

RICHLAND COUNTY PLANNING COMMISSION



November 7, 2022

***Council Chambers
2020 Hampton Street
Columbia, SC 29202***

REVISED

**The Comprehensive Plan designation for
Case #22-005 MA has been corrected.**

RICHLAND COUNTY PLANNING COMMISSION



Monday, November 7, 2022

Agenda

3:00 PM

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

REVISED: The Comprehensive Plan designation for Case #22-005 MA has been corrected.

Chairman – Jason Branham

Vice Chairman – Gary Dennis

Christopher Yonke • Frederick Johnson, II • Beverly Frierson • John Metts
Charles Durant • Terrence Taylor • Chris Siercks

1. **PUBLIC MEETING CALL TO ORDER**Jason Branham, Chair
2. **PUBLIC NOTICE ANNOUNCEMENT**Jason Branham, Chair
3. **ADDITIONS / DELETIONS TO THE AGENDA**
4. **APPROVAL OF MINUTES FROM PRIOR MEETING(S):**
 - a. June 1, 2020
 - b. December 7, 2020
 - c. June 14, 2021
 - d. October 4, 2021
 - e. April 4, 2022
 - f. June 6, 2022
 - g. June 11, 2022
5. **RE-MAPPING RESTART AND TEXT AMENDMENT PROPOSAL PROCESS UPDATE**Jason Branham, Chair
6. **PUBLIC INPUT REGARDING LDC RE-MAPPING PROCESS AND PROPOSED LDC TEXT AMENDMENTS**
7. **CONSENT AGENDA [ACTION]**
 - a. **ROAD NAMES**
 - b. **MAP AMENDMENTS**
 1. Case # 22-005 MA District 1
Bill Malinowski
Bert Pooser
RU to GC (23.28 acres)
1851 Dutch Fork Road
TMS# R02502-02-02, R02502-02-10 & 11
Staff Recommendation: Disapproval
Page 1
 2. Case # 22-033 MA District 7
Gretchen Barron
Hyconic Holdings, LLC
RU to RM-MD (49.98 acres)
10013 Wilson Blvd
TMS# R14800-05-17
Staff Recommendation: Disapproval
Page 9

3. Case # 22-034 MA
Larry D. Rumph
OI to RC (2 acres)
8442 Old Percival Road
TMS# R22602-02-02
Staff Recommendation: Disapproval
Page 17

District 10
Cheryl D. English

4. Case # 22-035 MA
Samantha Kozlowski
RS-MD to GC (3.98 acres)
NX2630 Clemson Road
TMS# 20200-01-39
Staff Recommendation: Disapproval
Page 25

District 7
Gretchen Barron

8. MOTION ITEMS FOR DISCUSSION

a. Recommended Amendments to the 2021 Land Development Code.

1. Section 26-5.13 Green Development Incentives (**Dennis**): **Page 33**
 - i. Motion to delete Sec 26-5.13 (c) (1) a. 1. For residential structures, an additional one story or 15 feet.
 - ii. Motion to change Sec 26-5.13 (c) (1) b. maximum allowable residential density by from 25 percent to 10 percent in the R2, R3, R4, R5, R6, MU1, MU2, MU3 and GC.
 - iii. Motion to change Sec 26-5.13 (c) (1) b. residential density in AG, HM, RT, and R1 from 30 percent to 15%.
 - iv. Motion to change Table 26-5.13(e) Energy Conservation "Schedule A Use Central air conditioners that are SEER 17 or above.
 - v. Motion to change Table 26-5.13(e) "Schedule B Use vegetation or vegetated structures to shade HVAC Units for non-residential structures."
 - vi. Motion to delete Table 26-5.13(e) Alternative Energy "Schedule A Pre-wire a minimum of 75 percent of residential dwelling units in the development for solar panels".
 - vii. Motion to delete Table 26-5.13(e) Alternative Energy "Schedule B Pre-wire a minimum of 50 percent of residential dwelling units in the development for solar panels".
 - viii. Motion to Change Table 26-5.13(e) Transportation Schedule A Provide minimum of four electric vehicle (EV) level 3 charging stations that are made available in a parking structure or off-street parking lot to those using the building.
 - ix. Motion to Change Table 26-5.13(e) Transportation Schedule A Provide minimum of four electric vehicle (EV) level 2 charging stations that are made available in a parking structure or off-street parking lot to those using the building.
2. I move to add the following density standards to the below-listed zoning districts (**Branham**): **Page 39**
 - i. AG: gross average lot size 130,680 square feet (3 acres); min lot size 98,000 square feet
 - ii. HM: gross average lot size 66,211.2 square feet (1.51 acres); min lot size 50,000 square feet

