Medical Equipment and Supplies	P
Printing and Publishing	P
Signs	P
Sexually Oriented Businesses	SR
Buildings, High Rise, 4 or 5 Stories	SR
Buildings, High Rise, 6 or More Stories	SE







**Richland County  
Planning & Development Services Department**

Map Amendment Staff Report

**PC MEETING DATE:** June 4, 2012  
**RC PROJECT:** 12-19 MA  
**APPLICANT:** Myung Chan Kim  
**PROPERTY OWNER:** Myung Chan Kim

**LOCATION:** 2201 Clemson Road

**TAX MAP NUMBER:** 20281-01-45  
**ACREAGE:** 1.93  
**EXISTING ZONING:** NC  
**PROPOSED ZONING:** GC

**PC SIGN POSTING:** May 8, 2012

**Staff Recommendation**

**Disapproval**

**Background /Zoning History**

The current zoning, Neighborhood Commercial District (NC), reflects the zoning as approved on October 2, 2007 (case number 07-31MA, Ordinance No. 073-07HR).

The parcel contains one hundred and ninety one (191) feet of frontage on Clemson Road.

**Summary**

The General Commercial (GC) District is intended to accommodate a variety of commercial and nonresidential 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.

- The gross density for this site is approximately: 31 dwelling units
- The net density for this site is approximately: 22 dwelling units

Direction	Existing Zoning	Use
<b><u>North:</u></b>	RS-HD	Residence
<b><u>South:</u></b>	RU	Residence
<b><u>East:</u></b>	OI	Church
<b><u>West:</u></b>	NC	Residence

## Plans & Policies

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

### North East Area

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

Non-Compliance: In the immediate area there are a number of residentially developed parcels, a place of worship, and some commercial located closer to the intersection of Clemson Road and Hardscrabble Road. The site is not located at a significant traffic junction or in an area with existing commercial and/or office uses. Rezoning this property from its current status of Neighborhood Commercial District (NC) to General Commercial District (GC) would provide an opportunity for a greater intensity of commercial uses.

## Traffic Impact

The 2010 SCDOT traffic count (Station # 440) located east of the subject parcel on Clemson Road identifies 25,000 Average Daily Trips (ADT's). Clemson Road is classified as a five lane undivided Minor Arterial, maintained by SCDOT with a design capacity of 24,800 ADT's. Clemson Road is currently operating at Level of Service (LOS) “C”.

There are no planned or programmed improvements for this section of Clemson Road.

## Conclusion

The subject parcel contains an existing, residential structure abutted by other residential structures and a place of worship to the east. Otherwise, the surrounding area is characterized by large-lot residential homes (accessed by Hardscrabble Road) and commercial/office/institutional uses further to the east and west along Clemson Road located near the intersections of Hardscrabble Road and Barton Creek Court. The parcel is located five hundred and forty (540) feet east of Planned Development District (PDD) zoned property which is currently being utilized as an office development (Palmetto Family Medicine). The adjacent parcel west of the subject parcel was rezoned in conjunction with the subject parcels rezoning to Neighborhood Commercial in 2007 ( Ordinance No. 073-07HR). However, the NC parcels remain residential in usage and have yet to be developed commercially.

The General Commercial District (GC) permits certain uses outright, such as residential, recreational, institutional, educational, civic, business and professional services, wholesale trade, transportation, information, warehousing, utilities, and retail trade and food services.

The subject parcels are within the boundaries of School District Two. Killian Elementary School is .66 miles west of the subject parcel on Clemson Road. Water and sewer service would be provided by the City of Columbia. There is one fire hydrant located two hundred and thirty six (236) feet west of the property on the south side of Clemson Road. The Elders Pond fire station (station number 34) is located on Elders Pond Drive, approximately .74 miles northeast of the subject parcel.

Currently the level of service (LOS) on Clemson Road shows that it is operating at capacity. Properties zoned GC, General Commercial, can often be large traffic generators and add to the traffic burdens on commercial corridors, such as Clemson Road. Recently, a rezoning from RU

to NC was approved by the Commission and Council under case number 12-03MA (Ordinance No. 008-12HR). The NC zoned parcel abutting to the west has yet to develop and rezoning additional parcels to a more intense commercial district would be inconsistent with the recommendation of the Comprehensive Plan.

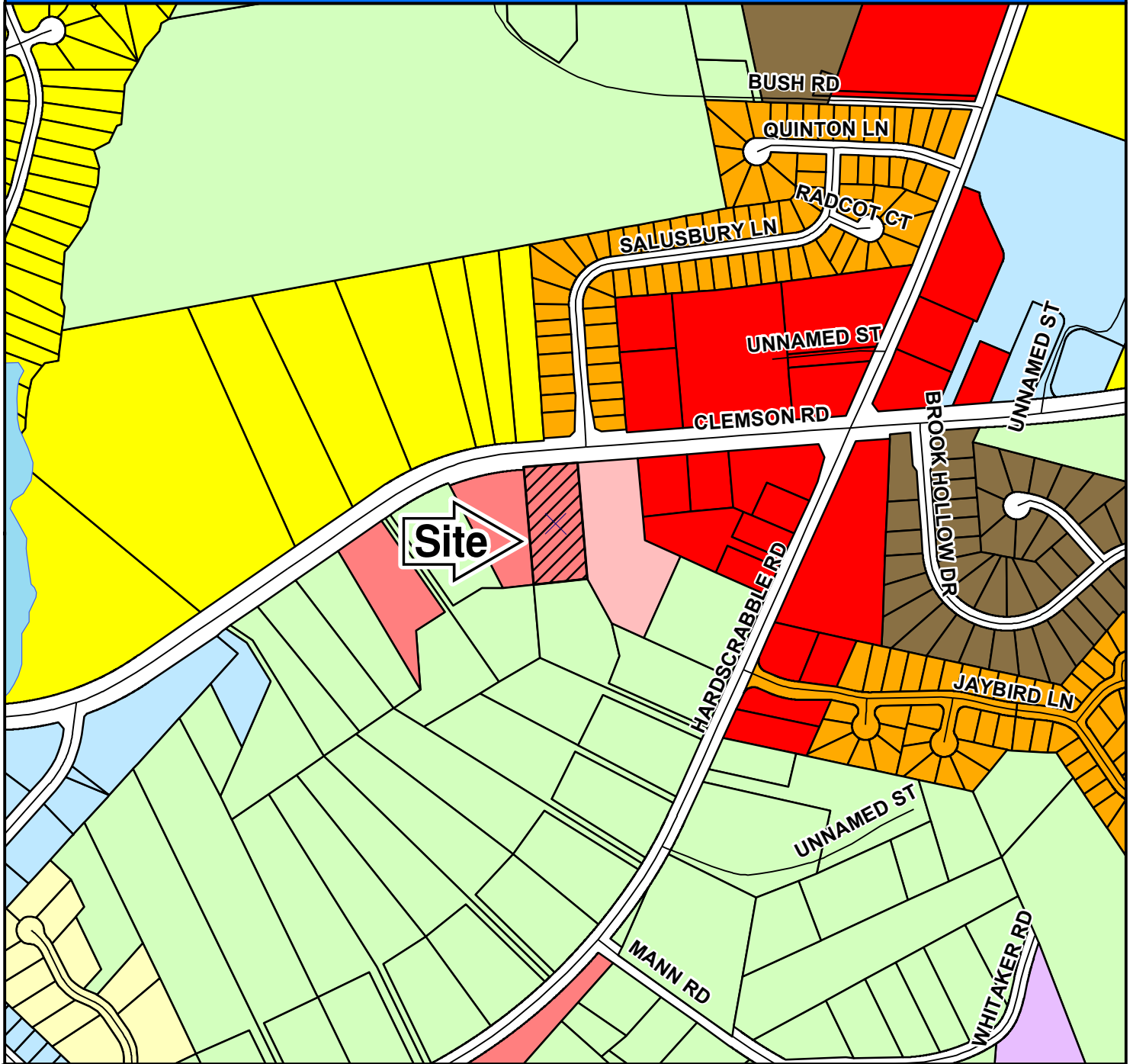
Intense commercial districts should be located at major traffic junctions while less intense commercial districts should transition into residential districts. Staff's opinion is that rezoning the subject parcel to the higher intensity GC district would be out of character with the remaining residential uses located mid-block between the intersections of Hardscrabble Road and Barton Creek Court and the existing neighborhood commercial and office uses.

Based upon the zoning incompatibility, and because the proposed zoning map amendment is not in compliance with the Comprehensive Plan, Planning Staff recommends **Disapproval** of this request.

<b>Zoning Public Hearing Date</b>
-----------------------------------

**June 26, 2012**

# Case 12-19 MA NC to GC



## 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 12-19 MA  
NC to GC  
TMS 20281-01-45



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

<b>USE TYPES</b>	<b>GC</b>
Continued Care Retirement Communities	SR
Dormitories	SE
Multi-Family, Not Otherwise Listed	P
Single-Family, Zero Lot Line, Common	SR
Fraternity and Sorority Houses	P
Special Congregate Facilities	SE
Amusement or Water Parks, Fairgrounds	SR
Battling Cages	SR
Billiard Parlors	P
Bowling Centers	P
Country Clubs with Golf Courses	SR
Go-Cart, Motorcycle and Similar Small Vehicle Tracks	SR
Golf Courses	SR
Golf Courses, Miniature	P
Golf Driving Ranges (Freestanding)	SR
Marinas and Boat Ramps	P
Shooting Ranges, Indoor	P
Skating Rinks	P
Ambulance Services, Transport	P
Animal Shelters	SR
Auditoriums, Coliseums, Stadiums	P
Colleges and Universities	P
Day Care, Adult, Home Occupation (5 or Fewer) (Ord. 008-09HR; 2-17-09)	SR
Day Care, Child, Family Day Care, Home Occupation (5 or Fewer) (Ord No. 054-08HR; 9-16-08; Ord. 008-09HR; 2-17-09)	SR

Hospitals	P
Schools, Truck Driving	P
Zoos and Botanical Gardens	SR
Automobile Rental or Leasing	P
Automobile Towing, Not Including Storage	P
Body Piercing Facilities	SR
Building Maintenance Services, Not Otherwise Listed	P
Car and Light Truck Washes (See also Truck Washes)	P
Carpet and Upholstery Cleaning Services	P
Exterminating and Pest Control Services	P
Furniture Repair Shops and Upholstery	P
Hotels and Motels	P
Janitorial Services	P
Kennels	SR
Landscape and Horticultural Services	P
Linen and Uniform Supply	P
Motion Picture Production/Sound Recording	P
Publishing Industries	P
Rental Centers, with Outside Storage	SR
Rental Centers, without Outside Storage	P
Repair and Maintenance Services, Appliance and Electronics	SR
Repair and Maintenance Services, Automobile, Minor	P

Repair and Maintenance Services, Home and Garden Equipment	P
Research and Development Services	P
Security and Related Services	P
Tattoo Facilities (Ord 010-07HR; 2-20-07) and (Ord No. 054-08HR; 9-16-08)	P
Taxidermists	P
Theaters, Live Performances	P
Theaters, Motion Picture, Drive-Ins	SE
Traveler Accommodations, Not Otherwise Listed	P
Truck (Medium and Heavy) Washes	P
Appliance Stores	P
Auction Houses	P
Automotive Parts and Accessories Stores	P
Boat and RV Dealers, New and Used	P
Building Supply Sales with Outside Storage	P
Building Supply Sales without Outside Storage	P
Direct Selling Establishments, Not Otherwise Listed	P
Drugstores, Pharmacies, with Drive-Thru	P
Electronic Shopping and Mail Order Houses	P
Flea Markets, Indoor	P
Flea Markets, Outdoor	P
Floor Covering Stores	P

[Type text]

Furniture and Home Furnishings	P
Home Centers	P
Manufactured Home Sales	SR
Motor Vehicle Sales – Car and Truck – New and Used	P
Motorcycle Dealers, New and Used	P
Outdoor Power Equipment Stores	P
Pawnshops	P
Restaurants, Limited Service (Drive- Thru)	P
Service Stations, Gasoline	P
Television, Radio or Electronic Sales	P
Tire Sales	P
Truck Stops	P
Warehouse Clubs and Superstores	P
Apparel, Piece Goods, and Notions	P
Beer/Wine/Distilled Alcoholic Beverages	SR
Books, Periodicals, and Newspapers	P
Drugs and Druggists' Sundries	SR
Durable Goods, Not Otherwise Listed	SR
Electrical Goods	SR
Flowers, Nursery Stock, and Florist Supplies	P
Furniture and Home Furnishings	SR
Groceries and Related Products	P
Hardware	P
Jewelry, Watches, Precious Stones	P
Lumber and Other Construction Materials	SR
Machinery, Equipment and Supplies	SR

Market Showrooms (Furniture, Apparel, Etc.)	SR
Motor Vehicles, New Parts and Supplies	SR
Motor Vehicles, Tires and Tubes	SR
Nondurable Goods, Not Otherwise Listed	SR
Paints and Varnishes	SR
Paper and Paper Products	P
Plumbing & Heating Equipment and Supplies	SR
Professional and Commercial Equipment and Supplies	P
Sporting and Recreational Goods and Supplies (Except Sporting Firearms and Ammunition)	P
Sporting Firearms and Ammunition	SR
Tobacco and Tobacco Products	SR
Toys and Hobby Goods and Supplies	P
Bus Facilities, Interurban	P
Bus Facilities, Urban	P
Charter Bus Industry	P
Courier Services, Substations	P
Limousine Services	P
Radio and Television Broadcasting Facilities (Except Towers)	P
Scenic and Sightseeing Transportation	P
Sewage Treatment Facilities, Private	
Taxi Service Terminals	P
Utility Service Facilities (No Outside Storage)	P
Warehouses, Self-Storage	SR
Warehouses, Self-Storage	SR

Bakeries, Manufacturing	P
Computer, Appliance, and Electronic Products	P
Medical Equipment and Supplies	P
Printing and Publishing	P
Signs	P
Sexually Oriented Businesses	SR
Buildings, High Rise, 4 or 5 Stories	SR
Buildings, High Rise, 6 or More Stories	SE







## Richland County Planning & Development Services Department

### Map Amendment Staff Report

**PC MEETING DATE:** June 4, 2012  
**RC PROJECT:** 12-22 MA  
**APPLICANT:** Jonathon Giles  
**PROPERTY OWNER:** Robert Giles

**LOCATION:** 1157 & 1159 Olympia Ave

**TAX MAP NUMBER:** 11203-01-03 & 04  
**ACREAGE:** .33  
**EXISTING ZONING:** RM-HD  
**PROPOSED ZONING:** NC

**PC SIGN POSTING:** May 18, 2012

#### Staff Recommendation

Approval

#### Background /Zoning History

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

The eastern parcel contains seventy nine (79) feet of frontage on Olympia Avenue and seventy seven (77) feet of frontage on Bluff Road. The western parcel contains sixty eight (68) feet of frontage on Olympia Avenue. In addition, the applicant owns the triangular piece of property to the east, located at the intersection of Bluff Road and Olympia Avenue, once the location of a laundry and convenience store. This property was the subject of a Council-initiated and approved rezoning request from RM-HD to NC in 2009.

#### 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.

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: 2 dwelling units
- The net density for this site is approximately: 1 dwelling units

Direction	Existing Zoning	Use
<b><u>North:</u></b>	RM-HD	Residence
<b><u>South:</u></b>	RM-HD	Landscaping company (Mendoza Lawn Care)
<b><u>East:</u></b>	NC	Vacant
<b><u>West:</u></b>	RM-HD	Residence

**Plans & Policies**

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

**Beltway Area**

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

Compliance: The parcels are located along an arterial road and are adjacent to a non-conforming commercial use located south of the subject parcels.

**Traffic Impact**

The 2010 SCDOT traffic count (Station # 657) located west of the subject parcel on Olympia Avenue identifies 12,100 Average Daily Trips (ADT’s). Olympia Avenue is classified as a two lane divided Principal Arterial, maintained by SCDOT with a design capacity of 12,400 ADT’s. Olympia Avenue is currently operating at Level of Service (LOS) “C”.

There are no planned or programmed improvements for this section of Olympia Avenue.

**Conclusion**

The subject parcels each contain an existing residential structure surrounded to the north and west by other residential structures. Otherwise, the properties have little or no slope, typical residential vegetation, six foot-tall wooden security fencing and no sidewalks. The property east of the subject parcel is vacant. The property located to the south contains a lawn and grounds maintenance company (Mendoza Lawn Care). Otherwise, the surrounding area is characterized by older, established, urban, mill village-style residential homes and a mixture of commercial/office related uses on Olympia Avenue. The NC zoned parcel to the east was rezoned in 2009 from Residential Multi-Family-High Density District (RM-HD) to NC under case number 09-012MA (Ordinance Number 051-09HR).

The Neighborhood Commercial District (NC) is intended to accommodate commercial and service uses primarily serving the needs of persons who live or work in the nearby areas. The

NC 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. The Neighborhood Commercial District (NC) permits certain uses outright, such as residential, recreational, institutional, educational, civic, business and professional services, and retail trade and food services.

