

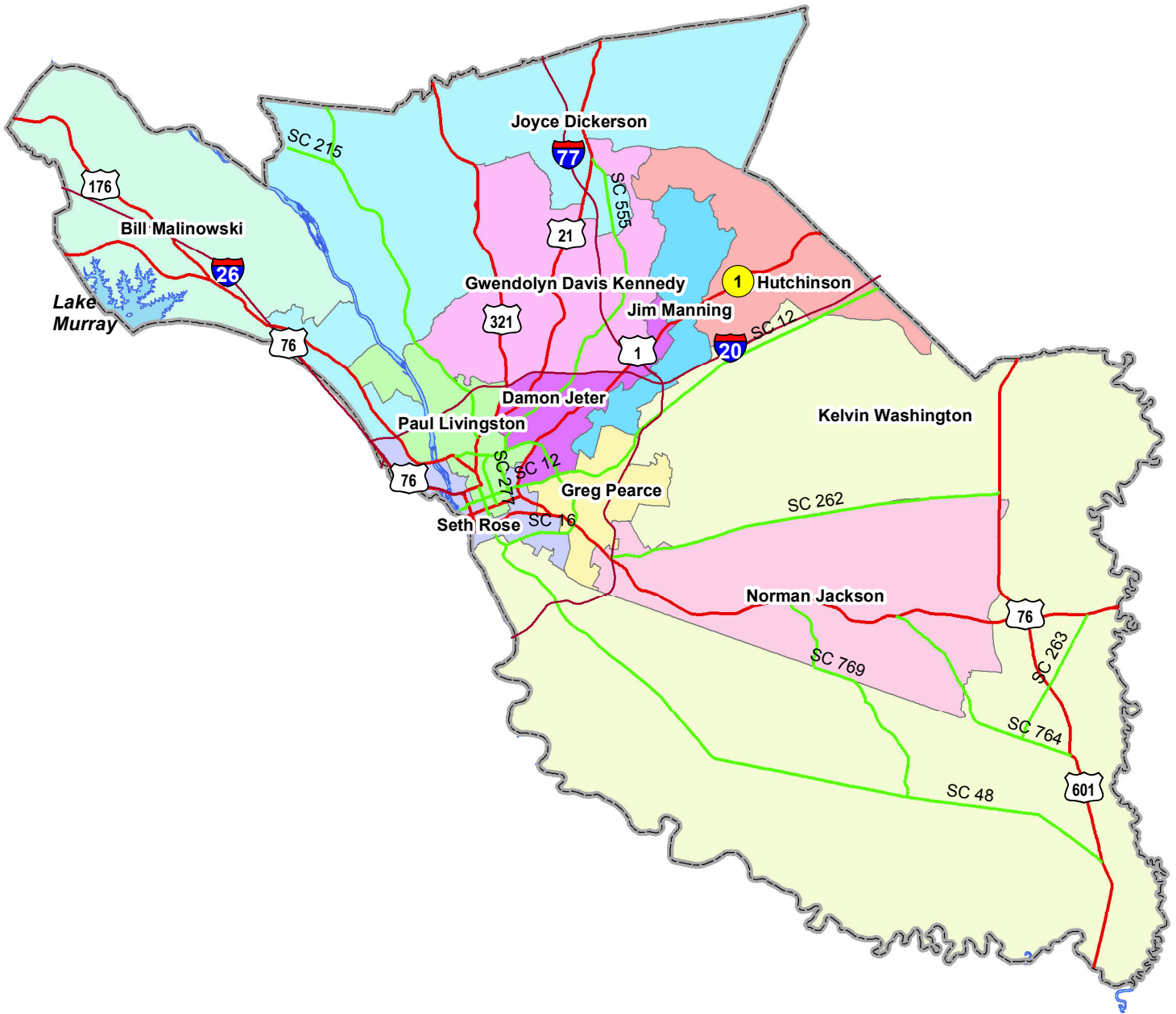
RICHLAND COUNTY  
PLANNING COMMISSION



JULY 2, 2012



# RICHLAND COUNTY PLANNING COMMISSION JULY 2, 2012



CASE NO.	APPLICANT	TMS NO.	LOCATION	DISTRICT
1. 12-24 MA	Martin Fridy	22914-06-03/04/05/06/07/08/16/17	108 Fore Ave.	Hutchinson



**RICHLAND COUNTY PLANNING COMMISSION**

**Monday, July 2, 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**

June 2012 Minutes

**ROAD NAMES**

**MAP AMENDMENTS**

1. Case # 12-24 MA  
Martin Fridy  
Grands Investment Company, LLC.  
M-1/ MH to GC (9.9 acres)  
108 Fore Ave.  
TMS# 22914-06-01(p)/03/04/05/06/07/08/16/17  
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**TEXT AMENDMENTS**

1. AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES, CHAPTER 26, LAND DEVELOPMENT; ARTICLE V, ZONING DISTRICTS AND DISTRICT STANDARDS; SECTION 26-141, TABLE OF PERMITTED USES, PERMITTED USES WITH SPECIAL REQUIREMENTS, AND SPECIAL EXCEPTIONS; "RESIDENTIAL USES" OF TABLE 26-V-2.; AND ARTICLE VI, SUPPLEMENTAL USE STANDARDS; SECTION 26-151, PERMITTED USES WITH SPECIAL REQUIREMENTS; SO AS TO PERMIT "GROUP HOMES (10 TO 15)" IN THE RU (RURAL DISTRICT), WITH SPECIAL REQUIREMENTS.  
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2. AN ORDINANCE AMENDING 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 (2), MINOR SUBDIVISION REVIEW; SO AS TO REMOVE THE REQUIREMENT OF SKETCH PLAN SUBMITTAL.

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3. 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.