- iii. RT: gross average lot size 64,904 square feet (1.49 acres); min lot size 49,000 square feet
- iv. R1: gross average lot size 32,750 square feet (.752 acre); min/max lot size range 24,500 – 40,000 square feet
- v. R2: gross average lot size 14,500 square feet (.33 acre); min/max lot size range 11,000 – 18,000 square feet
- vi. R3: gross average lot size 7,260 square feet (.167 acre); min/max lot size range 5,500 – 9,000 square feet
- vii. Add a M-1 zoning district to the text of the 2021 Land Development Code to have all the same standards currently provided for in the existing Richland County Land Development Code originally adopted in 2005 and to have all parcels zoned M-1 at the time of adoption by county council of the final official zoning map continue to be labeled as M-1.

b. 2021 Land Development Code - Remapping

- 1. Establishing the official zoning map per Section 26-1.8 of the 2021 Land Development Code by the assigning the zoning districts as found in the 2021 Land Development Code.
 - i. Light Industrial (M-1) zoned parcels

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9. OTHERS ITEMS FOR DISCUSSION [Action]

c. Council Motions

- 1. Move to direct staff to evaluate current zoning laws that permit zoning designations for large residential developments to remain in perpetuity and present options to re-evaluate and or rezone those properties if they are not developed within 7 years. Recommendations should include processes to ensure that zoning and the comprehensive plan remain consistent with the lived character of the community. (Newton)
 - i. Review of staff's recommendation to take action on this motion during the update of the Comprehensive Plan.

10. FINAL REMAPPING AND LAND DEVELOPMENT CODE RECOMMENDATIONS FOR COUNCIL [Action]

a. 2021 Land Development Code - Remapping

- 1. Establishing the official zoning map per Section 26-1.8 of the 2021 Land Development Code by the assigning the zoning districts as found in the 2021 Land Development Code.
 - i. **Motion to submit the draft official zoning map that we reviewed today to County Council with a recommendation of adoption along with the recommended text amendments. Unless otherwise specifically voted on by the commission, the recommended zoning map does and should strictly follow the translation table included in the text of the 2021 Land Development Code. (Branham)**

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b. 2021 Land Development Code - Text

1. Amendments to the text of the 2021 Land Development Code

- i. Motion to send our full ledger as approved by majority vote today to County Council with a recommendation that the 2021 Land Development Code text be amended accordingly and to be so amended prior to implementation. (Branham)**

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11. CHAIRMAN'S REPORT

12. PLANNING DIRECTOR'S REPORT

- a. Report of Council - 27 September 2022 ZPH - Page 77
- 25 October 2022 ZPH - Page 81**