Water and sewer service would be provided by the City of Columbia. There is a fire hydrant located south of the parcels along Olympia Avenue. The Olympia fire station (station number 2) is located on Ferguson Street, approximately 652 feet northeast of the subject parcel. The Olympia Learning Center is located 462 feet southeast of the parcels on Bluff Road. Currently the level of service (LOS) on Olympia Avenue shows that it is operating at capacity. The parcels are within the boundaries of Richland County School District One.

The site is located within and adjacent to residential neighborhoods where large commercial uses are inappropriate, but where small scale neighborhood oriented businesses would be useful and desired. The rezoning would provide commercial and service uses within walking distance to a pedestrian-oriented residential neighborhood. As for the existing residential structures the rezoning would make the residential use of the existing structures non-conforming. As such, the staff is of the opinion that the proposed map amendment would have minimal negative impacts on existing public facilities, would meet the intent of the NC District and the Comprehensive Plan while serving the convenience shopping needs of the neighborhood.

In conclusion, since the proposed zoning map amendment is in compliance with the Comprehensive Plan the planning staff recommends **Approval** of this map amendment.

<b>Zoning Public Hearing Date</b>
-----------------------------------

**June 26, 2012**

# Case 12-22 MA RM-HD to NC

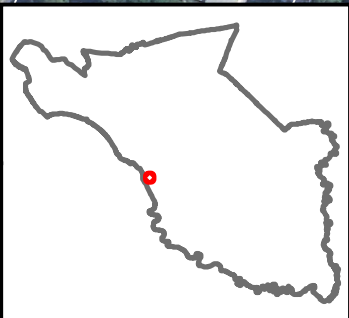
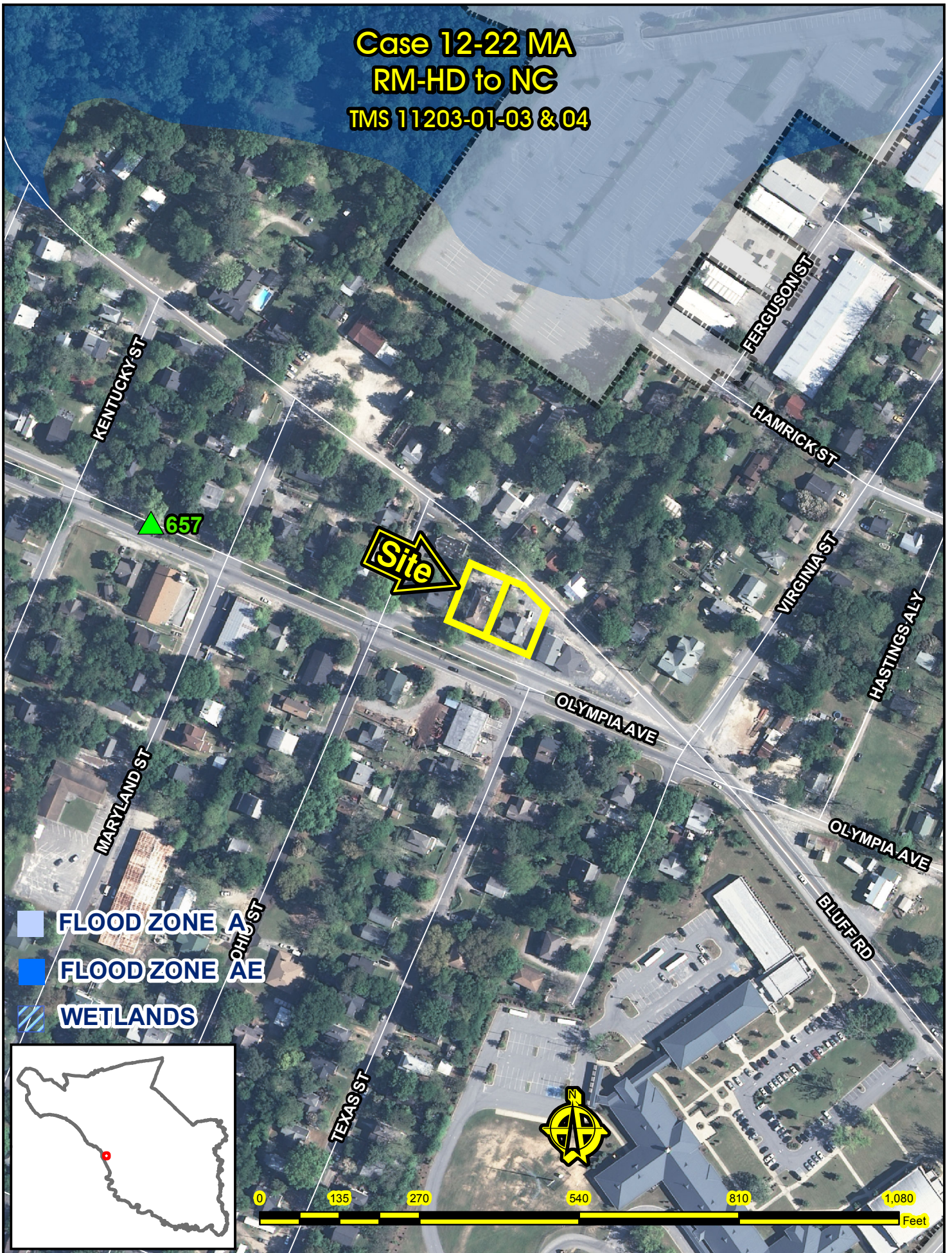


## ZONING CLASSIFICATIONS

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 12-22 MA  
RM-HD to NC  
TMS 11203-01-03 & 04**



# CASE 12-22 MA

## From RM-HD to NC

TMS# 11203-01-03 & 04

Olympia Ave & Bluff Rd



Looking north at subject parcels from Olympia Ave



Looking west at subject parcels from Bluff Road

The zoning change from RM-HD (Residential Multi-Family High Density) to NC (Neighborhood Commercial) would permit the introduction of the following uses which were not allowed previously in the original zoning

USE TYPES	NC
Clubs or Lodges ( <b>Ord No.054-08HR; 9-16-08</b> )	P
Dance Studios and Schools	P
Marital Arts Instructional Schools	P
Physical Fitness Centers	P
Community Food Services	P
Correctional Institutions	
Courts	P
Day Care Centers, Adult ( <b>Ord. 008-09HR; 2-17-09</b> )	SR
Day Care, Child, Licensed Center ( <b>Ord. 008-09HR; 2-17-09</b> )	SR
Government Offices	P
Individual and Family Services, Not Otherwise Listed	P
Museums and Galleries	P
Post Offices	P
Schools, Administrative Facilities	P
Schools, Business, Computer and Management Training	P
Schools, Fine Arts Instruction	P
Schools, Junior Colleges	P
Schools, Technical and Trade (Except Truck Driving)	P
Accounting, Tax Preparation, Bookkeeping, and Payroll Services	P

Automatic Teller Machines	P
Automobile Parking (Commercial)	P
Computer Systems Design and Related Services	P
Clothing Alterations/Repairs; Footwear Repairs	P
Construction, Building, General Contracting, without Outside Storage	P
Construction, Special Trades, without Outside Storage	P
Employment Services	P
Engineering, Architectural, and Related Services	P
Funeral Homes and Services	P
Laundromats, Coin Operated	P
Laundry and Dry Cleaning Services, Non-Coin Operated	P
Legal Services (Law Offices, Etc.)	P
Locksmith Shops	P
Management, Scientific, and Technical Consulting Services	P
Massage Therapists	P
Medical/Health Care Offices	P
Medical, Dental, or Related Laboratories	P
Office Administrative and Support Services, Not Otherwise Listed	P

Packaging and Labeling Services	P
Pet Care Services (Excluding Veterinary Offices and Kennels)	SR
Photocopying and Duplicating Services	P
Photofinishing Laboratories	P
Photography Studios	P
Picture Framing Shops	P
Professional, Scientific, and Technical Services, Not Otherwise Listed	P
Real Estate and Leasing Offices	P
Repair and Maintenance Services, Personal and Household Goods	P
Repair and Maintenance Services, Television, Radio, or Other Consumer Electronics	P
Tanning Salons	P
Theaters, Motion Picture, Other Than Drive-Ins	SE
Travel Agencies (without Tour Buses or Other Vehicles)	P
Veterinary Services (Non-Livestock, May Include Totally Enclosed Kennels Operated in Connection with Veterinary Services)	SR
Watch and Jewelry Repair Shops	P
Weight Reducing Centers	P
Antique Stores (See Also Used Merchandise Shops and Pawn Shops)	P
Art Dealers	P
Arts and Crafts Supply Stores	P
Bakeries, Retail	P
Bars and Other Drinking Places	SE
Bicycle Sales and Repair	P
Book, Periodical, and Music Stores	P

Camera and Photographic Sales and Service	P
Candle Shops	P
Candy Stores (Confectionery, Nuts, Etc.)	P
Caterers, No On Site Consumption	P
Clothing, Shoe, and Accessories Stores	P
Coin, Stamp, or Similar Collectibles Shops	P
Computer and Software Stores	P
Convenience Stores (with Gasoline Pumps)	P
Convenience Stores (without Gasoline Pumps)	P
Cosmetics, Beauty Supplies, and Perfume Stores	P
Department, Variety or General Merchandise Stores	P
Drugstores, Pharmacies, without Drive-Thru	P
Fabric and Piece Goods Stores	P
Florists	P
Food Service Contractors	P
Food Stores, Specialty, Not Otherwise Listed	P
Formal Wear and Costume Rental	P
Fruit and Vegetable Markets	P
Garden Centers, Farm Supplies, or Retail Nurseries	P
Gift, Novelty, Souvenir, or Card Shops	P
Grocery/Food Stores (Not Including Convenience Stores)	P



Hardware Stores	P
Health and Personal Care Stores, Not Otherwise Listed	P
Hobby, Toy, and Game Stores	P
Home Furnishing Stores, Not Otherwise Listed	P
Jewelry, Luggage, and Leather Goods (May Include Repair)	P
Liquor Stores	P
Meat Markets	P
Miscellaneous Retail Sales – Where Not Listed Elsewhere, and Where All Sales and Services are Conducted within a Enclosed Building	P
Musical Instrument and Supplies Stores (May Include Instrument Repair)	P
News Dealers and Newsstands	P
Office Supplies and Stationery Stores	P
Optical Goods Stores	P
Outdoor Power Equipment Stores	
Paint, Wallpaper, and Window Treatment Sales	P
Pet and Pet Supplies Stores	P
Record, Video Tape, and Disc Stores	P
Restaurants, Cafeterias	P
Restaurants, Full Service (Dine-In Only)	P
Restaurants, Limited Service (Delivery, Carry Out)	P
Restaurants, Snack and Nonalcoholic Beverage Stores	P
Sporting Goods Stores	P
Tobacco Stores	P
Used Merchandise Stores	P

Video Tape and Disc Rental	P
Radio, Television, and Other Similar Transmitting Towers	SE
Utility Company Offices	P
Warehouses (General Storage, Enclosed, Not Including Storage of Any Hazardous Materials or Waste as Determined by Any Agency of the Federal, State or Local Government)	SR





**Richland County  
Planning & Development Services Department**

Map Amendment Staff Report

**PC MEETING DATE:** June 4, 2012  
**RC PROJECT:** 12-23 MA  
**APPLICANT:** Robert Bolchoz  
**PROPERTY OWNER:** Forest Hills Partners LP

**LOCATION:** Bookman Road

**TAX MAP NUMBER:** 25800-01-07  
**ACREAGE:** 16.12  
**EXISTING ZONING:** HI  
**PROPOSED ZONING:** GC

**PC SIGN POSTING:** May 18, 2012

**Staff Recommendation**

**Disapproval**

**Background /Zoning History**

The current zoning, Heavy Industrial District (HI), reflects the original zoning as adopted September 7, 1977.

The parcel contains one thousand nine hundred and fifty six (1956) feet of frontage on Bookman Road.

**Summary**

The General Commercial (GC) District is intended to accommodate a variety of commercial and nonresidential 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.

- The gross density for this site is approximately: 257 dwelling units
- The net density for this site is approximately: 206 dwelling units

<b>Direction</b>	<b>Existing Zoning</b>	<b>Use</b>
<b><u>North:</u></b>	GC/RU	Barney Blvd/Common area (Plantation Pointe)
<b><u>South:</u></b>	HI/GC	Private driveway and railroad right-of-way
<b><u>East:</u></b>	RU/GC	Reception facility and skating rink (Skateland)
<b><u>West:</u></b>	HI	Vacant distribution warehouse

## Plans & Policies

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

### North East Area

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

Non-Compliance: The proposed commercial zoning would not be located at a traffic junction. The RU parcels north of the site are part of Plantation Pointe, a residential subdivision.

## Traffic Impact

The 2010 SCDOT traffic count (Station # 449) located north of the subject parcel on Bookman Road identifies 9,500 Average Daily Trips (ADT's). Bookman Road is classified as a two lane undivided Collector, maintained by SCDOT with a design capacity of 8,600 ADT's. Bookman Road is currently operating at Level of Service (LOS) “D”.

There are no planned or programmed improvements for this section of Bookman Road.

## Conclusion

The subject parcel is undeveloped, flat, and mostly grassy with some trees located along the street frontages. West of the subject parcel is a distribution warehouse. South of the subject parcel is a driveway that accesses the vacant distribution warehouse located to the west. The adjacent parcel north of the subject property is zoned Rural District (RU) and is being utilized as a private driveway for a food distribution center (Pontiac Foods). East of the site is a reception facility, a place of worship (Radiant Life Church) which are zoned RU, and a skating rink (Skateland) zoned GC. The surrounding area along Bookman Road is characterized by residential uses to the north (Plantation Point, Park Place at Plantation Point, and Jacobs Creek subdivisions) and limited commercial uses to the east and south of the subject parcel. South of the subject parcel at the intersection of Bookman Road and Two Notch Road there are a number of commercial uses. These include a convenience store with gas pumps, an Allstate insurance office, and a golf cart dealer (Ricochet Custom Golf Carts). There are additional retail establishments east and west of the intersection along Two Notch Road.

The GC District permits certain uses outright, such as residential, recreational, institutional, educational, civic, business and professional services, wholesale trade, transportation, information, warehousing, utilities, and retail trade and food services.

Water service would be provided by the City of Columbia and sewer would be provided by Palmetto Utilities. There are two fire hydrants located on the subject parcel along Bookman Road. The Northeast fire station (station number 4) is located on Spears Creek Church Road, approximately 1.5 miles southeast of the subject parcel. The subject parcels are within the boundaries of School District Two. Summit Parkway Middle School is 1.4 miles northwest of the subject parcel on Summit Parkway. Pontiac Elementary School is located 1.75 miles southeast on the subject parcel on Spears Creek Church Road. Currently, the LOS on Bookman Road shows that it is operating beyond the designed capacity.

Staff is of the opinion that the commercial zoning should be limited to the south side of the railroad right-of-way and along the frontage of Two Notch Road, a major arterial more adequately designed to handle the traffic generated by commercial uses. The HI District is located along the rail line which can be a potential source for the transportation of goods. Allowing commercial districts to the north of the rail line will encourage the encroachment of commercial uses into residential areas contrary to the recommendations of the Comprehensive Plan. Bookman Road is a collector road intended to serve residential uses. Bookman Road lacks the appropriate traffic junction to serve the potential trip generation of a commercial district. In addition the rail line serves as an appropriate boundary by limiting commercial uses along Two Notch Road. Due to the potential for negative traffic impacts staff cannot support the request. Staff's viewpoint is there are existing commercial zoning districts in the vicinity to serve the needs of the area and as such, believes the proposed GC District would have negative effects on the development in the area and is not in keeping with the Comprehensive Plan.