Separate hand out

## **OTHER BUSINESS**

1. BORROW PITS

## **COUNTY COUNCIL REPORT OF ACTION**

## **ADJOURNMENT**



# Richland County Planning & Development Services Department

## Map Amendment Staff Report

**PC MEETING DATE:** July 2, 2012  
**RC PROJECT:** 12-24 MA  
**APPLICANT:** Martin Fridy  
**PROPERTY OWNER:** Grands Investment Company

**LOCATION:** Two Notch Road and Fore Ave

**TAX MAP NUMBER:** 22914-06-01 (portion of), 03, 04, 05, 06, 07, 08, 16, 17  
**ACREAGE:** 10.3  
**EXISTING ZONING:** MH, M-1  
**PROPOSED ZONING:** GC

**PC SIGN POSTING:** June 13, 2012

### Staff Recommendation

Disapproval

### Background /Zoning History

The current zoning, Mobile Home District (MH) and Light Industrial District (M-1) reflect the original zoning as adopted September 7, 1977.

The subject parcels were part of previous proposed rezoning requests under case 06-10MA and case 10-26MA. Both proposed zoning requests were to General Commercial District (GC) and were withdrawn by the applicant. The 10-26MA staff report recommended approval whereas the 2006 staff report recommended disapproval.

The parcels contain two hundred and thirty four (234) feet of frontage along Two Notch Road and eight hundred and thirty nine (839) feet of frontage on Fore Ave.

### 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: 164 dwelling units
- The net density for this site is approximately: 115 dwelling units

Direction	Existing Zoning	Use
<b><u>North:</u></b>	NC/GC/MH	Undeveloped/undeveloped/residences
<b><u>South:</u></b>	M-1	HUSQVARNA Construction Products
<b><u>East:</u></b>	RS-MD/MH	Residences/residences
<b><u>West:</u></b>	M-1/GC	Multi-tenant commercial strip/undeveloped

**Plans & Policies**

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

**Priority Investment Area**

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

Non-Compliance: Although a portion of the request is located along Two Notch Road, a major arterial, the remainder of the site is located along Fore Avenue, a residential service street insufficiently designed to support the types of traffic typically generated by a general commercial use. Furthermore, the subject parcels are contiguous to existing residential zonings and uses along Fore Avenue. As such, the proposed commercial district would significantly encroach into the Royal Pines Subdivision.

**Traffic Impact**

The 2010 SCDOT traffic count (Station # 118), located east of the site on Two Notch Road identifies 20,300 Average Daily Trips (ADT's). Two Notch Road is classified as a five lane undivided Principal Arterial road, maintained by SCDOT with a design capacity of 33,600 ADT's. This section of Two Notch Road is currently functioning below the designed roadway capacity and is operating at a Level of Service (LOS) “B”. In addition, traffic count (Station # 117), located west of the site on Two Notch Road identifies 31,300 Average Daily Trips (ADT's). This section of Two Notch Road is also classified as a five lane undivided Principal Arterial road, maintained by SCDOT with a design capacity of 33,600 ADT's. This section of Two Notch Road is currently functioning at the designed roadway capacity and is operating at a Level of Service (LOS) “C”.

Traffic count stations 117 and 118 are located within 1.15 miles of each other. There is an 11,000 Average Daily Trip difference between the two traffic count stations. The difference in the two traffic counts can be attributed to Fashion Drive, which is located between both traffic count stations and serves as an entrance into the Village at Sandhill. These differences can be attributed to vehicles utilizing the dedicated turn lanes at the intersection of Two Notch Road and Fashion Drive to access the Village.

There are no planned or programmed improvements for this section of Two Notch Road or Fore Avenue.



## Conclusion

One of the) larger parcels fronting on Two Notch Road contains a vacant parking lot and the other larger M-1 parcel is currently undeveloped without road frontage. The remaining seven (7) parcels have frontage on Fore Avenue and all but two (2) contain vacant single family residential structures. Otherwise, the properties have little or no slope, some vegetation, no sidewalks or streetlights and are designed without curb and gutters. Most of the properties along Two Notch Road are commercial in nature, while the majority of parcels along Fore Avenue contain residential structures. The subject parcels are located adjacent to commercial, industrial, and residential uses. The M-1 zoned parcel south of the subject parcels is home to a manufacturing facility (HUSQVARNA) that manufactures saw blades and hand saws. The Woodlands subdivision, contiguous to the southeast of the M-1 parcels has a mixed zoning of Residential Single-family Low Density District (RS-LD), Residential Single-family Medium Density District (RS-MD), Residential Single-family High Density District (RS-HD).

Royal Pines is an existing residential subdivision located north and east of the subject properties along Fore Avenue and Burmaster Drive. This subdivision is occupied primarily by a mix of single family and manufactured homes. The Neighborhood Commercial District (NC) parcels north of the site on Fore Avenue are undeveloped as is the General Commercial District (GC) parcel located along Two Notch Road. Aubrey Street is internal to the Royal Pines Estates Subdivision and runs perpendicular to Fore Avenue. There are multiple uses and zoning districts along Aubrey Street. 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.

The Richland County Comprehensive Plan states that...

"Priority Investment Areas (PIA's) are areas where growth should be concentrated. These areas should contain a deliberate mix of residential, commercial, and civic uses. Housing should be varied at moderate densities (4-16 dwelling units per acre) and should include affordable housing. Complete streets should be available with access for vehicles, cyclists, and pedestrians and open space should be included and respected."

The Sand Hill fire station (station number 29) is located on Sparkleberry Lane roughly .8 miles south of the subject parcel. There is a fire hydrant located along Fore Avenue in addition to a fire hydrant located at the corner of Two Notch Road and Fore Avenue. Water is provided by the City of Columbia and sewer is provided by Palmetto Utilities. The parcels are within the boundaries of Richland County School District Two. The W.R. Roger Adult Continuing Education and Technology Center is located .48 miles east of the site on Old Clemson Road. Additionally Spring Valley High School is located .74 miles southeast of the site on Sparkleberry Lane.

Aubrey Street acts as a dividing line between the commercial uses along Two Notch Road and the residential uses to the southeast internal to the Royal Pines subdivision. It is staff's opinion that the commercial zoning line extending out from Aubrey Street, running parallel to Two Notch Road, provides an appropriate boundary for the extension of commercial zoning. Any further encroachment into the neighborhood could possibly be detrimental to the residential environment and could cause damage to the residential nature of this community. The GC District permits a number of intense commercial uses that would be out of character with the surrounding residential uses. Although Two Notch Road is a five lane principal arterial road with existing commercial uses, it's staff's opinion that the proposed GC zoning should only extend so far into the neighborhood. That distance, in staff's opinion should align with Aubrey Street as those properties are already commercially zoned. Further encroachment would be contrary to the Comprehensive Plan recommendations and could be damaging to the neighborhood's residential character. In addition, Fore Avenue was designed as a residential service street

without curb and gutter, ill-equipped to handle the types and volumes of traffic associated with the permitted uses in the GC District. As such, staff is of the opinion that the proposed map amendment would encroach into the established residential subdivision.

