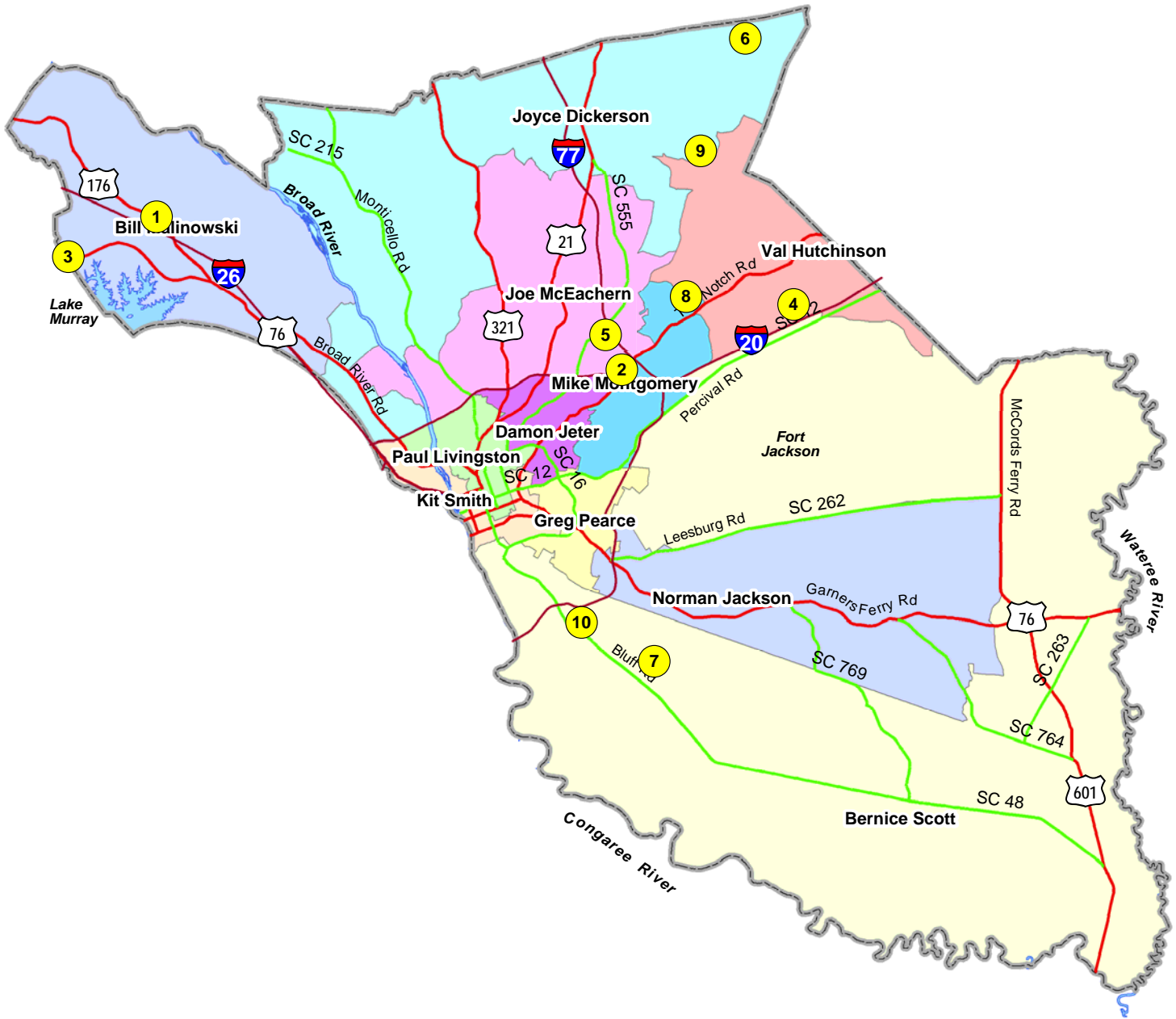


RICHLAND COUNTY
PLANNING COMMISSION



MARCH 5, 2007

RICHLAND COUNTY PLANNING COMMISSION MARCH 5, 2007



CASE NO.	APPLICANT	TMS NO.	LOCATION	DISTRICT
1. 07-02 MA	Doug Webber	02600-04-25	11232 Broad River Road	Malinowski
2. 07-11 MA	Carey Shealy	17001-01-08	Off Two Notch Road	McEachern
3. 07-14 MA	Jerry Rye	00500-04-03	US 76 & Wessinger Road	Malinowski
4. 07-15 MA	Keith Moore	25700-02-02	Spears Creek Church Road	Hutchinson
5. 07-16 MA	Brad Lail	17104-02-02, 03 & 04	Parklane Road and Legrand Road	McEachern
6. 07-18 MA	Carolina Ceramics	23700-03-01 & 26600-03-01	Hidden Valley Road & Hwy 232	Dickerson
7. 07-19 MA	Tyler Stone	18900-02-06	Adams Pond on Bluff Road	Scott
8. 07-20 MA	Father's House Ministries	20012-03-12	North Brickyard Road	Montgomery
9. 07-21 MA	Lake Carolina	23300-03-01	Lake Carolina & Kelly Mill Road	Dickerson
10. 07-03 MA	Congaree Pointe/Hallmark Homes International, Inc.	13500-02-04 & 13510-01-03	Atlas Road and Bluff Road	Scott

RICHLAND COUNTY PLANNING COMMISSION

Monday, March 5, 2007

Agenda

1:00 PM

**2020 Hampton Street
2nd Floor, Council Chambers**

STAFF Donny Phipps Interim Planning Director
Anna Almeida Development Services Manager
Jennie Sherry-Linder Land Development Administrator
Amelia R. Linder, Esq. Assistant County Attorney

I. PUBLIC MEETING CALL TO ORDER Weston Furgess, Chairman

II. PUBLIC NOTICE ANNOUNCEMENT

III. PRESENTATION OF MINUTES FOR APPROVAL

Consideration of the February 5, 2007 Minutes

IV. AGENDA AMENDMENTS

V. NEW BUSINESS - ZONING MAP AMENDMENTS

CASE# 07 – 02 MA		Page
APPLICANT	Doug Weber	01
REQUESTED AMENDMENT	RU to RC	
PURPOSE	Office / Warehouse	
TAX MAP SHEET NUMBER (S)	02600-04-25	
LOCATION	11232 Broad River Rd.	

CASE # 07 - 11 MA		Page
APPLICANT	Carey Shealy	07
REQUESTED AMENDMENT	RM-HD to GC (.43 acres)	
PURPOSE	General Commercial/Office	
TAX MAP SHEET NUMBER (S)	17011-01-08	
LOCATION	Off Two Notch Rd.	

CASE # 07 - 14 MA		Page
APPLICANT	Jerry Rye	13
REQUESTED AMENDMENT	RU to GC (3.287 acres) (2.78 acres in Richland County)	
PURPOSE	Office/Retail	
TAX MAP SHEET NUMBER (S)	00500-04-03	
LOCATION	US # 76 & Wessinger Rd.	

CASE # 07 -15 MA		Page
APPLICANT	Keith Moore	19
REQUESTED AMENDMENT	RU to NC (2.15 acres)	
PURPOSE	General Commercial Use	
TAX MAP SHEET NUMBER (S)	25700-02-02	
LOCATION	Spears Creek Church Rd.	

CASE # 07 - 16 MA		Page
APPLICANT	Brad Lail	25
REQUESTED AMENDMENT	RU/NC to GC (14.26 acres)	
PURPOSE	General Commercial Use	
TAX MAP SHEET NUMBER (S)	17104-02-02, 03, and 04	
LOCATION	Parklane Rd. & Legrand Rd.	

CASE # 07 -18 MA		Page
APPLICANT	Carolina Ceramics	31
REQUESTED AMENDMENT	RU to HI (230.63 acres)	
PURPOSE	Shale Mining Operation	
TAX MAP SHEET NUMBER (S)	23700-03-02 and 26600-03-01	
LOCATION	Hidden Valley Rd. & Hwy. 232	

CASE # 07 - 19 MA		Page
APPLICANT	Tyler Stone	37
REQUESTED AMENDMENT	RU to LI (158.37 acres)	
PURPOSE	Light Industrial Park	
TAX MAP SHEET NUMBER (S)	18900-02-06	
LOCATION	Adams Pond on Bluff Rd.	

CASE # 07 - 20 MA		Page
APPLICANT	Father's House Ministries	43
REQUESTED AMENDMENT	RS-LD to OI (9.17 acres)	
PURPOSE	Church	
TAX MAP SHEET NUMBER (S)	20012-03-12	
LOCATION	North Brickyard Rd.	

CASE # 07 - 21 MA		Page
APPLICANT	Lake Carolina	49
REQUESTED AMENDMENT	PDD to Amended PDD (167.1 acres)	
PURPOSE	PUD Amendment	
TAX MAP SHEET NUMBER (S)	23300-03-01	
LOCATION	Lake Carolina & Kelly Mill Rd.	

CASE # 07 - 03 MA		Page
APPLICANT	Congaree Pointe/ Hallmark Homes International, Inc.	57
REQUESTED AMENDMENT	M-1/GC to PDD	
PURPOSE	Mixed Use Development	
TAX MAP SHEET NUMBER (S)	13500-02-04 and 13510-01-03	
LOCATION	Atlas and Bluff Road	

VI. TEXT AMENDMENTS

A. Amendment to permit of body piercing establishments
on property zoned General Commercial (GC)65

VII. NEW BUSINESS

VIII. DECKER BOULEVARD MASTER PLAN

IX. COMPREHENSIVE PLAN

X. COUNTY COUNCIL & STAFF ACTIONS REPORT

A. Development Review Team Actions

XI. ROAD NAME APPROVALS119

XII. ADJOURNMENT



**Richland County Planning & Development
Services Department
Map Amendment Staff Report**

PC MEETING DATE: March 5, 2007
RC PROJECT: 07-02 MA
APPLICANT: Doug Webber
LOCATION: Broad River Road east of Boyd Branch

TAX MAP NUMBER: 02600-04-25
ACREAGE: 3.63
EXISTING ZONING: RU
PROPOSED ZONING: RC

PC SIGN POSTING: February 20, 2007

Deferred from February 5, 2007 Planning Commission meeting

Staff Recommendation

Denial

Background /Zoning History

The site is currently zoned Rural (RU) and is located on Broad River Road with approximately 275 linear feet of frontage.

According to County records no map amendment has been requested to date and the current zoning of RU is the original zoning as adopted September 7, 1977.

Summary

The Rural Commercial (RC) District recognizes the need to provide for areas within Richland County where residents of the more isolated agricultural and rural residential districts and residents located beyond the limits of service of the municipalities can receive certain convenience merchandising and services. It is intended to be a flexible district allowing a mixture of uses in order to accommodate commercial and service activities oriented primarily to serving the needs of persons who live in nearby areas. The RC District is proposed to be within or adjacent to residential neighborhoods where large commercial uses are inappropriate, but where small neighborhood oriented businesses are useful and desired. This district is further

designed to be located at or near intersections of arterial and/or major collector roads so as to prevent the spreading of commercial uses down the major corridors or into the surrounding countryside.

Minimum lot area 22,000 square feet or as required by DHEC.

Roads

The site is located on Broad River Road which is a two lane undivided minor arterial road currently maintained by SCDOT.

Existing Zoning

<u>North:</u>	RU/RS-LD	Subdivision (Courtyards @ Rolling Creek)
<u>South:</u>	M-1	Undeveloped land
<u>East:</u>	RU	Undeveloped land
<u>West:</u>	RM-MD/M-1	Subdivision (Wescott) Undeveloped land

Plans & Policies

The Imagine Richland 2020 Comprehensive Plan/ “Northwest Subarea Proposed Land Use Map” designates this area as Residential Medium/Low density in the Developing Urban area.

Objective: “Encourage industrial and commercial uses in selected, concentrated locations where access is appropriate for the use”.

Non-Compliance: There is no concentration of existing industrial or commercial uses in the vicinity.

Principal: “Commercial and office activities should be confined to existing zoned areas and/or proposed locations where sites of major traffic junctions and cluster locations as opposed to strip development”.

Non-Compliance: The site is approximately 1500 linear feet from the nearest minor intersection with no cross roads.

Traffic Impact

The current traffic counts were received from SCDOT in May, 2005, the nearest count station is #180 located on Broad River Road southeast of the site, and the current volume is 5,700 ADT which is currently at a Level-of-Service “B”.

Conclusion

The parcel is surrounded by residential use, existing Courtyards at Rolling Creek subdivision (252 lots/102 acres), Westcott @ Peak a proposed subdivision (357 lots/ 140.05 acres) rezoned to RM-MD (06-07 MA) and the current use of the subject property is residential.

The Light Industrial (M-1) District zoned parcels directly across Broad River Road are vacant and wooded. The nearest existing commercial use is located approximately 1000 linear feet south on Broad River. This parcel was rezoned to General Commercial (GC) District in 2002 and is an existing commercial/retail use.

The proximity to existing and proposed residential use places the proposed use of the subject property incompatible. The permitted uses under Rural Commercial District (RC) range from amusement arcades, civic, institutional, professional & personal services, accommodations, retail, vehicle sales, restaurants, warehouse. The warehouse is permitted with special requirements, with maximum gross floor area square feet of 12,000.

Staff does not find the requested rezoning nor the proposed use, as compatible with adjacent established uses.

Zoning Public Hearing Date

March 27, 2007

CASE 07-02 MA
RU to RC
TMS 02600-04-25



CASE 07-02 MA
RU to RC
TMS 02600-04-25

Boyd Branch Crsg

Whetstone Creek Ct

Savannah Branch Trl

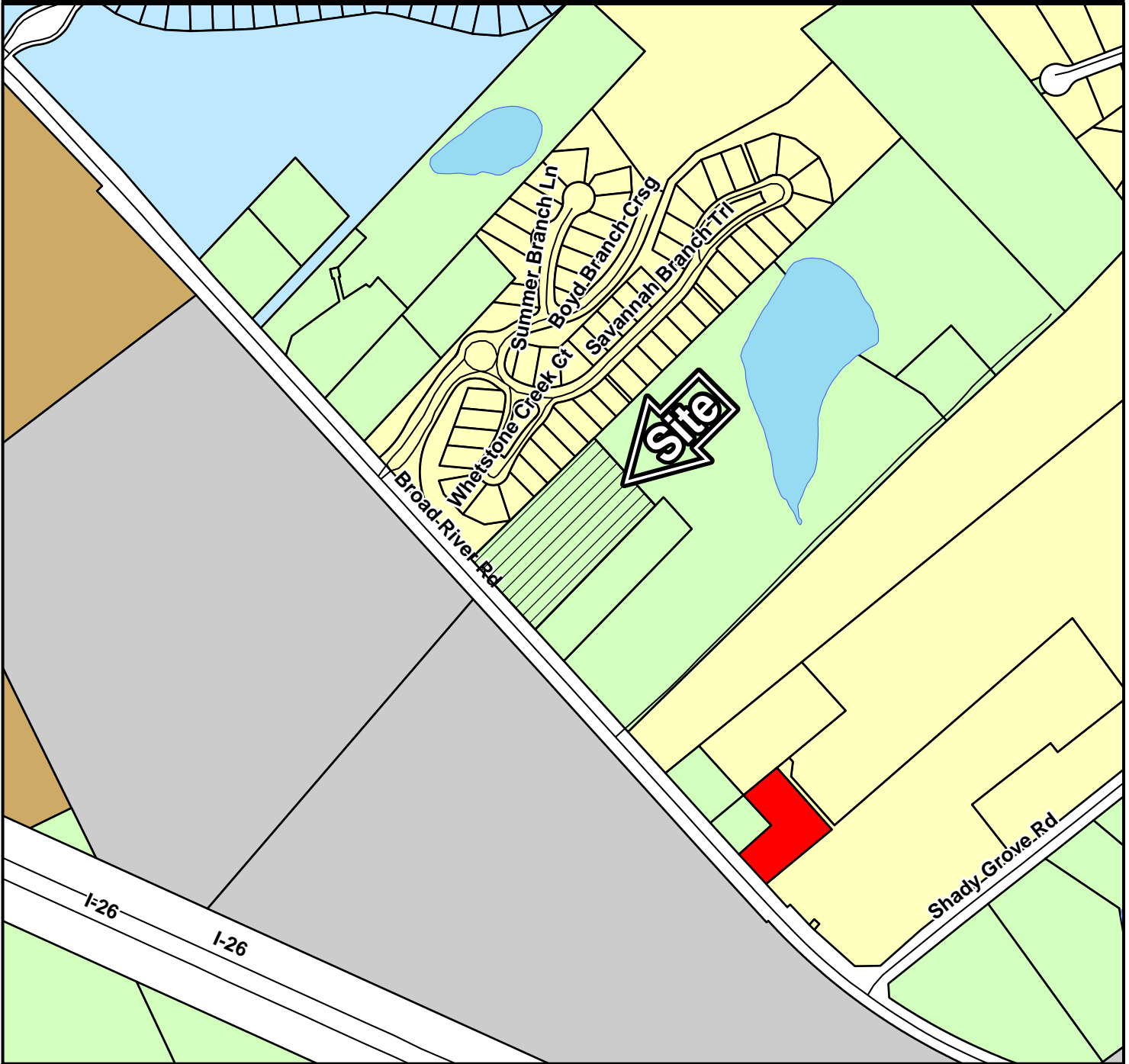
Broad River Rd

Site

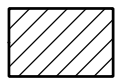
-  FLOOD ZONE A
-  FLOOD ZONE AE
-  WETLANDS



CASE 07-02 MA RU to RC



ZONING CLASSIFICATIONS



Subject Property



RR



RS-E



RS-LD



RS-MD



RS-HD



MH



RM-MD



RM-HD



OI



NC



GC



M-1



HI



PDD



RU





Richland County Planning & Development Services Department Map Amendment Staff Report

PC MEETING DATE: March 5, 2007
RC PROJECT: 07-11 MA
APPLICANT: Carey Shealy
LOCATION: Horseshoe Drive northwest of Two Notch Road

TAX MAP NUMBER: 17011-01-08
ACREAGE: .43
EXISTING ZONING: RM-HD
PROPOSED ZONING: GC

PC SIGN POSTING: February 20, 2007

Staff Recommendation

Approval

Background /Zoning History

The site is currently zoned Residential, Multi-Family – High Density (RM-HD) and is located on Horseshoe Drive northwest of Two Notch Road with approximately 190 linear feet of frontage.

According to County records, the original zoning, as adopted September 1977, of the subject parcel is Office & Institutional (OI), a map amendment was requested prior to 1997 for Residential, Multi-Family – High Density (RM-HD).

Summary

Residential, Multi-Family- High Density (RM-HD) District is established to provide for high-density residential development in Richland County, allowing compact development consisting of the full spectrum of residential unit types where adequate public facilities are available. This district is intended to allow a mix of residential unit types to provide a balance of housing opportunities while maintaining neighborhood compatibility. This district may serve as a transitional district between lower density residential and low intensity commercial uses. There is no minimum lot area requirement except as required by DHEC. Maximum density standards allow for no more than sixteen (16) units per acres.

General Commercial District (GC) is intended to accommodate a variety of general commercial and nonresidential uses characterized primarily by retail, office and service establishments and oriented primarily to major traffic arteries or extensive areas of predominately commercial usage and characteristics. There is no minimum lot size exclusive of DHEC requirements and residential use permits the highest density of sixteen (16) units per acre.

Roads

The site is located on Horseshoe Drive which is a two lane local road. Two Notch Road is four lane undivided minor arterial road currently maintained by SCDOT.

Existing Zoning

<u>North:</u>	RM-MD/RM-HD	Wooded lots/ Single Family residences
<u>South:</u>	GC	Wooded lot/ Senior Care Facility
<u>East:</u>	OI/GC	Single Family Residence
<u>West:</u>	RM-MD/RS-LD/GC	Wooded lots/ Single Family Residences

Plans & Policies

The Imagine Richland 2020 Comprehensive Plan/ “Northeast Subarea Proposed Land Use Map” designates this area as High Density Residential in the Established Urban area.

Objective: “Foster new development in areas with adequate infrastructure”.

Compliance: The site has adequate infrastructure to the surrounding commercial uses.

Principal: “Commercial and office activities should be confined to existing zoned areas and/or proposed locations identified on the Proposed Land Use Map and sites that do not encroach or penetrate established residential areas”.

Compliance: The surrounding area although zoned residentially is vacant of any dwellings.

Traffic Impact

The current traffic counts were received from SCDOT in May, 2005, the nearest count station is #113 located on Two Notch Road northeast of I-20, and the current volume is 30,300 ADT which is classified at a Level-of-Service “F”.

Conclusion

As adopted in September 1977 the original zoning in the area reflects the Residential, Multi-Family-Medium Density District (RM-MD), Office and Institutional District (OI) and General Commercial District (GC) of which the commercial districts are predominant. The majority of the residentially zoned parcels are undeveloped. The existing commercial development includes: hotel/motel, residential care facility, wholesale, and services.

Though the transportation is at a level of service “F” which creates concern, the rezoning of the parcel is consistent with the current growth and existing uses in the area.

Planning Staff recommends approval of this map amendment.

Zoning Public Hearing Date

March 27, 2007

CASE 07-11 MA
RM-HD to GC
TMS 17011-01-08

Lindevon St
Leila Ln

Daulton Dr

Site

Barbara Dr

Sara Dr

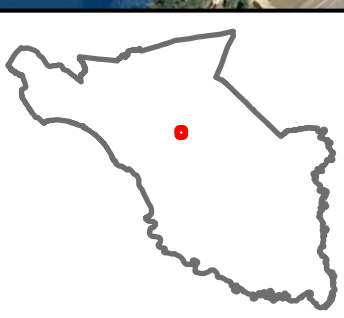
Horseshoe Dr

Two Notch Rd

Berkshire Dr

Nell St

-  FLOODZONE A
-  FLOODZONE AE
-  WETLANDS



I-20

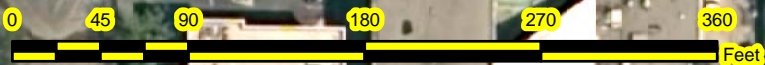
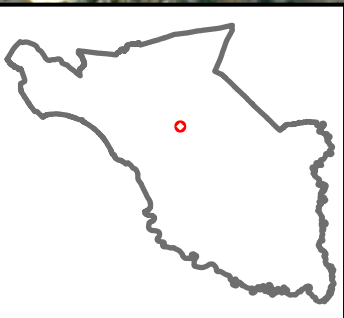
I-20

CASE 07-11 MA
RM-HD to GC
TMS 17011-01-08

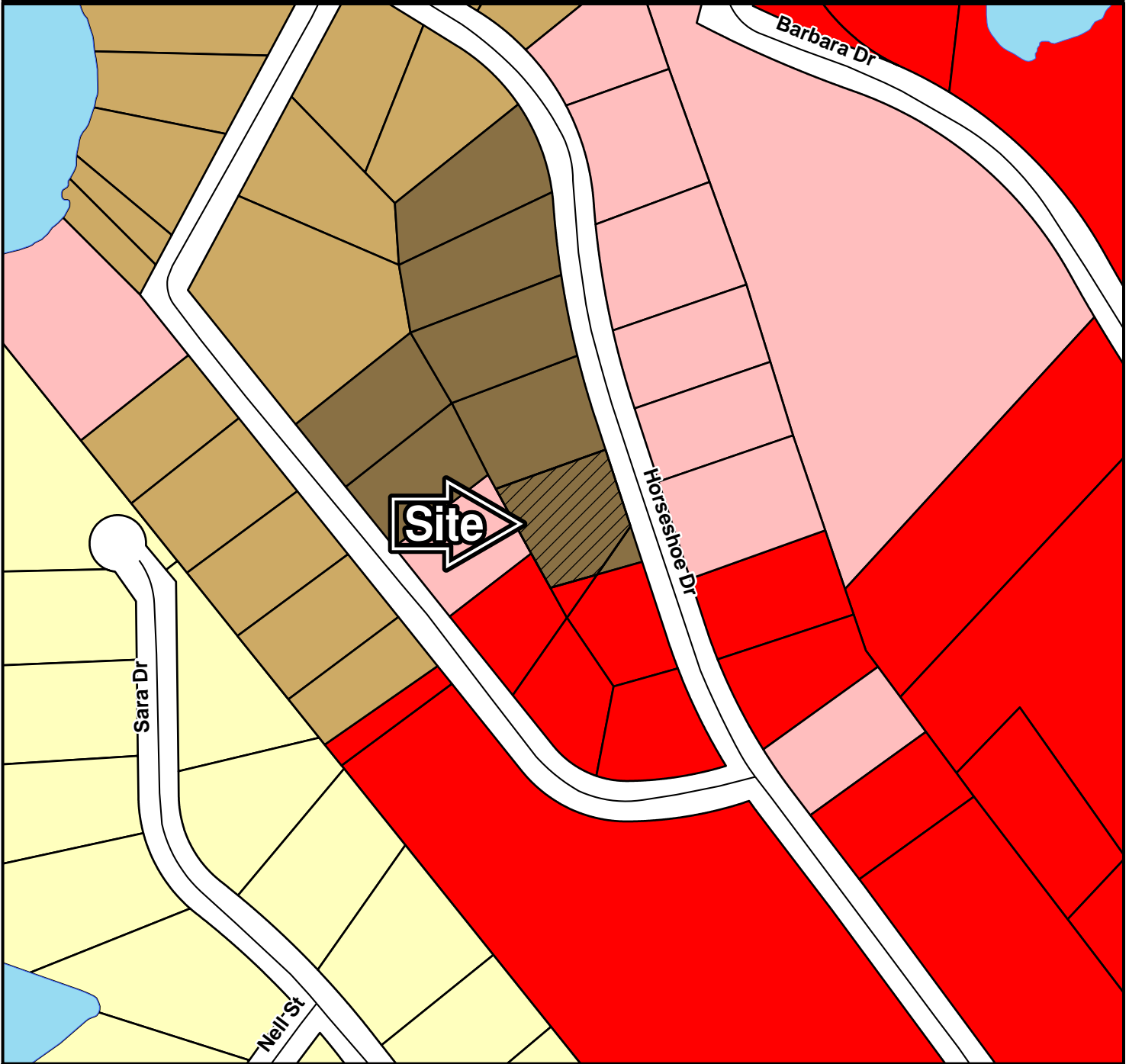


Horseshoe Dr

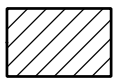
-  FLOOD ZONE A
-  FLOOD ZONE AE
-  WETLANDS



CASE 07-11 MA RM-HD to GC



ZONING CLASSIFICATIONS



Subject Property



RR



RS-MD



RM-MD



NC



HI



RS-E



RS-HD



RM-HD



GC



PDD



RS-LD



MH



OI



M-1



RU





Richland County Planning & Development Services Department Map Amendment Staff Report

PC MEETING DATE: March 5, 2007
RC PROJECT: 07-14 MA
APPLICANT: Jerry Rye
LOCATION: U.S.76 & Wessinger Road

TAX MAP NUMBER: 00500-04-03
ACREAGE: 2.78
EXISTING ZONING: RU
PROPOSED ZONING: GC

PC SIGN POSTING: February 20, 2007

Staff Recommendation

Approval

Background /Zoning History

The site is currently zoned Rural District (RU) and is located approximately 185 linear feet from the intersection of U.S. 76 and Wessinger Road. A portion of the parcel, approximately .51 acres is located under the Lexington County jurisdiction; therefore the rezoning request is for the 2.78 acre portion within the boundaries of Richland County. The site has approximately 312 linear feet of frontage on Wessinger Road.