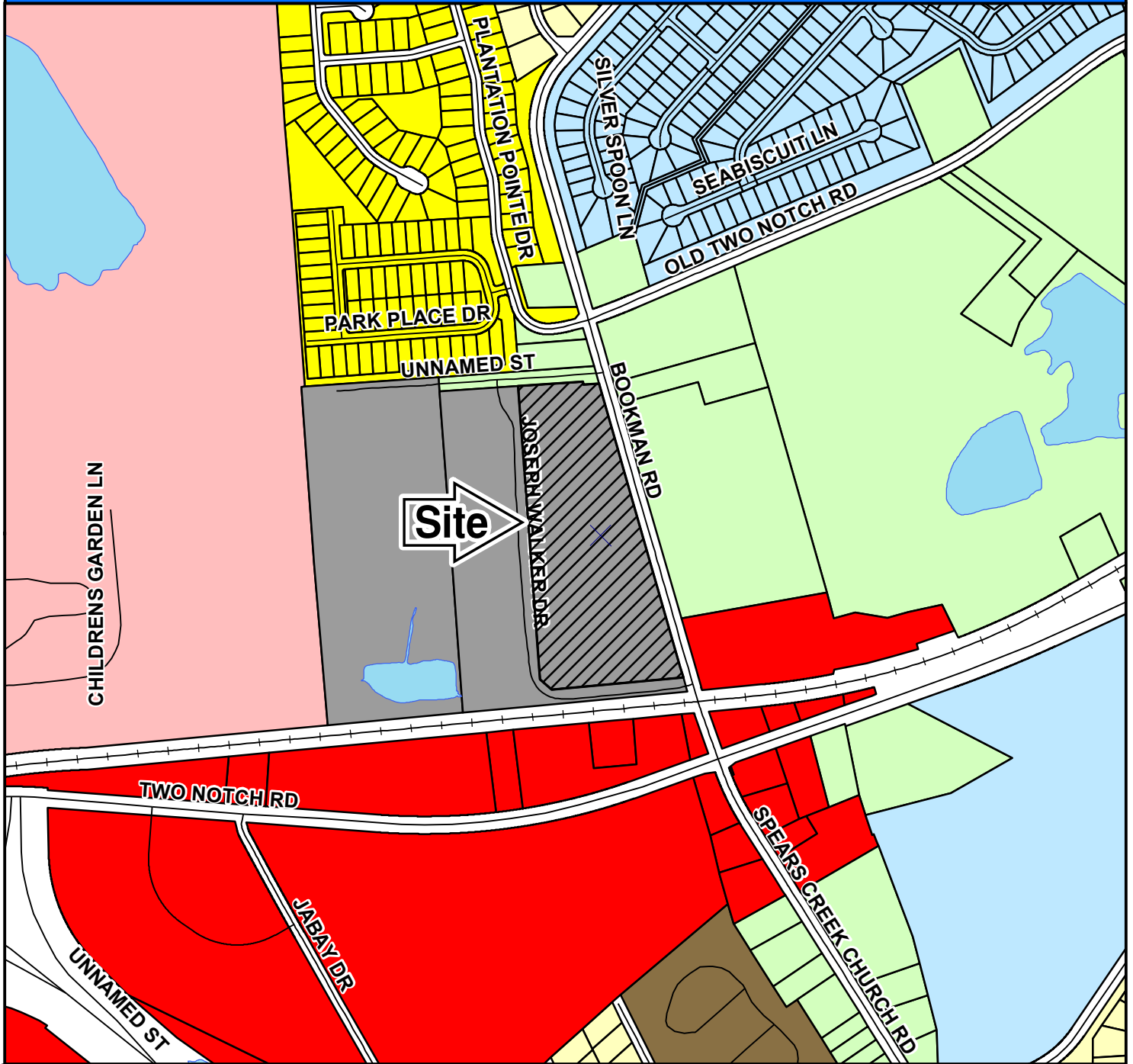
As the proposed zoning map amendment is not in compliance with the Comprehensive Plan nor does it meet the intent of the GC District, planning staff recommends **Disapproval** of this request.

<b>Zoning Public Hearing Date</b>
-----------------------------------

**June 26, 2012**

# Case 12-23 MA

## HI to GC

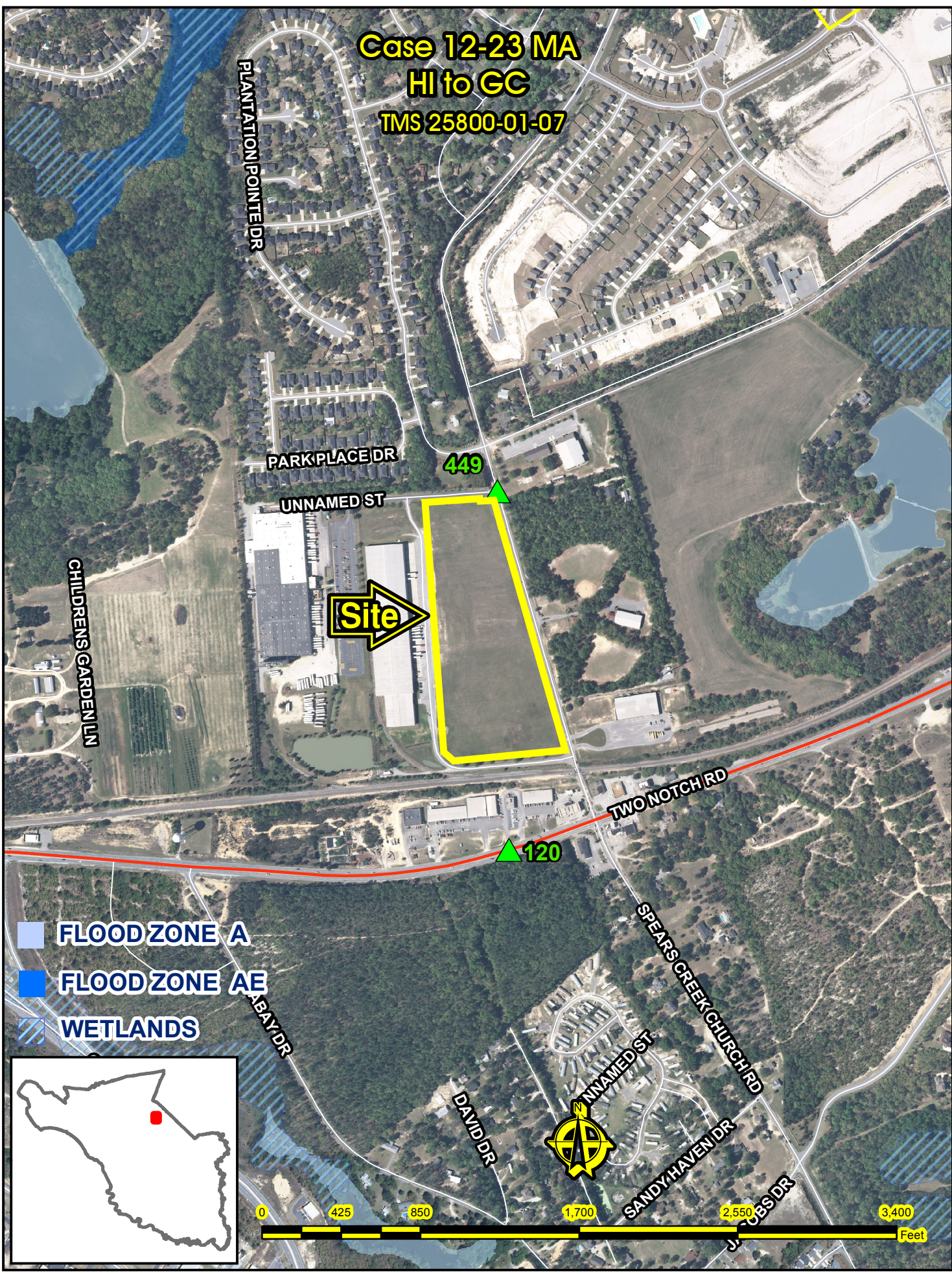





### ZONING CLASSIFICATIONS

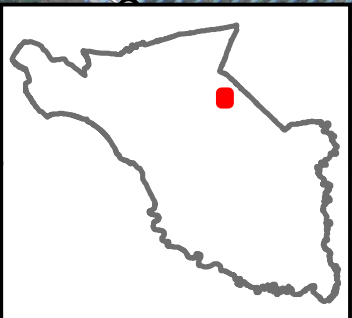
RR	RS-E	MH	NC	LI	TROS
C-1	RS-LD	RM-MD	GC	HI	Subject Property
C-3	RS-MD	RM-HD	RC	PDD	
RG-2	RS-HD	OI	M-1	RU	



**Case 12-23 MA  
HI to GC  
TMS 25800-01-07**



-  FLOOD ZONE A
-  FLOOD ZONE AE
-  WETLANDS



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

<b>USE TYPES</b>	<b>GC</b>
Common Area Recreation and Service Facilities	P
Continued Care Retirement Communities	SR
Dormitories	SE
Multi-Family, Not Otherwise Listed	P
Single-Family, Zero Lot Line, Common	SR
Fraternity and Sorority Houses	P
Group Homes (10 or More)	SE
Rooming and Boarding Houses	P
Special Congregate Facilities	SE
Home Occupations	SR
Swimming Pools	SR
Yard Sales	SR
Amusement or Water Parks, Fairgrounds	SR
Amusement Arcades	P
Athletic Fields	P
Battling Cages	SR
Billiard Parlors	P
Bowling Centers	P
Clubs or Lodges ( <b>Ord No.054-08HR: 9-16-08</b> )	P
Country Clubs with Golf Courses	SR
Dance Studios and Schools	P
Golf Courses	SR

Golf Courses, Miniature	P
Golf Driving Ranges (Freestanding)	SR
Marinas and Boat Ramps	P
Marital Arts Instructional Schools	P
Physical Fitness Centers	P
Skating Rinks	P
Swim and Tennis Clubs	P
Swimming Pools	SR
Ambulance Services, Transport	P
Animal Shelters	SR
Auditoriums, Coliseums, Stadiums	P
Colleges and Universities	P
Community Food Services	P
Courts	P
Day Care, Adult, Home Occupation (5 or Fewer) ( <b>Ord. 008-09HR; 2-17-09</b> )	SR
Day Care Centers, Adult ( <b>Ord. 008-09HR; 2-17-09</b> )	SR
Day Care, Child, Family Day Care, Home Occupation (5 or Fewer) ( <b>Ord No. 054-08HR; 9-16-08; (Ord. 008-09HR; 2-17-09)</b> )	
Day Care, Child, Licensed Center ( <b>Ord. 008-09HR; 2-17-09</b> )	SR
Government Offices	P
Hospitals	P
Individual and Family Services, Not Otherwise Listed	P
Libraries	P



Museums and Galleries	P
Nursing and Convalescent Homes	P
Postal Service Processing & Distribution	P
Schools, Administrative Facilities	P
Schools, Business, Computer and Management Training	P
Schools, Fine Arts Instruction	P
Schools, Junior Colleges	P
Schools, Including Public and Private, Having a Curriculum Similar to Those Given in Public Schools)	P
Schools, Technical and Trade (Except Truck Driving)	P
Zoos and Botanical Gardens	SR
Accounting, Tax Preparation, Bookkeeping, and Payroll Services	P
Advertising, Public Relations, and Related Agencies	P
Banks, Finance, and Insurance Offices	P
Barber Shops, Beauty Salons, and Related Services	P
Bed and Breakfast Homes/Inns ( <b>Ord. 020-10HR; 5-4-10</b> )	SR
Body Piercing Facilities	SR
Clothing Alterations/Repairs; Footwear Repairs	P
Employment Services	P
Engineering, Architectural, and Related Services	P

Exterminating and Pest Control Services	P
Funeral Homes and Services	P
Hotels and Motels	P
Kennels	SR
Landscape and Horticultural Services	P
Laundromats, Coin Operated	P
Legal Services (Law Offices, Etc.)	P
Locksmith Shops	P
Management, Scientific, and Technical Consulting Services	P
Massage Therapists	P
Medical/Health Care Offices	P
Medical, Dental, or Related Laboratories	P
Motion Picture Production/Sound Recording	P
Office Administrative and Support Services, Not Otherwise Listed	P
Pet Care Services (Excluding Veterinary Offices and Kennels)	P
Photography Studios	P
Picture Framing Shops	P
Professional, Scientific, and Technical Services, Not Otherwise Listed	P
Real Estate and Leasing Offices	P
Repair and Maintenance Services, Home and Garden Equipment	P
Repair and Maintenance Services, Personal and Household Goods	P

Repair and Maintenance Services, Television, Radio, or Other Consumer Electronics	P
Security and Related Services	P
Tanning Salons	P
Tattoo Facilities (Ord 010-07HR; 2-20-07) and (Ord No. 054-08HR; 9-16-08)	P
Taxidermists	P
Theaters, Live Performances	P
Theaters, Motion Picture, Other Than Drive-Ins	P
Theaters, Motion Picture, Drive-Ins	SE
Travel Agencies (without Tour Buses or Other Vehicles)	P
Traveler Accommodations, Not Otherwise Listed	P
Veterinary Services (Non-Livestock, May Include Totally Enclosed Kennels Operated in Connection with Veterinary Services)	P
Watch and Jewelry Repair Shops	P
Weight Reducing Centers	P
Antique Stores (See Also Used Merchandise Shops and Pawn Shops)	P
Appliance Stores	P
Art Dealers	P
Arts and Crafts Supply Stores	P
Auction Houses	P
Automotive Parts and Accessories Stores	P

Bakeries, Retail	P
Bars and Other Drinking Places	SR
Bicycle Sales and Repair	P
Boat and RV Dealers, New and Used	P
Book, Periodical, and Music Stores	P
Camera and Photographic Sales and Service	P
Candle Shops	P
Candy Stores (Confectionery, Nuts, Etc.)	P
Caterers, No On Site Consumption	P
Clothing, Shoe, and Accessories Stores	P
Coin, Stamp, or Similar Collectibles Shops	P
Computer and Software Stores	P
Cosmetics, Beauty Supplies, and Perfume Stores	P
Department, Variety or General Merchandise Stores	P
Direct Selling Establishments, Not Otherwise Listed	P
Drugstores, Pharmacies, with Drive-Thru	P
Drugstores, Pharmacies, without Drive-Thru	P
Fabric and Piece Goods Stores	P
Flea Markets, Indoor	P
Flea Markets, Outdoor	P
Floor Covering Stores	P
Florists	P

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

Motor Vehicle Sales – Car and Truck – New and Used	P
Motorcycle Dealers, New and Used	P
Musical Instrument and Supplies Stores (May Include Instrument Repair)	P
News Dealers and Newsstands	P
Office Supplies and Stationery Stores	P
Optical Goods Stores	P
Outdoor Power Equipment Stores	P
Paint, Wallpaper, and Window Treatment Sales	P
Pawnshops	P
Pet and Pet Supplies Stores	P
Record, Video Tape, and Disc Stores	P
Restaurants, Cafeterias	P
Restaurants, Full Service (Dine-In Only)	P
Restaurants, Limited Service (Delivery, Carry Out)	P
Restaurants, Limited Service (Drive-Thru)	P
Restaurants, Snack and Nonalcoholic Beverage Stores	P
Service Stations, Gasoline	P
Sporting Goods Stores	P
Television, Radio or Electronic Sales	P
Tire Sales	P
Tobacco Stores	P
Used Merchandise Stores	P

Video Tape and Disc Rental	P
Warehouse Clubs and Superstores	P
Paper and Paper Products	P
Buildings, High Rise, 4 or 5 Stories	SR
Buildings, High Rise, 6 or More Stories	SE

STATE OF SOUTH CAROLINA  
COUNTY COUNCIL FOR RICHLAND COUNTY  
ORDINANCE NO. \_\_\_-12HR

AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES; CHAPTER 26, LAND DEVELOPMENT; SO AS TO FOSTER MORE ENVIRONMENTALLY-SENSITIVE SITE DEVELOPMENT IN RICHLAND COUNTY.

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; “Grand Tree”; is hereby amended to read as follows:

Principle 20  
Tree Conservation

*Grand tree.* Any ~~healthy~~ structurally sound tree, ~~other than a pine tree, twenty-nine (29) twenty-four (24) inches or greater in diameter at breast height. Trees documented as structurally unsound by an ISA Certified Arborist or a Registered Forester are not considered grand trees for the purpose of this definition.~~

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

*Road, park.* ~~Internal roads, cul-de-sacs or loop roads, which connect to the subdivision Main Road.~~ A one-way road within a residential subdivision.

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

*Rural road* Road, rural. A road serving development in low density, primarily rural areas, and which would not be classified as a collector or an arterial road.

SECTION IV. 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:

Principle 20  
Tree Conservation

*Critical root zone.* An area on the ground and adjacent to a protected tree that encompasses a distance of one (1) foot of space for every one (1) inch of the tree DBH measured outward from the center of the tree in all directions.

Principle 20  
Tree conservation

*Diameter at breast height.* The standard measure of tree diameter for trees existing on a site by measuring a tree trunk at a height of four and one-half (4½) feet above the ground and by measuring a tree split into multiple trunks below four and one-half (4½) feet at its most narrow point beneath the split.

Principle 20  
Tree Conservation

Forestry activity. Activity that involves timbering, including, but not limited to, harvesting, site preparation, controlled burning, tree planting, applications of fertilizers, herbicides, and pesticides, weed control, animal damage control, fire control, insect and disease control, forest road construction, and any other generally accepted forestry practices.

Loop lane. A roadway that arches away from a road and re-intersects the same road at some distance away from the “first” intersection.

Road, minor rural. A road serving twenty (20) or fewer lots in low density, primarily rural areas, and which does not provide connectivity to properties other than those served.

Road, T. A road that ends in a T shape; also known as a hammer head road.

Principle 20  
Tree Conservation

Tree. A usually tall, woody plant, distinguished from a shrub by having comparatively greater size and longevity, and characteristically defined as:

Large maturing tree – Single trunk whose canopy dimensions have the potential to reach at least forty-five (45) feet tall and twenty-five (25) feet wide at maturity.