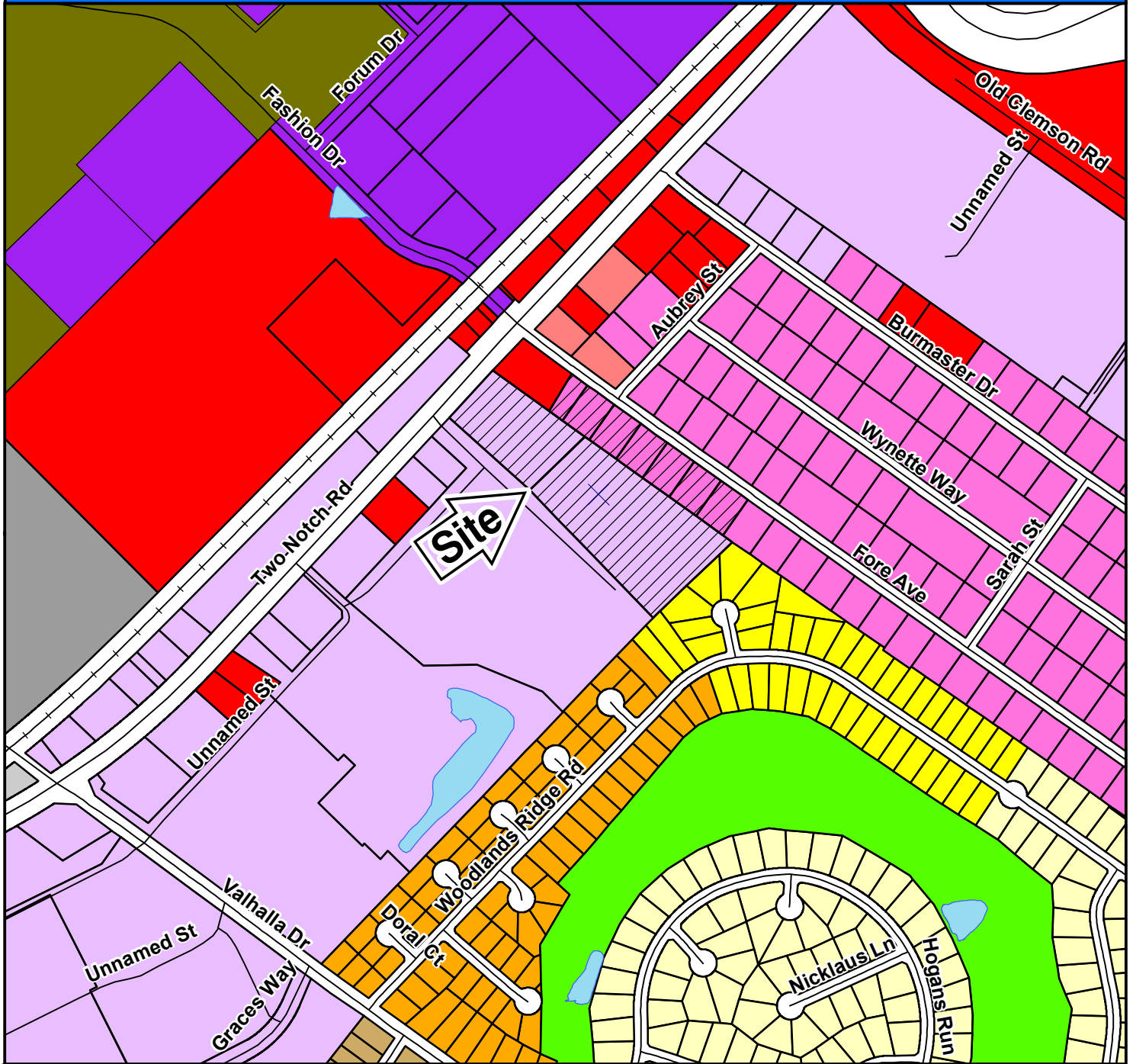
In conclusion, based upon this rationale and the lack of compliance with the Comprehensive Plan the planning staff cannot support the request and recommends **Disapproval** of this map amendment.

<b>Zoning Public Hearing Date</b>
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**July 31, 2012**

# Case 12-24 MA

## M-1/MH 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	





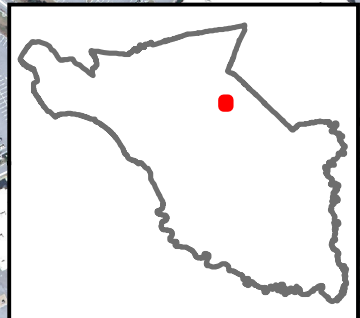
**Case 12-24 MA  
M-1/MH to GC**

**TMS 22914-06-03/04/05/06/07/08/16/17 & 01(p)**

**118**



-  FLOOD ZONE A
-  FLOOD ZONE AE
-  WETLANDS





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

USE TYPES	MH	M-1	GC
Common Area Recreation and Service Facilities	P		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
Accessory Uses and Structures (Customary) – See Also Sec. 26-185	P	P	P
Home Occupations	SR		SR
Swimming Pools	SR		SR
Yard Sales	SR		SR
<b><u>Recreational Uses</u></b>			
Amusement or Water Parks, Fairgrounds		SR	SR
Amusement Arcades		P	P
Athletic Fields	SE	P	P
Batting Cages		SR	SR
Billiard Parlors		P	P
Bowling Centers		P	P
Clubs or Lodges (Ord No.054-08HR; 9-16-08)		P	P
Country Clubs with Golf Courses	SE	SR	SR
Dance Studios and Schools		P	P
Go-Cart, Motorcycle and Similar Small Vehicle Tracks		P	SR
Golf Courses		SR	SR
Golf Courses, Miniature		P	P
Golf Driving Ranges (Freestanding)		SR	SR