According to County records no map amendment has been requested to date and the current zoning of Rural District (RU) reflects the original zoning as adopted September 7, 1977.

Summary

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

Minimum lot area is 33,000 square feet, or as determined by DHEC, but in no case shall it be less than 33,000 square feet. Maximum density allowed is one (1) principal dwelling unit per lot except for permitted accessory dwellings.

General Commercial District (GC) is intended to accommodate a variety of general commercial and nonresidential uses characterized primarily by retail, office and service establishments and oriented primarily to major traffic arteries or extensive areas of predominately commercial usage and characteristics. There is no minimum lot size exclusive of DHEC requirements and residential use permits the highest density of sixteen (16) units per acre.

Roads

The site is located on Wessinger Road which is a two lane undivided local road currently maintained by SCDOT.

Existing Zoning		
North:	GC	Convenience Store/Landscape Supply
South:	GC/RS-LD	Storage Facility
East:	RU/M-1	Residential
West:	Lexington County	Residence/Small Business

Plans & Policies

The Imagine Richland 2020 Comprehensive Plan/ “Northwest Subarea Proposed Land Use Map” designates this area as Residential Low density in the Developing Urban area.

Objective: “Encourage industrial and commercial uses in selected, concentrated locations where access is appropriate for the use”.

Compliance: The site is located approximately 185 linear feet from Dutch Fork Road which provides good access; commercial businesses currently surround the site.

Principal: “Commercial and office activities should be confined to or expanded at existing clusters, and/or proposed locations as identified on the Proposed Land Use Map”.

Non-Compliance: The area is identified as Residential Low Density according to the Land Use Map however the map amendment request is for General Commercial.

Traffic Impact

The current traffic counts were received from SCDOT in May, 2005, the nearest count station is #605 located on Old Hilton Road northeast of the site, current volume is 600 ADT which is classified at a Level-of-Service "A".

Conclusion

The surrounding parcels are zoned General Commercial District (GC) and reflect the original zoning as adopted on September 7, 1977. The subject parcel was encircled with commercial zoning, zoned Rural District (RU) which is consistent with the parcels across Wessinger Road. In January 2000 the 3.5 acre parcel across Wessinger Road was rezoned from Rural District (RU) to Light Industrial District (M-1) and is currently a commercial operation.

The subject parcel is contiguous to General Commercial District (GC) and less than a three acre site. The existing Rural District (RU) parcels are similar in size range of less than five (5) acres across Wessinger Road.

The planning staff recommends approval of this map amendment.

Zoning Public Hearing Date

March 27, 2007

CASE 07-14 MA
RU to GC
TMS 00500-04-03

Sid Bickley Rd

Hilton Acres Rd

Richland County
Lexington County

Old Hilton Rd

Dutch Fork Rd

Site

Village Church Ct

Hilton Village Dr

Wessinger Rd

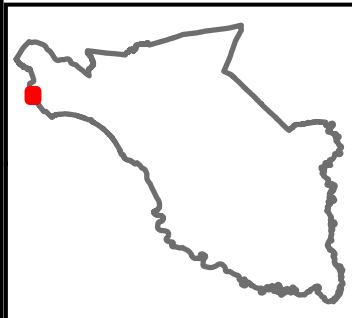
Indian Fork Rd

Hilton Village Dr

Lake Hilton Dr

Glen Ct

-  FLOOD ZONE A
-  FLOOD ZONE AE
-  WETLANDS



CASE 07-14 MA
RU to GC
TMS 00500-04-03

Richland County
Lexington County

Old Hilton Rd

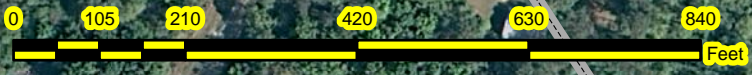
Dutch Fork Rd

Site

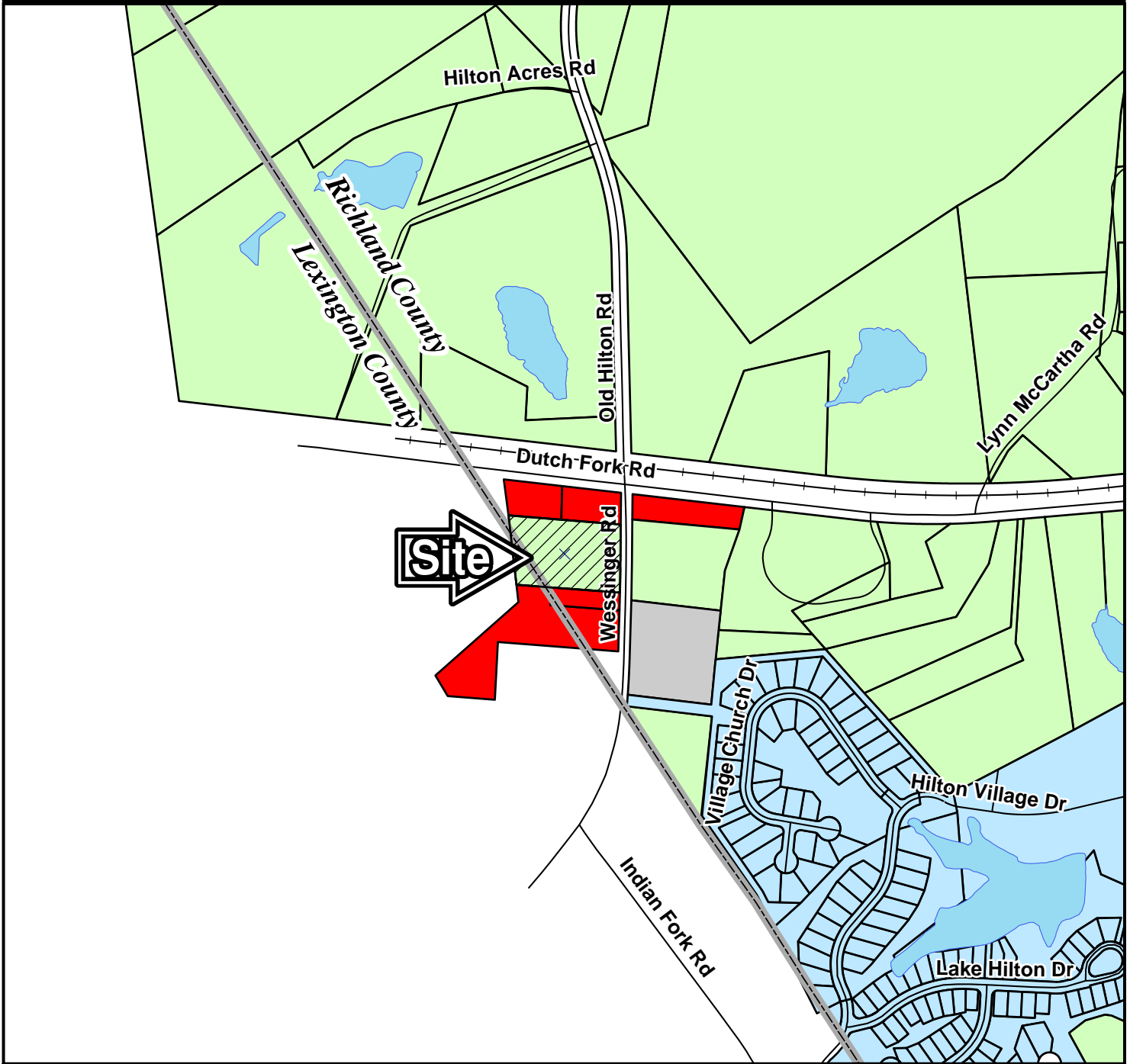
Wessinger Rd

Village Church Dr

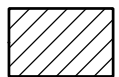
-  FLOOD ZONE A
-  FLOOD ZONE AE
-  WETLANDS



CASE 07-14 MA RU to GC



ZONING CLASSIFICATIONS



Subject Property



RR



RS-MD



RM-MD



NC



HI



RS-E



RS-HD



RM-HD



GC



PDD



RS-LD



MH



OI



M-1



RU





Richland County Planning & Development Services Department Map Amendment Staff Report

PC MEETING DATE: March 5, 2007
RC PROJECT: 07-15 MA
APPLICANT: Keith Moore
LOCATION: Spears Creek Church Road

TAX MAP NUMBER: 25700-02-02
ACREAGE: 2.15
EXISTING ZONING: RU
PROPOSED ZONING: NC

PC SIGN POSTING: February 20, 2007

Staff Recommendation

Approval

Background /Zoning History

The site is currently zoned Rural District (RU) and is located on Spears Creek Church Road. The site has approximately 290 linear feet of road frontage.

According to County records in 1999 this site received a special exception (Case # 99-039) by the Board of Zoning Appeals for the placement of a plant nursery. According to county records the original zoning of Residential, Single Family-Low Density. District (RS-LD) as adopted September 7, 1977. Prior to 1984 a map amendment was approved for Rural District (RU).

Summary

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

Minimum lot area is 33,000 square feet, or as determined by DHEC, but in no case shall it be less than 33,000 square feet. Maximum density allowed is one (1) principal dwelling unit per lot except for permitted accessory dwellings.

The Neighborhood Commercial (NC) District is intended to accommodate commercial and services uses oriented primarily to servicing 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.

Roads

The site is located on Spears Creek Church Road which is classified a two lane undivided collector road currently maintained by SCDOT.

Existing Zoning		
<u>North:</u>	PUD	Woodcreek Farms PUD
<u>South:</u>	RU/M-1	Pontiac Elementary School/ Pontiac Business Park
<u>East:</u>	City of Columbia	Woodcreek Farms PUD
<u>West:</u>	City of Columbia	Wooded

Plans & Policies

The Imagine Richland 2020 Comprehensive Plan/ “**Northeast Subarea Proposed Land Use Map**” designates this area as Industrial in the Developing Urban area.

Objective: “Encourage industrial and commercial uses in selected, concentrated locations where access is appropriate for the use”.

Compliance: The site is approximately one half (1/2) mile from I-20 which provides for good access for a neighborhood commercial use.

Principal: “Commercial uses should not encroach or penetrate established residential areas”.

Compliance: The existing residential areas are located to the north and east of the site and no existing contiguous commercial use.

Traffic Impact

The current traffic counts were received from SCDOT in May, 2005, the nearest count station is # 451 located on Spears Creek Church Road northwest of the site and I-20, the current volume is 8,000 ADT which is classified at a Level-of-Service "C".

Conclusion

The subject parcel is approximately 2 acres and approximately 300 linear feet from Pontiac Elementary School on Spears Creek Church Road and Pontiac Business Park.

The areas predominant development is Woodcreek Farms PUD, approximately 2,338 acres, was approved in January 2000, with residential, commercial, places of worship and golf course uses.

This mixed use development has and will place commercial sites along Spears Creek Church Road. The single family residential lots average approximately 20,000 square feet with apartments, and a variety of residential types. The commercial area of the development was aligned with the permitted uses of General Commercial.

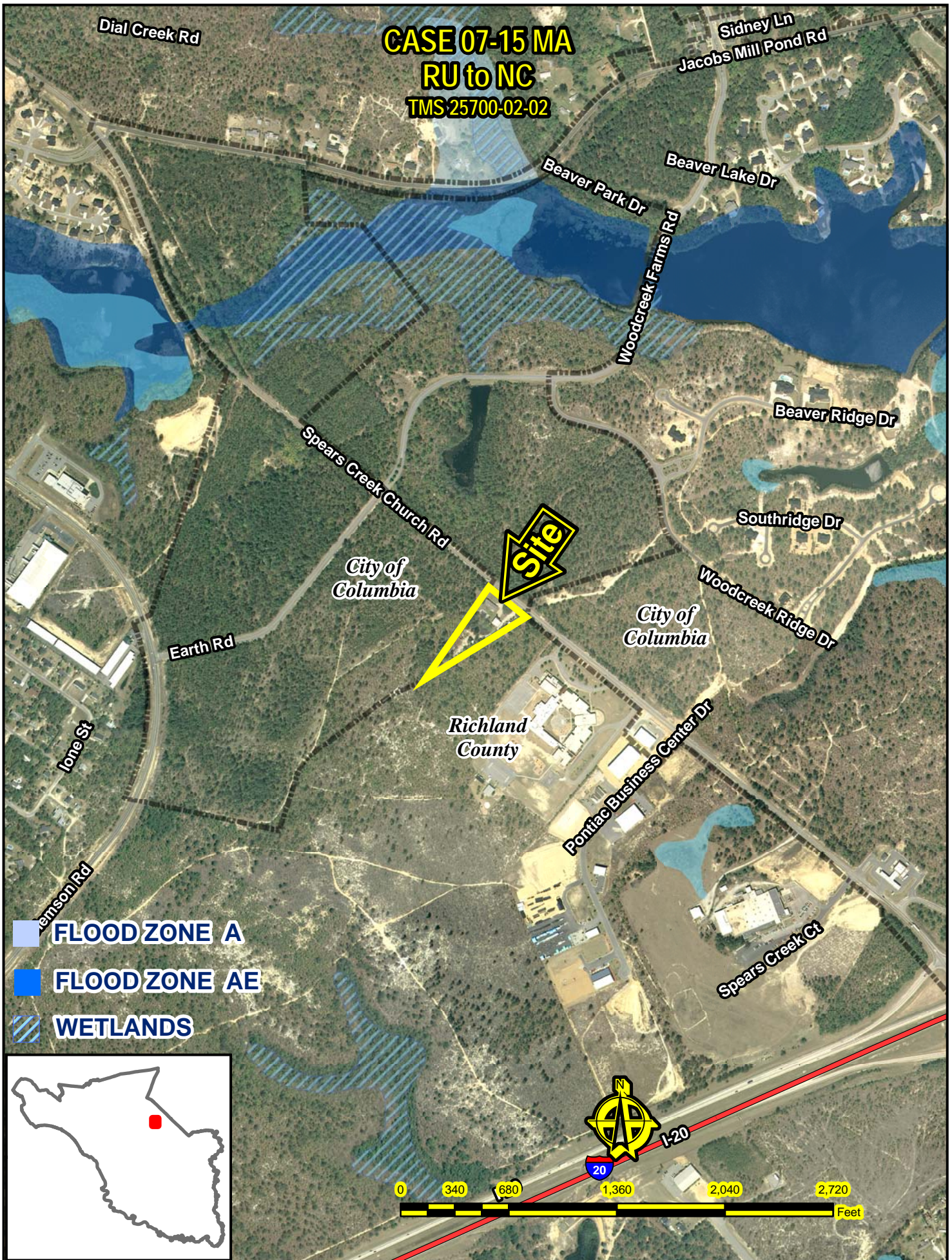
Though the surrounding parcels are zoned Rural District (RU) they remain vacant and the proximity to Interstate I-20 is less than half a mile. The adjacent parcel is in the jurisdiction of the City of Columbia and construction has begun on a new Fire Station.

The Planning Staff recommends approval of this map amendment.

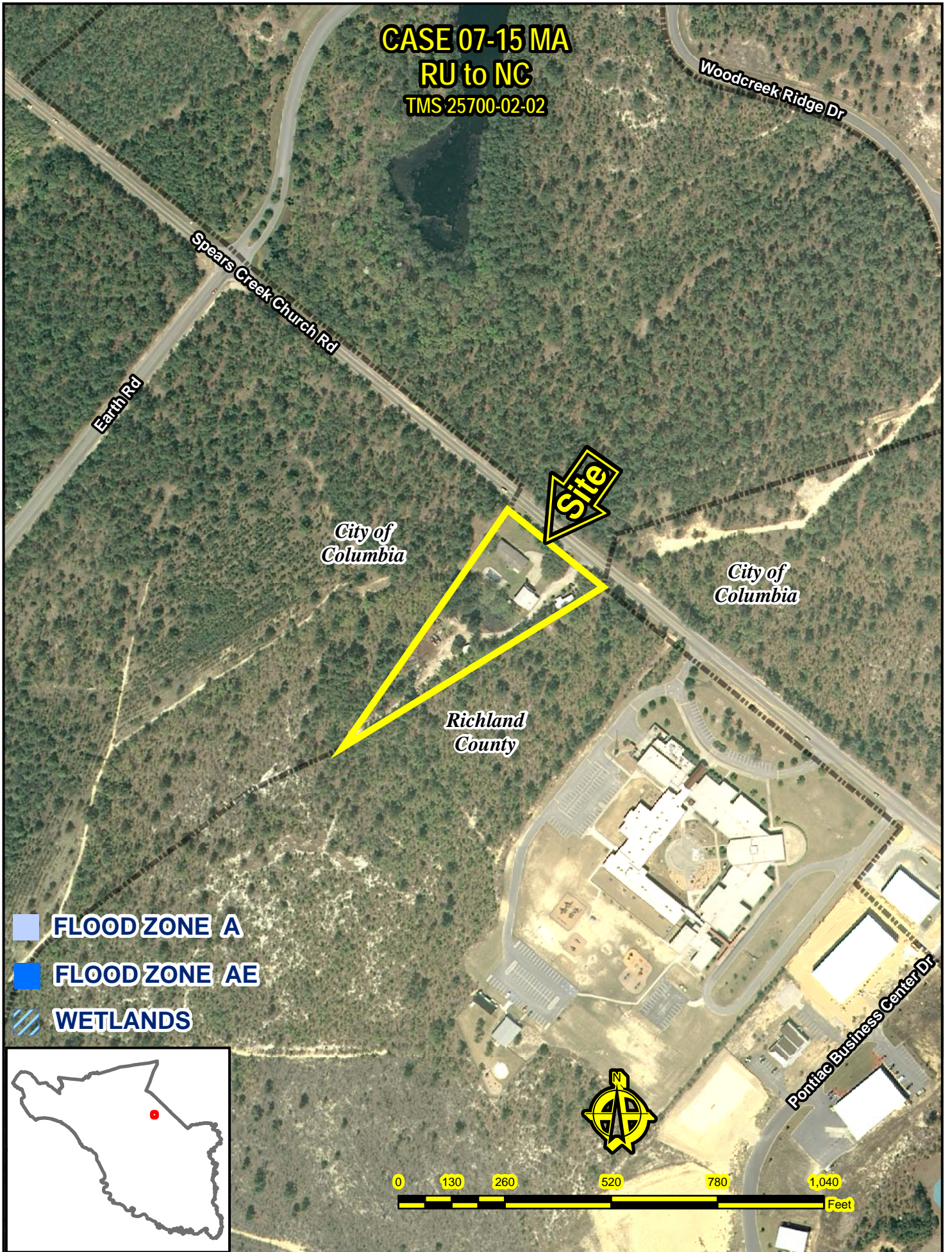
Zoning Public Hearing Date

March 27, 2007

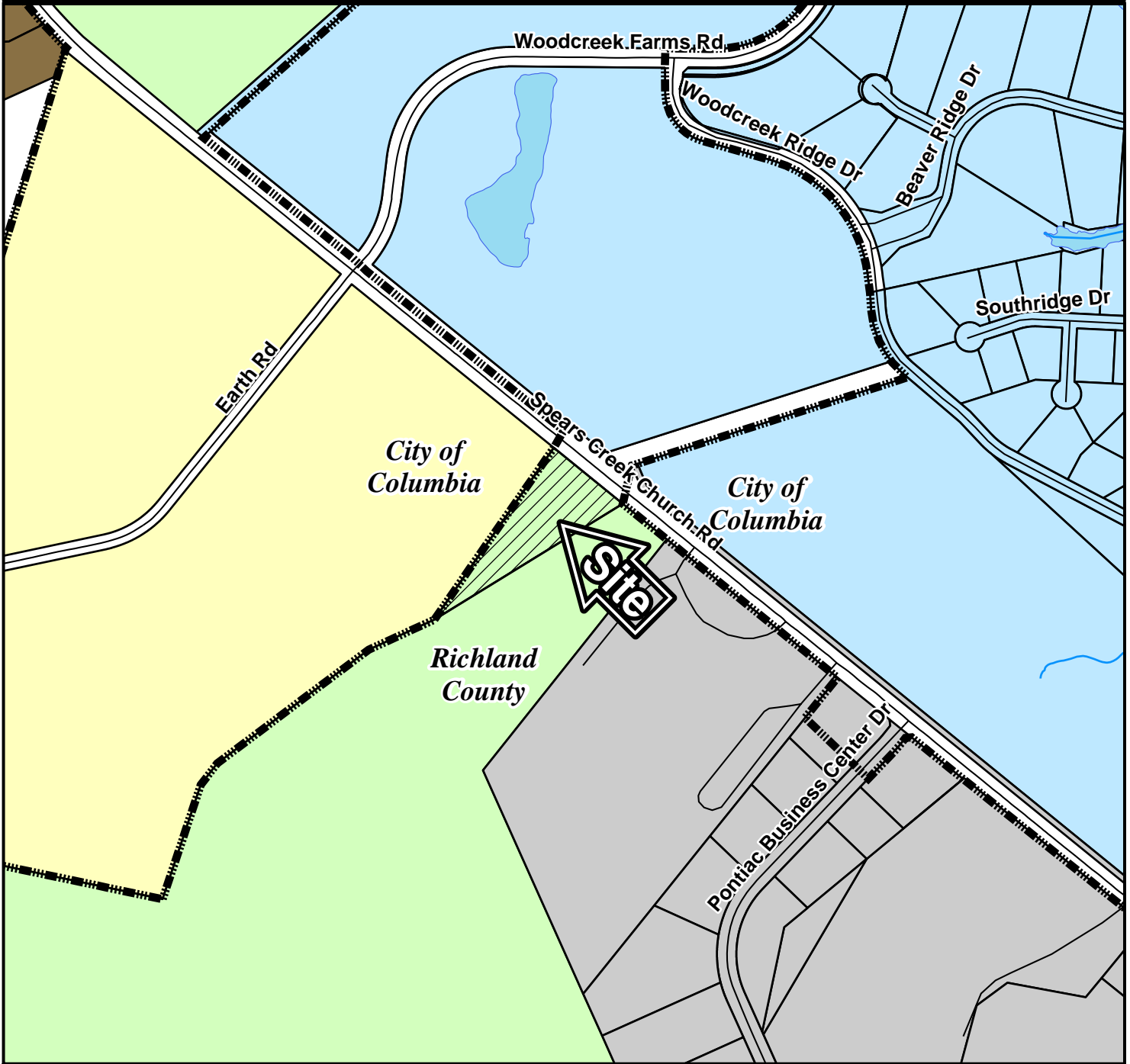
CASE 07-15 MA
RU to NC
TMS 25700-02-02



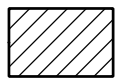
CASE 07-15 MA
RU to NC
TMS 25700-02-02



CASE 07-15 MA RU to NC



ZONING CLASSIFICATIONS



Subject
Property



RR



RS-MD



RM-MD



NC



HI



RS-E



RS-HD



RM-HD



GC



PDD



RS-LD



MH



OI



M-1



RU





Richland County Planning & Development Services Department Map Amendment Staff Report

PC MEETING DATE: March 5, 2007
RC PROJECT: 07-16 MA
APPLICANT: Brad Lail
LOCATION: Parklane Road & Old Legrand Road

TAX MAP NUMBER: 17104-02-02, 03 & 04
ACREAGE: 14.26
EXISTING ZONING: RU/NC
PROPOSED ZONING: GC

PC SIGN POSTING: February 20, 2007

Staff Recommendation

Approval

Background /Zoning History

The site is currently zoned Rural District (RU) and Neighborhood Commercial District (NC) and is located on the corner of Old Legrand Road and Parklane. The portion of the site zoned Neighborhood Commercial is approximately 1.97 acres with the remaining 12.29 acres zoned Rural.

According to County records the current zoning of Rural District (RU) reflects the original zoning as adopted September 7, 1977. Prior to 1997 a map amendment was approved for Neighborhood Commercial District (NC) on the 1.97 acre site.

Summary

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

Minimum lot area is 33,000 square feet, or as determined by DHEC, but in no case shall it be less than 33,000 square feet. Maximum density allowed is one (1) principal dwelling unit per lot except for permitted accessory dwellings.

The Neighborhood Commercial (NC) District 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. There is no minimum lot area requirement except as required by DHEC; and no more than eight (8) dwelling units per acre for the residential uses.

General Commercial District (GC) is intended to accommodate a variety of general commercial and nonresidential uses characterized primarily by retail, office and service establishments and oriented primarily to major traffic arteries or extensive areas of predominately commercial usage and characteristics. There is no minimum lot size exclusive of DHEC requirements and residential use permits the highest density of sixteen (16) units per acre.

Roads

The site has frontage on both Old Legrand Road with approximately 1,087 linear feet of frontage and Parklane Road with approximately 589 linear feet of frontage. Old Legrand Road is a two lane local road currently maintained by Richland County; Parklane Road is a four lane undivided minor arterial road currently maintained by SCDOT.

Existing Zoning		
<u>North:</u>	RU/M-1	Carolina Research Park
<u>South:</u>	RU/RM- HD/M-1	Apartment Complex
<u>East:</u>	I-77	
<u>West:</u>	OI/M-1	South Carolina Archives Building/ City of Columbia

Plans & Policies

The Imagine Richland 2020 Comprehensive Plan/ “Northeast Subarea Proposed Land Use Map” designates this area as Industrial in the Established Urban area.

Objective: “Encourage industrial and commercial uses in selected, concentrated locations where access is appropriate for the use and minimizes incompatibility between existing and proposed land uses”.

Compliance: The surrounding uses are office and commercial in nature and the site is located on within one half (1/2) mile to I-77.

Principal: “Commercial and office activities should be confined to existing zoned areas and/or proposed locations of major traffic junctions and clustered locations as opposed to strip development”.

Compliance: The surrounding uses complement a general commercial zoning designation. The site is located near the intersection of Farrow Road and Parklane Road which is a major traffic junction.

Traffic Impact

The current traffic counts were received from SCDOT in May, 2005, the nearest count station is # 298 located on Parklane Road south of the site, the current traffic volume is 13,600 ADT which is classified at a Level-of-Service “B”.