Medium maturing – Single trunk whose canopy dimensions have the potential to reach at least twenty-five (25) feet tall and twenty (20) feet wide at maturity.

Small maturing – Single trunk or multi-stem whose canopy dimensions have the potential to reach at least fifteen (15) feet tall and fifteen (15) feet wide at maturity.

Principle 20  
Tree Conservation

Tree, mature. Any tree that has obtained the maximum capability of growth, flowering, and reproduction.

Principle 20  
Tree Conservation

Tree Protection Plan. A plan that identifies the critical root zone where trees are to be protected and preserved, and replacement trees planted on a property to meet minimum requirements, as well as methods of tree protection to be undertaken on the site.

Principle 20  
Tree Conservation

Tree, replacement. A new tree planted on a site after development.

**SECTION V.** The Richland County Code of Ordinances, Chapter 26, Land Development; Article IV, Amendments and Procedures; Section 26-54, Subdivision Review and Approval; Subsection (c), Processes; Paragraph (3), Major Subdivision Review; Subparagraph a., Applicability; is hereby amended to read as follows:

- a. *Applicability.* The major subdivision review process is required for all those subdivisions of land in Richland County that do not meet the requirements for exemption from the subdivision review process (See definition of “subdivision” in Section 26-22 above) and that do not qualify for administrative or minor subdivision review (Section 26-54(b)(1) and Section 26-54(b)(2)). Any subdivision that involves the dedication of land to the county for open space or other public purposes shall be considered a major subdivision. Any major subdivision with fewer than fifty (50) lots shall not be required to install sidewalks along roads abutting the development.

SECTION V. The Richland County Code of Ordinances, Chapter 26, Land Development; Article IV, Amendments and Procedures; Section 26-64, Stormwater Pollution Prevention Plans; Subsection (f), Level I SWPPP Requirements; Paragraph (3); is hereby amended to read as follows:

Principle 19  
Clearing and Grading

(3) General description of topographic and soil conditions of the tract, including showing the intent of the drainage pattern for each individual lot.

SECTION VI. The Richland County Code of Ordinances, Chapter 26, Land Development; Article IV, Amendments and Procedures; Section 26-64, Stormwater Pollution Prevention Plans; Subsection (g), Level II SWPPP Requirements; Paragraph (1); Subparagraph d.; Clause 2.; is hereby amended to read as follows:

Principle 19  
Clearing and Grading

2. The existing and proposed topography, overlaid on a current plat showing existing and proposed contours as required by Richland County. This includes showing the intent of the drainage pattern for each individual lot.

SECTION VII. The Richland County Code of Ordinances, Chapter 26, Land Development; Article VII, General Development, Site, and Performance Standards; Section 26-173, Off-street Parking Standards; Subsection (c), Number of Spaces Required; Table VII-1, Off-street Parking Standards; is hereby amended to read as follows:

Principle 6  
Parking Ratios

**TABLE VII-1**  
**OFF-STREET PARKING STANDARDS**

Comment: Based on a comment raised by Mr. Manning, staff has clarified these agricultural uses, so as to better distinguish them.

TYPE OF LAND USE	PARKING SPACES REQUIRED		
	Minimum	* <u>(Mid-range to Maximum must enhance water quality treatment)</u>	
		<u>Mid-range</u>	<u>Maximum**</u>
<b>Agricultural Uses</b>			
Animal and/or Crop Production	No Requirement	N/A	No Requirement
Animal, <u>and/or</u> Crop Production <u>Support Services</u> , and Forestry Support Services	One (1) Space for Every Two (2) Employees on Shift of Greatest Employment Plus One (1) for Every 300 GFA in the Operation	<u>Two (2) Spaces for Every Three (3) Employees on Shift of Greatest Employment Plus One (1) for Every 250 GFA in the Operation</u>	One (1) Space for Every Employee on Shift of Greatest Employment Plus One (1) for Every 200 GFA in the Operation
Forest Nurseries	One (1) for Every Five (5) Acres	<u>One (1) for Every Three and One-Half (3½) Acres</u>	One (1) for Every Two (2) Acres
Veterinary Services (Livestock)	One (1) for Every 250 GFA	<u>One (1) for Every 225 GFA</u>	One (1) for Every 200 GFA
<b>Residential Uses</b>			
Accessory Dwellings	One (1) Per Dwelling	N/A	One (1) Per Dwelling

TYPE OF LAND USE	PARKING SPACES REQUIRED		
	Minimum	<u>* (Mid-range to Maximum must enhance water quality treatment)</u>	
		<u>Mid-range</u>	<u>Maximum**</u>
Boardinghouses	One (1) for Every Two (2) Rooms Plus One (1) for the Resident Manager	<u>Two (2) for Every Three (3) Rooms Plus One (1) for the Resident Manager</u>	One (1) Per Room Plus One (1) for the Resident Manager
Child and Adult Day Care Homes, Family	As for Single-Family Dwellings, Plus One (1) Additional Space	<u>N/A</u>	As for Single-Family Dwellings, Plus Two (2) Additional Spaces
Continued Care Retirement Communities	One (1) for Every Dwelling Unit Plus One (1) for Every Two (2) Employees on Shift of Greatest Employment	<u>One and One-Half (1½) for Every Dwelling Unit Plus One (1) for Every Two (2) Employees on Shift of Greatest Employment</u>	Two (2) for Every Dwelling Unit Plus One (1) for Every Employee on the Shift of Greatest Employment
Dwellings, Two-Family or Single-Family, or Manufactured Homes on Individual Lots	Two (2) Spaces for Every Dwelling Unit	<u>N/A</u>	Three (3) Spaces for Every Dwelling Unit
Dwellings, Multi-Family	<del>One (1)</del> <u>Two (2)</u> Spaces for Every Dwelling Unit	<u>Two and One-Half (2½) Spaces for Every Dwelling Unit</u>	Three (3) Spaces for Every Dwelling Unit
Manufactured Home Parks	Two (2) Per Manufactured Home	<u>Two and One-Half (2½) Per Manufactured Home</u>	Three (3) Per <u>Manufactured Home</u>
Special Congregate Facilities	One (1) Per Resident Staff Plus Two (2) for Every Three (3) Staff/Volunteers on Shift of Greatest Employment Plus One (1) for Each Vehicle Used in the Operation	<u>N/A</u>	One (1) Per Resident Staff Plus One (1) for Every Staff/Volunteer on Shift of Greatest Employment Plus One (1) for Each Vehicle Used in Operation
<b>Institutional and Civic Uses</b>			
Auditoriums, Public Assembly	One (1) Per Six (6) Seats or One (1) per Fifty (50) GFA (If No Seats)	<u>One (1) Per Four (4) Seats or One (1) per Forty (40) GFA (If No Seats)</u>	One (1) Per Three(3) Seats or One (1) Per Thirty (30) GFA (If No Seats)
Child and Adult Day Care Centers	One (1) Per Every Two (2) Employees on Shift of Greatest Employment Plus One (1) Space for Every Ten (10) Children	<u>N/A</u>	One (1) Per Every Employee on Shift of Greatest Employment Plus One (1) Space for Every Ten (10) Children
Civic, Social and Fraternal Organizations	One (1) Per 350 GFA	<u>One (1) Per 300 GFA</u>	One (1) Per 250 GFA



TYPE OF LAND USE	PARKING SPACES REQUIRED		
	Minimum	<u>* (Mid-range to Maximum must enhance water quality treatment)</u>	
		<u>Mid-range</u>	<u>Maximum**</u>
Correctional Institutions	Two (2) for Every Three (3) Employees on Shift of Greatest Employment Plus One (1) Per Six (6) Inmates Plus One (1) for Each Vehicle Used in the Operation	<u>N/A</u>	One (1) for Every Employee on Shift of Greatest Employment Plus One (1) Per Five (5) Inmates Plus One (1) for Each Vehicle Used in Operation
Country Clubs	One (1) Per 350 GFA Plus Two (2) for Every Three (3) Employees on Shift of Greatest Employment Plus Four (4) for Each Golf Course Hole	<u>N/A</u>	One (1) Per 250 GFA Plus One (1) for Every Employee on Shift of Greatest Employment Plus 6 (6) for Each Golf Course Hole
Emergency Service Facilities	One (1) Per Employee/Volunteer on Shift of Greatest Employment Plus One (1) Per Vehicle	<u>N/A</u>	No requirement
Government Buildings/Facilities	One (1) Per 300 GFA	<u>One (1) Per 225 GFA</u>	One (1) Per 150 GFA
Hospitals	One (1) Per Four (4) Beds Plus One (1) Per Employee/Volunteer on Shift of Greatest Employment	<u>One (1) Per Three (3) Beds Plus One (1) Per Employee/Volunteer on Shift of Greatest Employment</u>	One (1) Per Two (2) Beds Plus One (1) Per Employee/Volunteer on Shift of Greatest Employment
Museums, Galleries, Libraries	One (1) Per 500 Hundred GFA for Public Use Plus Two (2) Per Three (3) Employees/Volunteers on Shift of Greatest Employment	<u>N/A</u>	One (1) Per 300 GFA for Public Use Plus One (1) Per Employee/Volunteer on Shift of Greatest Employment
Religious Institutions	One (1) Per Four (4) Seats in Main Worship Space	<u>One (1) Per Three (3) Seats in Main Worship Space</u>	One (1) Per Two (2) Seats in Main Worship Space
Residential Care Facilities, Halfway Houses	One (1) Per Three (3) Rooms Plus One (1) Per Employee/Volunteer on Shift of Greatest Employment	<u>One (1) Per Two (2) Rooms Plus One (1) Per Employee/Volunteer on Shift of Greatest Employment</u>	One (1) Per Room Plus One (1) Per Employee/Volunteer on Shift of Greatest Employment
Schools - Business, Trade, Etc.	One (1) Per 200 GFA	<u>One (1) Per 175 GFA</u>	One (1) Per 150 GFA

TYPE OF LAND USE	PARKING SPACES REQUIRED		
	Minimum	<u>* (Mid-range to Maximum must enhance water quality treatment)</u>	
		Mid-range	Maximum**
Schools - Colleges and Universities	One (1) Per Five (5) Students Plus One (1) Per Employee	<u>N/A</u>	One (1) Per Two (2) Students Plus One (1) Per Employee
Schools - Elementary, Middle	Ten (10) Spaces Plus One (1) Per Teacher/Staff	<u>Twenty (20) Spaces Plus One (1) Per Teacher/Staff</u>	Thirty (30) Spaces Plus One (1) Per Teacher/Staff
Schools - High Schools	One (1) Per Five (5) Students Plus One (1) Per Employee	<u>N/A</u>	One (1) Per Two (2) Students Plus One (1) Per Employee
Theaters	One (1) Per Four (4) Seats	<u>One (1) Per Three (3) Seats</u>	One (1) Per Two (2) Seats
<b>Recreational Uses</b>			
Amusement Park	One (1) Per 200 Sq. Ft. of Activity Area	<u>One (1) Per 150 Sq. Ft. of Activity Area</u>	One (1) Per 100 Sq. Ft. of Activity Area
Athletic Fields	Twenty-five (25) Per Field	<u>Thirty-two (32) Per Field</u>	Forty (40) Per Field
Botanical Gardens/Nature Preserves	No Requirement	<u>N/A</u>	One (1) Per 300 Sq. Ft.
Golf Courses	Four (4) Per Hole	<u>Five (5) Per Hole</u>	Six (6) Per Hole
Public Parks and Recreation Facilities	By Function or One (1) Per 200 Sq. Ft of Activity Area	<u>By Function or One (1) Per 150 Sq. Ft of Activity Area</u>	By Function or One (1) Per 100 Sq. Ft. of Activity Area
Recreation Uses, Indoor	One (1) Per 200 GFA	<u>One (1) Per 150 GFA</u>	One (1) Per 100 GFA
Riding Stables	One (1) Per Two (2) Stalls	<u>N/A</u>	One (1) Per One (1) Stall
Swimming Pools	One (1) Per 100 Sq. Ft. of Water and Deck Space	<u>One (1) Per 75 Sq. Ft. of Water and Deck Space</u>	One (1) Per 50 Sq. Ft. of Water and Deck Space
<b>Business, Professional and Personal Services</b>			
Banks and Financial Institutions	One (1) Per 250 GFA Plus Stacking for Four (4) Vehicles at Each Drive-Thru Bay	<u>One (1) Per 187 GFA Plus Stacking for Four (4) Vehicles at Each Drive-Thru Bay</u>	One (1) Per 125 GFA Plus Stacking for Four (4) Vehicles at Each Drive-Thru Bay
Bed and Breakfast Homes	One (1) Per Guest Room Plus One(1) for Owner/Manager	<u>N/A</u>	One (1) Per Guest Room Plus Two (2) for Owner/Manager
Car Washes	One (1) Vehicle Space Per 500 GFA Including all Service Areas, Plus One (1) Per Employee	<u>One (1) Vehicle Space Per 450 GFA Including all Service Areas, Plus One (1) Per Employee</u>	One (1) Vehicle Space Per 400 GFA Including all Service Areas, Plus One (1) Per Employee
Construction Services	One (1) Per 600 GFA	<u>One (1) Per 400 GFA</u>	One (1) Per 200 GFA

TYPE OF LAND USE	PARKING SPACES REQUIRED		
	Minimum	<u>* (Mid-range to Maximum must enhance water quality treatment)</u>	
		Mid-range	Maximum**
Delivery Services	One (1) for Every Two Employees on Shift of Greatest Employment Plus One (1) Per Vehicle Used in Operation	<u>Two (2) for Every Three Employees on Shift of Greatest Employment Plus One (1) Per Vehicle Used in Operation</u>	One (1) Per Employee on Shift of Greatest Employment Plus One (1) Per Vehicle Used in Operation
Dry Cleaning and Laundry Services	Three (3) Spaces Plus Two (2) for Every Three (3) Employees on Shift of Greatest Employment Plus One (1) Per Vehicle Used in Operation	<u>N/A</u>	Five (5) Spaces Plus One (1) Per Employee on Shift of Greatest Employment Plus One (1) Per Vehicle Used in Operation
Funeral Homes	One (1) Per Four (4) Seats	<u>One (1) Per Three (3) Seats</u>	One (1) Per Two (2) Seats
Hair, Skin and Nail Services	Two (2) Spaces Per Operator Station Plus One (1) Per Two Employees on Shift of Greatest Employment	<u>N/A</u>	Three (3) Spaces Per Operator Station Plus One (1) Per Employee on Shift of Greatest Employment
Hotels and Motels, Inns	One (1) Per Room Plus One (1) Per 800 Sq. Ft. of Public Meeting and Restaurant Space	<u>One (1) Per Room Plus One (1) Per 600 Sq. Ft. of Public Meeting and Restaurant Space</u>	One (1) Per Room Plus One (1) Per 400 Sq. Ft. of Public Meeting and Restaurant Space
Kennels or Pet Grooming	One (1) Per 300 GFA Plus Two (2) for Every Three (3) Employees on Shift of Greatest Employment	<u>N/A</u>	One (1) Per 200 GFA Plus One (1) Per Employee on Shift of Greatest Employment
Medical and Dental Offices	One (1) Per <del>250</del> <u>375</u> GFA	<u>One (1) Per 312.5GFA</u>	One (1) Per <del>200</del> <u>250</u> GFA
Medical Laboratories	Two (2) for Every Three (3) Employees on Shift of Greatest Employment	<u>N/A</u>	One (1) for Every Employee on Shift of Greatest Employment
Motion Picture Production	Three (3) Per 1000 GFA	<u>N/A</u>	One (1) Per 1000 GFA
Offices, Not Listed Elsewhere	One (1) Per <del>300</del> <u>450</u> GFA	<u>One (1) Per 375 GFA</u>	One (1) Per <del>425</del> <u>300</u> GFA
Automobile Repair	Three (3) Per Service Bay Plus One (1) Per Service Vehicle Plus Two (2) for Every Three (3) Employees on Shift of Greatest Employment	<u>N/A</u>	Four (4) Per Service Bay Plus One (1) Per Service Vehicle Plus One (1) Per Employee on Shift of Greatest Employment