Marinas and Boat Ramps		P	P
Martial Arts Instructional Schools		P	P
Physical Fitness Centers		P	P
Public or Private Parks	SR	SR	SR
Public Recreation Facilities	SR	SR	SR
Shooting Ranges, Indoor		P	P
Skating Rinks		P	P
Swim and Tennis Clubs	SE	P	P
Swimming Pools	SR		SR
<b><u>Institutional, Educational and Civic Uses</u></b>			
Ambulance Services, Emergency	P	P	P
Ambulance Services, Transport		P	P
Animal Shelters		SR	SR
Auditoriums, Coliseums, Stadiums		P	P
Bus Shelters/Bus Benches (Ord. 053-09HR; 11-3-09)	SR	SR	SR
Cemeteries, Mausoleums (Ord. 069-10HR)		SR	SR
Colleges and Universities			P
Community Food Services		P	P
Courts			P
Day Care, Adult, Home Occupation (5 or Fewer) (Ord. 008-09HR; 2-17-09)	SR		SR
Day Care Centers, Adult (Ord. 008-09HR; 2-17-09)		SR	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		SR
Day Care, Child, Licensed Center (Ord. 008-09HR; 2-17-09)		SR	SR
Fire Stations	P	P	P
Government Offices		P	P
Hospitals			P

Individual and Family Services, Not Otherwise Listed		P	P
Libraries	SR	P	P
Museums and Galleries		P	P
Nursing and Convalescent Homes			P
Places of Worship	SE	P	P
Police Stations, Neighborhood	P	P	P
Post Offices		P	P
Postal Service Processing & Distribution		P	P
Schools, Administrative Facilities		P	P
Schools, Business, Computer and Management Training		P	P
Schools, Fine Arts Instruction		P	P
Schools, Junior Colleges		P	P
Schools, Including Public and Private, Having a Curriculum Similar to Those Given in Public Schools)	SR		P
Schools, Technical and Trade (Except Truck Driving)		P	P
Schools, Truck Driving		P	P
Zoos and Botanical Gardens		SR	SR
<b><u>Business, Professional and Personal Services</u></b>			
Accounting, Tax Preparation, Bookkeeping, and Payroll Services		P	P
Advertising, Public Relations, and Related Agencies		P	P
Automatic Teller Machines		P	P
Automobile Parking (Commercial)		P	P
Automobile Rental or Leasing		P	P
Automobile Towing, Not Including Storage		P	P
Banks, Finance, and Insurance Offices		P	P
Barber Shops, Beauty Salons, and Related Services		P	P
Bed and Breakfast Homes/Inns (Ord. 020-10HR; 5-4-10)			SR

Body Piercing Facilities			SR
Building Maintenance Services, Not Otherwise Listed		P	P
Car and Light Truck Washes (See also Truck Washes)		P	P
Carpet and Upholstery Cleaning Services		P	P
Computer Systems Design and Related Services		P	P
Clothing Alterations/Repairs; Footwear Repairs		P	P
Construction, Building, General Contracting, without Outside Storage		P	P
Construction, Special Trades, without Outside Storage		P	P
Employment Services		P	P
Engineering, Architectural, and Related Services		P	P
Exterminating and Pest Control Services		P	P
Funeral Homes and Services		P	P
Furniture Repair Shops and Upholstery		P	P
Hotels and Motels		P	P
Janitorial Services		P	P
Kennels		SR	SR
Landscape and Horticultural Services		P	P
Laundromats, Coin Operated		P	P
Laundry and Dry Cleaning Services, Non-Coin Operated		P	P
Legal Services (Law Offices, Etc.)		P	P
Linen and Uniform Supply		P	P
Locksmith Shops		P	P
Management, Scientific, and Technical Consulting Services		P	P
Massage Therapists		P	P
Medical/Health Care Offices		P	P
Medical, Dental, or Related Laboratories		P	P
Motion Picture Production/Sound Recording		P	P

Office Administrative and Support Services, Not Otherwise Listed		P	P
Packaging and Labeling Services		P	P
Pet Care Services (Excluding Veterinary Offices and Kennels)		P	P
Photocopying and Duplicating Services		P	P
Photofinishing Laboratories		P	P
Photography Studios		P	P
Picture Framing Shops		P	P
Professional, Scientific, and Technical Services, Not Otherwise Listed		P	P
Publishing Industries		P	P
Real Estate and Leasing Offices		P	P
Rental Centers, with Outside Storage		P	SR
Rental Centers, without Outside Storage		P	P
Repair and Maintenance Services, Appliance and Electronics		SR	SR
Repair and Maintenance Services, Automobile, Minor		P	P
Repair and Maintenance Services, Home and Garden Equipment		P	P
Repair and Maintenance Services, Personal and Household Goods		P	P
Repair and Maintenance Services, Television, Radio, or Other Consumer Electronics		P	P
Research and Development Services		P	P
Security and Related Services		P	P
Tanning Salons		P	P
Tattoo Facilities (Ord 010-07HR; 2-20-07) and (Ord No. 054-08HR; 9-16-08)			P
Taxidermists		P	P
Theaters, Live Performances		P	P
Theaters, Motion Picture, Other Than Drive-Ins		P	P
Theaters, Motion Picture, Drive-Ins		P	SE
Travel Agencies (without Tour Buses or Other Vehicles)		P	P

Traveler Accommodations, Not Otherwise Listed		P	P
Truck (Medium and Heavy) Washes		P	P
Veterinary Services (Non-Livestock, May Include Totally Enclosed Kennels Operated in Connection with Veterinary Services)		P	P
Watch and Jewelry Repair Shops		P	P
Weight Reducing Centers		P	P
<b><u>Retail Trade and Food Services</u></b>			
Antique Stores (See Also Used Merchandise Shops and Pawn Shops)		P	P
Appliance Stores		P	P
Art Dealers		P	P
Arts and Crafts Supply Stores		P	P
Auction Houses		P	P
Automotive Parts and Accessories Stores		P	P
Bakeries, Retail		P	P
Bars and Other Drinking Places		SR	SR
Bicycle Sales and Repair		P	P
Boat and RV Dealers, New and Used		P	P
Book, Periodical, and Music Stores		P	P
Building Supply Sales with Outside Storage		P	P
Building Supply Sales without Outside Storage		P	P
Camera and Photographic Sales and Service		P	P
Candle Shops		P	P
Candy Stores (Confectionery, Nuts, Etc.)		P	P
Caterers, No On Site Consumption		P	P
Clothing, Shoe, and Accessories Stores		P	P
Coin, Stamp, or Similar Collectibles Shops		P	P
Computer and Software Stores		P	P
Convenience Stores (with Gasoline Pumps)		P	P
Convenience Stores (without Gasoline Pumps)		P	P <sub>9</sub>