Conclusion

The predominant uses in the surrounding area are office, commercial and some light industrial uses, indicative of the growing medical office market in the area.

Access to I-77 has been key to the ongoing success of the area in attracting tenants in the Carolina Research Park. A portion of the site which is 1.97 acres is currently zoned neighborhood commercial (NC) with the remainder of the site zoned rural (RU) which is not compatible with the surrounding area.

Planning Staff recommends approval of this map amendment.

Zoning Public Hearing Date

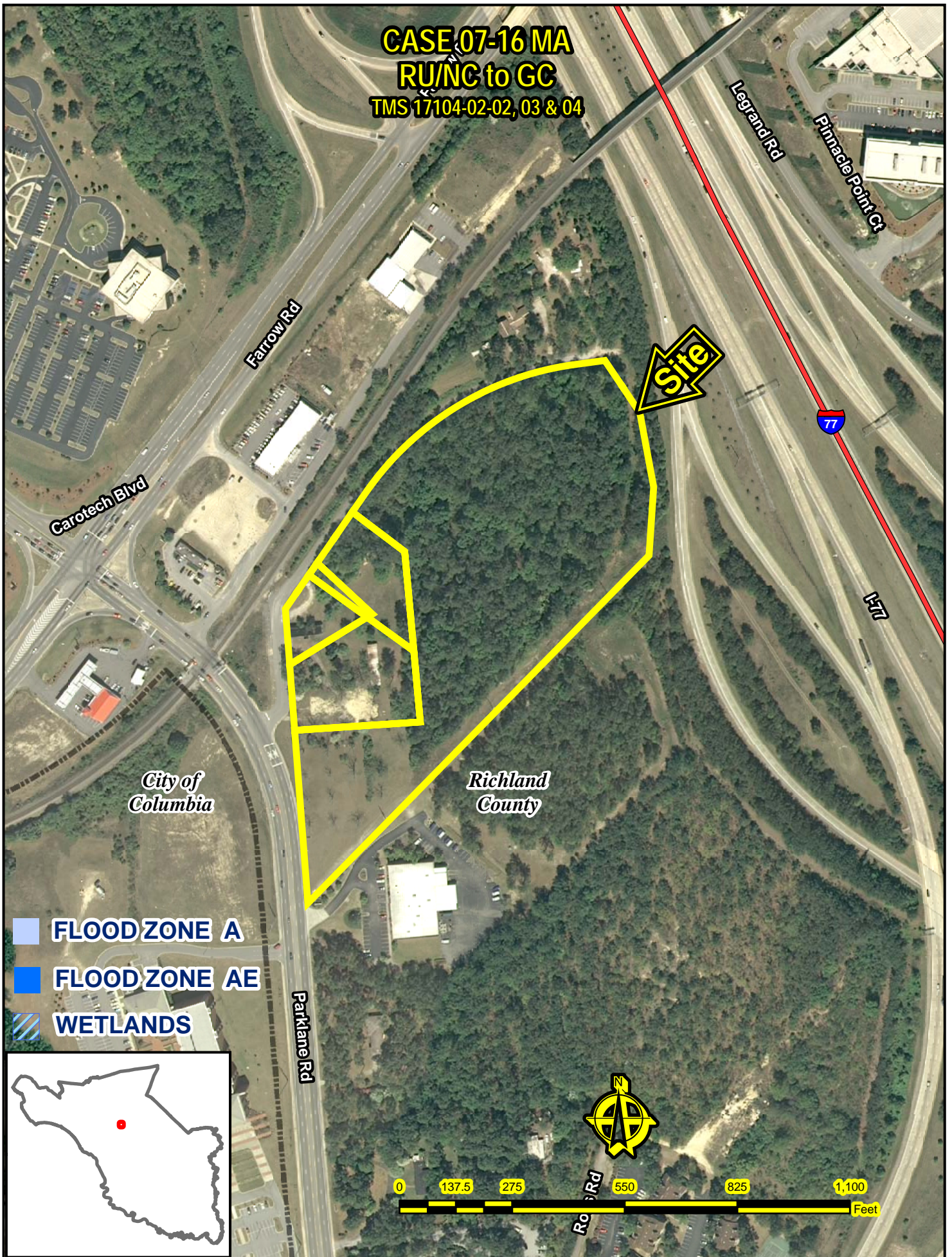
March 27, 2007

CASE 07-16 MA
RU/NC to GC
TMS 17104-02-02, 03 & 04

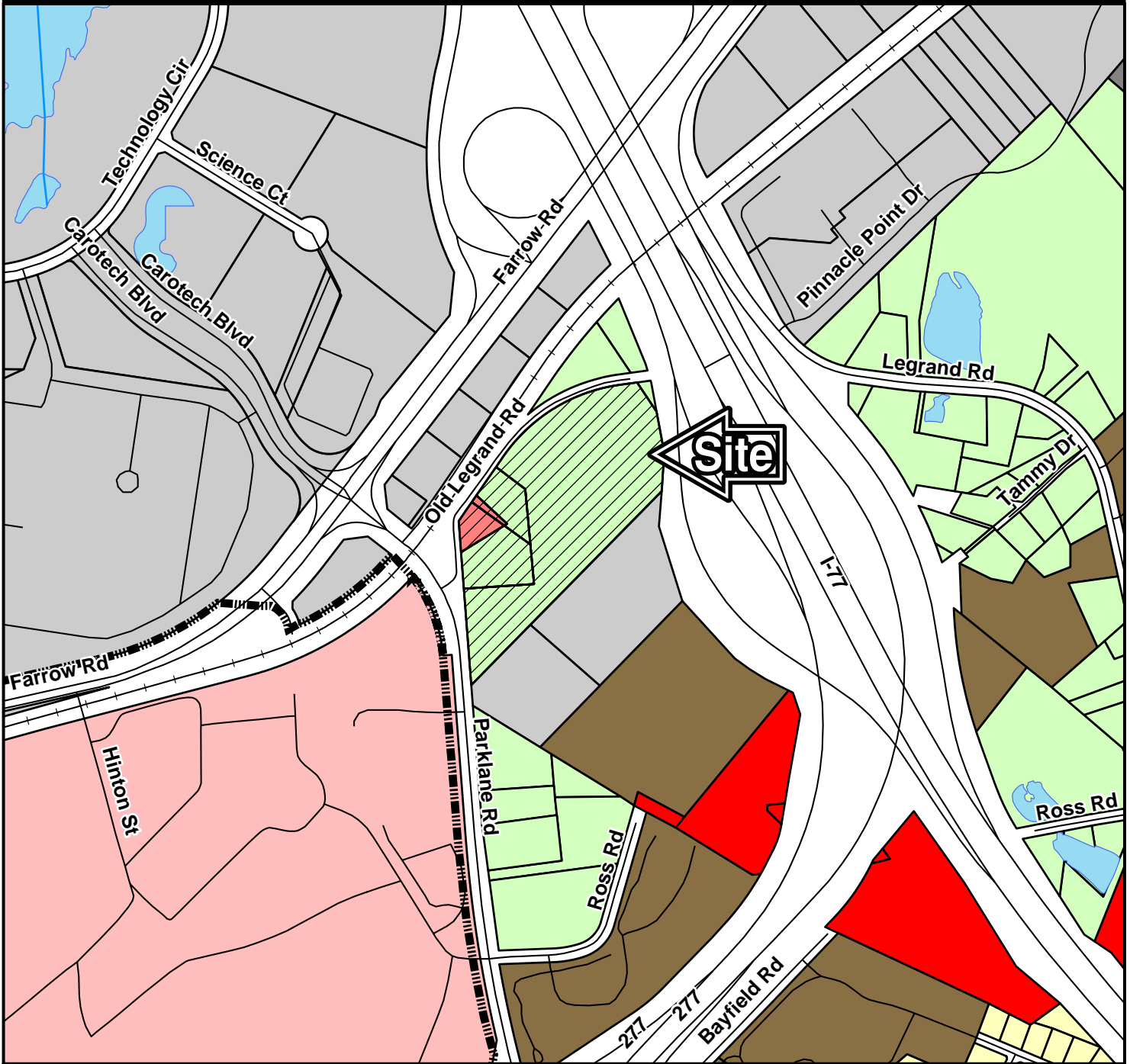


-  FLOOD ZONE A
-  FLOOD ZONE AE
-  WETLANDS

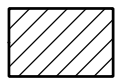
CASE 07-16 MA
RU/NC to GC
TMS 17104-02-02, 03 & 04



CASE 07-16 MA RU/NC to GC



ZONING CLASSIFICATIONS



Subject
Property



RR



RS-E



RS-LD



RS-MD



RS-HD



MH



RM-MD



RM-HD



OI



NC



GC



M-1



HI



PDD



RU





**Richland County Planning & Development
Services Department
Map Amendment Staff Report**

PC MEETING DATE: March 5, 2007
RC PROJECT: 07-18 MA
APPLICANT: Carolina Ceramics
LOCATION: Hidden Valley Road & Hwy. 232

TAX MAP NUMBER: 23700-03-02 & 26600-03-01
ACREAGE: 230.63
EXISTING ZONING: RU
PROPOSED ZONING: HI

PC SIGN POSTING: February 20, 2007

Staff Recommendation

Approval

Background /Zoning History

The site is currently zoned Rural District (RU) and is located on the south side of Hidden Valley Road and Highway 232 with approximately 2,000 linear feet of frontage.

The original zoning established in September 7, 1977 zoned these areas Rural (RU) Districts. Prior to July 2005, the Rural District (RU) permitted such uses as land fills, solid waste management facilities and composting facilities.

In addition, by special exception, the included permitted uses, were borrow pits for sand, gravel, fill dirt and commercial scale husbandry uses with concentrated agricultural livestock enterprises. Further, expansion of some of these special exceptions did not require approval by the Board of Zoning Appeals (BZA), as long as the lands were contiguous.

According to County records no map amendment has been requested to date and the current zoning of Rural District (RU) reflects the original zoning as adopted September 7, 1977.

Summary

The Heavy Industrial (HI) District is intended to accommodate primarily those uses of a manufacturing and industrial nature, and secondly, those 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. A permitted use of this district is resource extraction and permitted in no other zone district.

Roads

The site is located on Hidden Valley Road which is a two lane undivided local road currently maintained by SCDOT.

Existing Zoning

<u>North:</u>	RU/Fairfield County	Wooded
<u>South:</u>	RU	Wooded
<u>East:</u>	RU	Single Family Estate lots/Wooded
<u>West:</u>	RU	Wooded

Plans & Policies

The Imagine Richland 2020 Comprehensive Plan/ “I-77 Corridor” Subarea Proposed Land Use Map” designates this area as Low Density Residential in the Rural area.

Objective: “Encourage the development and location of industrial uses in those areas identified by the Plan, and where possible, protect such areas with industrial zoning”.

Non-Compliance: The site is surrounded by rural zoning; wooded lots and some scattered single family dwellings.

Principal: “No industrial uses are recommended within the Rural Area, except where the request fulfills a public purpose on behalf of the County”.

Non-Compliance: The existing industrial use does not serve a public purpose on behalf of the County however it does serve a purpose for the consumer base.

Traffic Impact

The current traffic counts were received from SCDOT in May, 2005, the nearest count station is # 513 located on Smyrna Church Road southeast of the site, the current traffic volume is 900 ADT which is classified at a Level-of-Service "A".

Conclusion

The site is home to Carolina Ceramics which currently mines 111.72 acres. The map amendment is for a total of 230 acres and consists of 111 acre currently mining operation with 47 acres for proposed mine area and 74 acre for future growth. The mine has been in operation since 1979. Carolina Ceramics has been in operation since 1939. Their Plant is located on Two Notch Road.

The operation mines for clay. The product is brick and brick products. The company has mined the current site since 1979 and plans expansion initially to 46 acres.

The requested map amendment will bring the existing use into conformity with current zoning regulations. Although the area is rural in nature this immediate area has become industrial.

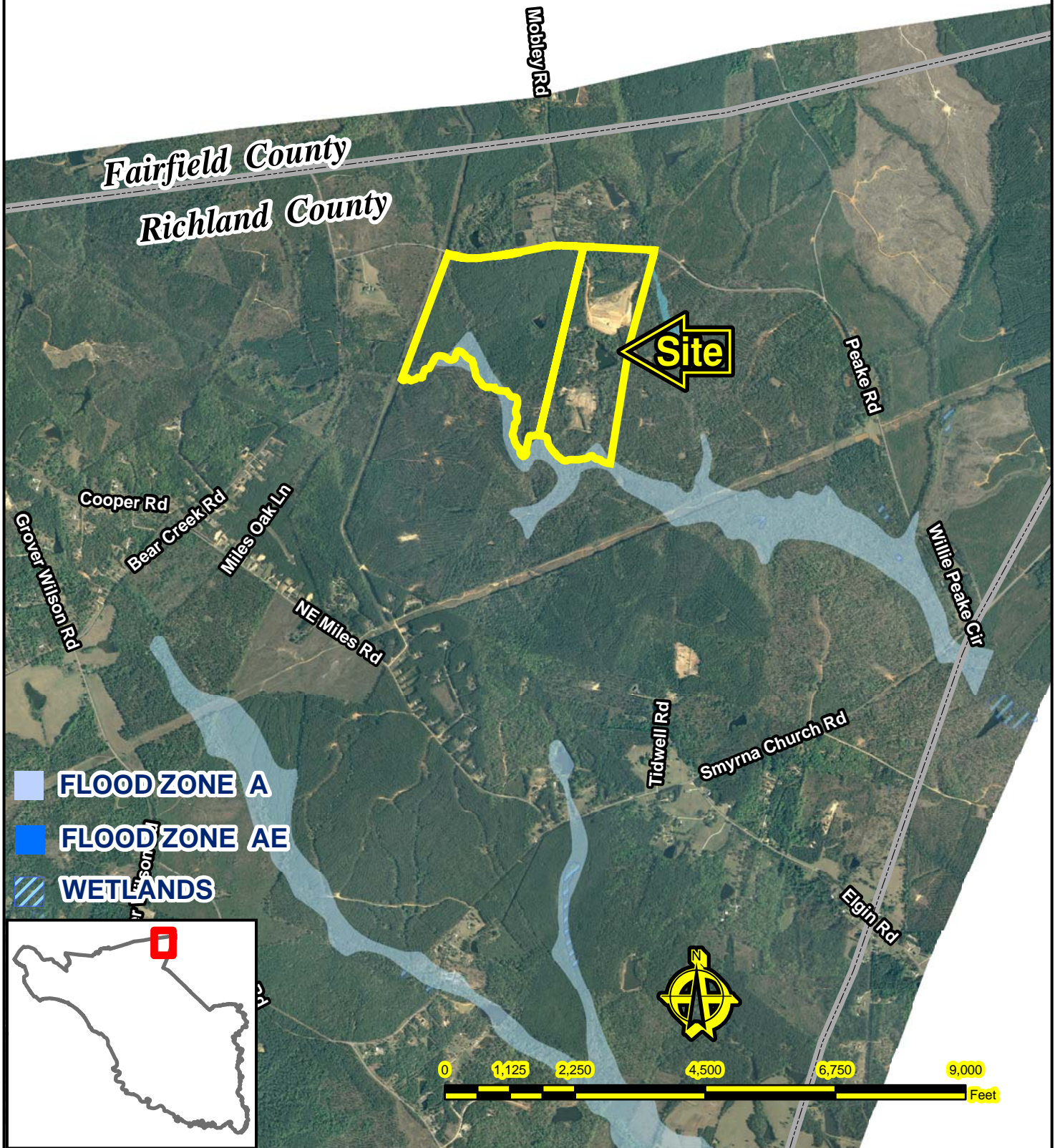
Intrinsic to the nature of mining, the basis for the location is directly related to the location of the resource deposits. The rezoning is consistent with the industrial use in the area, which characteristically, will continue to expand in direct correlation with the growth of Richland County.

Planning Staff recommends approval of this map amendment.

Zoning Public Hearing Date

March 27, 2007

CASE 07-18 MA
RU to HI
TMS 23700-03-02 & 26600-03-01



CASE 07-18 MA
RU to HI
TMS 23700-03-02 & 26600-03-01

Peake Rd

Fairfield County

Richland County

Hidden Valley Rd

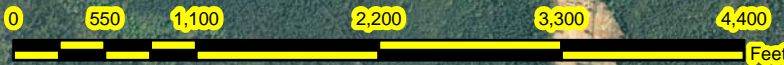
Bear Creek Rd

Site

-  FLOOD ZONE A
-  FLOOD ZONE AE
-  WETLANDS

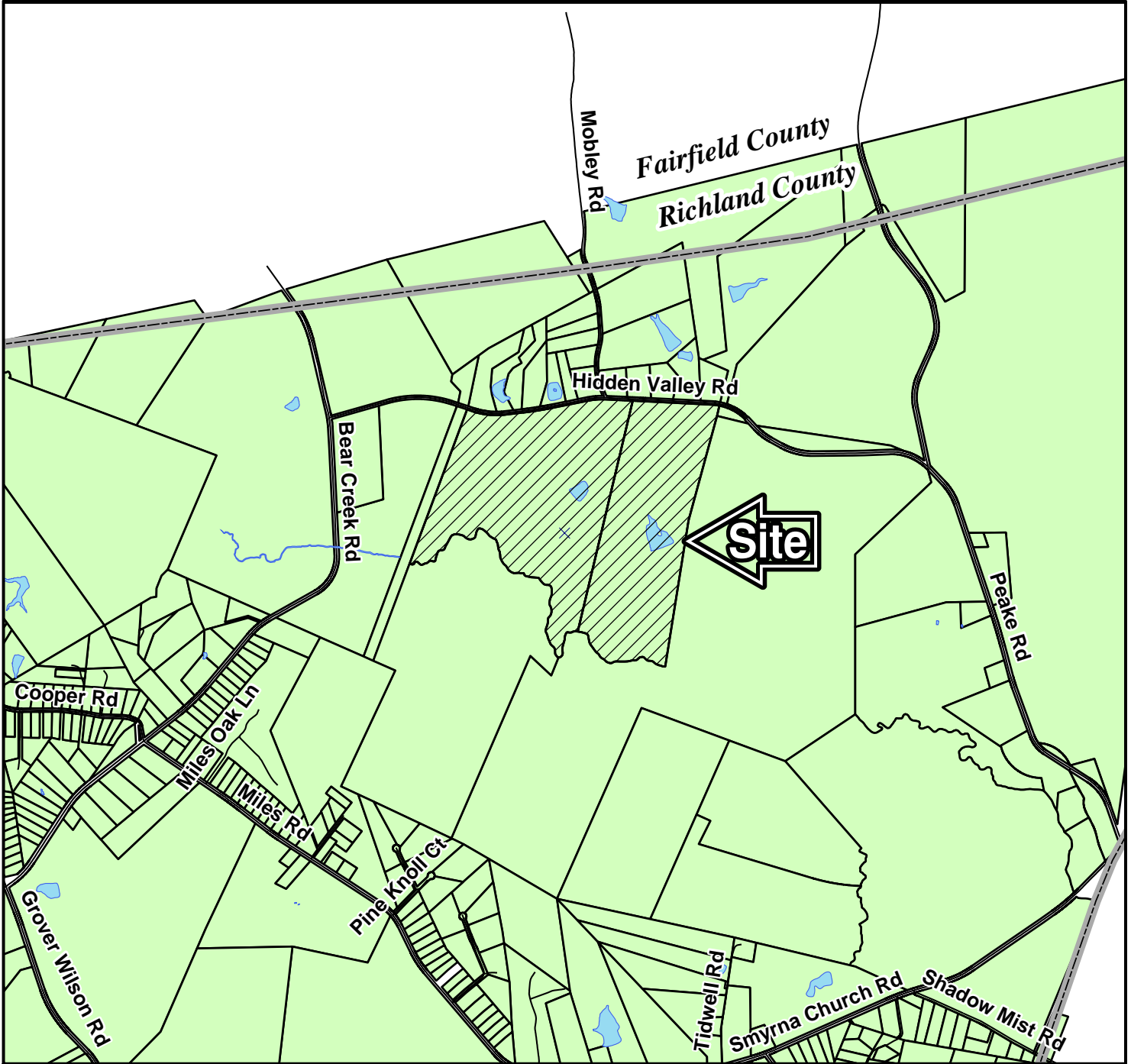


Knoll Ct

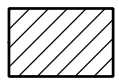


CASE 07-18 MA

RU to HI



ZONING CLASSIFICATIONS



Subject Property



RR



RS-E



RS-LD



RS-MD



RS-HD



MH



RM-MD



RM-HD



OI



NC



GC



M-1



HI



PDD



RU





Richland County Planning & Development Services Department

Map Amendment Staff Report

PC MEETING DATE: March 5, 2007
RC PROJECT: 07-19 MA
APPLICANT: Tyler Stone
LOCATION: Bluff Road and Adams Pond Road

TAX MAP NUMBER: 18900-02-06
ACREAGE: 158.37
EXISTING ZONING: RU
PROPOSED ZONING: LI

PC SIGN POSTING: February 20, 2007

Staff Recommendation

Disapproval

Background /Zoning History

The site is currently zoned Rural District (RU) and is located on Bluff Road and Adams Pond Road with approximately 1,893 linear feet of frontage on Bluff Road.

According to County records no map amendment has been requested to date and the current zoning of Rural District (RU) reflects the original zoning as adopted September 7, 1977.

Summary

The Light Industrial (LI) District is intended to accommodate wholesaling, distribution, storage, processing, light manufacturing, and general commercial uses. Such uses are usually controlled operations, relatively clean, quiet, and free to objectionable or hazardous elements, such as smoke, noise, odor or dust. In addition, such uses usually operate and/or have storage within open or enclosed structures; and generating no nuisances. There is no minimum lot area except as required by DHEC. Though residential uses are not a permitted the district has no minimum or maximum density standard.

Roads

The site is located on Bluff Road which is a two lane minor arterial road currently maintained by SCDOT.

Existing Zoning

<u>North:</u>	M-1/RU	Farmland/
<u>South:</u>	RU	Congaree National Swamp
<u>East:</u>	RU	Farmland
<u>West:</u>	RU/M-1	Vacant land/ Richland County Detention Facility

Plans & Policies

The Imagine Richland 2020 Comprehensive Plan/ “**Lower Richland Subarea Proposed Land Use Map**” designates this area as Residential in the Developing Urban District.

Objective: “Provide areas with commercial and industrial facilities and services that are related to each other in an efficient manner, served by adequate infrastructure and readily accessible to the public”.

Non-Compliance: The majority of the surrounding uses do not compliment the zoning request.

Principal: “Industrial uses that produce excessive noise, smoke, odors, glare or pollutants that go beyond the lot line should not be located adjacent residential or commercial use”.

Non-Compliance: The site is bound to the south, east and west by rural property, single family homes, and environmentally sensitive lands.

Traffic Impact

The current traffic counts were received from SCDOT in May, 2005, the nearest count station is # 244 located on Bluff Road northwest of the site, the current traffic volume is 6200 ADT which is classified at a Level-of-Service “B”.

Conclusion

The parcel is currently wooded and vacant. The current use by citizens of Richland County appears to be a hunting refuge, as such; the grounds are natural and undisturbed. The nearest developments are residential in nature with a few small businesses.

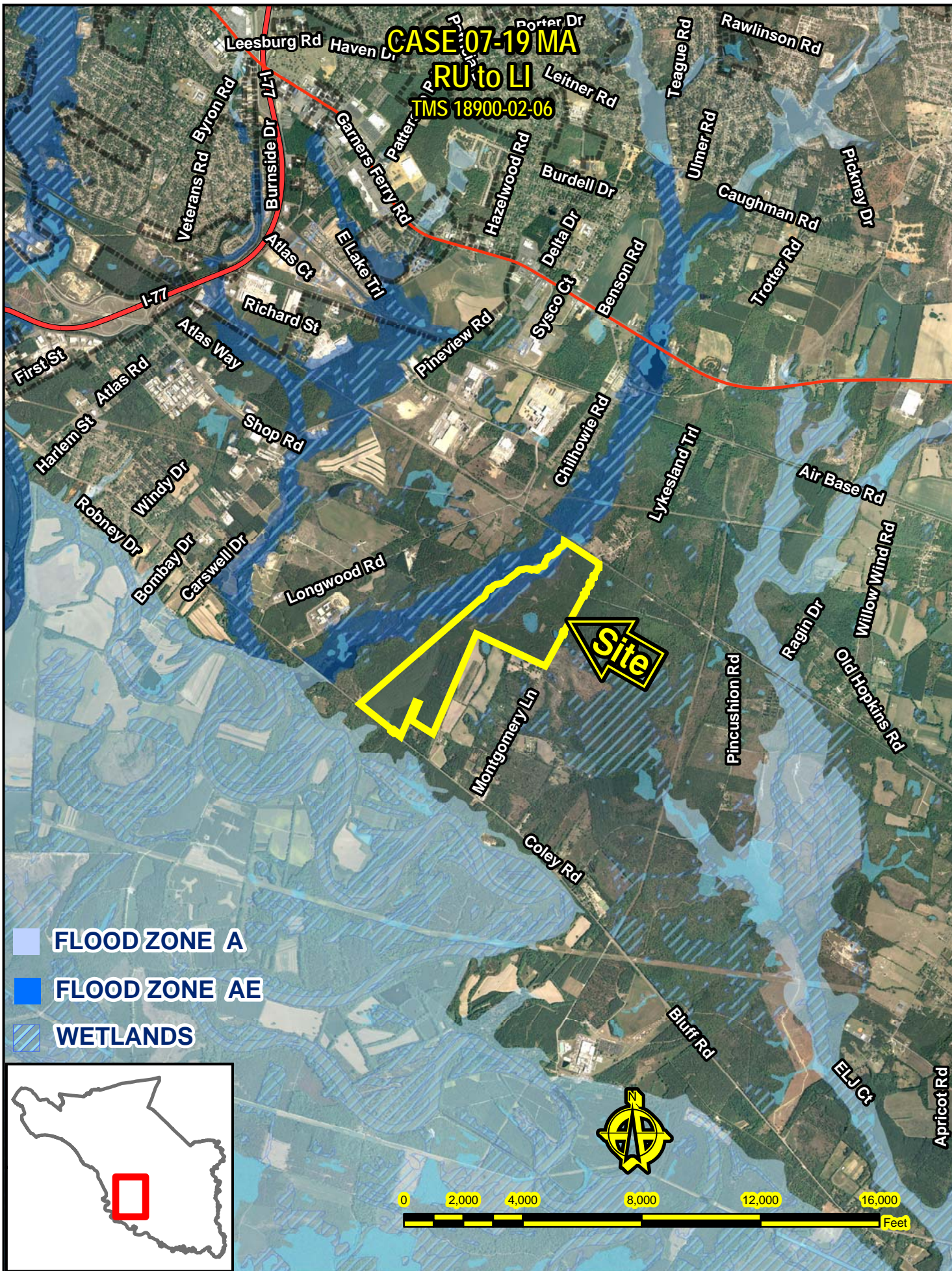
The adjacent zoning is Light Industrial District (M-1) and one parcel contains the Richland County Jail. Across Bluff Road from the subject parcel is the Congaree National Swamp. There is an abundance of Light Industrial District (M-1) property adjacent to this site which remains undeveloped.