TYPE OF LAND USE	PARKING SPACES REQUIRED		
	Minimum	<u>* (Mid-range to Maximum must enhance water quality treatment)</u>	
		<u>Mid-range</u>	<u>Maximum**</u>
Services and Repairs, Not Listed Elsewhere	One (1) Per 300 GFA	<u>One (1) Per 250 GFA</u>	One (1) Per 200 GFA
Theaters, Drive-In	No Requirement	<u>N/A</u>	No Requirement
Theaters, Indoor	One (1) Per Four (4) Seats	<u>One (1) Per Three (3) Seats</u>	One (1) Per Two (2) Seats
Truck Washes	Three (3) Stacking Spaces Per Stall	<u>N/A</u>	Two (2) Stacking Spaces Per Stall
Veterinary Services	Four (4) Spaces Per Doctor Plus One (1) Per Employee Including Doctors	<u>Five (5) Spaces Per Doctor Plus One (1) Per Employee Including Doctors</u>	Six (6) Spaces Per Doctor Plus One (1) Per Employee Including Doctors
Truck Washes	Three (3) Stacking Spaces Per Stall	<u>N/A</u>	Two (2) Stacking Spaces Per Stall
<b>Retail Trade and Food Services</b>			
Drive Thru Services Associated with Food Service Operations	Stacking for Four (4) Vehicles at Each Bay, Window or Lane	<u>Stacking for Six (6) Vehicles at Each Bay, Window or Lane</u>	Stacking for Eight (8) Vehicles at Each Bay, Window or Lane
Fuel Oil Sales	Two (2) Per Three (3) Employees on Shift of Greatest Employment Plus One (1) Per Vehicle Used in Operation	<u>N/A</u>	One (1) Per Employee on Shift of Greatest Employment Plus One (1) Per Vehicle Used in Operation
Motor Vehicle, Motorcycle, Recreational Vehicle and Similar Sales and Rentals	Five (5) Plus One (1) Per 10,000 GFA of Display Area Plus Two (2) Per Three (3) Employees on Shift of Greatest Employment	<u>N/A</u>	Ten (10) Plus One (1) Per 10,000 GFA of Display Area Plus One (1) Per Employee on Shift of Greatest Employment
Restaurants	One (1) Per Four (4) Seats Plus Two (2) Per Three (3) Employees on Shift of Greatest Employment	<u>One (1) Per Three (3) Seats Plus Four (4) Per Six (6) Employees on Shift of Greatest Employment</u>	One (1) Per Two (2) Seats Plus One (1) Per Employee on Shift of Greatest Employment
Retail Sales, Except Those Listed Below	One (1) Per 250 GFA	<u>One (1) Per 200 GFA</u>	One (1) Per 150 GFA
Retail Sales of Bulk Items Which Require Large Amounts of Floor Space for the Number of Items Offered for Sale (i.e., Appliances, Furniture, etc.)	One (1) Per <del>400</del> <u>600</u> GFA	<u>One (1) Per 500 GFA</u>	One (1) Per <del>300</del> <u>400</u> GFA

TYPE OF LAND USE	PARKING SPACES REQUIRED		
	Minimum	<u>* (Mid-range to Maximum must enhance water quality treatment)</u>	
		Mid-range	Maximum**
Service Stations, Gasoline	Three (3) Per Service Bay Plus One (1) Per Service Vehicle Plus Two (2) Per Three (3) Employees on Shift of Greatest Employment	<u>N/A</u>	Four (4) Per Service Bay Plus One (1) Per Service Vehicle Plus One (1) Per Employee on Shift of Greatest Employment
Shopping Centers - Mixed Use	One (1) Per <del>250</del> <u>375</u> GFA	<u>One (1) Per 312.5 GFA</u>	One (1) Per <del>450</del> <u>250</u> GFA
<b>Wholesale Trade</b>			
Market Showrooms	One (1) Per 2,000 GFA	One (1) Per 1,500 GFA	One (1) Per 1,000 GFA
Wholesale Uses	Two (2) Per Three (3) Employees on Shift of Greatest Employment Plus Additional Spaces Per GFA for Area Devoted to Retail Space According to Retail Trade Schedule Above	<u>N/A</u>	One (1) Per Employee on Shift of Greatest Employment Plus Additional Spaces Per GFA for Area Devoted to Retail Space According to Retail Trade Schedule Above
<b>Transportation, Information, Warehousing, Waste Management and Utilities</b>			
Broadcasting Facilities	Two (2) Per Three (3) Employees on Shift of Greatest Employment	<u>N/A</u>	One (1) Per Employee on Shift of Greatest Employment
Transmitting Towers, Utility Lines, Etc.	No Requirement	<u>N/A</u>	No Requirement
Transportation Terminals	One (1) Per Employee Plus Spaces Required to Satisfy Projected Peak Parking Demand	<u>N/A</u>	No Requirement
Utility Offices	Two (2) Per Three (3) Employees on Shift of Greatest Employment Plus One (1) Per Company Vehicle	<u>N/A</u>	One (1) Per Employee on Shift of Greatest Employment Plus One (1) Per Company Vehicle
Warehouses	Two (2) Per Three (3) Employees on Shift of Greatest Employment Plus One (1) Per 350 GFA Open to the Public	<u>N/A</u>	One (1) Per Employee on Shift of Greatest Employment Plus One (1) Per 300 GFA Open to the Public
Warehouses, Self-Storage	Five (5) Spaces	<u>Seven (7) Spaces</u>	Ten (10) Spaces

TYPE OF LAND USE	PARKING SPACES REQUIRED		
	Minimum	<u>* (Mid-range to Maximum must enhance water quality treatment)</u>	
		Mid-range	Maximum**
<b>Manufacturing and Industrial Uses</b>			
Manufacturing/Industrial Uses	Two (2) Per Three (3) Employees on Shift of Greatest Employment Plus One (1) Per Company Vehicle	<u>N/A</u>	One (1) Per Employee on Shift of Greatest Employment Plus One (1) Per Company Vehicle

Principle 6  
Parking Ratios

\* Mid-range to Maximum must incorporate water quality treatment. If the number of spaces exceeds the Mid-range, the parking spaces over Mid-range shall incorporate a water quality feature, such as bioretention or other low impact development practices (see “Richland County Best Management Practices Manual”; or alternatively, if the number of spaces exceeds the Mid-range, 5% of the entire parking lot area shall incorporate a water quality feature, such as bioretention or other low impact development practices (see “Richland County Best Management Practices Manual”. Retention/detention ponds shall not be considered as meeting this water quality feature requirement.

\*\* Parking may exceed the maximum amount by an additional 30%, provided that such additional area- must be constructed as a reinforced turf area.

**SECTION VIII.** The Richland County Code of Ordinances, Chapter 26, Land Development; Article VII, General Development, Site, and Performance Standards; Section 26-173, Off-street Parking Standards; Subsection (d), Design of Parking Areas; Paragraph (3), Size of Spaces; is hereby amended to read as follows:

Principle 8  
Parking Lots

(3) Size of spaces. The minimum size of one parking space shall be nine (9) feet in width and eighteen (18) feet in depth; provided, however, up to twenty-five percent (25%) of the total parking provided may consist of compact parking spaces, which shall be a minimum of eight (8) feet in width and sixteen (16) feet in depth. All parallel parking spaces shall be nine (9) feet in width by ~~twenty-six (26)~~ twenty-three (23) feet in depth. See subsection (4) below for standards for accessible parking spaces.

Comment: Staff has deleted what was previously called “Design Standards” and moved the 1<sup>st</sup> sentence to the “General” subsection and the 2<sup>nd</sup> sentence will be taken up when amendments are made to the Green Code.

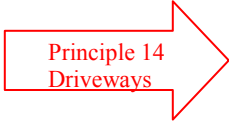
**SECTION IX.** The Richland County Code of Ordinances, Chapter 26, Land Development; Article VII, General Development, Site, and Performance Standards; Section 26-175, Access; Subsection (a), General; is hereby amended to read as follows:

Principle 14  
Driveways

(a) General. The standards contained in this section are designed to ensure that access to development in the unincorporated parts of Richland County does not impair the public safety and are the minimum necessary to provide safe access to the adjacent property for both pedestrians and vehicles. All proposed vehicle access points connecting to a public road shall conform to the provisions of this section. Pervious materials, and two-track and shared driveway designs, are allowed and encouraged for driveways.

SECTION X. The Richland County Code of Ordinances, Chapter 26, Land Development; Article VII, General Development, Site, and Performance Standards; Section 26-175, Access; Subsection (c), Driveway Standards; is hereby amended to read as follows:

(c) *Driveway standards.*



~~(1)~~ *Installation Standards.* All driveways shall be constructed in conformance with the standards described below, and with the applicable portions of Section 181 (c), regarding visibility at intersections. The term “Land Use Example” is only illustrative of the relative size of proposed projects and is not intended to be an exclusive list.

**TABLE 26 - VII-4  
DRIVEWAY INSTALLATION STANDARDS**

Land Use Example	Driveway Classification	Projected Trips	Min. Width (ft)	Min. Radius Return (ft)
1 or 2 Family Residence	Low Volume	1-20 AADTs or 1-5 peak hour trips	10-24	15 <u>2</u>
Subdivisions, Apartments, or small commercial	Medium Volume	6-100 peak hour trips	24-40*	30-40
Convenience stores, gas stations or shopping centers	High Volume	101+ peak hour trips	Determined by TIA	Determined by TIA

\* A 40-ft driveway is usually marked with two 12-ft wide right & left exit lanes and one 16-ft wide entrance lane. If a median divider is used at the entrance, the driveway width must be increased by the width of the median.

~~(2)~~ *Design Standards.*

Comment: Staff has deleted what was previously called “Design Standards” and moved the 1<sup>st</sup> sentence to the “General” subsection and the 2<sup>nd</sup> sentence will be taken up when amendments are made to the Green Code.

~~a.~~ Pervious materials, and two track and shared driveway designs, are allowed and encouraged for driveways.

~~b.~~ Pervious materials and designs, as referenced above, that first receive the approval of the County Engineer may count as open space.

SECTION XI. The Richland County Code of Ordinances, Chapter 26, Land Development; Article VII, General Development, Site, and Performance Standards; Section 26-176, Landscaping Standards; is hereby amended to read as follows:

**Sec. 26-176. Landscaping standards.**(a) *Purpose and applicability.*

(1) *Purpose.* Recognizing that trees and landscaping contribute to the public health, safety, and welfare, Richland County has set standards for landscaping throughout the unincorporated areas of the county. Among the benefits of trees, shrubs, and other plants are: improved air quality; beneficial climate modification; reduction of glare, noise, odors and dust; reduction of storm water runoff and flooding; screening of undesirable views; provision of buffers between incompatible land uses; shelter and food for birds and other wildlife; and the aesthetic enjoyment provided by the diversity and dynamism of the planted landscape. All of these benefits contribute to a higher quality of life, enhancing the appeal and economic value of both residential and business properties in the county. It is the intent of the requirements set forth in this section to provide for landscaping along public rights-of-way (road protective yards), between dissimilar uses (buffer transition yards); and in and around parking lots (vehicular surface area landscaping). Screening for loading, trash collection, display, and utility areas is required and tree protection standards must be met for all developments to which this section applies. To ensure that landscaping continues to thrive and enhance the quality of life in Richland County, requirements for maintenance are also included.

(2) *Applicability.*

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

*Exemptions:* These requirements shall not apply to:

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



storm drainage installation, road construction, water and sewer construction, and electric, gas, communications, and other similar service installations.

3. *Existing structures and vehicular surface areas.* Existing buildings, structures, and vehicular surface areas are exempt from the requirements of this section, unless they are involved in new construction or expansion as explained in Section 26-176(a)(2)b. below.
- b. *Extent of compliance required.* Any new development, other than those exempted above, must fully comply with the requirements set forth in this section ~~except for the following:~~
1. *Vehicular surface area expansions.* Any new, additional or expanded portions of vehicular parking areas must fully comply with the requirements for vehicular surface area landscaping (Section 26-176(g)).
  2. *Expansions.* Any structure for which there is an expansion that, singularly or collectively, equals twenty-five percent (25%) or more of the gross floor area of an existing building and/or twenty-five percent (25%) or more of the existing vehicular parking area, must comply with the regulations of this section as follows:
    - [a] *Vehicular surface area requirements (Section 26-176 (g)).* Full compliance with vehicular surface area requirements in the area of expansion of said vehicular surface area and fifty percent (50%) compliance with the interior vehicular surface area planting requirements for the existing portions of the vehicular surface area.
    - [b] *Buffer transition and street protective yards requirements (Section 26-176(f) and Section 26-176(e)).* Full compliance is required.
    - [c] *Screening (Section 26-176(h)).* Full compliance with the screening standards is required for all trash collection, loading, or display areas.
  3. *Parking reductions to facilitate compliance in existing developments.* In order to facilitate compliance in situations involving expansion, the planning department may allow up to a ten percent (10%) reduction in the number of off-street parking spaces (Section 26-173; TABLE VII-1).

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

(b) *Alternative compliance.*

- (1) *Generally.* Alternative landscaping plans or plant materials may be used where unreasonable or impractical situations would result from application of the landscaping requirements. Such situations may result from streams, natural rock formations, topography, or other physical conditions; or from lot configuration, utility easements, or other unusual site conditions.
- (2) *Approval of alternative compliance.* The planning department may approve an alternate plan that proposes different plant materials or plans provided that the quality, effectiveness, durability, and performance are equivalent to that required by this section. In assessing equivalent performance of landscaping, the planning department shall take into account the number of plantings, species, arrangement and coverage, location of plantings on the lot, and the level of screening, height, spread, and canopy of the plantings at maturity.
- (3) *Appeal.* Decisions of the planning department regarding alternate methods of compliance may be appealed to the board of zoning appeals.

(c) *Landscape plan required.* Prior to obtaining a land development permit or grading permit, an applicant must receive approval of a landscape plan. A landscape plan is to be submitted with the site plan and shall include all information specified in the Development Design Manual. The plan shall be prepared by a landscape architect or other qualified landscape designer.

(d) *Planting specifications.*

- (1) *Species.* Trees, shrubs, and other vegetative material shall be selected from those listed in the “Development Design Manual” or shall be approved by the planning department. Plants shall be adapted to the site conditions where they will be planted and native plantings shall be planted where possible. Trees to be planted shall meet or exceed minimum industry standards as described in ANSI Z60.1 (current version) – American Standards for Nursery Stock. Planting shall be done according to specifications developed from the most recent edition of the “Best Management Practices for Tree Planting”, published by the International Society of Arboriculture (www.isa-arbor.com).
- (2) *Trees.*
  - a. *Size.* All shade large and medium-maturing trees planted in accordance with the requirements of this section, unless otherwise listed, shall be a minimum of ten (10) feet in height, and small-

Principle 20  
Tree Conservation

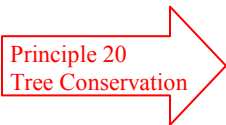
maturing trees shall be a minimum of eight (8) feet in height, when planted. ~~Both shade trees and small maturing trees~~ All trees must be at least two (2) inches in caliper (measured one-half foot above ground level) when planted. However, any new trees above four (4) inches in caliper shall be measured twelve (12) inches above the ground.

- b. *Multi-trunk trees.* All multi-trunk trees must be in “tree form” with a maximum of five (5) stems or trunks and a minimum height of eight (8) feet at planting.
- c. *Spread relationship.* The height-to-trunk caliper ratio, root ball sizes, or spread relationship for any tree to be planted shall meet the current “American Standards for Nursery Stock” as set forth by the American Association of Nurserymen.

- (3) *Shrubs.* All shrubs planted to meet the requirements of this section, unless required to be larger as set forth elsewhere, shall be a minimum of three (3) gallon container size, eighteen (18) inches in height, or fifteen (15) inches in spread (depending on whether the growth habit is upright or spreading) measured from the top of the root zone. Shrubs with fifteen (15) to twenty-three (23) inches of spread shall be planted on three (3) foot centers. Shrubs with greater than twenty-three (23) inches of spread shall be planted on five (5) foot centers. In no event shall spacing exceed five (5) feet on center nor shall plants be closer than two (2) feet to the edge of any pavement.
- (4) *Mulch.* All planted materials ~~are to~~ shall be mulched with an approved material in the amount (depth and area) specified in the “Development Design Manual”.
- (5) *Design.* All required landscape areas shall conform to the design principles and standards set forth in the county’s “Development Design Manual”.

(6) *Diversity.* To curtail the spread of disease or insect infestation in a tree species, required plantings shall comply with the following standards:

- a. When fewer than twenty (20) trees are required on a site, at least two (2) different species shall be utilized, in roughly equal proportions.
- b. When more than twenty (20), but fewer than forty (40), trees are required to be planted on site, at least three (3) different species shall be utilized, in roughly equal proportions.
- c. When forty (40) or more trees are required on a site, at least four (4) different species shall be utilized, in roughly equal proportions.



d. Nothing in this paragraph (6) shall be construed so as to prevent the utilization of a larger number of different species than specified above.

(e) *Street protective yards.*

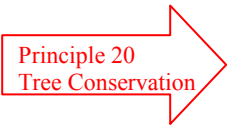
(1) *Location.* Street protective yards shall be located ~~along~~ within twenty (20) feet of all existing or proposed road rights-of-way that are adjacent to the property to which this section is applicable. Such street protective yards must be located on private property and not within any road right-of-way. Portions of the property needed for driveways are exempt from street protective yard requirements. No vehicular surface, storage, utility surface, display, loading, or service area shall be permitted in a required street protective yard.

(2) *Width/square footage.* The width of a required street protective yard may vary on the property, but the minimum width cannot be less than seven (7) feet and the minimum square footage of the street protective yard shall equal the length in linear feet of the property adjacent to the right-of-way times ten (10) feet.