Cosmetics, Beauty Supplies, and Perfume Stores		P	P
Department, Variety or General Merchandise Stores		P	P
Direct Selling Establishments, Not Otherwise Listed		P	P
Drugstores, Pharmacies, with Drive-Thru		P	P
Drugstores, Pharmacies, without Drive-Thru		P	P
Electronic Shopping and Mail Order Houses		P	P
Fabric and Piece Goods Stores		P	P
Flea Markets, Indoor		P	P
Flea Markets, Outdoor		P	P
Floor Covering Stores		P	P
Florists		P	P
Food Service Contractors		P	P
Food Stores, Specialty, Not Otherwise Listed		P	P
Formal Wear and Costume Rental		P	P
Fruit and Vegetable Markets		P	P
Furniture and Home Furnishings		P	P
Garden Centers, Farm Supplies, or Retail Nurseries		P	P
Gift, Novelty, Souvenir, or Card Shops		P	P
Grocery/Food Stores (Not Including Convenience Stores)		P	P
Hardware Stores		P	P
Health and Personal Care Stores, Not Otherwise Listed		P	P
Hobby, Toy, and Game Stores		P	P
Home Centers		P	P
Home Furnishing Stores, Not Otherwise Listed		P	P
Jewelry, Luggage, and Leather Goods (May Include Repair)		P	P

Liquor Stores		P	P
Manufactured Home Sales		SR	SR
Meat Markets		P	P
Miscellaneous Retail Sales – Where Not Listed Elsewhere, and Where All Sales and Services are Conducted within an Enclosed Building		P	P
Motor Vehicle Sales – Car and Truck – New and Used		P	P
Motorcycle Dealers, New and Used		P	P
Musical Instrument and Supplies Stores (May Include Instrument Repair)		P	P
News Dealers and Newsstands		P	P
Office Supplies and Stationery Stores		P	P
Optical Goods Stores		P	P
Outdoor Power Equipment Stores		P	P
Paint, Wallpaper, and Window Treatment Sales		P	P
Pawnshops		P	P
Pet and Pet Supplies Stores		P	P
Record, Video Tape, and Disc Stores		P	P
Restaurants, Cafeterias		P	P
Restaurants, Full Service (Dine-In Only)		P	P
Restaurants, Limited Service (Delivery, Carry Out)		P	P
Restaurants, Limited Service (Drive-Thru)		P	P
Restaurants, Snack and Nonalcoholic Beverage Stores		P	P
Service Stations, Gasoline		P	P
Sporting Goods Stores		P	P
Television, Radio or Electronic Sales		P	P
Tire Sales		P	P
Tobacco Stores		P	P
Truck Stops		P	P
Used Merchandise Stores		P	P
Video Tape and Disc Rental		P	P



Warehouse Clubs and Superstores		P	P
<b><u>Wholesale Trade</u></b>			
Apparel, Piece Goods, and Notions		P	P
Beer/Wine/Distilled Alcoholic Beverages		P	SR
Books, Periodicals, and Newspapers		P	P
Drugs and Druggists' Sundries		P	SR
Durable Goods, Not Otherwise Listed		P	SR
Electrical Goods		P	SR
Flowers, Nursery Stock, and Florist Supplies		P	P
Furniture and Home Furnishings		P	SR
Groceries and Related Products		P	P
Hardware		P	P
Jewelry, Watches, Precious Stones		P	P
Lumber and Other Construction Materials		P	SR
Machinery, Equipment and Supplies		P	SR
Market Showrooms (Furniture, Apparel, Etc.)		P	SR
Motor Vehicles, New Parts and Supplies		P	SR
Motor Vehicles, Tires and Tubes		P	SR
Motor Vehicles, Used Parts and Supplies		P	
Nondurable Goods, Not Otherwise Listed		P	SR
Paints and Varnishes		P	SR
Paper and Paper Products		P	P
Petroleum and Petroleum Products		SR	
Plumbing & Heating Equipment and Supplies		P	SR
Professional and Commercial Equipment and Supplies		P	P
Sporting and Recreational Goods and Supplies (Except Sporting Firearms and Ammunition)		P	P
Sporting Firearms and Ammunition		P	SR
Tobacco and Tobacco Products		P	SR

Toys and Hobby Goods and Supplies		P	P
<b><u>Transportation, Information, Warehousing, Waste Management, and Utilities</u></b>			
Antennas	SR	SR	SR
Bus Facilities, Interurban		P	P
Bus Facilities, Urban		P	P
Charter Bus Industry		P	P
Courier Services, Substations		P	P
Limousine Services		P	P
Materials Recovery Facilities (Recycling)		P	
Radio and Television Broadcasting Facilities (Except Towers)		P	P
Radio, Television, and Other Similar Transmitting Towers		SR	SE
Remediation Services		P	
Scenic and Sightseeing Transportation		P	P
Taxi Service Terminals		P	P
Truck Transportation Facilities		P	
Utility Company Offices		P	P
Utility Lines and Related Appurtenances	P	P	P
Utility Service Facilities (No Outside Storage)		P	P
Utility Substations	SR	SR	SR
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	SR
Warehouses, Self-Storage		SR	SR
Warehouses, Self-Storage		SR	SR
Bakeries, Manufacturing		P	P
Computer, Appliance, and Electronic Products		P	P
Medical Equipment and Supplies		P	P
Printing and Publishing		P	P1
Signs		P	P

<b>Other Uses</b>			
Sexually Oriented Businesses			SR
Buildings, High Rise, 4 or 5 Stories			SR
Buildings, High Rise, 6 or More Stories			SE

# DRAFT - AMENDED

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

AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES, CHAPTER 26, LAND DEVELOPMENT; ARTICLE V, ZONING DISTRICTS AND DISTRICT STANDARDS; SECTION 26-141, TABLE OF PERMITTED USES, PERMITTED USES WITH SPECIAL REQUIREMENTS, AND SPECIAL EXCEPTIONS; “RESIDENTIAL USES” OF TABLE 26-V-2.; AND ARTICLE VI, SUPPLEMENTAL USE STANDARDS; SECTION 26-151, PERMITTED USES WITH SPECIAL REQUIREMENTS; SO AS TO PERMIT “GROUP HOMES (10 TO 15)” IN THE RU (RURAL DISTRICT), WITH SPECIAL REQUIREMENTS.