The Planning Staff recommends denial.

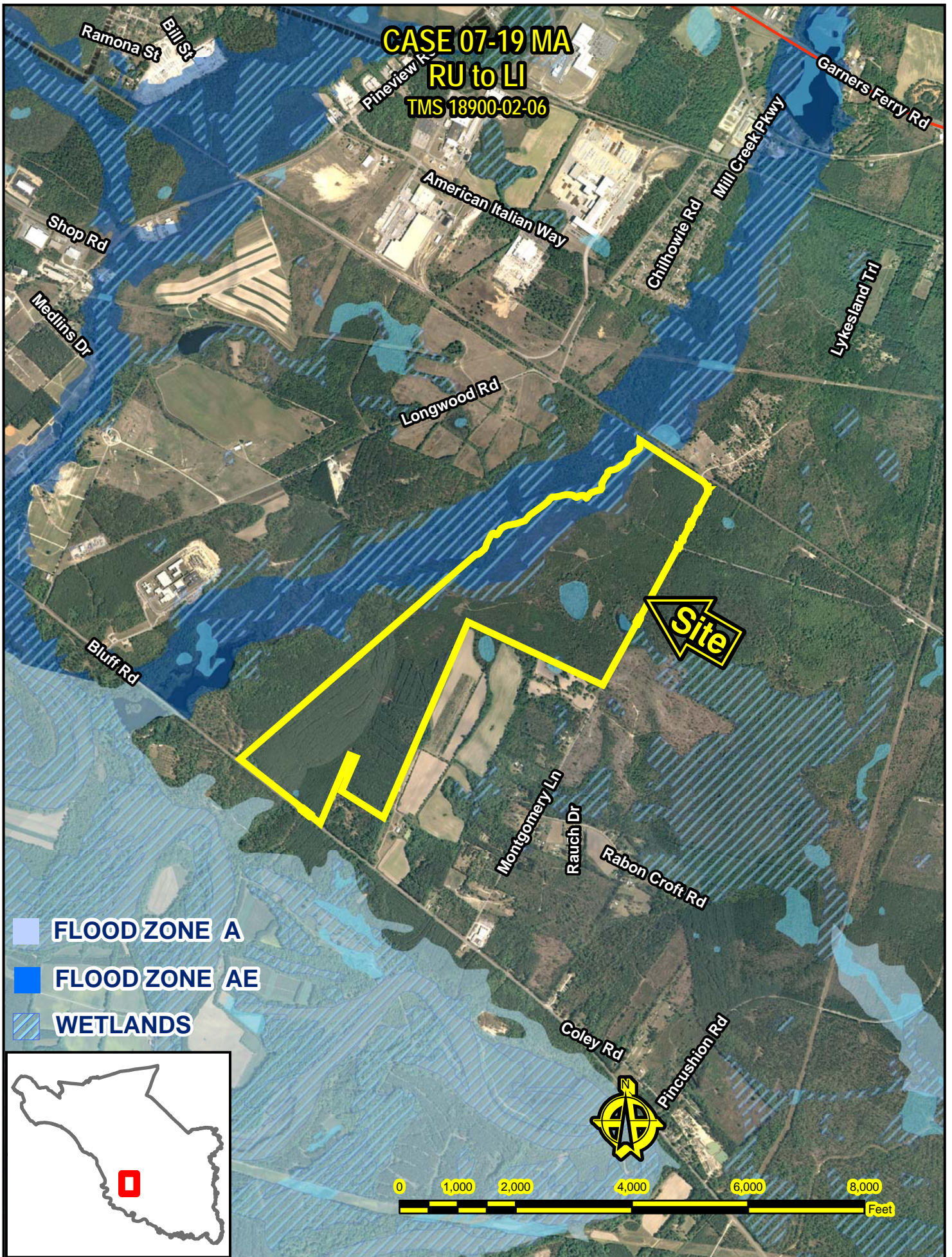
Zoning Public Hearing Date

March 27, 2007

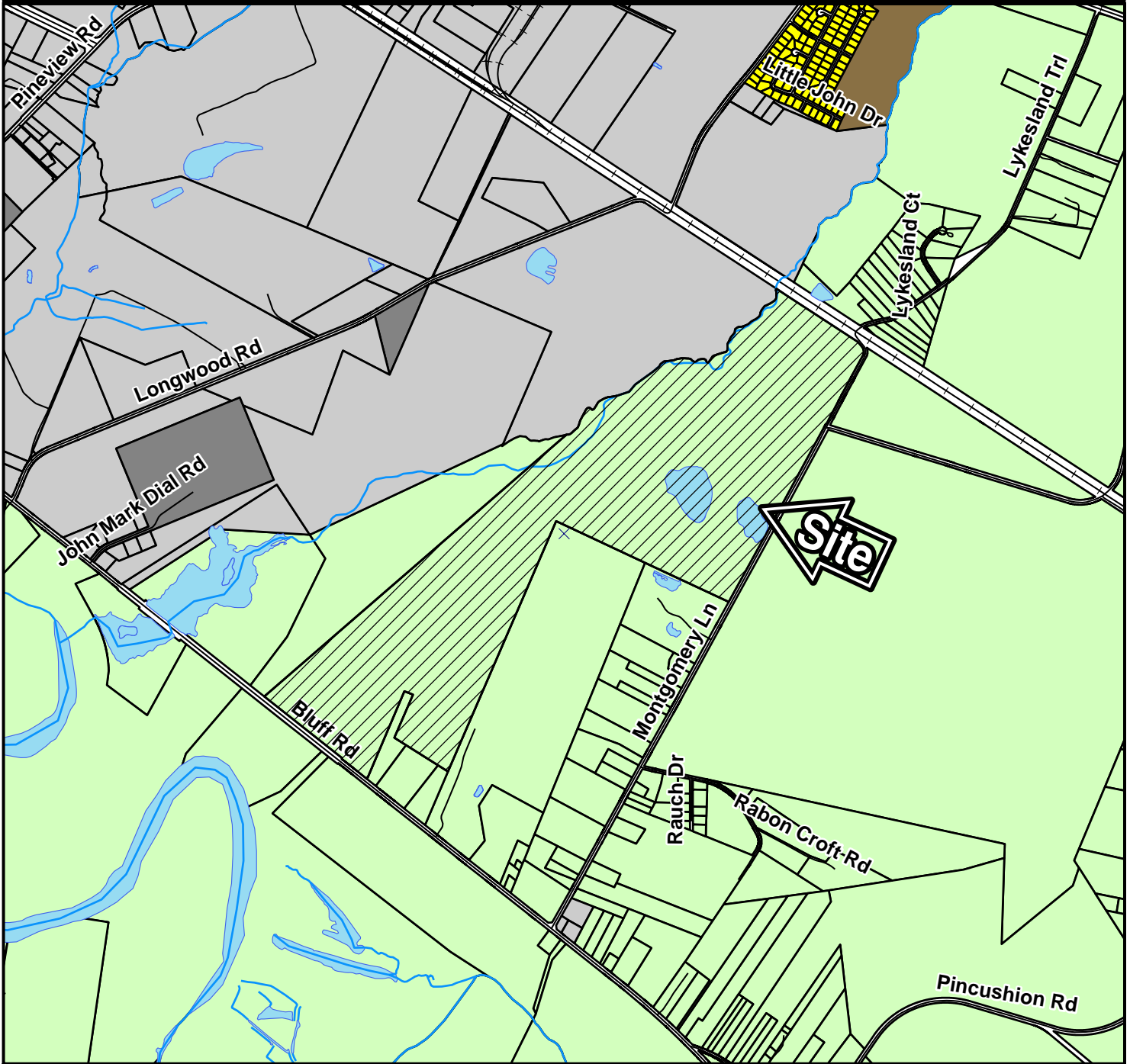
CASE 07-19 MA
RU to LI
TMS 18900-02-06



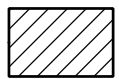
CASE 07-19 MA
RU to LI
TMS 18900-02-06



CASE 07-19 MA RU to LI



ZONING CLASSIFICATIONS



Subject Property



RR



RS-E



RS-LD



RS-MD



RS-HD



MH



RM-MD



RM-HD



OI



NC



GC



M-1



HI



PDD



RU





Richland County Planning & Development Services Department

Map Amendment Staff Report

PC MEETING DATE: March 5, 2007
RC PROJECT: 07-20 MA
APPLICANT: Lorenzo White
LOCATION: North Brickyard Road

TAX MAP NUMBER: 20012-03-12
ACREAGE: 9.16
EXISTING ZONING: RS-LD
PROPOSED ZONING: OI

PC SIGN POSTING: February 20, 2007

Staff Recommendation

Denial

Background /Zoning History

The site is currently zoned Residential, Single-Family – Low Density (RS-LD) and is located on North Brickyard Road with approximately 971 linear feet of frontage.

According to County records no map amendment has been requested to date and the current zoning of RU reflects the original zoning as adopted September 7, 1977.

Summary

The Office and Institutional (OI) District is intended to accommodate office, institutional, and certain types of residential uses in an area whose characteristics are neither general commercial nor exclusively residential in nature. Certain related structures and uses required to serve the needs of the area are permitted outright or are permitted as special exceptions subject to restrictions and requirements intended to best fulfill the intent of this chapter. No minimum lot area requirements except as determined by DHEC. The maximum density for residential uses can not exceed sixteen (16) dwelling units per acre.

Roads

The site is located on North Brickyard Road which is a two lane undivided road currently maintained by SCDOT.

Existing Zoning

<u>North:</u>	RS-LD/RS-HD	Spring Valley & Greensprings subdivision
<u>South:</u>	RS-LD	Spring Valley subdivision
<u>East:</u>	RS-LD	Spring Valley subdivision
<u>West:</u>	RS-LD	Spring Valley subdivision

Plans & Policies

The Imagine Richland 2020 Comprehensive Plan/ “Northeast Subarea Proposed Land Use Map” designates this area as Low / Medium Density Residential in the Established Urban area.

Objective: “Minimize incompatibility between existing and proposed land uses”.

Non-Compliance: The site is surrounded by single family dwellings and the rezoning request would not be compatible with the existing neighborhoods.

Principal: “High schools, middle schools, cultural facilities and large churches requiring substantial acreage for parking and related facilities should be centrally located and sited near major intersections or be accessible by a major highway”.

Non-Compliance: The site is located in the middle of a residential block approximately half mile from the intersection of Two Notch Road.

Traffic Impact

The current traffic counts were received from SCDOT in May, 2005, the nearest count station is # 445 located on Brickyard Road and Sloan Road, the current traffic volume is 6,200ADT which is classified at a Level-of-Service “B”.

Conclusion

The parcel is located off of North Brickyard Road and is surrounded by residential neighborhoods. The rear of the parcel is contiguous with approximately fifteen (15) single family residential lots.

Prior to July 2005, the Richland County Code permitted places of worship and its ancillary uses such as day care, within this zoning district by special exception. The Board of Zoning Appeals (BZA) was empowered to establish operational standards for the site specific application. The Richland County Code extended this permitted use by special exception to most residential zoning districts and permitted use in Office Institutional District and Commercial Districts.

The current Richland County Land Development Code permits places of worship by special exception and includes operation standards for the protection of the integrity of the residential community. The ancillary uses, of places of worship, were eliminated from the current land development code.

The parcel is approximately nine (9) acres and would be the predominate development in the community. The transportation level of service is an important factor, however, as a permitted use, the absence of operational standards; the character of the community would be changed significantly. In addition, the other permitted uses within the Office & Institutional District (OI) would impact the neighborhood significantly.

Planning Staff does not recommend approval of this map amendment.

Zoning Public Hearing Date

March 27, 2007

CASE 07-20 MA
RS-LD to OI
TMS 20012-03-12

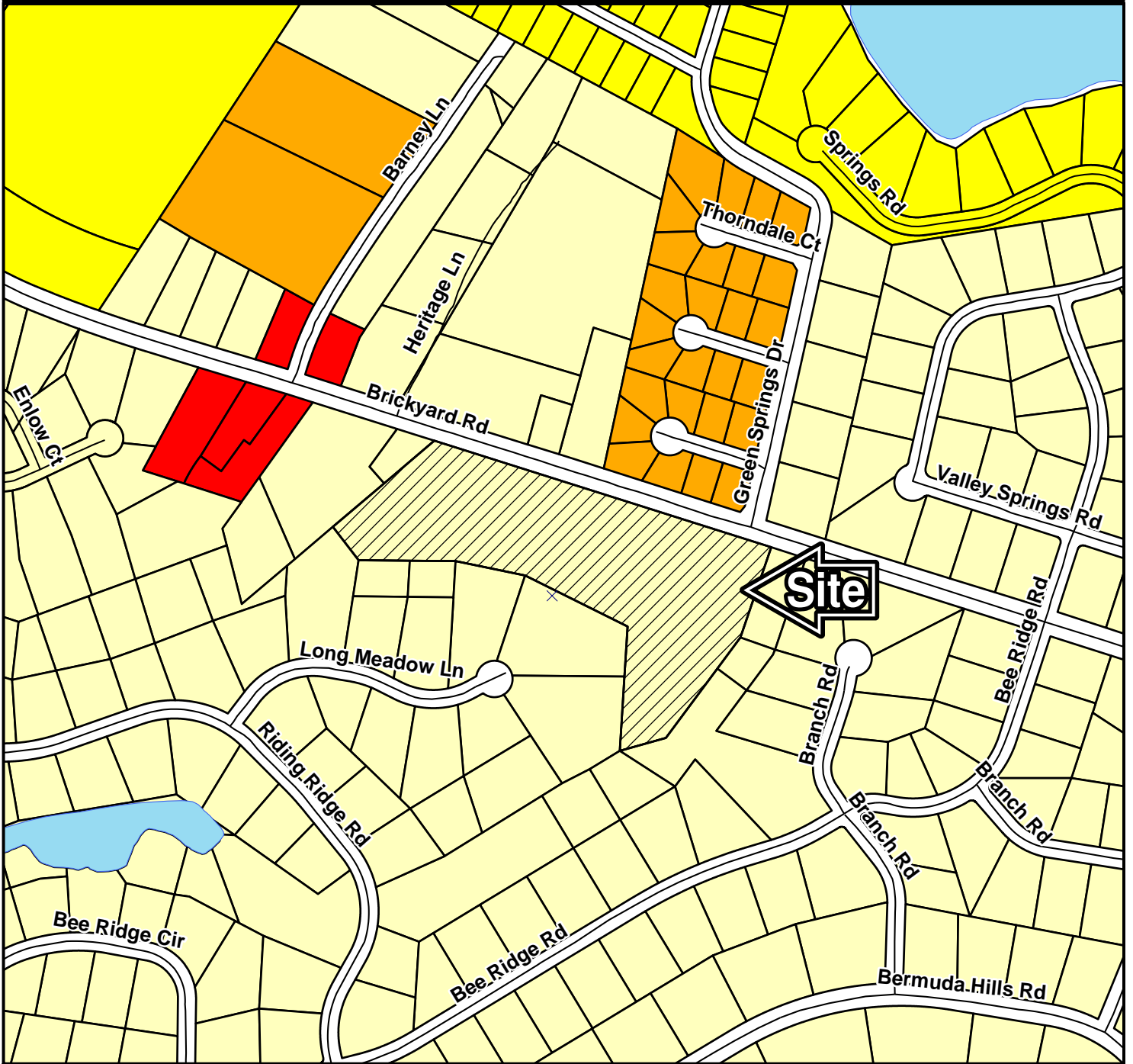


CASE 07-20 MA
RS-LD to OI
TMS 2012-03-12

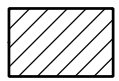


CASE 07-20 MA

RS-LD to OI



ZONING CLASSIFICATIONS



Subject Property



RR



RS-E



RS-LD



RS-MD



RS-HD



MH



RM-MD



RM-HD



OI



NC



GC



M-1



HI



PDD



RU





Richland County Planning & Development Services Department Map Amendment Staff Report

PC MEETING DATE: March 5, 2007
RC PROJECT: 07-21 MA
APPLICANT: Chuck Munn/ Lake Carolina
LOCATION: Kelly Mill Road & Bud Keef Road

TAX MAP NUMBER: 23300-03-01
ACREAGE: 167.02
EXISTING ZONING: PUD/PDD
PROPOSED ZONING: PDD

PC SIGN POSTING: February 20, 2007

Staff Recommendation

Approval

Background /Zoning History

The site is currently zoned Planned Development District (PDD) and is located on Kelly Mill Road with approximately 3,800 linear feet of frontage and Bud Keefe Road with approximately 2,925 linear feet of frontage. There has been 20.98 acres of wetlands identified on the site and is located on the southeastern portion of the property.

The site was rezoned July 1995 from RU to PDD. The previous codes designation of a PDD dictated density and road configurations but mostly required that the exact placement of structures as depicted on the plan be followed. The plan was approved with 445 single family lots.

Summary

The PDD District is intended to allow flexibility in development that will result in improved design, character, and quality of new mixed-use developments, and that will preserve natural and scenic features of open spaces. Planned development districts must involve innovation in site planning for residential, commercial, institutional, and/or industrial developments within the

district. Such developments must be in accordance with the comprehensive plan for the county, and in doing so, may provide for variations from the regulations of the county’s zoning districts concerning use, setbacks, lot size, density, bulk, and other such requirements.

According to the Richland County Code adopted, September 7, 1977, Section 26-70.17, changes in a boundary of an established Planned Unit Development require new calculations covering the entire planned unit development must be included. In addition, changes in the boundary and density of a planned unit development are deemed Major shall be required to follow the same procedures as required for approval of the PUD.

The current Richland County Land Development Code Section 26-59, any changes to the boundaries of an established Planned Development District shall be accomplished by following the procedure set for initial approval.

Roads

The site is located on Kelly Mill Road and Bud Keefe Road which is a two lane minor arterial road currently maintained by SCDOT.

Existing Zoning		
<u>North:</u>	PUD	Crickentree single family subdivision
<u>South:</u>	PUD	Lake Carolina
<u>East:</u>	PUD	Lake Carolina
<u>West:</u>	RU	Single family dwellings

Plans & Policies

The Imagine Richland 2020 Comprehensive Plan/ “**Northeast Subarea Proposed Land Use Map**” designates this area as Residential Medium/Low density and Commercial in the Developing Urban area.

Objective: “Promote a variety of residential densities for the development of affordable, quality housing while blending with the character of the surrounding area”

Compliance: The existing PUD (Lake Carolina) provide for a variety of housing types.

Principal: “Residential development should be limited to individual dwellings on individual lots.”

Compliance: The plan identifies individual dwellings on separate lots.

Traffic Impact

The current traffic counts were received from SCDOT in May, 2005, the nearest count station is # 705 located on Kelly Mill Road northwest of the site, the current traffic volume is 3,000 ADT which is currently at a Level-of-Service “ B”.

Conclusion

The Lake Carolina Planned Development is requesting to amend its current land boundaries to absorb the 167 acres of adjacent land, currently zoned Planned Development with a permitted use of single family residential of 456 lots. The existing Lake Carolina Planned Development currently encompasses 1679 acres and is contiguous to the subject parcel.

The total number of residential lots, including the 456 lots of the subject property, will not exceed the current density approved for Lake Carolina PD, which is 6,988 units.

Planning staff recommends approval of this major amendment to the Lake Carolina Planned Development.

Development Review Team Conditions

The Planned Development came before the Development Review Team on February 15, 2007.

1. Wetlands buffer minimum of thirty (30) feet wide as previously agreed upon
2. Sidewalks to be provided on exterior roadways to operational standards
3. Open span crossing for bridge over wetlands
4. Explore secondary access for the concerns for parcels A and F as mitigation for single access.

Proposed PDD Conditions

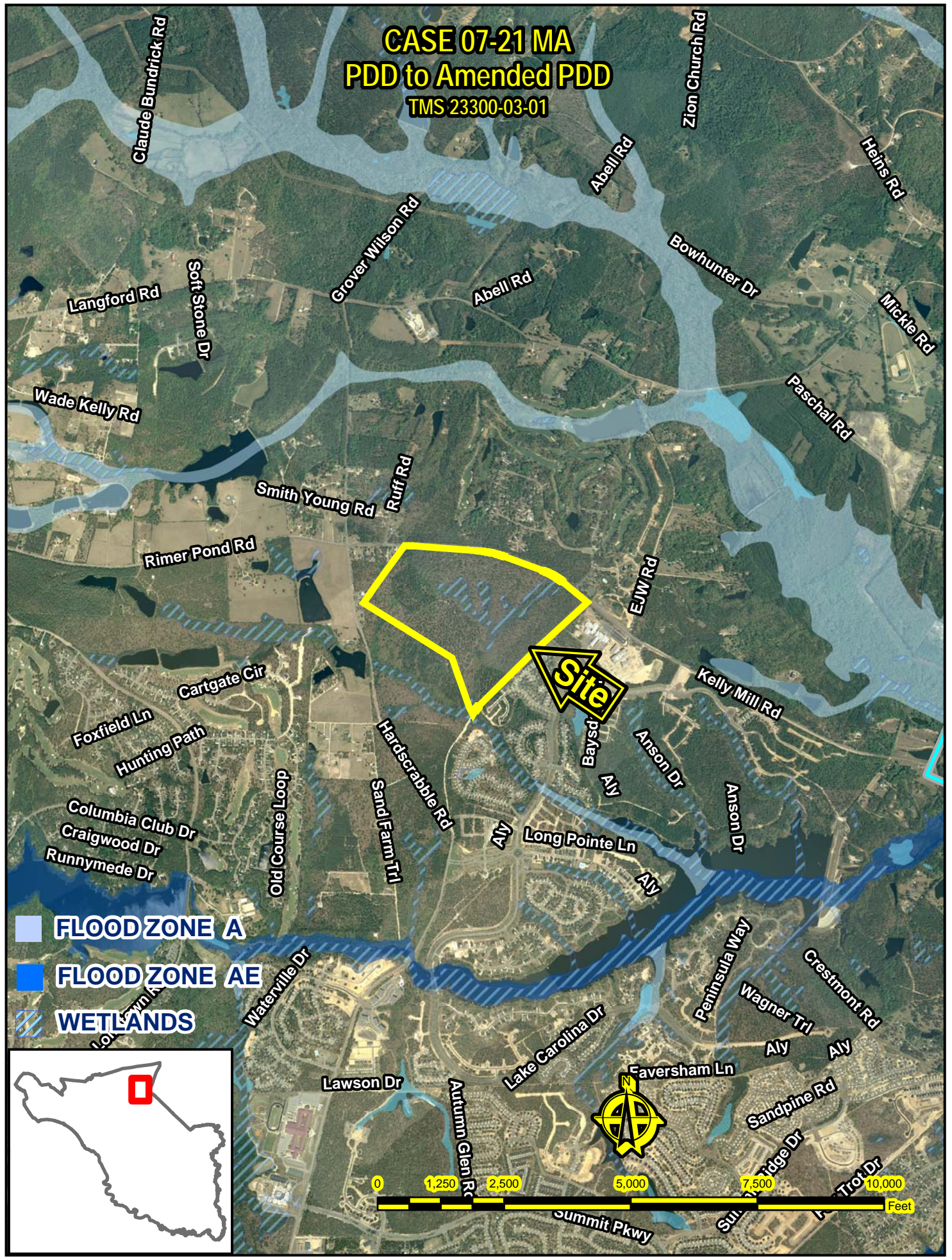
1. The site development shall be limited to the following:
 - 525 lots with the following : 405 detached single family homes,75 townhomes and 45 patio homes as depicted on Exhibit “D”; and
2. The site shall be limited to one access point on Bud Keefe Road and one (1) access point on Kelly Mill Road; and
3. The applicant shall provide a wetlands with a minimum of thirty (30) feet wide as previously; and
4. The applicant shall provide sidewalks on all exterior roadways to operational standards; and
5. The applicant shall provide open span crossing for a bridge over wetlands; and

6. The applicant shall explore secondary access for parcels A and F as mitigation for single access; and
7. The applicant shall transmit a phasing plan to the Department prior to reviewing any construction plans; and
8. Unless otherwise provided herein, all development shall conform to all current relevant land development regulations; and
9. Proposed changes to the approved Master Plan shall be subject to the requirement of Section 26-59 (j)(1) of the Richland County Land Development Code,
10. Approval of the Master Plan shall constitute approval of the Sketch Plan for subdivision purposes only; and
11. All internal streets shall be owned and maintained, by Richland County; and
12. The applicant shall reserve right-of-way along Bud Keefe Road and Kelly Mill Road for future widening; and
13. The applicant shall meet all minimum standards in the Richland County Land Development Code for landscape/tree protection standards, parking, sidewalks and pedestrian amenities, signs, recreation/open space design and operational standards to promote connectivity, and pedestrian access from all areas to recreation and commercial sections, to include sidewalks along external roadways.
14. Planning Commission and County Council may require enhancements to proposed recreation and open space areas; and
15. If applicable the Department shall receive written US Army Corps of Engineers approval of the wetlands delineation and/or encroachment permit prior to approval of the preliminary plans;
16. If applicable the Department shall receive written FEMA approval of the 100 year flood elevation statement prior to approval of the preliminary subdivision plans; and
17. Richland County shall not be responsible for the enforcement of any deed restrictions imposed by the applicant, the developer, or their successors in interest; and
18. All the conditions described herein shall apply to the applicant, the developer and/or their successors in interest.