(3) *Plantings.*

a. *Required trees for residential subdivisions and commercial developments.* Each street protective yard shall contain at least one (1) large-maturing ~~shade~~ tree, unless overhead utility lines are present. Any tree planted within the right-of-way of an overhead utility line shall be a small-maturing tree. If a large maturing tree is planted, a spacing of ~~forty (40)~~ thirty-five (35) feet must be used. If a small or medium maturing shade tree is planted, a spacing of ~~thirty (30)~~ twenty-five (25) feet must be used. No street protective yard shall contain less than one (1) ~~shade~~ tree. Existing trees 2-inch caliper or greater within the street protective yard and right-of-way will be counted towards meeting this requirement. Existing pine trees will be reviewed on a case-by-case basis.

b. *Ground cover.* The entire street protective area must be covered with living material so that no soil is exposed, including ground cover and/or shrubs, except for mulched areas directly around the trees.



(f) *Buffer transition yards.* The buffer transition yard is a landscaped area designed to provide separation and screening between land uses of different impacts.

(1) *Determination of buffer transition yard requirements:* To determine the buffer transition yard required between two (2) adjacent land uses, the following procedure shall be followed:

- a. Identify the proposed new or expanding land use and each existing adjacent land use. Identify the land use impact of each of these identified uses as set forth in Table VII-6 below. A proposed land use is considered existing on an adjacent property when a building permit is issued for the use. If adjacent property is vacant, and no building permit has been issued for its use, its use shall be determined by assigning it the highest level of impact in its zoning classification.
- b. Determine the type of buffer transition yard required on each boundary (or segment thereof) of the subject parcel by referring to Table VII-7 below. The letter designations in the table refer to the type of buffer yard required.
- c. Identify the buffer transition yard width and planting requirements for the required yard type as set forth in Table VII-8 below.

This process must be applied to each property line, except where the requirements of Section 26-176(e) concerning street protective yards apply.

(2) *Location.*

- a. *General.* Buffer transition yards shall be located on the property of the proposed or changing land use that is to be screened. Such transition yards shall be located between the property line and any vehicular use areas, buildings, storage, service areas, or other areas of activity on the property to be screened and shall extend along the entire property line abutting the less intensive land use. Ornamental entry columns and gates, flagpoles, lamp or address posts, mailboxes, approved driveway openings, public utility wires and poles, fences, retaining walls, or similar structures are permitted in required buffer transition yards, provided that the general separation of land uses is achieved and that the total number of required plantings is still met. Plantings shall not obstruct the view of motorists using any road, driveway, or parking aisle.
- b. *Planting/screening in easements.* No vegetative screening or fencing that is required by this section shall be planted inside utility and/or drainage easements, excluding overhead easements, without the consent of the planning department and the easement holder. If plantings or fences inside utility and/or drainage easement areas are allowed, these plantings and fences shall be maintained in accordance with the terms of consent and any applicable maintenance provisions. Any tree planted within the right-of-way of overhead utility lines shall be a small-maturing tree.

- c. *Buffer transition yards and required yards (setbacks).* Where front, side, or rear yards (setbacks) are required by this chapter, buffer transition yards may be established within such setbacks. If the setback requirement is less than the buffer transition yard requirement, the buffer transition yard width requirement shall prevail.

(3) *Land use impact table.*

**TABLE VII-6**

a. <i>Residential uses.</i>	
Single family detached and duplexes	Low Impact Use
Single family low density	Low Impact Use
Single family medium density	Low Impact Use
Single family high density	Medium Impact Use*
Manufactured home parks	Medium Impact Use*
Multifamily, single family attached – three (3) to ten (10) units	Medium Impact Use
Multifamily, more than ten (10) units or high-rise	High Impact Use
b. <i>Institutional uses (public and semi-public).</i>	
25,000 square feet or less	Medium Impact Use
Over 25,000 square feet	High Impact Use
c. <i>Office/commercial uses.</i>	
25,000 square feet or less	Medium Impact Use
Over 25,000 square feet	High Impact Use
d. <i>Industrial uses.</i>	
All industrial uses	High Impact Use
e. <i>Recreational uses.</i>	
Passive recreational uses	Low Impact Use
Active recreational uses	High Impact Use
f. <i>Other uses.</i>	

For land uses not listed, the zoning administrator shall determine the land use impact based on the classification of similar uses.

\* Denotes required buffer for the outer perimeter of the entire contiguous site abutting any public right-of-way.

- (4) *Buffer transition yard types.*

**TABLE VII-7  
BUFFER TRANSITION YARD TYPES**

<b>PROPOSED USE</b>	<b>EXISTING ADJACENT LAND USE</b>				
	<b>LOW IMPACT</b>	<b>MEDIUM IMPACT RESIDENTIAL</b>	<b>MEDIUM IMPACT NON-RESIDENTIAL</b>	<b>HIGH IMPACT RESIDENTIAL</b>	<b>HIGH IMPACT NON-RESIDENTIAL</b>
<b>LOW IMPACT</b>	NONE	B	C	C	D
<b>MEDIUM IMPACT RESIDENTIAL*</b>	B	NONE	C	B	D
<b>MEDIUM IMPACT NON-RESIDENTIAL</b>	C	C	NONE	B	A
<b>HIGH IMPACT RESIDENTIAL</b>	C	B	B	A	C
<b>HIGH-IMPACT NON-RESIDENTIAL</b>	D	D	A	C	NONE

\* Denotes required buffer for the outer perimeter of the entire contiguous site abutting any public right-of-way.

- (5) *Buffer transition yard description table.* All proposed material planted to meet the descriptions set forth in the table below ~~may~~ shall be equally spaced in a staggered formation along the length of the required landscape buffer or placed so as to create one hundred percent (100%) opacity at plant material maturity.

Comment: Staff has deleted “may” and inserted “shall”, as this is more appropriate.

**TABLE VII-8  
BUFFER TRANSITION YARD STANDARDS**

<b>TYPE “A” BUFFER</b>			
<b>Buffer Width</b>	<b>1 Large-maturing Canopy Tree Per</b>	<b>1 Medium or Small-maturing Deciduous Understory Tree Per</b>	<b>1 Shrub Per</b>
10 - 15 Feet	300 Square Feet	400 Square Feet	50 Square Feet
16 – 20 Feet	400 Square Feet	450 Square Feet	50 Square Feet
21 – 30 Feet	500 Square Feet	500 Square Feet	75 Square Feet
31 – 50 Feet	600 Square Feet	550 Square Feet	125 Square Feet
51 + Feet	800 Square Feet	600 Square Feet	200 Square Feet

<b>TYPE “B” BUFFER</b>			
<b>Buffer Width</b>	<b>1 <u>Large-maturing Canopy</u> Tree Per</b>	<b>1 <u>Medium or Small-maturing</u> <u>Deciduous Understory</u> Tree Per</b>	<b>1 Shrub Per</b>
10 - 15 Feet	300 Square Feet	250 Square Feet	50 Square Feet
16 – 20 Feet	400 Square Feet	325 Square Feet	75 Square Feet
21 – 30 Feet	500 Square Feet	400 Square Feet	75 Square Feet
31 – 50 Feet	600 Square Feet	450 Square Feet	125 Square Feet
51 + Feet	800 Square Feet	500 Square Feet	200 Square Feet
<b>TYPE “C” BUFFER</b>			
<b>Buffer Width</b>	<b>1 <u>Large-maturing Canopy</u> Tree Per</b>	<b>1 <u>Medium or Small-maturing</u> <u>Deciduous Understory</u> Tree Per</b>	<b>1 Shrub Per</b>
10 - 15 Feet	300 Square Feet	200 Square Feet	25 Square Feet
16 – 20 Feet	400 Square Feet	250 Square Feet	50 Square Feet
21 – 30 Feet	500 Square Feet	300 Square Feet	50 Square Feet
31 – 50 Feet	600 Square Feet	350 Square Feet	75 Square Feet
51 + Feet	800 Square Feet	400 Square Feet	125 Square Feet
<b>TYPE “D” BUFFER</b>			
<b>Buffer Width</b>	<b>1 <u>Large-maturing Canopy</u> Tree Per</b>	<b>1 <u>Medium or Small-maturing</u> <u>Deciduous Understory</u> Tree Per</b>	<b>1 Shrub Per</b>
*10 - 15 Feet	300 Square Feet	200 Square Feet	<del>50</del> <u>25</u> Square Feet
16 – 20 Feet	400 Square Feet	<del>175</del> <u>225</u> Square Feet	<del>25</del> <u>50</u> Square Feet
21 – 30 Feet	500 Square Feet	275 Square Feet	50 Square Feet
31 – 50 Feet	600 Square Feet	325 Square Feet	75 Square Feet
51 + Feet	800 Square Feet	375 Square Feet	125 Square Feet

- ◆ \* Note – Eight (8) foot stockade fence required for ten (10) – fifteen (15) foot Type “D” buffer.
- ◆ All existing healthy trees retained in buffer areas, ~~can~~ may be credited toward meeting the bufferyard requirements.
- ◆ All buffer widths greater than fifteen (15) feet must be rounded up to the next whole number.

(6) *Buffer yard reductions.* Below are listed mechanisms by which the width of a required buffer transition yard may be reduced. Notwithstanding any of the provisions set forth in this section, no property on which a buffer transition yard is required shall have such a yard that is less than ten (10) feet in width.

a. *Fences.* The addition of a closed wooden fence in the required transition yard allows reduction of the required width of the applicable buffer transition yard by fifty percent (50%) if said fence meets the following standards:

1. *Height and arrangement.* The fence must be a minimum of eight (8) feet in height, measured on the side facing away from the property to be screened. Such fence must also have its finished side facing away from the property to



be screened. The fence shall be solid and opaque, and shall include provision for access to all landscape materials.

2. *Materials.* Rot-resistant wood is the acceptable material. Chain link fencing does not meet buffer yard standards. Materials used should be consistent with materials, other than chain link fencing, commonly used in surrounding neighborhoods.
  3. *Required plantings.* The number of required trees and shrubs is reduced by fifty percent (50%) in a buffer yard in which a fence is installed. At least one-half (½) of the required plantings shall be installed and maintained on the side facing the less intensive use.
  4. *Construction.* The buffer fence installation shall be incorporated as early as possible in the sequence of construction.
- b. *Masonry walls.* The addition of a masonry wall along the length of the required buffer yard allows reduction of the required width of the yard by fifty percent (50%) and the amount of required plantings by fifty percent (50%), if said wall meets the following standards:
1. *Height.* The wall must be a minimum of six (6) feet in height measured on the side of the wall facing away from the property to be screened.
  2. *Materials.* Materials shall be brick, stone, stucco, or textured block. The exterior surface of the wall shall not be of cinder block.
  3. *Required plantings.* If a masonry wall that meets the above standards is installed, the planting of shrubs shall be optional and not mandatory, and small-maturing trees may replace one-half of the required shade trees. The requirement that one-half of the buffer yard's trees shall be evergreen still applies.
- c. *Grade elevation changes.* The existence of a natural or man-made grade separation in the required buffer transition yard allows reduction of such yard by twenty-five percent (25%) in width if said elevation change achieves a screening effect similar to a fence and meets the following standards:
1. *Elevation.* The grade change must be at least six (6) feet in elevation.

Comment: Staff has deleted "may" and inserted "shall", as this is more appropriate.

2. *Slope.* The side slopes of such grade ~~may~~ shall not be greater than three to one (3:1).
  3. *Retaining wall.* A greater slope is allowable if it is retained by a structurally sound retaining wall that meets engineering standards for such a wall.
  4. *Relationship to properties from which developing property is to be screened.* The developing property must be located at an elevation lower than the properties from which it is to be screened.
  5. *Location of required plantings.* In order to maximize the effectiveness of the screen, the required plantings shall be located at the top of the slope in the reduced buffer transition yard.
- (7) *Buffer material specifications.* See Section 26-176(d) for general specifications for trees, shrubs, and other vegetation.
- a. *Trees.*
    1. *Size.* Except as provided above under subsection (6), trees planted in a buffer transition yard shall be large ~~shade~~ maturing trees unless within fifteen (15) feet of an overhead power line, in which case small maturing trees that will not exceed 15-20 feet in height at maturity shall be used.
    2. *Species.* One-half (½) of the required trees shall be locally adapted evergreen species.
    3. *Distribution.* Trees shall be distributed throughout the yard so as to minimize gaps between them. Trees counted to meet the required number shall be spaced at least ten (10) feet apart.
  - b. *Shrubs.* All shrubs are to be evergreen and shall be a minimum of three (3) feet in height and have a minimum crown width of twenty-four (24) inches when planted. All shrubs shall be expected to reach a height of eight (8) feet or greater (to maximize screening potential) within three (3) years of planting, and shall not be spaced greater than six (6) feet on center.
- (g) *Vehicular surface area landscaping.*
- (1) *General.* Vehicular surface areas shall comply with the following landscape standards. There are two (2) vehicular surface area planting

requirements that may apply to a development. One requirement deals with screening and the other deals with interior parking lot plantings.

(2) *Vehicular surface area separation/screening.*

- a. *Separation.* When any vehicular use area is located within twenty (20) feet of an abutting property and no buffer yard is required, a planting strip shall be provided to ensure that parking lots are separated from one another. The planting strip shall be a minimum of five (5) feet wide and shall be planted between the parking, loading or other vehicular use area and the abutting property, except along approved driveway openings. Five (5) evergreen or deciduous shrubs, at least twenty-four (24) inches in height and maintained at thirty-six (36) inches in height, shall be planted for every twenty (20) linear feet of property line that parallels the vehicular surface area. The remaining ground area shall be mulched or planted in a variety of evergreen plants, hydro-seed or sod. Adjacent businesses on separate lots that share parking or driveways shall be exempt from this requirement.
- b. *Screening from roads, sidewalks, or alleys.* In addition to requirements for street protective yards (see Section 26-176(e)), vehicular use areas shall be screened from adjacent roads, sidewalks, or alleys. The space in which this screening is to be located (which shall be at least the width required for the street protective yard, or where no street protective yard is required, a minimum of five (5) feet) shall be planted with a screen that meets the following standards. The space shall be planted with a fifty percent (50%) opaque, continuous screen that must be at least three (3) feet high and ~~can~~ consist of plant material alone or berms, fences, walls, or grade changes combined with plant material. A vegetative buffer shall consist of at least one (1) evergreen or deciduous shrub planted for every five (5) feet of vehicular use area screen required. Such shrubs shall be at least twenty-four (24) inches in height and shall be maintained at a height of thirty-six (36) inches. If a fence or wall is used, at least one (1) shrub must be planted for every eight (8) linear feet of fence or wall. Berms and grade changes must be completely covered with vegetation.
- c. *Groundcover.* Grass or other ground cover shall be placed on all areas within all perimeter landscape areas not occupied by other landscape material or permitted access ways.
- d. *Use of perimeter landscape areas.* Vehicle stops or other design features shall be used in all parking facilities without curbing so that parked vehicles do not overhang more than two (2) feet into perimeter landscape areas. The vehicle side of the wheel stop shall be no more than eighteen (18) inches from the end of the parking space.

Comment: Staff determined that the "can" is unnecessary in this sentence.

(3) *Vehicular surface area interior landscaping.*

Comment: Staff has determined that “shall” is a more appropriate and definitive word.

Principle 20  
Tree Conservation

a. *Placement.* The required interior landscaped planting areas ~~are to~~ shall be placed in any of the following locations: within or adjacent to the parking lot area as tree islands; at the end(s) of parking bays; inside medians that are ~~five (5)~~ eight (8) feet or greater in width; as part of a continuous street protective yard; or as a vehicular surface area separation yard.

Principle 20  
Tree Conservation

Comment: Staff has determined that “shall” is a more appropriate and definitive word.

b. *Plants quantity.* Vehicular parking areas ~~are to~~ shall be planted with one (1) large shade tree for every ~~twenty (20)~~ parking spaces. Each planting area shall contain at least one (1) large maturing shade tree. Within fifteen (15) feet of overhead power lines, small maturing trees shall be planted in place of large shade trees at a rate of two (2) small trees for each required large shade tree. When planted in groupings, trees must be planted a minimum of twenty-five (25) feet apart. Planted trees shall be a minimum of two (2) inch caliper to a maximum of three (3) inch caliper. The tree species used shall be limited to those that are listed in the current and approved “Tree Listings”, which is on file in the Planning Department, and can tolerate wet and dry conditions. Trees and plants that are planted in parking lot islands that function as stormwater quality treatment BMPs must consist of native trees and plants.

Principle 20  
Tree conservation

c. *Distance from parking spaces.* No vehicular parking space shall be located farther than ~~forty (40)~~ fifty (50) feet from the tree trunk of a shade tree in a planting area with one (1) tree. Distances between trees and parking spaces separated by intervening building(s) ~~may~~ shall not be considered in meeting this requirement.