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 V, Zoning Districts and District Standards; Section 26-141, Table of Permitted Uses, Permitted Uses with Special Requirements, and Special Exceptions; “Residential Uses” of Table 26-V-2.; is hereby amended to read as follows:

(ORDINANCE CONTINUES ON NEXT PAGE)

# DRAFT - AMENDED

USE TYPES	TROS	RU	RR	RS-E	RS-LD	RS-MD	RS-HD	MH	RM-MD	RM-HD	OI	NC	RC	GC	M-1	LI	HI
<b>Residential Uses</b>																	
Accessory Dwellings		SR	SR	SR	SR	SR	SR		P	P					SR		
Common Area Recreation and Service Facilities		P	P	P	P	P	P	P	P	P	P	P	P	P			
Continued Care Retirement Communities		SE	SE						SR	SR	SR		SR	SR			
Dormitories										P	SE			SE			
Dwellings, Conventional or Modular																	
Multi-Family, Not Otherwise Listed									P	P	P						
Single-Family, Detached		P	P	P	P	P	P	P	P	P							
Single-Family, Zero Lot Line, Common						SE	SE		SR	SR	SR			SR			
Single-Family, Zero Lot Line, Parallel				SR	SR	SR	SR		SR	SR	SR						
Two-Family									P	P							
Dwellings, Manufactured Homes on Individual Lots		SR	SR	SR				SR							SE		
Fraternity and Sorority Houses									P	P	P						
Group Homes (9 or Less)		SR	SR	SR	SR	SR	SR	SR	SR	SR	SR						
<b>Group Homes (10 or More to 15)</b>											SE	SE	SE	SE			
Manufactured Home Parks								SR									
Rooming and Boarding Houses										SE	SE	SE	SE	P			
Special Congregate Facilities											SE	SE	SE	SE			

# DRAFT - AMENDED

SECTION II. The Richland County Code of Ordinances; Chapter 26, Land Development; Article VI, Supplemental Use Standards; Section 26-151, Permitted Uses with Special Requirements; Subsection (b), Permitted Uses with Special Requirements Listed by Zoning District; is hereby amended to read as follows:

- (b) *Permitted uses with special requirements listed by zoning district.*
- (1) Accessory Dwellings - (RU, RR, RS-E, RS-LD, RS-MD, RS-HD, M-1)
  - (2) Amusement or Water Parks, Fairgrounds - (GC, M-1, LI)
  - (3) Animal Shelters - (GC, M-1, LI)
  - (4) Antennas - (All Districts)
  - (5) Athletic Fields - (TROS, NC, RC)
  - (6) Banks, Finance, and Insurance Offices – (NC, RC)
  - (7) Barber Shops, Beauty Salons, and Related Services - (RU, RM-MD, RM-HD)
  - (8) Bars and other Drinking Places - (RC, GC, M-1, LI)
  - (9) Batting Cages - (GC, M-1, LI)
  - (10) Bed and Breakfast Homes/Inns - (RU, RR, RM-MD, RM-HD, OI, NC, RC, GC)
  - (11) Beer/Wine/Distilled Alcoholic Beverages – (GC)
  - (12) Body Piercing Facilities – (GC)
  - (13) Buildings, High-Rise, Four (4) or Five (5) Stories – (RM-HD, OI, GC)
  - (14) Bus Shelters/Bus Benches - (All Districts)
  - (15) Car and Light Truck Washes- (RC)
  - (16) Cemeteries and Mausoleums - (RU, OI, NC, RC, GC, M-1, LI, HI)
  - (17) Continued Care Retirement Communities - (RM-MD, RM-HD, OI, RC, GC)
  - (18) Construction, Building, General Contracting, with Outside Storage - (M-1, LI)

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- (19) Construction, Building, Heavy, with Outside Storage - (M-1, LI)
- (20) Construction, Special Trades, with Outside Storage - (M-1, LI)
- (21) Country Clubs with Golf Courses - (TROS, RU, GC, M-1, LI)
- (22) Day Care, Adult, Home Occupation (5 or fewer) – (RU, RR, RS-E, RS-LD, RS-MD, RS-HD, MH, RM-MD, RM-HD, OI, GC)
- (23) Day Care Centers, Adult - (RU, OI, NC, RC, GC, M-1)
- (24) Day Care, Child, Family Day Care, Home Occupation (5 or fewer) - (RU, RR, RS-E, RS-LD, RS-MD, RS-HD, MH, RM-MD, RM-HD, OI, GC)
- (25) Day Care Centers, Child, Licensed Centers - (RU, OI, NC, RC, GC, M-1)
- (26) Drugs and Druggists' Sundries – (GC)
- (27) Durable Goods, Not Otherwise Listed – (GC)
- (28) Dwellings, Manufactured Homes on Individual Lots - (RU, MH)
- (29) Dwellings, Manufactured Homes on Individual Lots - (RR, RS-E)
- (30) Dwellings, Single Family, Zero Lot Line, Common and Parallel - (Common: RM-MD, RM-HD, OI, GC, M-1; Parallel: RS-E, RS-LD, RS-MD, RS-HD, RM-MD, RM-HD, OI, M-1)
- (31) Electrical Goods – (GC)
- (32) Fuel Oil Sales (Non-Automotive) - (M-1, HI)
- (33) Furniture and Home Furnishings – (GC)
- (34) Golf Courses - (TROS, GC, M-1, LI)
- (35) Golf Driving Ranges (Freestanding) - (TROS, RC, GC, M-1, LI)
- (36) Go-Cart, Motorcycle, and Similar Small Vehicle Tracks - (GC)
- (37) Group Homes (9 or Less) - (RU, RR, RS-E, RS-LD, RS-MD, RS-HD, MH, RM-MD, RM-HD)
- (38) Group homes (10 to 15) - (RU)**