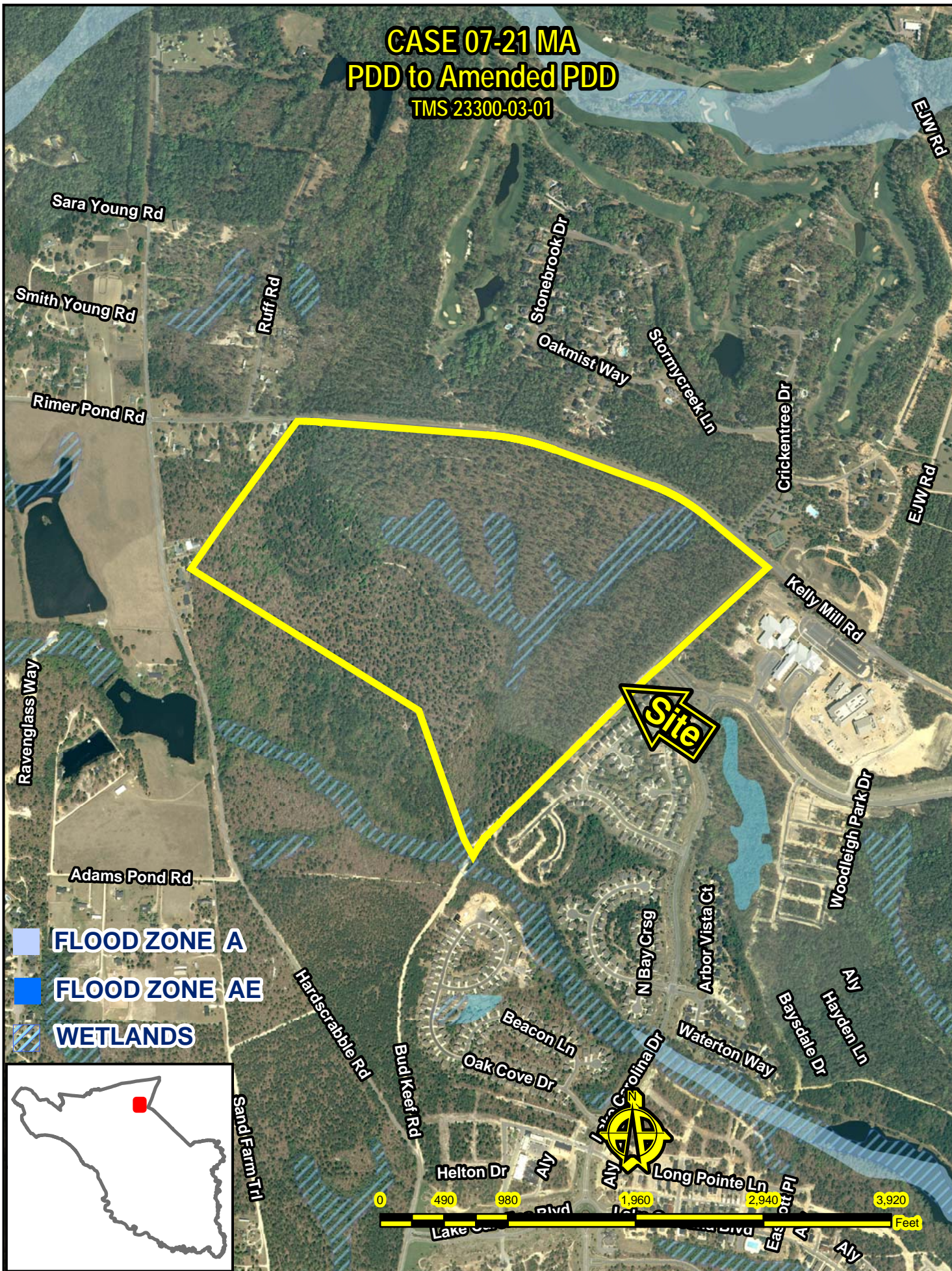
Zoning Public Hearing Date

March 27, 2007

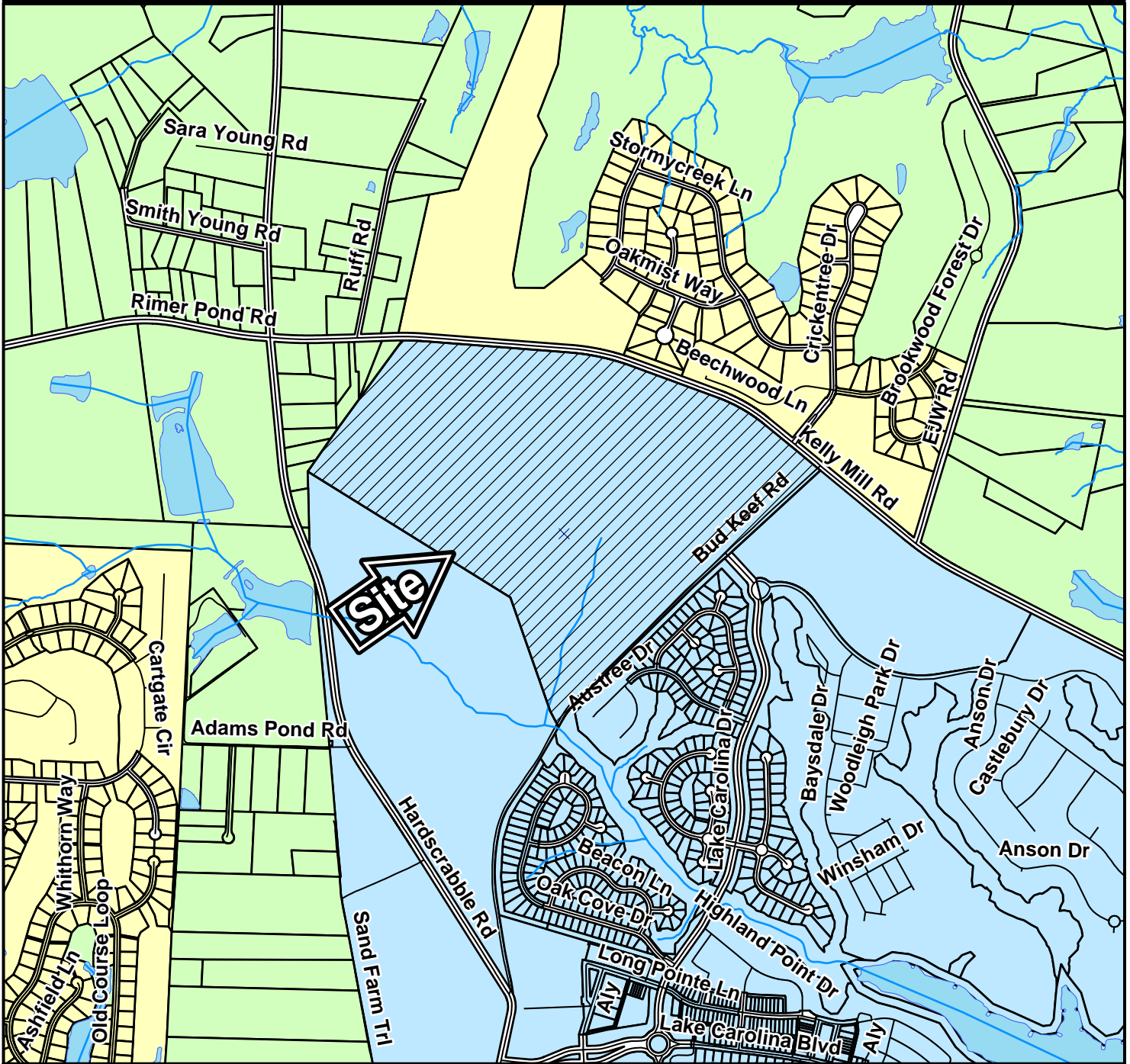
CASE 07-21 MA
PDD to Amended PDD
TMS 23300-03-01



CASE 07-21 MA
PDD to Amended PDD
TMS 23300-03-01



CASE 07-21 MA PDD to Amended PDD



ZONING CLASSIFICATIONS



Subject Property



RR



RS-E



RS-LD



RS-MD



RS-HD



MH



RM-MD



RM-HD



OI



NC



GC



M-1



HI



PDD



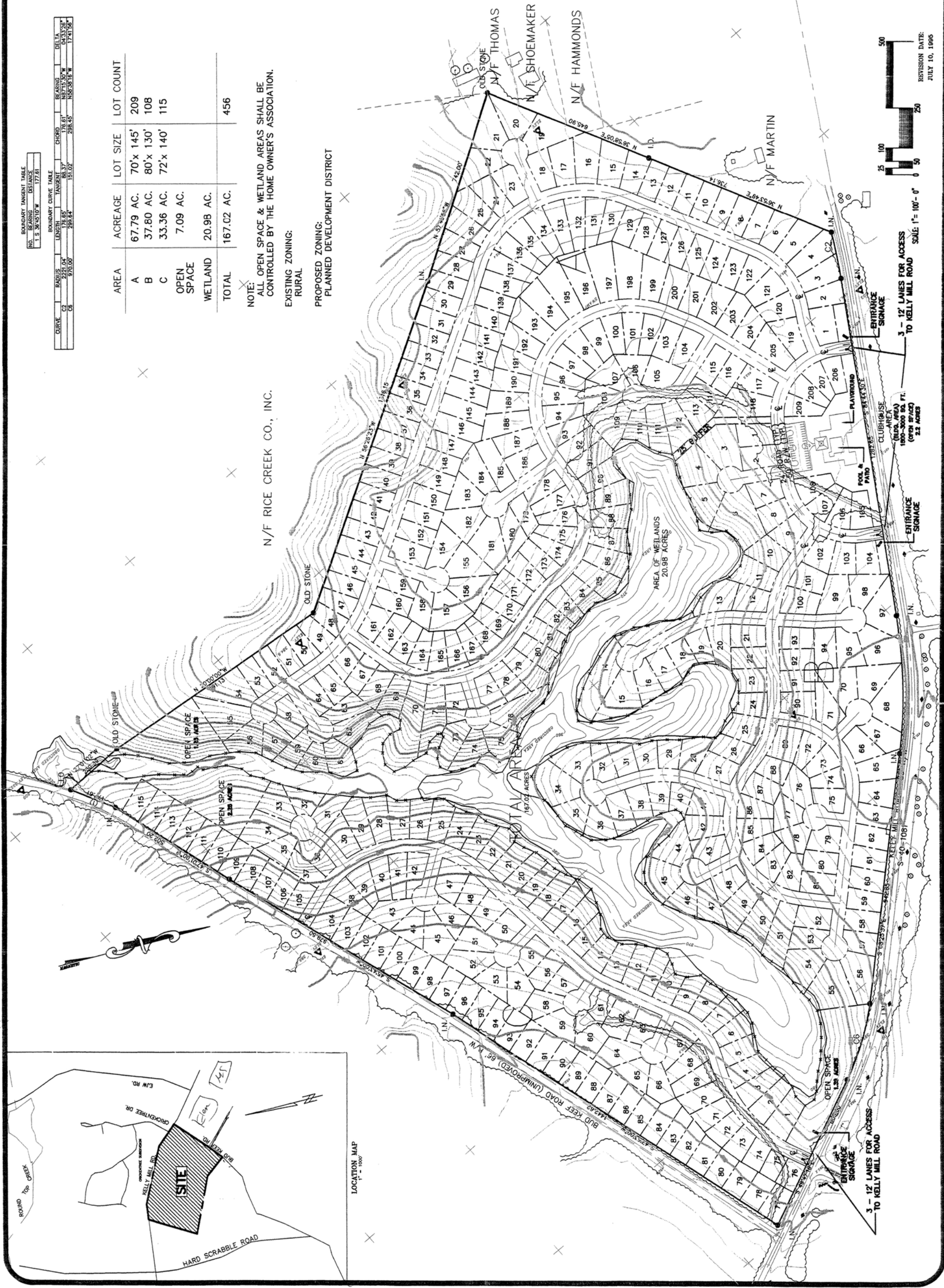
RU



BOUNDARY TANGENT TABLE		BOUNDARY CURVE TABLE		DELTA	
NO.	BEARING	DISTANCE	177.81	BEARING	177.81
C1	T 3° 36' 51.0" W	177.81			
C2	T 3° 36' 51.0" W	177.81			
C3	T 3° 36' 51.0" W	177.81			
C4	T 3° 36' 51.0" W	177.81			
C5	T 3° 36' 51.0" W	177.81			
C6	T 3° 36' 51.0" W	177.81			
C7	T 3° 36' 51.0" W	177.81			
C8	T 3° 36' 51.0" W	177.81			

AREA	ACREAGE	LOT SIZE	LOT COUNT
A	67.79 AC.	70' x 145'	209
B	37.80 AC.	80' x 130'	108
C	33.36 AC.	72' x 140'	115
OPEN SPACE	7.09 AC.		
WETLAND	20.98 AC.		
TOTAL	167.02 AC.		456

NOTE:
 ALL OPEN SPACE & WETLAND AREAS SHALL BE CONTROLLED BY THE HOME OWNER'S ASSOCIATION.
 EXISTING ZONING:
 RURAL
 PROPOSED ZONING:
 PLANNED DEVELOPMENT DISTRICT



DRAWN BY EVM	DATE JUNE 6, 1995	SCALE 1" = 100'	JOB NUMBER 1625	PLAT NUMBER 448-0000	SHEET 1 of 1
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Kelly Mill Tract
 Preliminary Lotting
 Chestnut Hill Associates, Inc.
 Richland County, South Carolina

REVISION DATE:
 JULY 10, 1995



**Richland County Planning & Development
Services Department
Map Amendment Staff Report**

PC MEETING DATE: March 5, 2007
RC PROJECT: 07-03 MA
APPLICANT: Congaree Pointe/ Hallmark Homes/ Darrell R. Strother
LOCATION: Atlas and Bluff Road

TAX MAP NUMBER: 13500-02-04; 13510-01-03
ACREAGE: 109.99
EXISTING ZONING: M-1/GC
PROPOSED ZONING: PDD

PC SIGN POSTING: February 20, 2007

Staff Recommendation

Approval

Background /Zoning History

The site is currently zoned General Commercial (GC) and Light Industrial District (M-1) and is located on the corner of Bluff and Atlas Road across the street from Bible Way Church of Atlas Road. The site has approximately 1300 linear feet of frontage on Bluff Road and 2050 linear feet on Atlas Road; the parcel surrounds Atlas Road Elementary School which is part of the Bible Way Church campus.

The current zoning of General Commercial (GC) and Light Industrial District (M-1) reflects the original zoning as adopted September 7, 1977.

Summary

The PDD District is intended to allow flexibility in development that will result in improved design, character, and quality of new mixed-use developments, and that will preserve natural and scenic features of open spaces. Planned development districts must involve innovation in site planning for residential, commercial, institutional, and/or industrial developments within the district. Such developments must be in accordance with the comprehensive plan for the county, and in doing so, may provide for variations from the regulations of the county's zoning districts concerning use, setbacks, lot size, density, bulk, and other such requirements.

Roads

The site is located on Bluff Road and Atlas Road which are both two lane minor arterials roads currently maintained by SCDOT.

Existing Zoning

<u>North:</u>	M-1/HI	City of Columbia Industrial Park/SCE&G substation
<u>South:</u>	GC	Gas station/ Recycling Facility
<u>East:</u>	RU / RS-HD/ OI	Single family homes/ Bible Way Church
<u>West:</u>	RU	Vacant

Plans & Policies

The Imagine Richland 2020 Comprehensive Plan/ “Northeast Subarea Proposed Land Use Map” designates this area as Residential Medium/Low density and Commercial in the Developing Urban area.

Objective: “Promote a variety of residential densities for the development of affordable, quality housing while blending with the character of the surrounding area”

Compliance: The project is proposing 147 single-family units and 213 townhouse units which would provide for a variety of housing stock not available in the area.

Principal: “High density residential developments are best suited where mixed densities exist and have direct access to collector level or higher classification of street”.

Compliance: The variety of housing provided will blend into the existing housing stock and will have direct access onto a two lane minor arterial road.

Traffic Impact

The current traffic counts were received from SCDOT in May, 2005, the nearest count station is # 242 located on Bluff Road northwest of Atlas Road, and the current traffic volume is 10,700 ADT which is classified at a Level-of-Service “C”. According to the traffic report submitted by the applicant the Bluff Road and the site access the level of service “F” has been identified.

Conclusion

The PDD request will encompass 143 detached single family homes, 160 town homes, 36 garden villa’s predominately designed for active seniors and 40 Hallmark villas and an 8.8 acre

commercial component anchored by a 17 acre recreational facility /park which has been in negotiations with the Richland County Parks and Recreation Commission. Several pocket parks have been strategically scattered through the development to achieve a cohesive residential block which brings community character to the project. This effort of infill and revitalization will attempt to bring vitality to the housing market in this area.

The Planned Development District is required to establish a master plan for the development proposed for the site to be rezoned. The uses permitted in a PDD district shall be the uses described in the approved site plan. Manufactured home parks are not permitted as part of a PDD District. The District must specify minimum lot area, lot width, structure size standards, and maximum height. However, the Planning Commission and County Council shall ascertain if the dimensional requirements proposed, fulfill the intent of this chapter and the Comprehensive Plan.

The Richland County Land Development Code does establish minimum standards for landscape, parking, sidewalk and pedestrian amenities, signs, recreation/open space, design and operation standards. Planned Developments are expected to exceed these minimum requirements. The Recreation/Open Space Standards may be enhanced by the Planning Commission and/or County Council during the review and approval of the Planned Development District (PDD).

Though there is concern for the Transportation Level of Service, Planning Staff recommends approval of this map amendment, with the conditions of the Development Review Team.

Development Review Team Requirements

1. Sidewalks shall be installed along the site frontage of Atlas and Bluff Road.
2. A twenty (20) foot vegetative buffer along the north and eastern property lines.
3. Dedication of right-of-way to accommodate for a dedicated left and right - turn lanes on Bluff Road.

Proposed PDD Conditions

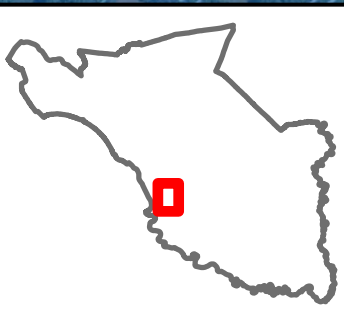
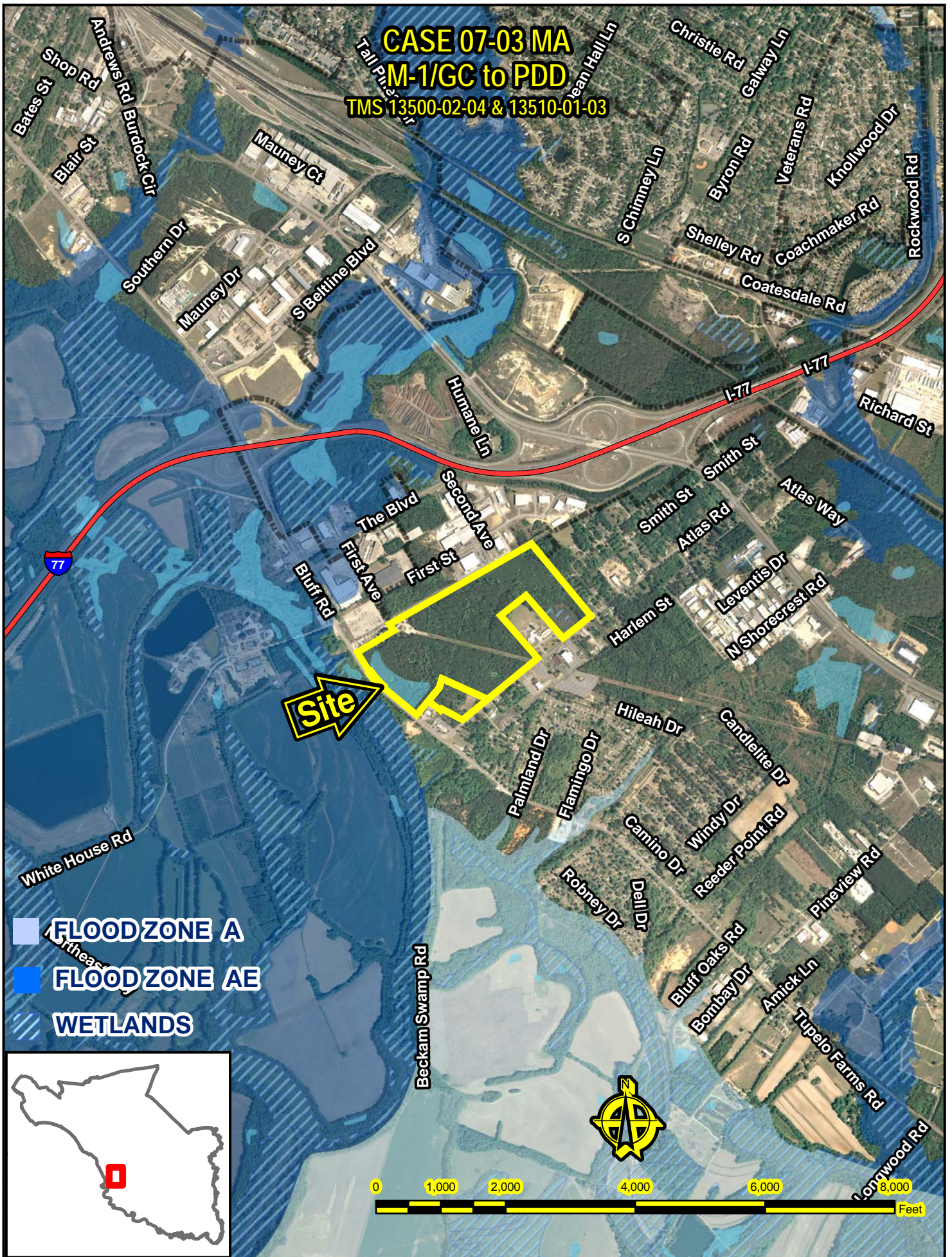
1. The site development shall be limited to the following:
 - 143 detached single family homes with lot sizes to range between 3,000-5000 square feet; and
 - 160 Town Homes with lot sizes to range between 1,500-3,000 square feet; and
 - 36 Garden Villas with lot sizes to range between 1,500-5,000 square feet; and
 - 40 Hallmark Villas(Villa Flat) with lot sizes to range between 2,500-5,000 square feet; and
 - 8.8 acres of general commercial uses excluding uses depicted in the master plan and built in accordance with special requirements standards as per Sec.26-151; and
 - 17 acres of recreational facilities for Richland County; and
2. The applicant shall remove from the narrative of Parcel A the reference to (“addition of places of worship”) from the PDD document; and

3. The applicant shall remove reference to Parcel “F” and its intended uses from the PDD document; and
4. The applicant shall transmit a phasing plan to the Department prior to reviewing any construction plans; and
5. Unless otherwise provided herein, all development shall conform to all current relevant land development regulations; and
6. Proposed changes to the approved Master Plan shall be subject to the requirement of Section 26-59 (j)(1) of the Richland County Land Development Code,
7. Approval of the Master Plan shall constitute approval of the Sketch Plan for subdivision purposes only; and
8. Access to the subject site shall be limited to five (5) curb cuts on Atlas Road and one (1) curb cut on Bluff Road; and
9. All internal streets shall be owned and maintained, not by Richland County; and
10. The applicant shall widen Bluff Road eastbound to accommodate a separate left-turn lane entering the new site access; and
11. The applicant shall widen Bluff Road westbound to accommodate a separate right- turn lane; and
12. The applicant shall place the intersection under a STOP sign control where vehicles entering the intersection from the new access (southbound) will be required to stop; and
13. The applicant shall provide sidewalks along the site frontage of Atlas and Bluff Road; and
14. The applicant shall provide a twenty (20) foot vegetative buffer along the north and eastern property lines; and
15. The applicant shall meet all minimum standards in the Richland County Land Development Code for landscape/tree protection standards, parking, sidewalks and pedestrian amenities, signs, recreation/open space design and operational standards to promote connectivity, and pedestrian access from all areas to recreation and commercial sections, to include sidewalks along external roadways.
16. Planning Commission and County Council may require enhancements to proposed recreation and open space areas; and
17. If applicable the Department shall receive written US Army Corps of Engineers approval of the wetlands delineation and/or encroachment permit prior to approval of the preliminary plans;
18. If applicable the Department shall receive written FEMA approval of the 100 year flood elevation statement prior to approval of the preliminary subdivision plans; and
19. Richland County shall not be responsible for the enforcement of any deed restrictions imposed by the applicant, the developer, or their successors in interest; and
20. All the conditions described herein shall apply to the applicant, the developer and/or their successors in interest.