Comment: Staff has deleted “may” and inserted “shall”, as this is more appropriate.

d. *Size of planting areas.* Unless otherwise provided, a minimum of two hundred (200) square feet of planting area is required for each tree. No portion of the planting area shall be less than five (5) feet in width or length.

e. *Large vehicular surface areas greater than two (two) acres in size (parking lots and vehicular display areas).* In addition to the requirements set forth in subsection b, above, all new and expanded vehicular surface areas greater than two acres in size shall meet all of the following (unless exempt under Section 26-176(a)(2)b.2.):

1. *Planted Median Strips.* Large vehicular surface areas (parking lots and vehicular display areas) must be broken by continuous planted medians. Four (4) planted medians, each containing at least one thousand one hundred thirty four (1,134) square feet



of planted area, are required for every two (2) acres, rounded off to the closest two (2) acre increment. The minimum median width shall be ~~seven (7)~~ eight (8) feet. The length of the planted median shall be uninterrupted except for access ways.

2. Industrial and Warehouse (storage, loading, and maneuvering areas). All existing, new, and expanded storage, loading, and maneuvering areas are exempt from subsection (3)e. above. All other parking areas (excluding trailer parking) shall be subject to subsections (3) a., b., c., and d. above.
- (h) *Screening for loading areas, trash collection areas, outdoor storage display areas, and utility service areas.* All loading areas, trash collection areas (including dumpsters), outdoor storage display areas, and utility service areas visible from a public road or adjacent property line shall be screened from such adjacent road or property unless already screened by an intervening building or buffer transition yard Landscaping shall not interfere with the access and operation of any such structure or facility. Screen types include:
- (1) *Hedge.* A continuous hedge of evergreen and/or densely twigged deciduous shrubs planted in a five (5) foot strip spaced a maximum of five (5) feet apart or a row of evergreen trees planted no more than eight (8) feet apart. The shrubs shall be planted at a minimum height of forty-eight (48) inches and the hedge shall exceed the height of the receptacle by at least six (6) inches at the plants' maturity.
  - (2) *Fence or wall.* A fence or wall that matches the height of the receptacle and with the finished side of the fence facing the abutting road or property. Fences longer than twenty-five (25) linear feet shall be landscaped with trees and/or shrubs planted in a minimum five (5) foot planting area, except around access areas, spaced no further than eight (8) feet apart in order to screen at least fifty percent (50%) of the fence or wall.
- (i) *Screening for stormwater management area.* Unless designated as an integral part of a landscape plan or features as an amenity (i.e., water features in a wet bottom basin or recreation/open space in a dry bottom basin), all detention ponds, retention ponds, or other similar holding area shall be screened from view from any existing or future private or public street and from adjoining developable property.
- (j) *Visual screening for thoroughfares and arterial roadways.* Thoroughfares or arterial roadways, when constructed within areas zoned for residential use, shall provide a continuous visual screen consisting of vegetation, berms, embankments, or a combination of such materials, as appropriate. The use of existing vegetation is encouraged. When the existing vegetation is inadequate to function as a visual screen, it shall be augmented by two (2) staggered rows of shrub material, which will provide such a screen at maturity.

(~~j~~k) *Protection of existing trees during development.* No grand tree ~~may~~ shall be removed unless it is determined that there is no alternative due to unavoidable grading or because of required configuration of essential utilities or buildings. In addition, where tree protection is required, no grading or other land-disturbing activity can occur on a site ~~with existing trees (that are designated to be preserved in order to meet the landscaping requirements)~~ until protective barriers are installed by the developer. Protective barriers must protect the entire critical root zone. No grading, trenching or equipment ~~may~~ shall occur within the protective barrier unless an alternative plan has been submitted to and approved by the Planning Department. All work performed inside the protective barrier, including tunneling underneath the critical root zone, must be approved by the Planning Department and under the supervision of a certified arborist. The diameter of the preserved trees and the location of protective barriers must be shown on the landscape and grading plans, with the dimension between the tree trunk and barrier indicated. A description of acceptable protective barriers is set forth in the “Design Manual”, which is on file in the Planning Department.

Principle 20  
Tree Conservation

Principle 19  
Clearing and  
Grading

Comment: Staff has deleted “may” and inserted “shall”, as this is more appropriate.

(1) *Trees to be protected:* On sites where compliance with this section is required, the owner/developer shall protect the following trees:

- a. Grand trees.
- b. All ~~hardwood~~ trees in fair or better condition that are ~~nine (9)~~ ten (10) inches in diameter or larger that are located in a protected zone (a portion of the property required by permit to remain in natural open space or areas required by permit to be landscaped, or to be used as buffer transition yards and/or street protective yards).
- ~~e. All pine trees in fair or better condition that are ten (10) inches to twenty (20) inches in diameter that are located in a protected zone (a portion of the property required by permit to remain in natural open space or areas required by permit to be landscaped, or to be used as buffer transition yards and/or street protective yards).~~

(2) *Tree replacement plan.* In accordance with subsection (j)(1) above, a tree replacement plan shall be submitted and approved before any protected trees are removed. Grand trees that have been approved for removal shall be replaced at a ratio of 6:1, with trees at a minimum of 2-inch caliper to a maximum of three (3) inch caliper.” All other pProtected trees that have been approved for removal shall be replaced at a ratio of 3:1, with trees at a minimum of 2-inch caliper to a maximum of three (3) inch caliper.”

Principle 20  
Tree Conservation

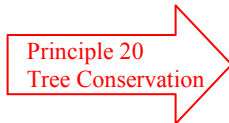
(3) *Exemptions – tree protection.* Commercial timber, tree farms, agricultural operations, or timber clearing on private property are exempt from tree protection requirements, but must comply with the buffer requirements and other voluntary protective measures known as “Best Management Practices (BMPs)”, as published by the South Carolina Forestry Commission. In addition to the BMPs, this shall include an undisturbed buffer along the entire perimeter of the property, including road frontages,

except for approved access crossings. Such buffer shall be fifty (50) feet wide or equal to the required setback for the zoning district in which the property is located, whichever is greater.

(4) *Tree protection plan.* A tree protection plan shall be submitted prior to any proposed grading or clearing on site. The following information shall be identified and submitted:

- a. An infra-red and/or aerial photograph (no more than 5 years old) may be utilized to assist in the location of the protected trees. A tree protection plan shall be submitted identifying the footprint or proposed footprint of any building or structure, areas of clearing, grading, trenching, and other earth moving activities, protected trees and/or groupings of trees designated to be saved (including estimated number and average diameter or circumference), tree protection zones, ponds, creeks, wetlands, and other important natural features.
- b. If the information provided in subsection paragraph a. above is inadequate to develop an approved tree protection plan, a site visit or a tree survey or inventory of the affected area may be required.

(5) *Tree survey or inventory.* ~~If a tree survey is required, it shall be prepared by a certified arborist, licensed engineer, forester, landscape architect, or surveyor that will determine the size, species, health, condition, and structural integrity of forest trees and whether or not said trees are in good enough condition and safe enough to live beyond construction activity.~~ A tree survey or inventory is required for all areas that are intended for development, as well as all undisturbed areas that contain trees that are being retained to meet the requirements of this subsection (k). The tree survey shall be prepared by a licensed and/or certified arborist, engineer, forester, landscape architect, or surveyor that will determine the size, species, health, condition, and structural integrity of forest trees and whether or not said trees are in good enough condition and safe enough to live beyond construction activity.



(~~k~~) *Completion and maintenance.* The owner or lessee of the property where landscaping is required shall be responsible for the maintenance and protection of all plant and screening material and fencing. Landscaped areas shall be maintained in good condition. No required landscape area shall be used for accessory structures, trash collection, parking, or other functional use unless otherwise specified in this chapter. Deed restrictions may be placed on lots that require each owner to maintain that portion of screening or landscaping that is on his/her property. Where a homeowners' association and annual funding is required by appropriate, enforceable deed restrictions, the screening and landscaping may be either on a separately described private parcel of land or on private property in a landscape easement, in common ownership of the homeowners' association of said subdivision, and shall be maintained by the homeowners' association. Failure to maintain plant material, or to replace dead,

damaged, or diseased material, or to repair a damaged buffer structure shall constitute a violation of this chapter. All landscaping shall be installed in accordance with the approved landscape plan unless revisions are approved by the planning department and noted in writing on the plan. Neither a certificate of occupancy nor a business license for any business or use on a site with such an approved plan shall be issued until the installation of the required landscaping is approved or a performance guarantee is posted with the planning department in the minimum amount of one hundred twenty five percent (125%) of the total cost of the required uncompleted landscaping, including the labor. A site not requiring a certificate of occupancy ~~may~~ shall not be used until the required landscaping is installed or a guarantee posted. The guarantee shall be released and returned to the party posting the guarantee upon installation of all required landscaping and acceptance by the planning department of such installation. If the landscaping is not complete and in accordance with approved plans, the guarantee shall be forfeited to and used by Richland County to complete the required landscaping with any remaining funds being returned to the party who posted the guarantee.

Comment: Staff has deleted "may" and inserted "shall", as this is more appropriate.

Principle 20 Tree Conservation

(m) Irrigation. All required planting areas, except stormwater management areas in residential subdivisions, shall be mechanically irrigated, provided that plant material in detention ponds, retention ponds, or other similar holding areas may be manually watered with water bags for at least one (1) year to ensure that the landscape is established. Bubbler or drip irrigation systems are required in order to reduce water consumption and overspray onto pedestrian and vehicle use areas. This shall include all required planting areas except areas within developments containing less than ten (10) parking spaces. However, these exempted areas shall have an exterior water source (such as a hose bib) located within one hundred (100) feet of all required planting areas. Irrigation systems should first make use of all available surface runoff or other retained or detained stormwater as the water supply source. If the project area is required to be irrigated, an irrigation plan must be provided, or the following statement must be provided on the site and landscaping plan: "All planting areas shall be mechanically irrigated".

(n) Mitigation policy. When protected trees have been removed or damaged without authorization, a restoration plan, depicting the type, size, and proposed location of each replacement tree, shall be submitted to the planning department for approval. The zoning administrator may require tree replacement at a ratio not to exceed 4:1, with trees at a minimum of 4-inch caliper. No certificate of occupancy shall be issued for any development until all applicable restoration conditions have been met.

SECTION XII. The Richland County Code of Ordinances, Chapter 26, Land Development; Article VII, General Development, Site, and Performance Standards; Section 26-179, Pedestrian, Bicycle, and Transit Amenities; Subsection (a), Sidewalks and Other Pedestrian Amenities; is hereby amended to add two new paragraphs, to read as follows:

Principle 13 Sidewalks

(5) Alternative to sidewalk. If a trail network is designed to be functionally superior or equivalent to a standard sidewalk plan, then it may be used as a viable alternative. Functionality should be assessed based on connectivity, rather than linear feet.



Principle 13  
Sidewalks

(6) Waiver of sidewalk requirement. Strict sidewalk requirements may be waived on a case by case basis, particularly if connectivity is improved by alternative systems.

SECTION XIII. The Richland County Code of Ordinances, Chapter 26, Land Development; Article VII, General Development, Site, and Performance Standards; Section 26-181, Road Standards; Subsection (b), Design Standards for Public or Private Roads; is hereby amended to read as follows:

(b) *Design standards for public or private roads.*

(1) Paving and curb requirement. All new roads must be paved and include curbs and enclosed drainage systems unless otherwise provided in this Section (or unless exempted pursuant to Section 26-224).

~~(2)~~ Right-of-way and pavement widths.

a. *Minimum standards.* Minimum rights-of-way and pavement widths shall be as follows, unless reduced by the development review team during land development or subdivision review and approval:

Principle 1  
Street Widths

Principle 3  
ROW Width

<i>Road Classification</i>	<i>Minimum ROW (ft)</i>	<i>Minimum Pavement Width (ft)</i>
<u>Park Road (One-way)</u>	<u>41</u>	<u>17</u>
<u>Minor Rural</u>	<u>66</u>	<u>20</u>
Rural	66	22
Minor Residential	50	<del>24</del> <u>22</u>
Local Residential	50	<del>25</del> <u>24</u>
Local Commercial	66	36
Collector	66	36
Industrial	80	36
Arterial	100	53
<u>Loop Lane</u>	<u>40</u>	<u>16</u>

Pavement width for rural roads shall be measured from pavement edge to pavement edge. Residential, commercial, collector, and industrial roads shall measure pavement width from back-of-curb to back-of-curb or from low-point-of-valley to low-point-of-valley. The mixing of rural and any other road classification is prohibited. Curb and gutters shall be installed on all paved roads unless the county engineer determines that another system is acceptable. Roads without curb and gutter shall have a minimum right-of-way of sixty-six (66) feet, provided, however, when although curb and gutters shall be installed on all paved roads unless the county engineer determines that another system is acceptable. stormwater swales or other stormwater features are located along the roadside and specifically outside of the right-of-way, then the right-of-way

Comment: Staff has deleted the last part of this sentence, as it is redundant to the first part of the sentence.

Draft as of 5-22-12

may be reduced to fifty (50) feet. ~~and the road may be exempted from the curb and gutter requirement.~~ The stormwater swales or other stormwater feature must be within a minimum eight (8) foot drainage easement or conservation easement, with clearly defined maintenance by a private owner or homeowners' association.

- b. *Additional right-of-way.* In the event the development of property includes or abuts an existing platted county road that does not conform to the minimum requirements set forth in this chapter, or in the event that the development will result in an increase in the average daily traffic using the road to the extent that the classification of the road will change under these regulations, or the road is shown on the county's thoroughfare plan, the preliminary land development (land development or subdivision) plan must provide for sufficient right-of-way to increase the size of the right-of-way to the width needed under the new classification. In the event that the development abuts only one (1) side of such a road, the additional right-of-way reserved shall not exceed one-half (½) of the additional right-of-way required under the new classification, measured from the centerline of the existing right-of-way. The plat shall clearly denote that any subject right-of-way described above is reserved for future road widening. Lot area requirements and setback requirements shall not use the reserved right-of-way area in their measurements.

~~(2)~~(3) *Connectivity.*

- a. *Extension of existing roads.* The arrangement of roads in a subdivision shall provide for the alignment and continuation or extension of existing roads in adjoining areas in compliance with the standards set forth in this section. Greater widths may be required if the existing road is identified for widening in the county's thoroughfare plan.
- b. *Access to undeveloped property.* Where it is deemed necessary to the development of a logical road pattern and transportation network, roads and rights-of-way shall be extended to the boundary of adjoining property. Incompatible characteristics of adjoining property shall be given due consideration in making a determination of what shall constitute a logical road pattern. Reserve strips adjoining road rights-of-way for the purpose of preventing access to adjacent property shall not be permitted.
1. *Construction of road connections.* Where required for a logical road pattern, road extensions or connections may be built. In the event that the adjoining property is later developed in such a manner that it is determined that the connection will not be necessary for a logical road pattern,

the connection may be abandoned and divided proportionally among adjoining landowners. Temporary dead end roads shall be provided with a temporary turnaround having a roadway surface diameter of eighty (80) feet, or other approved type of turnaround.

2  
Comment: The DRT reviews plats, not the Planning Commission. This was an oversight in the original draft.

*Reservation of road connections.* In certain situations, the planning commission development review team may permit a platted lot to be “reserved for future connection” in lieu of construction of the road connection, in which case an escrow account will be established in favor of the county for a ten (10) year period in an amount determined by the county engineer to cover the cost of construction. In the event the connection is constructed, any remaining property shall be conveyed to adjoining property owners and the balance of the escrow account refunded to the developer. In the event that the adjoining property is later developed in such a manner that it is determined that the connection is not required or desirable, the reservation will be terminated, ownership of the lot will remain with the developer and the escrow account refunded to the developer. If the extension has not been constructed within the ten (10) year period, the planning commission development review team will determine the continued necessity of the extension and either extend the time of the escrow account or recommend that the reservation be terminated, with ownership of the lot remaining with the developer and the escrow account being refunded to the developer.

Comment: This is a function of the DRT, not the Planning Commission; and was an oversight in the original draft.

Comment: This is a permissive statement, which is not needed, and it is also not a design standard. It will be put into the Subdivision section at a later time.

~~e. *Gated communities.* Gated communities are discouraged but are permitted. Roads within gated communities will not be taken over by the county for road maintenance.~~

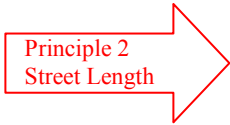
c. *Conservation areas.* One private access easement shall be allowed across a conservation area, provided that such access is at least twenty (20) feet in width and provides access to no more than one (1) parcel.

~~(3)~~(4) *Cul-de-sacs.*

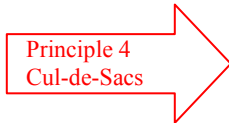
a. *General.* Cul-de-sacs shall not be used to avoid connection with an existing road or to avoid connection to adjoining property. ~~In general,~~ eCul-de-sacs shall not be used to provide access to development on the boundary of the development except where, ~~in the opinion of the planning commission,~~ a cul-de-sac is necessitated by topography or property accessibility, or is appropriate for land use separation.