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(39)~~(38)~~Home Occupations - (RU, RR, RS-E, RS-LD, RS-MD, RS-HD, MH, RM-MD, RM-HD, OI, NC, RC, GC)

(40)~~(39)~~Kennels - (RU, OI, RC, GC, M-1, LI)

(41)~~(40)~~Libraries – (RU, RR, RS-E, RS-LD, RS-MD, RS-HD, MH, RM-MD, RM-HD)

(42)~~(41)~~Lumber and Other Construction Materials – (GC)

(43)~~(42)~~Machinery, Equipment and Supplies – (GC)

(44)~~(43)~~Manufactured Home Sales – (GC, M-1)

(45)~~(44)~~Manufactured Home Parks – (MH, M-1)

(46)~~(45)~~Market Showrooms - (GC)

(47)~~(46)~~Motor Vehicles, New Parts and Supplies – (GC)

(48)~~(47)~~Motor Vehicles, Tires and Tubes – (GC)

(49)~~(48)~~Nondurable Goods, Not Otherwise Listed – (GC)

(50)~~(49)~~Paints and Varnishes – (GC)

(51)~~(50)~~Pet Care Services – (NC, RC)

(52)~~(51)~~Petroleum and Coal Products Manufacturing - (HI)

(53)~~(52)~~Petroleum and Petroleum Products - (M-1, HI)

(54)~~(53)~~Places of Worship – (RU, RR, RM-MD, RM-HD, RC)

(55)~~(54)~~Plumbing and Heating Equipment and Supplies – (GC)

(56)~~(55)~~Poultry Farms – (RU)

(57)~~(56)~~Produce Stands – (RU)

(58)~~(57)~~Public or Private Parks- (All Districts)

(59)~~(58)~~Public Recreation Facilities- (All Districts)

(60)~~(59)~~Radio, Television, and Other Similar Transmitting Towers – (M-1)

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(61)~~(60)~~Recreational Vehicle Parks and Recreation Camps – (RU)

(62)~~(61)~~Rental Centers, With Outside Storage – (GC)

(63)~~(62)~~Repair and Maintenance Service, Appliance and Electronics - (RC, GC, M-1, LI)

(64)~~(63)~~Research and Development Services – (OI)

(65)~~(64)~~Schools, Including Public and Private Schools, Having a Curriculum Similar to Those Given in Public Schools - (RU, RR, RS-E, RS-LD, RS-MD, RS-HD, MH, RM-MD, RM-HD)

(66)~~(65)~~Sexually Oriented Businesses - (GC, HI)

(67)~~(66)~~Sporting Firearms and Ammunition – (GC)

(68)~~(67)~~Swim and Tennis Clubs – (TROS)

(69)~~(68)~~Swimming Pools - (TROS, RU, RR, RS-E, RS-LD, RS-MD, RS-HD, MH, RM-MD, RM-HD, OI, NC, RC, GC)

(70)~~(69)~~Tobacco and Tobacco Products – (GC)

(71)~~(70)~~Utility Substations - (All Districts)

(72)~~(71)~~Veterinary Services (Non-Livestock, May Include Totally Enclosed Kennels Operated in Connection with Veterinary Services) - (OI, NC)

(73)~~(72)~~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) - (OI, NC, RC, GC)

(74)~~(73)~~Warehouses (Self Storage) - (RC, GC, M-1, LI)

(75)~~(74)~~Yard Sales - (RU, RR, RS-E, RS-LD, RS-MD, RS-HD, MH, RM-MD, RM-HD, OI, NC, RC, GC)

(76)~~(75)~~Zoos and Botanical Gardens – (GC, M-1)

SECTION III. The Richland County Code of Ordinances; Chapter 26, Land Development; Article VI, Supplemental Use Standards; Section 26-151, Permitted Uses with Special Requirements; Subsection (c), Standards; is hereby amended by the insertion of a new paragraph to read as Paragraph “(38) Group homes (10 to 15)”, the existing Paragraph (38) is renumbered



# DRAFT - AMENDED

to read as Paragraph (39), and all remaining paragraphs are renumbered in appropriate chronological order.

(38) Group homes (10 to 15).

a. Use districts: Rural District.

b. Minimum lot size to establish a group home shall be five (5) acres.

c. The gross floor area of the group home shall not exceed seven thousand (7,000) square feet.

d. Parking shall not be located in the required front yard.

e. No parking space or drive shall be located closer than twenty (20) feet from any road line or property line.

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

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

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

RICHLAND COUNTY COUNCIL

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

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

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

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

First Reading: June 5, 2012  
Public Hearing: July 24, 2012 (tentative)  
Second Reading: July 24, 2012 (tentative)  
Third Reading:



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; ARTICLE IV, AMENDMENTS AND PROCEDURES; SECTION 26-54, SUBDIVISION REVIEW AND APPROVAL; SUBSECTION (C), PROCESSES; PARAGRAPH (2), MINOR SUBDIVISION REVIEW; SO AS TO REMOVE THE REQUIREMENT OF SKETCH PLAN SUBMITTAL.