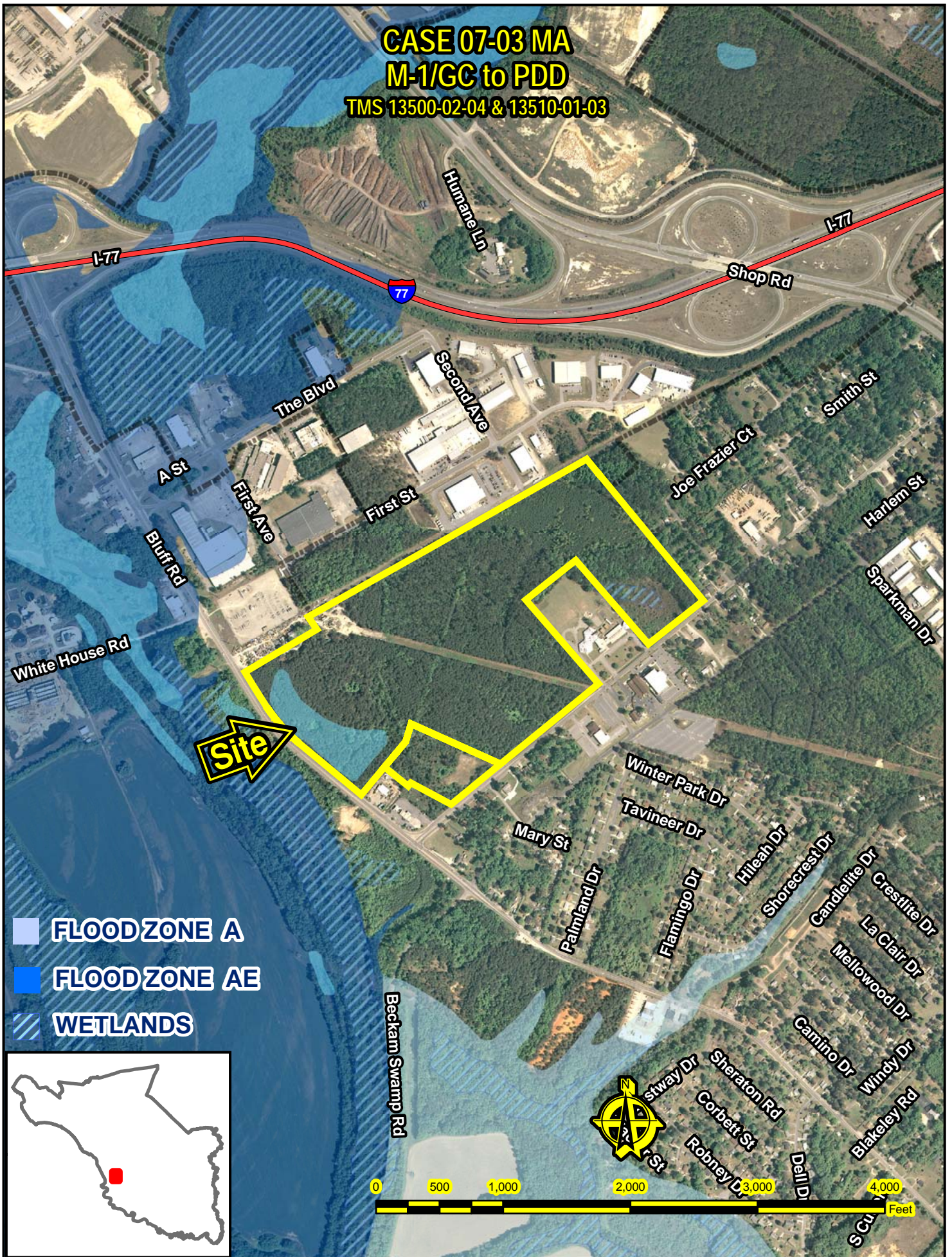
Zoning Public Hearing Date

March 27, 2007

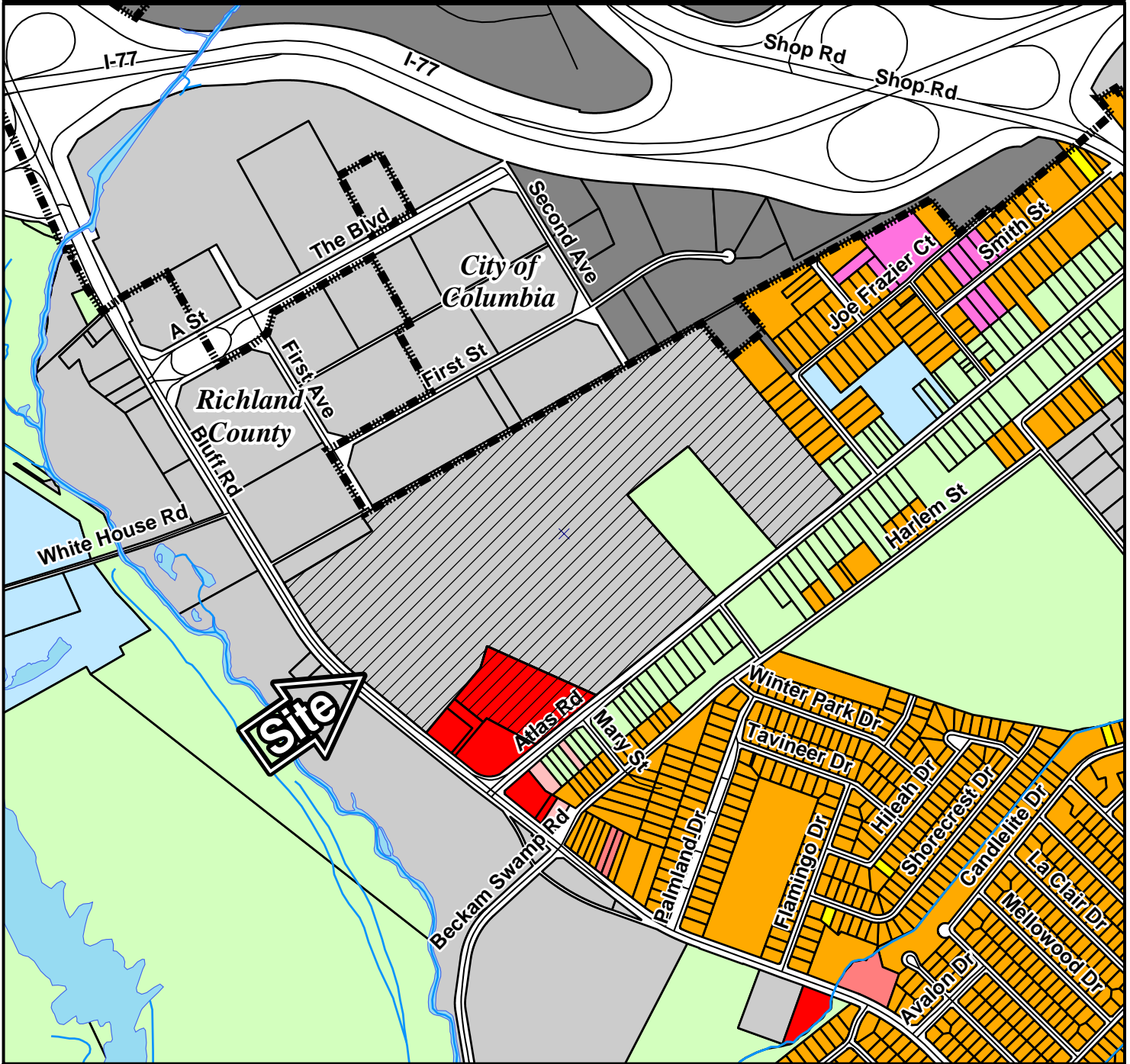
CASE 07-03 MA
M-1/GC to PDD
TMS 13500-02-04 & 13510-01-03



CASE 07-03 MA
M-1/GC to PDD
TMS 13500-02-04 & 13510-01-03



CASE 07-03 MA M-1/GC to PDD



ZONING CLASSIFICATIONS



Subject Property



RR



RS-E



RS-LD



RS-MD



RS-HD



MH



RM-MD



RM-HD



OI



NC



GC



M-1



HI



PDD



RU



STATE OF SOUTH CAROLINA
COUNTY COUNCIL FOR RICHLAND COUNTY
ORDINANCE NO. ____-07HR

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 WITH SPECIAL REQUIREMENTS, AND SPECIAL EXCEPTIONS; “BUSINESS, PROFESSIONAL AND PERSONAL SERVICES” OF TABLE 20-V-2.; AND ARTICLE VI, SUPPLEMENTAL USE STANDARDS; SECTION 26-151, PERMITTED USES WITH SPECIAL REQUIREMENTS; SO AS TO PERMIT CERTAIN BODY PIERCING FACILITIES WITH SPECIAL REQUIREMENTS IN THE GC GENERAL COMMERCIAL DISTRICTS.

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; “Business, Professional and Personal Services” of Table 20-V-2.; is hereby amended to read as follows:

(ORDINANCE CONTINUES ON NEXT PAGE)

USE TYPES	RU	RR	RS-E	RS-LD	RS-MD	RS-HD	MH	RM-MD	RM-HD	OI	NC	RC	GC	M-1	LI	HI
<u>Business, Professional and Personal Services</u>																
Accounting, Tax Preparation, Bookkeeping, and Payroll Services										P	P	P	P	P	P	
Advertising, Public Relations, and Related Agencies										P	P	P	P	P		
Automatic Teller Machines										P	P	P	P	P	P	P
Automobile Parking (Commercial)										P	P	P	P	P	P	P
Automobile Rental or Leasing													P	P	P	P
Automobile Towing, Not Including Storage												P	P	P	P	P
Automobile Towing, Including Storage Services														P	P	P
Banks, Finance, and Insurance Offices										P	SR	SR	P	P	P	
Barber Shops, Beauty Salons, and Related Services	SR							SR	SR	P	P	P	P	P	P	
Bed and Breakfast Homes/Inns	P	SR						SR	SR	P	P	SR	P	P		
Building Maintenance Services, Not Otherwise Listed													P	P	P	P
<u>Body Piercing Facilities</u>													<u>SR</u>			
Car and Light Truck Washes (See also Truck Washes)												SR	P	P	P	P
Carpet and Upholstery Cleaning Services													P	P	P	P
Clothing Alterations/Repairs; Footwear Repairs										P	P	P	P	P		
Computer Systems Design and Related Services										P	P	P	P	P	P	P

USE TYPES	RU	RR	SR-E	RS-LD	RS-MD	RS-HD	MH	RM-MD	RM-HD	OI	NC	RC	GC	M-1	LI	HI
Construction, Building, General Contracting, with Outside Storage														SR	SR	P
Construction, Building, General Contracting, without Outside Storage										P	P	P	P	P	P	P
Construction, Heavy, with Outside Storage														SR	SR	P
Construction, Heavy, without Outside Storage														P	P	P
Construction, Special Trades, with Outside Storage														SR	SR	P
Construction, Special Trades, without Outside Storage										P	P	P	P	P	P	P
Employment Services										P	P	P	P	P	P	
Engineering, Architectural, and Related Services										P	P	P	P	P	P	
Exterminating and Pest Control Services												P	P	P	P	
Funeral Homes and Services										P	P	P	P	P	P	
Furniture Repair Shops and Upholstery												P	P	P	P	P
Hotels and Motels												P	P	P	P	
Janitorial Services												P	P	P	P	P
Kennels	SR									SR		SR	SR	SR	SR	
Landscape and Horticultural Services	P												P	P	P	
Laundromats, Coin Operated											P	P	P	P	P	
Laundry and Dry Cleaning Services, Non- Coin Operated										P	P	P	P	P	P	P
Legal Services (Law Offices, Etc.)										P	P	P	P	P		

USE TYPES	RU	RR	SR-E	RS-LD	RS-MD	RS-HD	MH	RM-MD	RM-HD	OI	NC	RC	GC	M-1	LI	HI
Linen and Uniform Supply													P	P	P	P
Locksmith Shops											P	P	P	P		
Management, Scientific, and Technical Consulting Services										P	P	P	P	P	P	
Massage Therapists										P	P	P	P	P		
Medical/Health Care Offices										P	P	P	P	P		
Medical, Dental, or Related Laboratories										P	P	P	P	P	P	
Motion Picture Production/Sound Recording													P	P	P	
Office Administrative and Support Services, Not Otherwise Listed										P	P	P	P	P	P	
Landscape and Horticultural Services	P												P	P	P	
Packaging and Labeling Services										P	P	P	P	P	P	P
Pet Care Services (Excluding Veterinary Offices and Kennels)										P	SR	SR	P	P	P	
Photocopying and Duplicating Services										P	P	P	P	P	P	P
Photofinishing Laboratories										P	P	P	P	P	P	P
Photography Studios										P	P	P	P	P		
Picture Framing Shops										P	P	P	P	P		
Professional, Scientific, and Technical Services, Not Otherwise Listed										P	P	P	P	P	P	
Publishing Industries													P	P	P	P
Real Estate and Leasing Offices										P	P	P	P	P		
Recreational Vehicle Parks and Recreation Camps	SR															

USE TYPES	RU	RR	SR-E	RS-LD	RS-MD	RS-HD	MH	RM-MD	RM-HD	OI	NC	RC	GC	M-1	LI	HI
Rental Centers, with Outside Storage													SR	P	P	P
Rental Centers, without Outside Storage												P	P	P	P	P
Repair and Maintenance Services, Appliance and Electronics												SR	SR	SR	SR	P
Repair and Maintenance Services, Automobile, Major														P	P	P
Repair and Maintenance Services, Automobile, Minor												P	P	P	P	P
Repair and Maintenance Services, Boat and Commercial Trucks, Large														P		P
Repair and Maintenance Services, Boat and Commercial Trucks, Small														P	P	P
Repair and Maintenance Services, Commercial and Industrial Equipment														P	P	P
Repair and Maintenance Services, Home and Garden Equipment													P	P	P	
Recreational Vehicle Parks and Recreation Camps	SR															
Rental Centers, with Outside Storage													SR	P	P	P
Rental Centers, without Outside Storage												P	P	P	P	P
Research and Development Services										SR			P	P	P	P
Security and Related Services													P	P	P	
Septic Tank Services												P		P		P
Tanning Salons											P	P	P	P		

USE TYPES	RU	RR	SR-E	RS-LD	RS-MD	RS-HD	MH	RM-MD	RM-HD	OI	NC	RC	GC	M-1	LI	HI
Taxidermists												P	P	P	P	
Theaters, Live Performances													P	P		
Theaters, Motion Picture, Drive-Ins												SE	SE	P	SE	
Theaters, Motion Picture, Other Than Drive-Ins											SE	P	P	P	P	
Tire Recapping														P		P
Travel Agencies (without Tour Buses or Other Vehicles)										P	P	P	P	P		
Traveler Accommodations, Not Otherwise Listed												P	P	P		
Truck (Medium and Heavy) Washes													P	P	P	P
Vending Machine Operators														P	P	P
Veterinary Services (Non-Livestock, May Include Totally Enclosed Kennels Operated in Connection with Veterinary Services)										SR	SR	P	P	P	P	
Watch and Jewelry Repair Shops										P	P	P	P	P		
Weight Reducing Centers										P	P	P	P	P		

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:

- (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 - (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 - (RR, RM-MD, RM-HD, RC)
- (11) Beer/Wine/Distilled Alcoholic Beverages – (GC)
- (12) Body Piercing Facilities – (GC)
- (1213) Buildings, High-Rise, Four (4) or Five (5) Stories – (RM-HD, GC)
- (1314) Car and Light Truck Washes- (RC)
- (1415) Cemeteries and Mausoleums - (OI, NC, RC, GC, M-1, LI, HI)
- (1516) Clubs or Lodges – (RU)
- (1617) Continued Care Retirement Communities - (RM-MD, RM-HD, OI, RC, GC)
- (1718) Construction, Building, General Contracting, with Outside Storage - (M-1, LI)
- (1819) Construction, Building, Heavy, with Outside Storage - (M-1, LI)

- (~~19~~20) Construction, Special Trades, with Outside Storage - (M-1, LI)
- (~~20~~21) Country Clubs with Golf Courses - (RU, GC, M-1, LI)
- (~~21~~22) Day Care, Adult, Home Occupation (6 or Less) – (OI, NC, RC, GC)
- (~~22~~23) Day Care Centers, Adult - (OI, NC, RC, GC)
- (~~23~~24) Day Care, Child, Family Day Care, Home Occupation (5 or less) - (OI, NC, RC, GC)
- (~~24~~25) Day Care, Child, Group Day Care, Home Occupation (6 to 12) – (OI, NC, RC, GC)
- (~~25~~26) Day Care Centers, Child, Licensed Centers - (OI, NC, RC, GC, M-1, LI)
- (~~26~~27) Drugs and Druggists' Sundries – (GC)
- (~~27~~28) Durable Goods, Not Otherwise Listed – (GC)
- (~~28~~29) Dwellings, Manufactured Homes on Individual Lots - (RU, MH)
- (~~29~~30) Dwellings, Manufactured Homes on Individual Lots - (RR, RS-E)
- (~~30~~31) 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~~32) Electrical Goods – (GC)
- (~~32~~33) Fuel Oil Sales (Non-Automotive) - (M-1, HI)
- (~~33~~34) Furniture and Home Furnishings – (GC)
- (~~34~~35) Golf Courses - (GC, M-1, LI)
- (~~35~~36) Golf Driving Ranges (Freestanding) - (RC, GC, M-1, LI)
- (~~36~~37) Go-Cart, Motorcycle, and Similar Small Vehicle Tracks - (GC)
- (~~37~~38) Group Homes (9 or Less) - (RU, RR, RS-E, RS-LD, RS-MD, RS-HD, MH, RM-MD, RM-HD)
- (~~38~~39) Home Occupations - (RU, RR, RS-E, RS-LD, RS-MD, RS-HD, MH, RM-MD, RM-HD, OI, NC, RC, GC)
- (~~39~~40) Kennels - (RU, OI, RC, GC, M-1, LI)

- (4041) Libraries – (RU, RR, RS-E, RS-LD, RS-MD, RS-HD, MH, RM-MD, RM-HD)
- (4142) Lumber and Other Construction Materials – (GC)
- (4243) Machinery, Equipment and Supplies – (GC)
- (4344) Manufactured Home Sales – (GC, M-1)
- (4445) Manufactured Home Parks – (MH, M-1)
- (4546) Market Showrooms - (GC)
- (4647) Motor Vehicles, New Parts and Supplies – (GC)
- (4748) Motor Vehicles, Tires and Tubes – (GC)
- (4849) Nondurable Goods, Not Otherwise Listed – (GC)
- (4950) Paints and Varnishes – (GC)
- (5051) Pet Care Services – (NC, RC)
- (5152) Petroleum and Coal Products Manufacturing - (HI)
- (5253) Petroleum and Petroleum Products - (M-1, HI)
- (5354) Places of Worship – (RU, RR, RM-MD, RM-HD, RC)
- (5455) Plumbing and Heating Equipment and Supplies – (GC)
- (5556) Poultry Farms – (RU)
- (5657) Produce Stands – (RU)
- (5758) Public or Private Parks- (All Districts)
- (5859) Public Recreation Facilities- (All Districts)
- (5960) Radio, Television, and Other Similar Transmitting Towers – (M-1)
- (6061) Recreational Vehicle Parks and Recreation Camps – (RU)
- (6162) Rental Centers, With Outside Storage – (GC)

- (~~6263~~) Repair and Maintenance Service, Appliance and Electronics - (RC, GC, M-1, LI)
- (~~6364~~) Research and Development Services – (OI)
- (~~6465~~) 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)
- (~~6566~~) Sexually Oriented Businesses - (GC)
- (~~6667~~) Sporting Firearms and Ammunition – (GC)
- (~~6768~~) Swimming Pools - (RU, RR, RS-E, RS-LD, RS-MD, RS-HD, MH, RM-MD, RM-HD, OI, NC, RC, GC)
- (~~6869~~) Tobacco and Tobacco Products – (GC)
- (~~6970~~) Utility Substations - (All Districts)
- (~~7071~~) Veterinary Services (Non-Livestock, May Include Totally Enclosed Kennels Operated in Connection with Veterinary Services) - (OI, NC)
- (~~7172~~) 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)
- (~~7273~~) Warehouses (Self Storage) - (RC, GC, M-1, LI)
- (~~7374~~) Yard Sales - (RU, RR, RS-E, RS-LD, RS-MD, RS-HD, MH, RM-MD, RM-HD, OI, NC, RC, GC)
- (~~7475~~) 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 to read as follows:

- (c) *Standards.* The development standards listed herein are additional to other requirements of this chapter. These development standards are use-specific and apply to those uses designated with an “SR” in the Table of Permitted Uses, Permitted Uses with Special Requirements, and Special Exceptions (Table 26-V-2. Section 26-141).
 - (1) *Accessory dwellings.*

- a. Use districts: Rural; Rural Residential; Residential, Single-Family, Estate; Residential, Single-Family, Low Density; Residential, Single-Family, Medium Density; Residential, Single-Family, High Density, M-1 Light Industrial.
- b. Accessory dwellings shall be located only on lots containing one single-family detached structure. (However, other conforming accessory structures may also be located on the lot).
- c. Only one accessory dwelling shall be permitted per single-family dwelling.
- d. If the accessory dwelling is located within the same structure as the principal dwelling, the principal dwelling shall not be altered in any way so as to appear from a public or private road to be multi-family housing.
- e. A manufactured home may not be used as an accessory dwelling.
- f. The gross floor area of the accessory dwelling shall not exceed five hundred (500) square feet or contain more than one-fourth of the heated floor area of the principal single-family dwelling, whichever is greater.

(2) *Amusement or water parks, fairgrounds.*

- a. Use districts: General Commercial; M-1 and LI Light Industrial.
- b. The minimum lot size for an amusement park, water park, or fairground shall be five (5) acres.
- c. No principal building or structure shall be located within fifty (50) feet of any property line.
- d. Security fencing, a minimum of six (6) feet in height, shall be provided along the entire boundary of the park activities.
- e. No amusement equipment, machinery, or mechanical device of any kind may be operated within two hundred (200) feet of any residentially zoned property.

(3) *Animal shelters.*

- a. Use districts: General Commercial; M-1 and LI Light Industrial.

- b. Any building (which is part of an animal shelter) housing animals shall be located a minimum of one hundred and fifty (150) feet from any residentially zoned or developed property.
- c. Fenced outdoor runs are allowed for use during the hours of 6:00 am to 10:00 p.m.; however, no animal may be kept in the run for boarding purposes, and pens for the animals must be located indoors. Feeding of animals must be conducted indoors and is prohibited in the runs.
- d. All animal refuse and food must be kept in airtight containers and disposed of on a regular basis. Animal wastes shall not be stored any closer than fifty (50) feet from any property line or surface water.

(4) *Antennas.*

- a. Use districts: All Districts.
- b. In residential districts, no antenna shall be permitted between the front of a principal structure and any adjacent public road. In the case of corner lots, no antenna shall be permitted between the side of a principal structure and the road. No dish type antenna more than eighteen (18) inches in diameter shall be placed on the roof or other portion of a building so as to be visible from any adjacent property.
- c. In nonresidential districts, antennas may be placed at any location that is not visible from any adjacent public road. Antennas may be placed on top of a principal structure less than thirty (30) feet in height, provided that screening is provided with materials compatible with the principal structure at least equal in height to the antenna. Antennas may be placed on top of a flat roofed structure that exceeds thirty (30) feet in height. Antennas erected on any pitched roof structure, regardless of height of the structure, must be screened with materials compatible with the principal structure. The screening shall not be less than the height of the antenna. In these districts, dish type antennas measuring less than three (3) feet in diameter may be placed at any location on a principal structure, except for the building façade or any road oriented side wall.

(5) *Athletic fields.*

- a. Use districts: Neighborhood Commercial; Rural Commercial.

- b. All athletic fields shall have primary access to collector or thoroughfare roads.
- c. Lights shall be positioned and shielded so as not to shine onto adjacent properties.
- d. Loud speaker systems shall not be operated before 8:00 a.m. or after 10:00 p.m.

(6) *Banks, finance, and insurance offices.*

- a. Use districts: Neighborhood Commercial; Rural Commercial.
- b. No drive-thru service permitted.

(7) *Barber shops, beauty salons, and related services.*

- a. Use districts: Rural; Residential, Multi-Family, Medium Density; Residential, Multi-Family, High Density.
- b. No more than four (4) workstations are permitted.
- c. Signage shall be limited to a single sign, not to exceed three (3) square feet and not containing internal lighting. Such signage shall be attached to the building.

(8) *Bars and other drinking places.*

- a. Use districts: Rural Commercial; General Commercial; M-1 and LI Light Industrial.
- b. Lots used for drinking places shall be located no closer than four hundred (400) feet from any other lot used as a drinking place, and shall be no closer than six hundred (600) feet to any lot which contains a school (public or private) or a place of worship.
- c. Bars and other drinking places shall provide adequate off-street parking at a rate of twelve (12) spaces for each one thousand (1,000) square feet of gross floor area.
- d. Parking areas related to the establishment of a bar or other drinking place shall be located no closer than thirty (30) feet to the property line of residentially zoned or used property.
- e. A minimum six (6) foot high opaque fence shall be erected adjacent to the property line of abutting residentially zoned or used property.

(9) *Batting cages.*

- a. Use districts. General Commercial; M-1 and LI Light Industrial.
- b. No equipment, machinery, or mechanical device of any kind shall be operated within two hundred (200) feet of any residentially zoned property.
- c. Fencing, netting or other control measures shall be provided around the perimeter of the batting area to prevent balls from leaving the designated area.
- d. Lights shall be positioned and shielded so as not to shine onto adjacent properties.
- e. Loud speaker systems shall not be operated before 8:00 a.m. or after 10:00 p.m.

(10) *Bed and breakfast homes/inns.*

- a. Use districts: Rural Residential; Residential, Multi-Family, Medium Density; Residential, Multi-Family, High Density; Rural Commercial.
- b. Bed and breakfast homes/inns shall be located a minimum of one thousand five hundred (1,500) feet from any other bed and breakfast home/inn
- c. The owner or manager of the home/inn shall reside on the property.
- d. The maximum number of guest rooms provided by the bed and breakfast home/inn shall be five (5).
- e. Activities and functions designed to accommodate the guests shall take place within the principal structure.
- f. Off-street parking for bed and breakfast homes/inns shall be provided as required in Section 26-173 of this chapter. Parking shall be provided on the same lot on which the bed and breakfast inn is located, at the rear of the lot, and screened (with vegetation) from adjacent properties and from the road.
- g. In the residential districts, signage shall be limited to a single sign, not to exceed three (3) square feet and not containing internal lighting. Such signage shall be attached to the building.
- h. Exterior lighting shall be residential in nature and shall not be directed toward adjacent properties.

- i. No meals may be served to anyone other than staff and guests registered at the inn.
- j. No exterior alterations, other than those necessary to ensure the safety and accessibility of the structure, shall be made to any building for the purpose of providing a bed and breakfast home/inn.

(11) *Beer/Wine/Distilled Alcoholic Beverages.*

- a. Use districts: General Commercial.
- b. The aggregate gross floor area shall be limited to no more than 12,000 square feet per parcel or per building, whichever is more restrictive.
- c. Materials and/or products shall not be displayed outside the building.
- d. Materials, products, and/or equipment shall not be stored outside the building.
- e. Materials and/or products shall not be processed outside the building.
- f. Lighting shall comply with the requirements of Section 26-177 infra.
- g. Landscaping buffers shall comply with the requirements of Section 26-176 infra.

(12) *Body Piercing Facilities.*

- a. Use districts: General Commercial.
- b. The applicant must receive a license from the South Carolina Department of Health and Environmental Control (SCDHEC) to operate the facility.

(1213) *Buildings, high-rise, four (4) or five (5) stories.*

- a. Use districts: Residential, Multi-Family, High Density; Office and Institutional; General Commercial.
- b. The minimum lot size to establish a high-rise building shall be one (1) acre.

- c. The minimum lot width to establish a high-rise building shall be one hundred and fifty (150) feet.
- d. A high-rise structure shall be set back a minimum of twenty-five (25) feet from all property lines.
- e. In the RM-HD District, the maximum lot coverage for a high-rise building shall be thirty-five percent (35%). In the GC and OI Districts, the maximum lot coverage for a high-rise building shall be forty-five percent (45%).
- f. Increase of allowable lot coverage:
 - 1. Additional lot coverage may be allowed on a foot for foot basis equal to the number of square feet provided on the structure above the first level in the form of landscaped roof gardens, solariums, recreational spaces and the like made available generally to tenants. In no case shall such an increase in coverage exceed an amount equal to ten percent (10%) of the total lot area upon which the high-rise structure is located.
 - 2. Parking lots or structures to accommodate required parking may be erected to cover not more than thirty percent (30%) of the total lot area in addition to the coverage listed in paragraph e. of this subsection.
- g. No portion of any high-rise building shall project through imaginary planes leaning inward over the lot from the exterior lot lines of the parcel at angles representing two (2) feet in height for each one (1) foot of horizontal distance from such lot line.
- h. Parking and loading facilities shall be provided as required by Section 26-173 and Section 26-174 of this chapter. No parking lots shall be permitted within any required setback.

(1314) *Car and light truck washes.*

- a. Use districts: Rural Commercial.
- b. Buildings shall not be less than seventy-five (75) feet from any interior side or rear property line that adjoins a residentially zoned or used property.
- c. The hours of operation shall be limited to the hours between 7:00 a.m. and 10:00 p.m.
- d. Adequate provisions shall be made for the safe and efficient disposal of waste products.

(1415) *Cemeteries and mausoleums.*

- a. Use districts: Office and Institutional; Neighborhood Commercial; Rural Commercial; General Commercial; M-1 and LI Light Industrial; Heavy Industrial.
- b. A minimum of three (3) contiguous acres shall be required to establish a cemetery or a mausoleum not located on the same tract of land as a place of worship.
- c. Primary access to the facility shall be from a collector or thoroughfare road.