Principle 4  
Cul-de-Sacs

Comment: Staff felt it made a stronger statement to delete the words “In general”. Also, opinions are too subjective, so this was removed.



b. *Cul-de-sac length.* Cul-de-sacs shall not exceed ~~eight hundred (800)~~ one thousand two hundred (1,200) feet in length unless necessitated by topography or property accessibility, and are approved by the ~~planning commission~~ development review team. Measurement shall be from the point where the centerline of the dead end road intersects with the centerline of a general circulation road to the center of the turnaround of the cul-de-sac. Where one cul-de-sac extends from another cul-de-sac, the end of each cul-de-sac shall be no more than ~~eight hundred~~ one thousand two hundred (1,200) feet from a general circulation road as measured by the centerline of the roads.



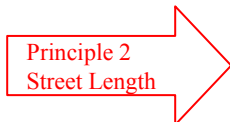
c. *Cul-de-sac design.* Cul-de-sacs shall terminate in a circular turnaround having a minimum right-of-way of at least one hundred (100) feet in diameter and a paved turnaround with a minimum outside diameter of eighty (80) feet, or other approved type of turnaround, including T's, Y's or landscaped islands with a minimum right-of-way sufficient for county maintenance. In addition, all cul-de-sacs must have a landscaped interior island, at least forty (40) feet in diameter. The minimum pavement width around a cul-de-sac island shall be sixteen (16) feet, and this portion of the pavement shall be designated as a one-way for traffic purposes. A provision for adequate drainage must be designed for the island; and a provision for maintenance of landscaping on the island must be included in the recorded restrictive covenants for the subdivision.

~~(4)~~(5) *Temporary dead-end road and half roads.*

a. *Temporary dead-end roads.* Temporary dead-end roads shall be provided with a temporary turnaround having a roadway surface diameter of eighty (80) feet, or other type of approved turnaround.

b. *Half roads.* Half roads of less than two (2) lanes are prohibited. Whenever a road is planned adjacent to the proposed development tract boundary, the entire road right-of-way shall be platted within the proposed development, or a portion of the road may be platted and reserved with adequate provision for the concurrent dedication of the remaining portion of the right-of-way by the adjacent landowner, evidence of which shall be furnished by the developer through an acquired and recorded easement.

~~(5)~~(6) *Intersections.* All road intersections shall be designed in substantial compliance with the applicable requirements of SCDOT's "Access & Roadside Management Standards", published in August 2008.



(7) *Loop lanes.* Loop lanes shall be a minimum of sixteen (16) feet in width for one-way traffic, and the exterior radius shall be no less than forty (40) feet.

Principle 4  
Cul-de-Sacs

(8) T-roads. See the “Road Design Standards” manual kept in the Department of Public Works.

(9) Main Roads – twenty-four (24) feet pavement width.

Comment: “Park Road paving detail” was unclear as to what this was and where it could be found, so this has now been clarified.

Principle 1  
Street Widths

(10) Park Roads – seventeen (17) feet pavement width. On cul-de-sac bulbs, the inside radius shall be a mountable curb. The “Park Road” paving detail (see the “Road Design Standards” manual kept in the Department of Public Works) may only be used when there is sufficient off street parking to provide three (3) parking spaces per dwelling unit, and the total future parcels served by the road do not exceed twenty-five (25). For common areas, a shared parking space ~~may~~ shall be considered as the equivalent of one and one-half (1½) dwelling parking spaces.

Comment: Staff has deleted “may” and inserted “shall”, as this is more appropriate.

~~(6)~~(11) *Other design standards.*

- a. *Reverse curves.* On state maintained roads, tangent distances shall be determined by the use of South Carolina Department of Transportation standards. On other roads, the Richland County design standards shall apply.
- b. *Road grades.* Grades on roads not classified shall be established by the South Carolina Department of Transportation or by the county engineer. Grades on collector roads shall not exceed eight percent (8%) unless topographic conditions make this impractical. Grades on residential roads shall not exceed fifteen percent (15%), unless topographic conditions make this impractical. All roads shall have a minimum grade of not less than one-half (½) of one percent (1%).
- c. *Horizontal curves.* Where a deflection angle of more than ten (10) degrees occurs in the alignment of a road, a curve of reasonable radius shall be introduced. On roads not classified, the center line radius of curvature shall be determined by the South Carolina Department of Transportation or by the county engineer. On collector, industrial, or commercial roads, the center line radius of curvature shall not be less than three hundred and fifty (350) feet. On local residential roads, the center line radius of curvature shall not be less than one hundred and fifty (150) feet unless the topography of the land to be subdivided makes this impractical.
- d. *Vertical curves.* Minimum stopping sight distance on roads not classified shall be determined by the South Carolina Department of Transportation or by the county engineer. On collector, industrial, or commercial service roads, the minimum stopping sight distance shall be two hundred and seventy-five (275) feet (forty miles per hour) and on minor residential roads, one hundred sixty (160) feet (twenty-five miles per hour). Stopping sight distances shall be

Draft as of 5-22-12  
measured from a height of eye of three (3) feet, nine (9) inches to an object with a height of six (6) inches, both distances measured above the centerline of the road or road. Stopping sight distance shall be determined in accordance with the standards of the American Association of State Highway Officials.

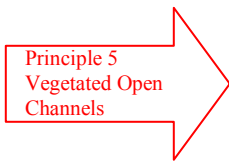
- e. *Split-level roads.* Roads that are constructed so as to have two (2) traffic ways, each at a different level within the same right-of-way, shall provide a paved traffic surface of at least twenty (20) feet on each level and a slope between the two (2) traffic ways of 6:1 or flatter.
- f. *Alleys.* Alleys shall only be permitted as approved by the county engineer.
- g. *Access to parks, schools, etc.* Convenient access to places of public assembly must be ensured in all development. See also Section 26-179 of this chapter for pedestrian amenity requirements.
- h. *Railroad rights-of-way.* Developments adjacent to railroad rights-of-way shall be required to provide for future railroad crossings.
- i. *Marginal access roads.* In order to reduce traffic congestion, marginal access roads shall be required between arterial roads and the adjacent development. Additionally, the [planning commission development review team](#) may require marginal access roads between collector roads and adjacent development, if the conditions warrant.
- j. *Grading and paving.* All grading and paving work done on new roads or road improvements must be approved by the county engineer.
- k. *Road signs/traffic control devices.*

Comment: This is a function of the DRT, not the Planning Commission; and was an oversight in the original draft.

[1] Road signs, in conformance with the requirements of the Federal Highway Administration's *Manual on Uniform Traffic Control Devices 2009 Edition with Revisions 1 and 2 incorporated; provided, however, if a later edition is published, this latest edition shall be used;* and with the addressing coordinating specialist, shall be located at all intersections in a manner approved by the county engineer. Any sign within a new development shall be installed by the developer at his/her own expense. Signs will be aluminum blanks on metal posts fabricated and mounted in a standard design established by the director of public works. Such signs shall have white reflective lettering a minimum of six (6) inches in height on a reflective

background. Signs located on multi-lane roads with a speed limit of 40 mph or greater shall have lettering a minimum of eight (8) inches in height. A green background shall denote a public road and a blue background shall denote a private road.

- [2] All traffic control devices required by the Federal Highway Administration’s *Manual on Uniform Traffic Control Devices 2009 Edition with Revisions 1 and 2 incorporated* shall be installed by the developer at his/her own expense. All devices shall conform to the required size and reflectivity found in the *Manual on Uniform Traffic Control Devices 2009 Edition with Revisions 1 and 2 incorporated*. Provided, however, if a later edition of the “Manual on Uniform Traffic Control Devices” is published, this latest edition shall be used.



- 1. Alternative to curbed drainage. Minor rural roads and rural roads may be exempt from the requirement to have curbs, subject to the following conditions:

- [1] A minor rural road shall provide access to less than twenty (20) lots that are each greater than five (5) acres in size, and a rural road shall provide access to less than fifty (50) lots that are each greater than five (5) acres in size.
- [2] For design criteria, see the “Road Design Standards” manual kept in the Department of Public Works.

SECTION XIV. The Richland County Code of Ordinances, Chapter 26, Land Development; Article VIII, Resource Protection Standards; Section 26-201, Stormwater Management and SWPPPs; Subsection (c), Requirements and Standards; Paragraph (3), Secondary Drainage Channel and Surface Requirements; Sub-paragraph g., Additional Development Requirements; Clause 1.; is hereby amended to read as follows:

- 1. *Single-family residential, duplex or manufactured home development.* Site grading for single-family, duplex, or manufactured home development shall be carried out in such a manner that surface water from each dwelling lot will flow directly to a storm sewer, improved channel, sodded swale, or paved road without running more than two hundred (200) feet. Rooftop runoff may be directed to pervious areas, infiltration practices, rainwater harvesting systems, or other stormwater treatment facilities on the dwelling lot.



SECTION XV. The Richland County Code of Ordinances, Chapter 26, Land Development; Article X, Subdivision Regulations; Section 26-221; is hereby amended to read as follows:

**Sec. 26-221. Purpose.**

The purpose of these subdivision regulations is to provide criteria for the development of subdivisions, reduce infrastructure maintenance costs as a result of efficient community design, provide pedestrian linkages and wildlife corridors among residential communities, and to encourage recreational opportunities within Richland County. These regulations shall be applied, in addition to other relevant sections of this chapter (see in particular Article VII.), when a subdivision is proposed in the county, and are based on and implement the requirements of Section 6-29-1110, et. seq., of the South Carolina Code of Laws. These regulations also implement the objectives and policies of the comprehensive plan; and preserve and protect environmental resources, natural and cultivated landscapes for the county.

SECTION XVI. The Richland County Code of Ordinances, Chapter 26, Land Development; Article X, Subdivision Regulations; Section 26-222; is hereby amended to read as follows:

**Sec. 26-222. General requirements.**

- (a) *Improvements.* All proposed improvements in the development of a subdivision shall comply with the relevant standards set forth in this chapter.
- (b) *Septic tank and well systems.* Persons using septic tanks and/or wells shall obtain, prior to sketch plan review by the ~~planning commission~~ development review team, at least preliminary or conceptual approval from DHEC, as required by Section 61-57 of the South Carolina Code of Regulations.
- (c) *Subdivision and road names.* Subdivision names, approved by the county addressing coordinating specialist, and road names, approved by the planning commission, will be issued at the preliminary plan review stage.
- (d) *Access requirements.*
  - (1) *Access requirements for residential subdivisions.* All residential subdivisions, and/or subdivision lots, shall have direct access to a public or private road right-of-way, with a minimum fifty (50) foot right of way and a minimum twenty (20) foot wide passable surface which conforms to the requirements of Section 26-181 (b) (2) and which has been approved by the county engineer's office. Except for minor subdivisions, all subdivision lots shall have access only to interior subdivision roads.
  - (2) *Access requirements for commercial subdivisions.* All commercial subdivision lots shall have direct access to a public or private road, with a minimum fifty (50) foot right-of-way and a minimum twenty (20) foot wide passable surface approved by the county engineer's office, or a recorded cross-access easement, at least thirty (30) feet in width from the public or private road to the commercial site and approved by the county fire marshal.
- (e) *Lots.*



- (1) *DHEC requirements.* If the South Carolina Department of Health and Environmental Control requires a lot size for a subdivision different from what is required in this chapter, then the project shall conform to the DHEC standards.
  - (2) *Restriction on jurisdictional lines.* Lots hereinafter developed shall not be divided by city or county lines.
  - (3) *Lot lines.* In so far as is practical, side lot lines shall be at right angles to straight road lines and radial to curved road lines.
  - (4) *Zoning district standards.* All subdivision lots must comply with the applicable standards for the zoning district(s) in which the subdivision is located.
- (f) *Blocks.*
- (1) *Block size.*
    - a. *Nonresidential block size.* Nonresidential blocks shall be of such length and width as may be suitable for their prospective use, including adequate provision for off-street parking and service areas.
    - b. *Residential block size.* Residential blocks shall not be greater than one thousand eight hundred (1,800) feet in length nor less than six hundred (600) feet in length. Where practical, the width of any residential block shall be sufficient to permit at least two (2) tiers of lots.
  - (2) *Dead-end roads.* Dead-end roads, within a subdivision, including cul-de-sacs, shall not be ~~greater than~~ exceed ~~eight hundred (800)~~ one thousand two hundred (1,200) feet in length.

New Principle:  
Natural Resource  
Protection Inventory

(g) *Natural Resource Inventory.* All subdivisions require a natural resource inventory, which must be conducted by a qualified professional. The Natural Resource Inventory shall consist of the following:

- (1) A separate engineering design sheet listing the location of the natural resources. This would be determined as follows:
  - a. The County shall conduct a desktop analysis using existing county GIS data: locate wetlands (use National Wetlands Inventory maps), floodplains, steep slopes, water bodies, etc. This will provide a preliminary analysis of what is on the site and include a jurisdictional determination and tree protection plan. The Developer shall hire consultants to conduct a full field site inventory based on what was identified during the desktop analysis; or

b. The County and the Developer shall conduct a natural resources field visit.

c. The County may field review the inventory, as needed.

(2) The following list of features, if relevant, shall be included in the Natural Resources Inventory:

New Principle  
Natural Resource Protection  
Inventory

a. 100 year floodplain;

b. Riparian buffers;

c. Cemeteries and burial grounds;

d. Open space corridors of twenty-five (25) foot width or greater and all easements;

e. Protected trees, as identified in Section 26-176(k)(1);

f. Steep slopes of greater than twenty-five percent (25%);

g. Wetlands, including isolated wetlands.

h. Archeological sites, historical sites and features eligible for or listed in the National Register of Historic Places;

i. Rare, threatened, or endangered species/habitats, as identified by federal and state listings;

j. Scenic view sheds;

k. Unique natural features; and

l. Forestlands; and prime agricultural lands.

(3) Once the submittal package is complete, including a Natural Resource Inventory, it ~~would~~ shall be scheduled for review by the development review team. The development review team shall have the authority to require more or less protections based on the requirements of this Chapter and the results of the Natural Resource Inventory.

Comment: Staff has deleted "would" and inserted "shall", as this is more appropriate.

Principle 13  
Sidewalks

(h) Pervious material may be used for sidewalks and driveways.

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

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

SECTION XIX. Effective Date. This ordinance shall be enforced from and after \_\_\_\_\_, 2012.

RICHLAND COUNTY COUNCIL

BY: \_\_\_\_\_  
Kelvin E. Washington, Sr., Chair

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

OF \_\_\_\_\_, 2012

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

RICHLAND COUNTY ATTORNEY'S OFFICE

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

Public Hearing: June 26, 2012 (tentative)  
First Reading: June 26, 2012 (tentative)  
Second Reading:  
Third Reading:

**RICHLAND COUNTY GOVERNMENT**



**Planning and Development Services Department**

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

**May 22, 2012**

**7:00 PM**

**Call to Order:** Honorable Kelvin E. Washington, Sr., Chair

**Additions/Deletions to the Agenda:** Amelia Linder, Staff Attorney, stated that the applicant in case number 12-15 MA had requested a deferral and she recommended that the agenda be re-ordered to take up this matter first. Council accepted this recommendation and re-ordered the agenda.

**Map Amendments:**

**Case # 12-15 MA, Tanya Boyd, RS-LD to GC (0.34 acres), TMS# 19901-02-28, 2400 Alpine Road:** Council deferred the public hearing and first reading until the next Zoning Public Hearing meeting in June. **ACTION: PLANNING, CLERK OF COUNCIL**

**Case # 12-14 MA, Marion Bouknight/Lee Blythe, RU to RS-MD (29.61 acres), TMS# 03500-04-08(p) & 03500-04-24(p), Old Tamah Rd & Shady Grove Road:** The public hearing was held on April 24, 2012. Council gave first reading approval to the map amendment ordinance. **ACTION: PLANNING, CLERK OF COUNCIL**

**Case # 12-20 MA, Jacqueline Bush Reese, RU to RC (2 acres), TMS# 27300-07-05, Bluff Road:** The public hearing was opened, and no one spoke. The public hearing was closed. Council unanimously gave first reading approval to the map amendment ordinance. **ACTION: PLANNING, CLERK OF COUNCIL**

**Case # 12-21 MA, Ismail Ozbek/Lexington County Health Services District, Inc., PDD to PDD (0.83 acres), TMS# 23011-01-02, Summit Parkway & Summit Centre Drive:** The public hearing was opened, and the applicant and one other person spoke in favor of the rezoning. The public hearing was closed. Ms. Hutchinson recused herself due to a conflict of interest, but the remaining Council members unanimously gave first reading approval to the map amendment ordinance. **ACTION: PLANNING, CLERK OF COUNCIL**

**TEXT AMENDMENTS**

1. **An Ordinance amending the Richland County Code of Ordinances, Chapter 26, Land Development; so as to permit “Radio, television, and Other Similar Transmitting towers” in the M-1 (Light Industrial district), as a Special Exception Rather than with Special Requirements:** The public hearing was opened, and no one spoke. The public hearing was closed. Council unanimously gave first reading approval to the text amendment ordinance. [ACTION: PLANNING, CLERK OF COUNCIL](#)

#### **OTHER BUSINESS**

None.

**ADJOURNMENT:** Council adjourned at 7:14 p.m.