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

SECTION I. The Richland County Code of Ordinances, Chapter 26, Land Development; Article IV, amendments and Procedures; Section 26-54, Subdivision Review and Approval; Subsection (c), Processes; Paragraph (2), Minor Subdivision Review; is hereby amended to read as follows:

(2) *Minor subdivision review.*

- a. *Applicability.* The minor subdivision review process is required for those divisions of land that do not qualify for administrative subdivision review (see above) but which consist of less than fifty (50) lots. ~~However, a~~ A minor subdivision shall not require engineered documents pertaining to design of infrastructure or the dedication of land to the county for open space or other public purpose. If a phased project, with fewer than fifty (50) lots in one or more phases, involves a total of fifty (50) or more lots within five (5) years of the recording of any prior phase, then the project shall be treated as a major subdivision, regardless of the size of the individual phases.
- ~~b. *Pre application procedure.* No pre application conference is required prior to applying for minor subdivision review. Applicants are encouraged to call or visit the planning department prior to requesting subdivision plat approval to determine what information is required for the application.~~
- ~~eb. *Plan submittal. Filing of application.* A n application for minor subdivision review shall be filed by the owner of the property or by an authorized agent. The application for minor subdivision approval shall be filed with the planning department on a form provided by the department. All documents/information required on the application must be submitted, including the permit fee, as established by Richland County Council.~~
- ~~1. *Filing of application.* An application for minor subdivision review shall be filed by the owner of the property or by an authorized agent. The application for minor subdivision approval shall be filed with the planning department on a form provided by the department. The application shall be accompanied by a s ketch~~

~~plan, which shall be submitted in both a paper and a digital format as specified by the County, containing all information required on the application. For subdivisions containing five or fewer parcels, the applicant shall have the option of paying a per parcel COGO (coordinate geometry) fee, as specified by the County (however, such fee shall not exceed \$50.00 per parcel), in lieu of submitting a digital sketch plan.~~

~~2. Fees. A permit fee, as established by the Richland County Council, shall be submitted with the application.~~

~~dc. Staff review. The planning department shall review the application and determine if it is complete. If the application is incomplete, the planning department shall notify the applicant of the deficiencies within ten (10) days after the most recent submission date. Provided that the application is complete, the following shall occur.~~

~~1. Planning staff review. Sketch plans for minor subdivision development ~~requiring minor subdivision review~~ shall be reviewed by the planning department for compliance with the requirements of this chapter.~~

~~2. Development review team. As needed, plans for minor subdivisions shall be reviewed by members of the county's development review team for compliance with the requirements of this chapter and other applicable county codes. No formal team review shall be required.~~

~~The planning department shall approve, ~~approve conditionally~~, or deny the ~~approval of the sketch plan~~ application for a minor subdivision within thirty (30) days after the submission date of a completed application. ~~If the department fails to act on the application within that time, the application shall be deemed approved. A record of all actions will be maintained as a public record and the applicant must be notified of any actions taken.~~~~

~~ed. Public notification. No public notification is required for minor subdivision review.~~

~~fe. Formal review. No formal review is required for minor subdivision plan approval.~~

~~gf. Variances. Requests for variances, unless otherwise specified, shall be heard by the board of zoning appeals under the procedures set forth in Section 26-57 of this chapter.~~

~~hg. Appeals. Appeals shall be made to the Richland County Planning Commission, subject to the procedures set forth in Section 26-58, and the payment of fees established by the Richland County Council. A person~~

~~who may have a substantial interest in the decision of the planning department regarding subdivision applications may appeal such decision to the Richland County Planning Commission within thirty (30) days of receipt of the decision by the property owner. The appeal shall be in writing and delivered to the planning department. Such appeal must include the specific section of this chapter (or the specific design detail) from which the appeal is taken and the basis or reason for the appeal. In the alternative, also within thirty (30) days, a property owner whose land is the subject of a decision by the planning commission may appeal by filing a notice of appeal with the circuit court accompanied by a request for pre-litigation mediation in accordance with Section 6-29-1150 and Section 6-29-1155 of the South Carolina Code of Laws.~~

Pursuant to the requirements of Section 6-29-1150 (c) of the South Carolina Code of Laws, any person who has a substantial interest in the decision may appeal such decision of the Richland County Planning Commission to the Circuit Court, provided that a proper petition is filed with Richland County Clerk of Court within thirty (30) days after the applicant receives written notice of the decision. An appeal shall cease all staff and review agency activity regarding the subject project. However, a reconsideration request may be heard at the same time an appeal is pending. Since an appeal to the circuit court must be based on the factual record generated during the subdivision review process, it is the applicant's responsibility to present whatever factual evidence is deemed necessary to support his/her position. In the alternative, also within thirty (30) days, a property owner whose land is the subject of a decision by the Planning Commission may appeal by filing a notice of appeal with the Circuit Court accompanied by a request for pre-litigation mediation in accordance with Section 6-29-1150 and Section 6-29-1155 of the South Carolina Code of Laws.

ih. *Approval validity/final plat/recordation.*

~~1. — *Final plat.* Following approval of a sketch plan for a minor subdivision and the installation and acceptance of required improvements, a final plat shall be prepared and submitted. In addition, a copy of the final plat shall be submitted to the planning department in a digital format as specified by the County. The final plat application shall contain all information required by the planning department. The planning department shall review the application and determine if it is complete. If the application is incomplete, the planning department shall notify the applicant of the deficiencies within thirty (30) days after the most recent submission date. No later than fifteen (15) days after receipt of a complete final plat package, the planning department shall approve, approve with conditions, or deny the final plat application based on written findings of fact. Appeals shall be taken to the Richland County Planning Commission. If approved, prior to~~

~~recording, the plat must be signed in the appropriate place by the land development administrator. The approval of a final plat for a minor subdivision does not automatically constitute or affect an acceptance by the county of the dedication of any road, easement, or other ground shown upon the plat. Public acceptance of the lands must be by action of the Richland County Council. For subdivisions containing five or fewer parcels, the applicant shall have the option of paying a per parcel COGO (coordinate geometry) fee, as specified by the County (however, such fee shall not exceed \$50.00 per parcel), in lieu of submitting a digital sketch plan.~~

- 21. *Recordation.* A ~~final~~ plat for a minor subdivision must be recorded by the applicant within thirty (30) days of approval, with the Richland County Register of Deeds. Approval of the ~~final~~ plat shall constitute the final subdivision approval. The applicant shall provide the planning department with at least one (1) copy of the recorded plat. No building permits or manufactured home setup permits shall be issued until the department receives a copy of the recorded plat of the subject property.
- 32. *Approval validity.* Failure to record a ~~final~~ plat within thirty (30) days shall invalidate plat approval.

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

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

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

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

First Reading: June 5, 2012  
Public Hearing: July 24, 2012 (tentative)  
Second Reading: July 24, 2012 (tentative)  
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.