(1516) *Clubs or lodges.*

- a. Use districts: Rural.
- b. A club or lodge may not be used after 12:00 midnight, Sunday through Thursday, and after 1:00 a.m. on Fridays and Saturdays.
- c. Sexually oriented businesses are not permitted in a club or lodge.

(1617) *Continued care retirement communities.*

- a. Use districts: Residential, Multi-Family, Medium Density; Residential, Multi-Family, High Density; Office Institutional; Rural Commercial; General Commercial.
- b. The minimum lot size to establish a continued care retirement community shall be one (1) acre.
- c. No parking space or driveway shall be located closer than twenty (20) feet to any other residence not a part of the community.
- d. The front setback shall be the same as permitted in the respective district, but shall not be less than the lesser setback of any existing homes on adjacent lots. The side and rear setbacks shall be twenty (25) feet.
- e. All facilities shall be solely for the use of the residents and their guests.

(1718) *Construction, building, general contracting, with outside storage.*

- a. Use districts: M-1 and LI Light Industrial.
- b. All outside storage shall be completely screened from adjacent roads and residentially zoned or used properties.

~~(1819)~~ *Construction, building, heavy, with outside storage.*

- a. Use districts: M-1 and LI Light Industrial.
- b. All outside storage shall be completely screened from adjacent roads and residentially zoned or used properties.

~~(1920)~~ *Construction, special trades, with outside storage.*

- a. Use districts: M-1 and LI Light Industrial.
- b. All outside storage shall be completely screened from adjacent roads and residentially zoned or used properties.

~~(2021)~~ *Country clubs with golf courses.*

- a. Use districts: Rural; General Commercial; M-1 and LI Light Industrial.
- b. There shall be a minimum fifty (50) foot setback between clubhouses, swimming pools, lighted tennis courts, or athletic fields and adjacent residentially zoned or used property.
- c. In the Rural District, club facilities may not be used between 12:00 midnight and 7:00 a.m., Sunday through Thursday and between 1:00 a.m. and 7:00 a.m. on Friday and Saturday nights.

~~(2122)~~ *Day care, adult, home occupation (six or less).*

- a. Use districts: Office and Institutional; Neighborhood Commercial; Rural Commercial; General Commercial.
- b. An adult day care, home occupation, with six (6) or fewer attendees must be operated in an occupied residence.
- c. Client pick-up and drop-off shall not obstruct traffic flow on adjacent public roads.
- d. Parking shall not be located in the front yard.
- e. All other state and federal regulations shall be met.

~~(2223)~~ *Day care centers, adult.*

- a. Use districts: Office and Institutional; Neighborhood Commercial; Rural Commercial; General Commercial.

- b. Client pick-up and drop-off shall not obstruct traffic flow on adjacent public roads.

(2324) *Day care, child, family day care, home occupation (five or less).*

- a. Use districts: Office and Institutional; Neighborhood Commercial; Rural Commercial; General Commercial.
- b. Any outdoor play area shall be fenced or otherwise enclosed on all sides and shall not include driveways, parking areas, or land otherwise unsuited for children's play space.
- c. Client pick-up and drop-off shall not obstruct traffic flow on adjacent public roads.
- d. Parking shall not be located in the required front yard.
- e. All other state and federal regulations shall be met.

(2425) *Day care, child, group day care, home occupation (6 to 12).*

- a. Use districts: Office and Institutional; Neighborhood Commercial; Rural Commercial; General Commercial.
- b. A child group day care home occupation, must be operated in an occupied residence.
- c. Any outdoor play area shall be fenced or otherwise enclosed on all sides and shall not include driveways, parking areas, or land otherwise unsuited for children's play space.
- d. Client pick-up and drop-off shall not obstruct traffic flow on adjacent public roads.
- e. Parking shall not be located in the required front yard.
- f. All other state and federal regulations shall be met.

(2526) *Day care centers, child, licensed centers.*

- a. Use districts: Office and Institutional; Neighborhood Commercial; Rural Commercial; General Commercial; M-1 and LI Light Industrial.
- b. Any outdoor play area shall be fenced or otherwise enclosed on all sides and shall not include driveways, parking areas, or land otherwise unsuited for children's play space.

- c. Client pick-up and drop-off shall not obstruct traffic flow on adjacent public roads.
- d. All other state and federal regulations shall be met.

(2627) *Drugs and Druggists' Sundries.*

- a. Use districts: General Commercial.
- b. The aggregate gross floor area shall be limited to no more than 12,000 square feet per parcel or per building, whichever is more restrictive.
- c. Materials and/or products shall not be displayed outside the building.
- d. Materials, products, and/or equipment shall not be stored outside the building.
- e. Materials and/or products shall not be processed outside the building.
- f. Lighting shall comply with the requirements of Section 26-177 infra.
- g. Landscaping buffers shall comply with the requirements of Section 26-176 infra.

(2728) *Durable Goods, Not Otherwise Listed.*

- a. Use districts: General Commercial.
- b. The aggregate gross floor area shall be limited to no more than 12,000 square feet per parcel or per building, whichever is more restrictive.
- c. Materials and/or products shall not be displayed outside the building.
- d. Materials, products, and/or equipment shall not be stored outside the building.
- e. Materials and/or products shall not be processed outside the building.
- f. Lighting shall comply with the requirements of Section 26-177 infra.

- g. Landscaping buffers shall comply with the requirements of Section 26-176 infra.

(2829) *Dwellings, manufactured homes on individual lots.*

- a. Use districts: Rural, Manufactured Home Park.
- b. Manufactured homes must meet the standards set by the Federal Manufactured Housing Construction and Safety Standards Act of 1974 (which became effective June 15, 1976), as revised and in effect on the date the application is made for a land development permit.
- c. The tongue, axles, transporting lights, and removable towing apparatus must be removed subsequent to final placement.
- d. Manufactured home skirting or a continuous, permanent masonry foundation, unpierced except for openings required by the building code for ventilation, utilities and access, shall be installed under the manufactured home.

(2930) *Dwellings, manufactured homes on individual lots.*

- a. Use districts: Rural Residential; Residential, Single-Family, Estate.
- b. Manufactured homes must meet the standards set by the Federal Manufactured Housing Construction and Safety Standards Act of 1974 (which became effective June 15, 1976), as revised and in effect on the date the application is made for a land development permit.
- c. The tongue, axles, transporting lights, and removable towing apparatus must be removed subsequent to final placement.
- d. The manufactured home shall be oriented so that the side containing the front entrance door shall be no more than twenty (20) degrees from parallel to the front property line, except on corner lots. The front of the manufactured home is that side which has an entrance door leading to a living room, foyer, or hall.
- e. The exterior siding shall consist predominately of vinyl or aluminum horizontal lap siding (that does not exceed the reflectivity of gloss white paint), wood, or hardboard, comparable in composition, appearance, and durability to the exterior siding commonly used in standard residential construction.

- f. A continuous, permanent masonry foundation, unpierced except for openings required by the building code for ventilation, utilities and access, shall be installed under the manufactured home. The foundation shall be excavated and shall be exposed no more than twelve (12) inches above grade.
- g. The pitch of the manufactured home's roof shall have a minimum vertical rise of three feet for each twelve feet of horizontal run (3:12) and the roof shall be finished with a type of roof that is commonly used in standard residential construction.
- h. The manufactured home shall have a length not exceeding four (4) times its width, excluding additions.
- i. There shall be a porch, at the main entrance to the manufactured home, which is a minimum of six (6) feet by six (6) feet in size.

(3031) *Dwellings, single family, zero lot line, common and parallel..*

- a. Use districts, Common: Residential, Multi-Family, Medium Density; Residential, Multi-Family, High Density; Office and Institutional; General Commercial.

Use districts: Parallel: Residential, Single-Family, Estate; Residential, Single-Family, Low Density; Residential, Single-Family, Medium Density; Residential, Single-Family, High Density; Residential, Multi-Family, Medium Density; Residential, Multi-Family, High Density; Office and Institutional.
- b. The lot proposed for zero lot line development must be under the same ownership as the adjacent lot at the time of initial construction, or the owner of adjacent properties must record an agreement or deed restriction, in writing, consenting to the development of zero setback. The maintenance and drainage easement required in subsection e. below must be provided as part of this agreement and deed restriction.
- c. For common lot line dwellings, the dwelling unit shall be placed on one interior side property line with a zero setback, and the dwelling unit setback on the other interior side property line shall be a minimum of twelve (12) feet. Patios, pools, garden features, and other similar elements shall be permitted within the twelve (12) foot setback area; provided, however, no structure shall be placed within easements required by subsection e. below.

- d. The wall of a dwelling located on the lot line shall have no windows, doors, air conditioning units, or any other type of openings. An atrium or court shall be permitted on the zero lot line side when such court or atrium is enclosed by two (2) walls of the dwelling unit, and a solid wall of at least six (6) feet in height is provided on the zero lot line extending to the front and/or rear of the dwelling unit. Said wall shall be constructed of the same materials as exterior walls of the unit.
- e. A perpetual five (5) foot maintenance easement shall be provided on the lot adjacent to the zero lot line property, which shall be kept clear of structures. This easement shall be shown on the plat and incorporated into each deed transferring title to the property. Roof overhangs and footings may penetrate the easement on the adjacent lot a maximum of twenty-four (24) inches, but the roof shall be so designed that water runoff from the dwelling placed on the lot line is controlled by gutters or other approved methods.

3132) *Electrical Goods.*

- a. Use districts: General Commercial.
- b. The aggregate gross floor area shall be limited to no more than 12,000 square feet per parcel or per building, whichever is more restrictive.
- c. Materials and/or products shall not be displayed outside the building.
- d. Materials, products, and/or equipment shall not be stored outside the building.
- e. Materials and/or products shall not be processed outside the building.
- f. Lighting shall comply with the requirements of Section 26-177 infra.
- g. Landscaping buffers shall comply with the requirements of Section 26-176 infra.

3233) *Fuel oil sales, non-automotive.*

- a. Use districts: M-1 Light Industrial; Heavy Industrial.
- b. Gravel or paved roadways shall be provided to all storage tanks.

- c. Security fencing, a minimum of six (6) feet in height, shall be provided along the entire boundary of such facilities.
- d. Storage tanks protected by either an attached extinguishing system approved by the fire marshal, or an approved floating roof, shall not be located closer to an exterior property line than a distance of either the diameter or the height of the tank, whichever is greater. However, regardless of the diameter or height of the tank, in no event shall the required distance be greater than one hundred twenty (120) feet. Storage tanks not equipped as indicated above shall not be located closer to an exterior property line than a distance equal to one and one half (1½) times of either the diameter or the height of the tank, whichever is greater. However, regardless of the diameter or height of the tank, in no event shall the required distance be greater than one hundred seventy-five (175) feet. Storage tanks and loading facilities shall be located a minimum of five hundred (500) feet from any existing residence or residentially zoned property.
- e. All storage facilities shall comply with the latest regulations of the National Fire Protection Association.
- f. All other federal, state, and local laws shall be met.

(3334) *Furniture and Home Furnishings.*

- a. Use districts: General Commercial.
- b. The aggregate gross floor area shall be limited to no more than 12,000 square feet per parcel or per building, whichever is more restrictive.
- c. Materials and/or products shall not be displayed outside the building.
- d. Materials, products, and/or equipment shall not be stored outside the building.
- e. Materials and/or products shall not be processed outside the building.
- f. Lighting shall comply with the requirements of Section 26-177 infra.
- g. Landscaping buffers shall comply with the requirements of Section 26-176 infra.

(3435) *Golf courses.*

- a. Use districts: General Commercial; M-1 and LI Light Industrial.
- b. There shall be a minimum fifty (50) foot setback between clubhouses or other non-course facilities and adjacent residentially zoned or used property.

(3536) *Golf driving ranges (freestanding).*

- a. Use districts: Rural Commercial; General Commercial; M-1 and LI Light Industrial.
- b. Fencing, netting, or other control measures shall be provided around the perimeter of the driving area to prevent balls from leaving the property.
- c. No equipment, machinery, or mechanical device of any kind shall be operated within two hundred (200) feet of any residentially zoned or used property.
- d. Operations shall not begin before 9:00 a.m. nor continue after 10:00 p.m.

(3637) *Go-cart, motorcycle, and similar small vehicle tracks.*

- a. Use districts: General Commercial.
- b. Security fencing, a minimum of six (6) feet in height, shall be provided along the entire boundary of the track activities.
- c. No equipment, machinery, or mechanical device of any kind shall be operated within two hundred (200) feet of any residentially zoned or used property.
- d. Hours of operation shall be limited to 9:00 a.m. to 10:00 p.m.

(3738) *Group homes (nine persons or less).*

- a. Use districts: Rural; Rural Residential; Residential, Single-Family, Estate; Residential, Single-Family, Low Density; Residential, Single-Family, Medium Density; Residential, Single-Family, High Density; Manufactured Home Park; Residential, Multi-Family, Medium Density; Residential, Multi-Family, High Density
- b. Location approval is subject to Section 6-29-770 of the South Carolina Code of Laws, as amended.

3839) *Home occupations.*

- a. Use districts: Rural; Rural Residential; Residential, Single-Family, Estate; Residential, Single-Family, Low Density; Residential, Single-Family, Medium Density; Residential, Single-Family, High Density; Manufactured Home Park; Residential, Multi-Family, Medium Density; Residential, Multi-Family, High Density; Office and Institutional; Neighborhood Commercial; Rural Commercial; General Commercial.
- b. Home occupations shall be conducted entirely within the principal dwelling or an accessory structure, if such accessory structure meets all setback requirements for a principal structure in the district in which it is located. Home occupations shall be clearly incidental and secondary to the use of the dwelling unit for residential purposes, and shall not change the outward appearance of the structure.
- c. An area equal to not more than twenty-five percent (25%) of the floor area of the principal dwelling may be utilized for the home occupation. If the home occupation is housed in an accessory structure, the accessory structure can be no larger than twenty-five percent (25%) the gross floor area of the principal dwelling.
- d. Only persons residing on the premises may be employed by the home occupation.
- e. The home occupation shall not involve the retail sale of merchandise manufactured off the premises. No display of goods, products, services, merchandise, or any form of advertising shall be visible from outside the dwelling.
- f. No outside storage shall be allowed in connection with any home occupation.
- g. Instruction in music, dance, art or similar subjects shall be limited to four (4) students at a time.
- h. No traffic shall be generated by the home occupation in greater volumes than would normally be expected in a residential neighborhood, and any parking need generated by the home occupation shall be provided for off street and other than in the front yard.
- i. Signage for the home occupation shall be regulated in accordance with Section 26-180 of this chapter.

(3940) *Kennels.*

- a. Use districts: Rural; Office and Institutional; Rural Commercial; General Commercial, M-1 and LI Light Industrial.
- b. Any building (which is part of a kennel) housing animals shall be located a minimum of one hundred and fifty (150) feet from any residentially zoned or used property.
- c. Fenced outdoor runs are allowed for use only during the hours of 6:00 a.m. to 10:00 p.m.; however, no animal may be kept in the run for boarding purposes, and pens for the animals must be located indoors. Feeding of animals must be conducted indoors and is prohibited in the runs.
- d. All animal refuse and food must be kept in airtight containers and disposed of on a regular basis. Animal wastes shall not be stored any closer than fifty (50) feet from any property line or surface waters.

(4041) *Libraries.*

- a. Use districts: Rural; Rural Residential; Residential, Single-Family, Estate; Residential, Single-Family, Low Density; Residential, Single-Family, Medium Density; Residential, Single-Family, High Density; Manufactured Home Park; Residential, Multi-Family, Medium Density; Residential, Multi-Family, High Density.
- b. No parking shall be allowed in the required front yard.

(4142) *Lumber and Other Construction Materials.*

- a. Use districts: General Commercial.
- b. The aggregate gross floor area shall be limited to no more than 12,000 square feet per parcel or per building, whichever is more restrictive.
- c. Materials and/or products shall not be displayed outside the building.
- d. Materials, products, and/or equipment shall not be stored outside the building.
- e. Materials and/or products shall not be processed outside the building.

- f. Lighting shall comply with the requirements of Section 26-177 infra.
- g. Landscaping buffers shall comply with the requirements of Section 26-176 infra.

(4243) *Machinery, Equipment and Supplies.*

- a. Use districts: General Commercial.
- b. The aggregate gross floor area shall be limited to no more than 12,000 square feet per parcel or per building, whichever is more restrictive.
- c. Materials and/or products shall not be displayed outside the building.
- d. Materials, products, and/or equipment shall not be stored outside the building.
- e. Materials and/or products shall not be processed outside the building.
- f. Lighting shall comply with the requirements of Section 26-177 infra.
- g. Landscaping buffers shall comply with the requirements of Section 26-176 infra.

(4344) *Manufactured home sales.*

- a. Use districts: General Commercial; M-1 Light Industrial.
- b. Sales and storage areas shall be screened from adjacent residentially zoned or used properties.

(4445) *Manufactured home parks.*

- a. Use districts: Manufactured Home; M-1 Light Industrial.
- b. All manufactured home park development plans must be approved by DHEC.
- c. Uses permitted within any manufactured home park shall be regulated in accordance with the underlying zoning district. See Article V. of this chapter. Unless otherwise, specified, all minimum development standards for the underlying zoning district apply.

- d. All manufactured home parks must provide water and sanitary sewer to each manufactured home site, subject to DHEC requirements. All manufactured homes within the site are required to connect to water, sanitary sewers, and electricity.
- e. The minimum area required for the development of a manufactured home park shall be five (5) acres.
- f. The maximum density of a manufactured home park shall not exceed six (6) units per acre.
- g. A minimum of seven thousand two hundred sixty (7,260) square feet is required for each manufactured home site within the manufactured home park development.
- h. A minimum width of sixty (60) feet is required for each manufactured home site within the manufactured home park development.
- i. All manufactured homes shall be set back from exterior road rights-of-way a minimum of thirty-five (35) feet, and shall be set back a minimum of fifteen (15) feet from all other exterior property lines.

If the landscape and buffer yard standards require additional setbacks, the most restrictive shall apply. See Section 26-176 of this chapter.

- j. All manufactured homes shall be set back from interior road rights-of-way a minimum of fifteen (15) feet. Additionally, the following minimum spacing between manufactured home structures shall apply:
 - 1. Front to front: 35 feet.
 - 2. Front to side: 25 feet.
 - 3. Front to rear: 35 feet.
 - 4. Rear to rear: 25 feet.
 - 5. Rear to side: 25 feet.
 - 6. Side to side: 25 feet.

- k. Common area open space (meeting the requirements set forth in Sections 26-184(b)(2)&(3) of this chapter) shall be provided for each manufactured home park. A minimum of twenty percent (20%) of the total development area shall be reserved for open space. However, in no event shall the required open space within a manufactured home development be less than three hundred (300) square feet. In order to expand an existing manufactured home park development, the minimum open space requirements must be met.

(4546) *Market showrooms.*

- a. Use districts: General Commercial.
- b. Display areas shall exist within permanent buildings only.

(4647) *Motor Vehicles, New Parts and Supplies.*

- a. Use districts: General Commercial.
- b. The aggregate gross floor area shall be limited to no more than 12,000 square feet per parcel or per building, whichever is more restrictive.
- c. Materials and/or products shall not be displayed outside the building.
- d. Materials, products, and/or equipment shall not be stored outside the building.
- e. Materials and/or products shall not be processed outside the building.
- f. Lighting shall comply with the requirements of Section 26-177 infra.
- g. Landscaping buffers shall comply with the requirements of Section 26-176 infra.

(4748) *Motor Vehicles, Tires and Tubes.*

- a. Use districts: General Commercial.
- b. The aggregate gross floor area shall be limited to no more than 12,000 square feet per parcel or per building, whichever is more restrictive.
- c. Materials and/or products shall not be displayed outside the building.

- d. Materials, products, and/or equipment shall not be stored outside the building.
- e. Materials and/or products shall not be processed outside the building.
- f. Lighting shall comply with the requirements of Section 26-177 infra.
- g. Landscaping buffers shall comply with the requirements of Section 26-176 infra.

(4849) *Nondurable Goods, Not Otherwise Listed.*

- a. Use districts: General Commercial.
- b. The aggregate gross floor area shall be limited to no more than 12,000 square feet per parcel or per building, whichever is more restrictive.
- c. Materials and/or products shall not be displayed outside the building.
- d. Materials, products, and/or equipment shall not be stored outside the building.
- e. Materials and/or products shall not be processed outside the building.
- f. Lighting shall comply with the requirements of Section 26-177 infra.
- g. Landscaping buffers shall comply with the requirements of Section 26-176 infra.

(4950) *Paints and Varnishes.*

- a. Use districts: General Commercial.
- b. The aggregate gross floor area shall be limited to no more than 12,000 square feet per parcel or per building, whichever is more restrictive.
- c. Materials and/or products shall not be displayed outside the building.
- d. Materials, products, and/or equipment shall not be stored outside the building.

- e. Materials and/or products shall not be processed outside the building.
- f. Lighting shall comply with the requirements of Section 26-177 infra.
- g. Landscaping buffers shall comply with the requirements of Section 26-176 infra.

(5051) *Pet Care Services.*

- a. Use districts: Neighborhood Commercial, Rural Commercial.
- b. All pet care services shall be conducted inside an enclosed structure.

(5152) *Petroleum and coal products manufacturing.*

- a. Use districts: Heavy Industrial.
- b. Gravel or paved roadways shall be provided to all storage tanks.
- c. Security fencing, a minimum of six (6) feet in height, shall be provided along the entire boundary of such facilities.
- d. Storage tanks protected by either an attached extinguishing system approved by the fire marshal, or an approved floating roof, shall not be located closer to an exterior property line than a distance of either the diameter or the height of the tank, whichever is greater. However, regardless of the diameter or height of the tank, in no event shall the required distance be greater than one hundred twenty (120) feet. Storage tanks not equipped as indicated above shall not be located closer to an exterior property line than a distance equal to one and one half (1½) times the greater dimension of either the diameter or the height of the tank. However, regardless of the diameter or height of the tank, in no event shall the required distance be greater than one hundred seventy-five (175) feet. Storage tanks and loading facilities shall be located a minimum of five hundred (500) feet from any existing residence or residentially zoned property.
- e. All storage facilities shall comply with the latest regulations of the National Fire Protection Association.
- f. All other federal, state, and local laws shall be met.

(5253) *Petroleum and petroleum products.*

- a. Use districts: Heavy Industrial; M-1 Light Industrial.
- b. Gravel or paved roadways shall be provided to all storage tanks.
- c. Security fencing, a minimum of six (6) feet in height, shall be provided along the entire boundary of such facilities.
- d. Storage tanks protected by either an attached extinguishing system approved by the fire marshal, or an approved floating roof, shall not be located closer to an exterior property line than a distance of either the diameter or the height of the tank, whichever is greater. However, regardless of the diameter or height of the tank, in no event shall the required distance be greater than one hundred twenty (120) feet. Storage tanks not equipped as indicated above shall not be located closer to an exterior property line than a distance equal to one and one half (1½) times the greater dimension of either the diameter or the height of the tank. However, regardless of the diameter or height of the tank, in no event shall the required distance be greater than one hundred seventy-five (175) feet. Storage tanks and loading facilities shall be located a minimum of five hundred (500) feet from any existing residence or residentially zoned property.
- e. All storage facilities shall comply with the latest regulations of the National Fire Protection Association.
- f. All other federal, state, and local laws shall be met.

(5354) *Places of worship.*

- a. Use districts: Rural; Rural Residential; Residential, Multi-Family, Medium Density; Residential, Multi-Family, High Density; Rural Commercial.
- b. Facilities for a place of worship located on a site of three (3) acres or more shall have primary access to the facility from a collector of thoroughfare road.
- c. No parking space or drive shall be located closer than twenty (20) feet to a residence not associated with the place of worship. No parking area may be located in the front setback.
- d. The front setback shall be the same as permitted in the respective district, but shall not be less than the lesser setback of any existing homes on adjacent lots. The side and rear setbacks shall be thirty (30) feet.

(5455) *Plumbing and Heating Equipment and Supplies.*

- a. Use districts: General Commercial.
- b. The aggregate gross floor area shall be limited to no more than 12,000 square feet per parcel or per building, whichever is more restrictive.
- c. Materials and/or products shall not be displayed outside the building.
- d. Materials, products, and/or equipment shall not be stored outside the building.
- e. Materials and/or products shall not be processed outside the building.
- f. Lighting shall comply with the requirements of Section 26-177 infra.
- g. Landscaping buffers shall comply with the requirements of Section 26-176 infra.

(5556) *Poultry farms*

- a. Use districts: Rural.
- b. Not more than one (1) animal unit shall be kept per six thousand (6,000) square feet of land.
- c. All areas containing poultry shall be located no closer than one hundred and fifty (150) feet from any abutting residentially zoned or used property.

(5657) *Produce stands.*

- a. Use districts: Rural.
- b. Produce stands operating year-round must be located on the property on which the crops for sale are produced.
- c. Produce stands operating seasonally (i.e. for no more than six (6) months in any one calendar year) shall be located no closer than five (5) feet from a road right-of-way. Adequate off-street parking shall be provided.

(5758) *Public or private parks.*

- a. Use districts: All Districts.

- b. Overflow parking shall be designated on the site plan and shall be kept available to handle all traffic from special events.
- c. All parks greater than ten (10) acres shall have primary access to a collector or thoroughfare road.

(5859) *Public recreation facilities.*

- a. Use districts: All Districts.
- b. Overflow parking shall be designated on the site plan and shall be kept available to handle all traffic from special events.
- c. All recreation facilities greater than ten (10) acres shall have primary access to a collector or thoroughfare road.
- d. Lights shall be positioned and shielded so as not to shine onto adjacent properties.
- e. Loud speaker systems shall not be operated before 8:00 a.m. or after 10:00 p.m.

(5960) *Radio, Television, and Other Similar Transmitting Towers.*

- a. Use districts: M-1 Light Industrial.
- b. Communication towers shall have a maximum height of three hundred (300) feet. For towers on buildings, the maximum height shall be twenty (20) feet above the roofline of buildings forty (40) feet or four stories in height or less. For buildings greater than four stories or forty-one (41) feet in height, the maximum height of communication towers shall be forty feet above the roofline.
- c. The minimum setbacks for communication towers from certain uses shall be as follows:
 - 1. In no case shall a communication tower be located within fifty (50) feet of a residential zoning district or an inhabited residential dwelling.
 - 2. For towers in excess of fifty (50) feet, the setback shall increase one (1) foot for each foot of height of the tower as measured from the base of the tower. The maximum required separation being two hundred and fifty (250) feet.
- d. The proposed user must show proof of an attempt to collocate on existing communication towers, and must be willing to allow other

users to collocate on the proposed tower in the future subject to engineering capabilities of the structure. Evidence of an attempt to collocate must show that alternative towers, buildings, or other structures are not available for use within the applicant's tower site search area that are structurally capable of supporting the intended antenna or meeting the applicant's necessary height criteria, or provide a location free of interference from other communication towers.

- e. Towers shall be illuminated as required by the Federal Communications Commission, Federal Aviation Administration, or other regulatory agencies. However, no nighttime strobe lighting shall be incorporated unless required by the Federal Communications Commission, the Federal Aviation Administration, or other regulatory agency.
- f. Each communication tower and associated buildings shall be enclosed within a fence at least seven (7) feet in height.
- g. Each communication tower site shall be landscaped in accordance with the requirements of Section 26-176 of this chapter.
- h. No signage may be attached to any portion of a communications tower. Signs for the purpose of identification, warning, emergency function or contact or other as required by applicable state or federal rule, law, or regulation may be placed as required by standard industry practice.
- i. A communications tower which is no longer used for communications purposes must be dismantled and removed within one hundred twenty (120) days of the date the tower is taken out of service.

(6061) *Recreational vehicle parks and recreation camps.*

- a. Use districts: Rural.
- b. Uses permitted within a recreational vehicle park and recreation camp shall include: recreational vehicle sites, camp sites, recreation facilities, common buildings and facilities (laundry, dining, etc.), and management offices (which may include living quarters for the operator or manager of the park/camp).
- c. A minimum of five (5) acres is required for a recreational vehicle park or recreation camp.

- d. For recreational vehicle parks, there shall be a minimum net space of six hundred ninety (690) square feet for each RV space. A distance of at least ten (10) feet shall be maintained between trailers and/or structures. Any accessory structures or attachments shall, for the purpose of this requirement, be considered a part of the trailer or recreational vehicle.
- e. For recreational vehicle parks, each travel trailer or recreational vehicle area shall be connected to an approved water supply system that provides an accessible, adequate, safe, and potable supply of water. An adequate and safe sewer system, approved by DHEC, shall be provided in all travel trailer/recreational vehicle parking areas.
- f. In recreational vehicle parks, neither any person nor any travel trailer/recreational vehicle shall occupy a trailer space or travel trailer parking space for a period in excess of thirty (30) days. A registry of all occupants, the space occupied, the time of arrival, and time of departure shall be maintained by the owner or operator of the travel trailer/recreational vehicle parking facility.
- g. Adequate off-street parking and maneuvering space shall be provided on site. The use of any public road, sidewalk, or right-of-way for the purpose of parking or maneuvering vehicles is prohibited.

(6162) *Rental centers, with outside storage.*

- a. Use districts: General Commercial.
- b. All storage areas shall be screened from adjacent residentially zoned or used properties.
- c. Lighting shall be directed and shielded so as not to shine across to adjacent properties.

(6263) *Repair and maintenance service, appliance and electronics.*

- a. Use districts: Rural Commercial; General Commercial; M-1 and LI Light Industrial.
- b. No outside storage of appliances, equipment, or parts shall be permitted.

(6364) *Research and development services.*

- a. Use districts: Office and Institutional.

- b. Research using dangerous hazardous materials is prohibited.
- c. All research and development operations must be conducted indoors.

(6465) *Schools, including public and private schools, having a curriculum similar to those given in public schools.*

- a. Use districts: Rural; Rural Residential; Residential, Single-Family, Estate; Residential, Single-Family, Low Density; Residential, Single-Family, Medium Density; Residential, Single-Family, High Density; Manufactured Home Park; Residential, Multi-Family, Medium Density; Residential, Multi-Family, High Density.
- b. The minimum lot size for a school shall be two (2) acres.
- c. Parking and active recreation areas shall not be located within any required setback.
- d. Primary access shall be provided from a collector or a thoroughfare road.

(6566) *Sexually oriented businesses.*

- a. Use districts: General Commercial.
- b. It is the purpose of this subsection to regulate sexually oriented businesses to promote the health, safety, morals, and general welfare of the citizens of Richland County. Furthermore, the purpose of these regulations is to establish reasonable and uniform regulations to prevent the continued deleterious location and concentration of sexually oriented businesses within the county. The provisions of this subsection have neither the purpose nor the effect of imposing a limitation or restriction on the content of any communicative materials, including sexually oriented materials. Similarly, it is not the intent or effect of these regulations to restrict or deny access by adults to sexually oriented materials protected by the First Amendment, or to deny access by the distributors and exhibitors of sexually oriented entertainment to their intended market. Neither is it the intent or effect of this subsection to condone or legitimize the distribution of obscene material.
- c. *Classification.* Sexually oriented businesses are classified as follows:
 - 1. Adult arcades;

2. Adult bookstores or adult video stores;
3. Adult cabarets;
4. Adult motels;
5. Adult motion picture theaters;
6. Adult theaters;
7. Escort agencies;
8. Nude model studios; and
9. Sexual encounter centers.

d. *Permit and/or license required:*

1. A person commits a misdemeanor if he or she operates a sexually oriented business without a valid permit and/or license, issued by the county for the particular type of business.
2. An application for a permit and/or license must be made on a form provided by the Richland County Planning Department. The application must be accompanied by a sketch or diagram showing the configuration of the premises, including a statement of total floor space occupied by the business. The sketch or diagram need not be professionally prepared, but must be drawn to a designated scale or drawn with marked dimensions of the interior of the premises to an accuracy of plus or minus six (6) inches.
3. The applicant must be qualified according to the provisions of this section, and the premises must be inspected and found to be in compliance with the law by the health department, fire department, and building official. The health department, fire department, and building official shall complete their inspections and certify same to the zoning administrator within twenty-one (21) days of receipt of the application by said zoning administrator.
4. If a person who wishes to operate a sexually oriented business is an individual, he or she must sign the application for a permit and/or license as applicant. If a

person who wishes to operate a sexually oriented business is other than an individual, each individual who has a ten percent (10%) or greater interest in the business must sign the application for a permit and/or license as applicant. If a corporation is listed as owner of a sexually oriented business or as the entity that wishes to operate such a business, each individual having a ten percent (10%) or greater interest in the corporation must sign the application for a permit and/or license as applicant.

5. The fact that a person possesses other types of state or county permits and/or licenses does not exempt him or her from the requirement of obtaining a sexually oriented business permit and/or license.
- e. *Issuance of permit and/or license.* The zoning administrator shall approve the issuance of a permit and/or license to an applicant within thirty (30) days after receipt of an application unless he or she finds one or more of the following to be true:
1. An applicant is under eighteen (18) years of age.
 2. An applicant or applicant's spouse is overdue in his payment to the county of taxes, fees fines, or penalties assessed against him or imposed upon him in relation to a sexually oriented business.
 3. An applicant has failed to provide information reasonably necessary for issuance of the permit and/or license or has falsely answered a question or request for information on the applicant form.
 4. An applicant is residing with a person who has been denied a permit and/or license by the county to operate a sexually oriented business within the preceding twelve (12) months, or residing with a person whose license to operate a sexually oriented business has been revoked within the preceding twelve (12) months.
 5. The premises to be used for the sexually oriented business have not been approved by the health department, fire department, and the building official as being in compliance with applicable laws and ordinances.
 6. The permit and/or license fee required by this ordinance has not been paid.

7. An applicant of the proposed establishment is in violation of or is not in compliance with any of the provisions of this section.
 8. The permit and/or license, if granted, shall state on its face the name of the person or persons to whom it is granted, the expiration date, and the address of the sexually oriented business. The permit and/or license shall be posted in a conspicuous place at or near the entrance to the sexually oriented business so that it may be easily read at any time.
- f. *Fees.* The annual fee for a sexually oriented business permit and/or license is five hundred (\$500.00) dollars.
- g. *Inspection.*
1. An applicant or permittee and/or licensee shall permit representatives of the sheriff's department, health department, fire department, planning department, or other county departments or agencies to inspect the premises of a sexually oriented business for the purpose of ensuring compliance with the law, at any time it is occupied or open for business.
 2. A person who operated a sexually oriented business, or his/her agent or employee, commits a misdemeanor if he or she refuses to permit such lawful inspection of the premises at any time it is occupied or open for business.
- h. *Expiration of permit and/or license.*
1. Each permit and/or license shall expire one year from the date of issuance and may be renewed only by making application as provided in subsection e. above. Application for renewal should be made at least thirty (30) days before the expiration date, and when made less than thirty (30) days before the expiration date, the expiration of the permit and/or license will not be affected.
 2. When the zoning administrator denies renewal of a license, the applicant shall not be issued a permit and/or license for one (1) year from the date of denial. If, subsequent to denial, the zoning administrator finds that the basis for denial of the renewal permit and/or license has been corrected or abated, the applicant may be granted a permit and/or license, if at least ninety (90) days have elapsed since the date denial became final.

i. *Suspension.* The zoning administrator shall suspend a permit and/or license for a period not to exceed thirty (30) days if he or she determines that a permittee and/or licensee or an employee of a permittee and/or licensee has:

1. Violated or is not in compliance with any provision of this section;
2. Engaged in excessive use of alcoholic beverages while on the sexually oriented business premises;
3. Refused to allow an inspection of the sexually oriented business premises as authorized by this section; or
4. Knowingly permitted gambling by an person on the sexually oriented business premises.

j. *Revocation.*

1. The zoning administrator shall revoke a permit and/or license if a cause of suspension in subsection i. above occurs and the permit and/or license has been suspended within the preceding twelve (12) months.
2. The zoning administrator shall revoke a permit and/or license if he or she determines that:
 - (a) A permittee and/or licensee gave false or misleading information in the material submitted to the planning department during the application process;
 - (b) A permittee and/or licensee or an employee has knowingly allowed possession, use, or sale of controlled substances on the premises;
 - (c) A permittee or licensee or an employee has knowingly allowed prostitution on the premises;
 - (d) A permittee and/or licensee or an employee knowingly operated the sexually oriented business during a period of time when the permittee's and/or licensee's permit and/or license was suspended;
 - (e) A permittee and/or licensee or an employee has knowingly allowed any act of sexual intercourse,

sodomy, oral copulation, masturbation, or other sexual conduct to occur in or on the permitted and/or licensed premises;

(f) A permittee and/or licensee is delinquent in payment to the county or state for any taxes or fees past due

3. When the zoning administrator revokes a permit and/or license, the revocation shall continue for one (1) year, and the permittee and/or licensee shall not be issued a sexually oriented permit and/or license for one (1) year from the date revocation became effective. If, subsequent to revocation, the zoning administrator finds that the basis for the revocation has been corrected or abated, the applicant may be granted a permit and/or license if at least ninety (90) days have elapsed since the date the revocation became effective.

k. *Transfer of permit and/or license.* A permittee and/or licensee shall not transfer his/her permit and/or license to another, nor shall a permittee and/or licensee operate a sexually oriented business under the authority of a permit and/or license, at any place other than the address designated in the application.

l. *Location of Sexually Oriented Businesses:*

1. A person commits a misdemeanor if he or she operates or causes to be operated a sexually oriented business outside of a designated GC General Commercial District. All sexually oriented businesses shall be located within a GC General Commercial District.

2. A person commits a misdemeanor if he or she operates or causes to be operated a sexually oriented business within one thousand (1,000) feet of any place of worship, a public or private elementary or secondary school, a child daycare center or a pre-school, a boundary of any residential district, a public park adjacent to any residential district, or the property line of a lot devoted to residential use.

3. A person commits a misdemeanor if he or she causes or permits the operation, establishment, substantial enlargement, or transfer of ownership or control of a sexually oriented business within one thousand (1,000) feet of another sexually oriented business.

4. A person commits a misdemeanor if he or she causes or permits the operation, establishment, or maintenance of more than one (1) sexually oriented business in the same building, structure, or portion thereof, or the increase of floor areas of any sexually oriented business in any building, structure, or portion thereof containing another sexually oriented business.
5. For the purpose of this Section 26-151(c)(53), measurement shall be made in a straight line, without regard to intervening structures or objects, from the nearest portion of the building or structure used as a part of the premises where a sexually oriented business is conducted, to the nearest property line of the premises of a place of worship or public or private elementary or secondary school, or to the nearest boundary of an affected public park, residential zoning district, or a residential lot.
6. For the purpose of subsection 3. above, the distance between any two (2) sexually oriented businesses shall be measured in a straight line, without regard to intervening structures or objects, from the closest exterior wall of the structure in which the businesses are located.
7. Any sexually oriented business lawfully operating on August 1, 1987 that is in violation of subsections 1. through 6. above shall be deemed a nonconforming use. The nonconforming use will be permitted to continue for a period not to exceed two (2) years, unless sooner terminated for any reason or voluntarily discontinued for a period of thirty (30) days or more. Such nonconforming uses shall not be increased, enlarged, extended, or altered except that the use may be changed to a conforming use. If two (2) or more sexually oriented businesses are within one thousand (1,000) feet of one another and otherwise in a permissible location, the sexually oriented business which was first established and continually operating at a particular location is the conforming use and the later-established business(es) is nonconforming.
7. A sexually oriented business lawfully operating as a conforming use is not rendered a nonconforming use by the location, subsequent to the grant or renewal of the sexually oriented business permit and/or license, of a place of worship, public or private elementary or secondary school, public park, residential district, or residential lot within one thousand (1,000) feet of the sexually oriented business.

This provision applies only to the renewal of a valid permit and/or license, and does not apply when an application for a permit and/or license is submitted after a permit and/or license has expired or has been revoked.

m. *Additional regulations for adult motels.*

1. Evidence that a sleeping room in a hotel, motel, or a similar commercial establishment has been rented and vacated two (2) or more times in a period of time that is less than ten (10) hours creates a rebuttable presumption that the establishment is an adult motel as that term is defined in this chapter.
2. A person commits a misdemeanor, if, as the person in control of a sleeping room in a hotel, motel, or similar commercial establishment that does not have a sexually oriented permit and/or license, he/she rents or sub-rents a sleeping room to a person and, within ten (10) hours from the time the room is rented, he/she rents or sub-rents the same sleeping room again.
3. For purposes of subsection 2. above, the terms “rent” or “sub-rent” mean the act of permitting a room to be occupied for any form of consideration.

n. *Regulations pertaining to exhibition of sexually explicit films or videos.*

1. A person who operates or causes to be operated a sexually oriented business, other than an adult motel, which exhibits on the premises in a viewing room of less than one hundred fifty (150) square feet of floor space, a film, video cassette, or other video reproduction that depicts specified sexual activities or specified anatomical areas, shall comply with the following requirements:
 - (a) Upon application for a sexually oriented permit and/or license, the application shall be accompanied by a diagram of the premises showing a plan thereof specifying the location of one or more manager’s stations and the location of all overhead lighting fixtures and designating any portion of the premises in which patrons will not be permitted. A manager’s station may not exceed thirty-two (32) square feet of floor area. The diagram shall also designate the place at which the permit will be conspicuously

posted, if granted. A professionally prepared diagram in the nature of an engineer's or architect's blueprint shall not be required; however, each diagram should be oriented to the north or to some designated street or object and should be drawn to a designated scale or with marked dimensions sufficient to show the various internal dimensions of all areas of the interior of the premises to an accuracy of plus or minus six (6) inches. The zoning administrator may waive the foregoing diagram for renewal applications if the applicant adopts a diagram that was previously submitted and certifies that the configuration of the premises has not been altered since it was prepared.

- (b) The application shall be sworn to be true and correct by the applicant.
- (c) No alteration in the configuration or location of a manager's station may be made without the prior approval of the zoning administrator.
- (d) It is the duty of the owner(s) and operator(s) of the premises to ensure that at least one (1) employee is on duty and situated in each manager's station at all times that any patron is present inside the premises.
- (e) The interior of the premises shall be configured in such a manner that there is an unobstructed view from a manager's station of every area of the premises to which any patron is permitted access for any purpose, excluding restrooms. Restrooms may not contain video reproduction equipment. If the premises has two (2) or more manager's stations designated, then the interior of the premises shall be configured in such a manner that there is an unobstructed view of each area of the premises to which any patron is permitted access for any purpose from at least one (1) of the manager's stations. The view required in this subsection must be by direct line of sight from the manager's station.
- (f) It shall be the duty of the owner(s) and operator(s), and it shall also be the duty of any agents and employees present in the premises, to ensure that the view area specified in subsection (e) above remains unobstructed by any doors, walls,

merchandise, display racks or other materials at all times and to ensure that no patron is permitted access to any area of the premises that has been designated as an area in which patrons will not be permitted in the application filed pursuant to subsection (a) above.

- (g) No viewing room may be occupied by more than one (1) person at any time.
- (h) The premises shall be equipped with overhead lighting fixtures of sufficient intensity to illuminate every place to which patrons are permitted access at an illumination of not less than one (1) foot-candle as measured at the floor level.
- (i) It shall be the duty of the owner(s) and operator(s), and it shall also be the duty of any agents and employees present in the premises, to ensure that the illuminations described above, is maintained at all times that any patron is present in the premises.

2. A person having a duty under subsection (a) through (i) of subsection 1. above commits a misdemeanor if he or she knowingly fails to fulfill that duty.

o. *Exemptions.* It is a defense to prosecution under subsections (53)e. and (53)l. above that a person appearing in a state of nudity did so in a modeling class operated:

- 1. By a proprietary school licensed by the State of South Carolina; or by a college, junior college, or university supported entirely or partly by taxation; or
- 2. By a private college or university that maintains and operates educational programs in which credits are transferable to a college, junior college, or university supported entirely or partly by taxation; or
- 3. In a structure:
 - (a) Which has no sign visible from the exterior of the structure and no other advertising that indicates a nude person is available for viewing; and

- (b) Where, in order to participate in a class a student must enroll at least three (3) days in advance of the class; and
- (c) Where no more than one (1) nude model is present at any one (1) time.

(6667) *Sporting Firearms and Ammunition.*

- a. Use districts: General Commercial.
- b. The aggregate gross floor area shall be limited to no more than 12,000 square feet per parcel or per building, whichever is more restrictive.
- c. Materials and/or products shall not be displayed outside the building.
- d. Materials, products, and/or equipment shall not be stored outside the building.
- e. Materials and/or products shall not be processed outside the building.
- f. Lighting shall comply with the requirements of Section 26-177 infra.
- g. Landscaping buffers shall comply with the requirements of Section 26-176 infra.

(6768) *Swimming pools.*

- a. Use districts: Rural; Rural Residential; Residential, Single-Family, Estate; Residential, Single-Family, Low Density; Residential, Single-Family, Medium Density; Residential, Single-Family, High Density; Manufactured Home Park; Residential, Multi-Family, Medium Density; Residential, Multi-Family, High Density; Office and Institutional; Neighborhood Commercial; Rural Commercial; General Commercial.
- b. Swimming pools shall be protected by a fence or equal enclosure, a minimum of four (4) feet in height, and equipped with a self-closing gate provided with hardware for permanent locking.
- c. No private residential swimming pool that is located in a residential district shall be operated as, or in conjunction with, a business, day care operation, bed and breakfast, or a home occupation.

- d. Pools shall be located so as to comply with the minimum setback requirements for accessory buildings.

(6869) *Tobacco and Tobacco Products.*

- a. Use districts: General Commercial.
- b. The aggregate gross floor area shall be limited to no more than 12,000 square feet per parcel or per building, whichever is more restrictive.
- c. Materials and/or products shall not be displayed outside the building.
- d. Materials, products, and/or equipment shall not be stored outside the building.
- e. Materials and/or products shall not be processed outside the building.
- f. Lighting shall comply with the requirements of Section 26-177 infra.
- g. Landscaping buffers shall comply with the requirements of Section 26-176 infra.

(6970) *Utility substations.*

- a. Use districts: All Districts.
- b. All buildings shall observe accessory building setbacks. Transformer stations shall observe the principal building setback regulations.
- c. Equipment that produces noise or sound in excess of seventy (70) decibels shall be located no closer than one hundred (100) feet to the nearest residence.
- d. Transformer stations shall be screened from adjacent properties and from roads with a vegetative screen that, at a minimum, meets the standards listed in Section 26-176(h).

(7071) *Veterinary services (non-livestock, may include a totally enclosed kennel operated in connection with veterinary services).*

- a. Use districts: Office and Institutional; Neighborhood Commercial.
- b. Veterinary services shall not include provisions for kennels or boarding of animals not undergoing treatment.
- c. All buildings used in the operation shall be soundproofed and air-conditioned.
- d. Outside activity shall be limited to six (6) hours per day or fewer.
- e. Where the lot is adjacent to a residential zoning district or residential use, a side yard of not less than ten (10) feet shall be maintained.
- f. All animal refuse and food must be kept in airtight containers and disposed of on a regular basis.

(7172) *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).*

- a. Use districts: Office and Institutional; Neighborhood Commercial; Rural Commercial; General Commercial.
- b. Warehouses (enclosed, general storage, non-hazardous) are allowed in the various districts listed above as follows:
 - 1. In the Office and Institutional and the Neighborhood Commercial districts, warehousing is permitted as an accessory use not involving over two thousand (2,000) square feet of floor area.
 - 2. In the Rural Commercial and the General Commercial districts, warehousing is permitted as an accessory use not involving over twelve thousand (12,000) square feet of gross floor area.

(7273) *Warehouses (self-storage.)*

- a. Use districts: Rural Commercial, General Commercial, M-1 and LI Light Industrial.
- b. Fencing or walls shall be required around the perimeter of the development. The fence or wall shall be a minimum of six (6) feet in height.

- c. Any side of the building providing doorways to storage areas shall be set back from the property line not less than an additional twenty-five (25) feet of the required setback.
- d. Off-street parking shall be as follows:
 - 1. One space for each ten (10) storage cubicles. This parking requirement may be satisfied with parking lanes as established below.
 - 2. Two parking spaces for any manager's quarters.
 - 3. In addition to subsection 1. above, one (1) space for every fifty (50) storage cubicles, to be located adjacent to the project office for the use of prospective clients.
- e. On-site driveway widths shall be required as follows:
 - 1. All one-way driveways shall provide for one ten (10) feet parking lane and one fifteen (15) feet travel lane. Traffic direction and parking shall be designated by signage or painting.
 - 2. All two-way driveways shall provide for one ten (10) feet parking lane and two twelve (12) feet travel lanes.
 - 3. The parking lanes may be eliminated when the driveway does not directly serve any storage cubicles.
- f. Retail and wholesale uses, and the storage of hazardous materials, shall be prohibited in self storage warehouses. Notice of such prohibition shall be given to customers by a conspicuous sign posted at the entrance to the property, or by provisions in the lease agreement, or both.
- g. Any outside storage area for vehicles, trailers, campers, boats, or the like shall be separate from any structures and located to one side or to the rear of the development. Spaces shall be located a minimum of twenty-five (25) feet from any adjacent property line, and in no case shall these spaces be counted towards meeting the parking requirements of this subsection d. above.
- h. All lights shall be shielded so as to direct light onto the uses established, and away from adjacent property; but lighting may be of sufficient intensity to discourage vandalism and theft.

(7374) *Yard Sales.*

- a. Use districts: Rural; Rural Residential; Residential, Single-Family, Estate; Residential, Single-Family, Low Density; Residential, Single-Family, Medium Density; Residential, Single-Family, High Density; Manufactured Home Park; Residential, Multi-Family, Medium Density; Residential, Multi-Family, High Density; Office and Institutional; Neighborhood Commercial; Rural Commercial; General Commercial.
- b. Yard sales shall be limited to two (2) occurrences within a twelve (12) month period.
- c. Each occurrence shall be no longer than two (2) days and only during the daylight hours.

(7475) *Zoos and Botanical Gardens.*

- a. Use districts: General Commercial; M-1 Light Industrial.
- b. There shall be a minimum one hundred (100) foot setback between all activities associated with the use and any adjacent residential property.
- c. All zoos and botanical gardens shall have primary access to collector or thoroughfare roads.

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 _____, 2007.

RICHLAND COUNTY COUNCIL

BY: _____
Joseph McEachern, Chair

ATTEST THIS THE ____ DAY

OF _____, 2007

Michielle R. Cannon-Finch
Clerk of Council

RICHLAND COUNTY ATTORNEY'S OFFICE

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

First Reading: February 6, 2007
Public Hearing: March 27, 2007 (tentative)
Second Reading: March 27, 2007 (tentative)
Third Reading:

**RICHLAND COUNTY, SOUTH CAROLINA
PLANNING & DEVELOPMENT SERVICES DEPARTMENT**

TO: Planning Commission Members: Interested Parties
FROM: Alfreda W. Tindal, E9-1-1 Addressing Coordinator
DATE: February 22, 2007
RE: Subdivision and Street Name 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 names listed below have been given preliminary approval as related to the Emergency 9-1-1 system requirements. **The proposed subdivision/commercial names are included for your information only.**

Action Requested

The Addressing Office recommends the Commission give **final** approval of the street/road names listed below. **Unless specifically stated, the street name suffixes are added after receipt of the subdivision lot layout.**

APP'D SUBDIVISION NAMES	GENERAL LOCATION
Maples, The	Off Loner Rd, Blythewood
Eagle Park	Off Percival Rd, Northeast

PROPOSED STREET NAMES	GENERAL LOCATION
Sugar Maple Ct	Proposed The Maples S/D , Off Loner Rd, Blythewood
Crimson Maple Ct	Proposed The Maples S/D , Off Loner Rd, Blythewood
Boxelder Ct	Proposed The Maples S/D , Off Loner Rd, Blythewood
Goodale	Proposed Congaree Pointe S/D, Southeast
Poinsett	Proposed Congaree Pointe S/D, Southeast
Sadlers Creek	Proposed Congaree Pointe S/D, Southeast
Cheraw	Proposed Congaree Pointe S/D, Southeast
Givhans Ferry	Proposed Congaree Pointe S/D, Southeast
Table Rock	Proposed Congaree Pointe S/D, Southeast

Roberts Branch	Proposed Killian's Crossing, Off Longtown & Killian Roads
Eagle Feather Loop	Proposed Eagle Park S/D, Off Percival Rd
Eagle Park Drive	Proposed Eagle Park S/D, Off Percival Rd
Hawkeye Court	Proposed Eagle Park S/D, Off Percival Rd
Manila	Proposed Legacy @ Palmetto Park
Calappa	Proposed Legacy @ Palmetto Park
Coronata	Proposed Legacy @ Palmetto Park
Darian	Proposed Legacy @ Palmetto Park
Pindo	Proposed Legacy @ Palmetto Park
Bangalow	Proposed Legacy @ Palmetto Park
Piccabeen	Proposed Legacy @ Palmetto Park
Cabada	Proposed Legacy @ Palmetto Park
Kentia	Proposed Legacy @ Palmetto Park
Maya	Proposed Legacy @ Palmetto Park
Takil	Proposed Legacy @ Palmetto Park