13. ADJOURNMENT



Street Name Review Case Summary

PLANNING COMMISSION MEETING

November 7, 2022

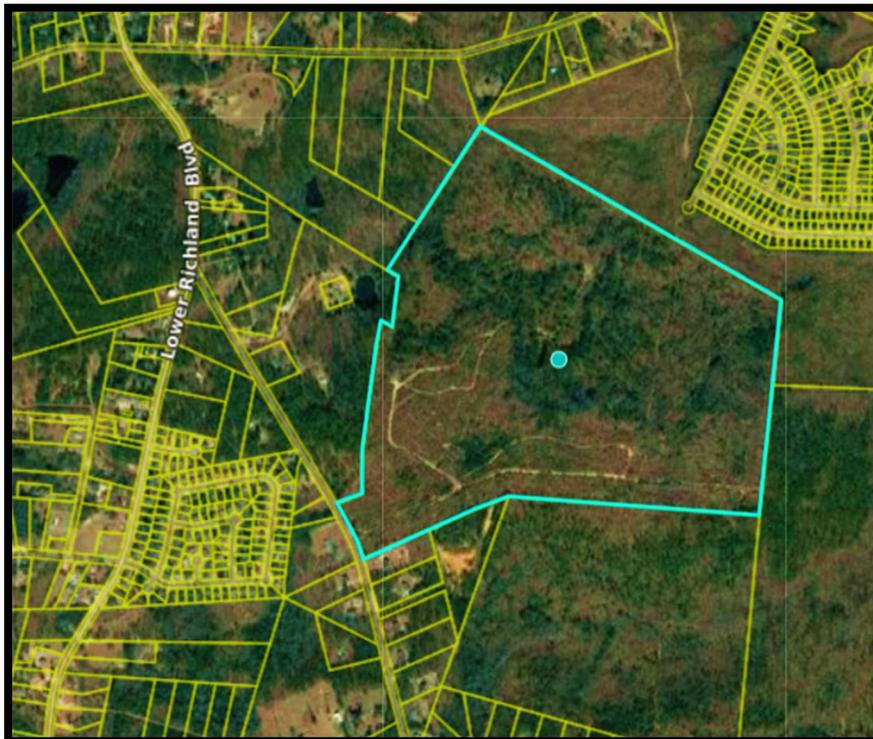
3:00 pm

Council District: Chakisse Newton (11)
Development: Propose Winding Path Subdivision
Tax Map Amendment: TMS# R24900-07-03
Applicant: Keith Utheim, Hussey Gay Bell
Proposed Use: Residential (299 Lots)
Proposed Street Name (s): **Brentview Drive, Chestnut Ridge Drive, Katemore Drive**
Staff Recommendation: Approval

Detail: Pursuant to SC Code 6-29-1200 (a), a local planning commission shall, by proper certificate, shall approve and authorize the name of a street or road laid out within the territory over which the commission has jurisdiction.

Staff Reviewer: Alfreda W Tindal, E9-1-1 Addressing Coordinator, reviewed the street names and has determined that the E9-1-1 Road Naming Standards have been met.

Map:





**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: November 7, 2022
RC PROJECT: 22-005 MA
APPLICANT: Bert Pooser

LOCATION: 1851 Dutch Fork Road

TAX MAP NUMBER: R02502-02-02, R02502-02-10 & 11
ACREAGE: 23.28 acres
EXISTING ZONING: RU
PROPOSED ZONING: GC

PC SIGN POSTING: October 24, 2022

Staff Recommendation

Disapproval

Background

Zoning History

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

Zoning History for the General Area

The General Commercial District (GC) parcel east the site on Dutch Fork Road was rezoned from Rural District (RU) under case number 05-083MA.

Zoning District Summary

The GC District 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.

Maximum density standard: for residential uses, no more than sixteen (16) dwelling units per acre.

Based upon a gross density calculation*, the maximum number of units for this site is approximately: 372 dwelling unit.

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

Direction	Existing Zoning	Use
<u>North:</u>	RU	Undeveloped
<u>South:</u>	RS-LD/RU	Residence/ Residence
<u>East:</u>	GC	Warehouse Self-Storage
<u>West:</u>	RU/RS-LD	Undeveloped/ Residence

Discussion

Parcel/Area Characteristics

The subject property has frontage along Dutch Fork Road. Dutch Fork Road is a two-lane undivided minor arterial without sidewalks and streetlights along this section. The immediate area is characterized by commercial and residential uses. North, south and west of the site are residences and undeveloped properties. East of the site is zoned GC and contains a self-storage warehouse.

Public Services

The subject parcel is within the boundaries of Lexington/Richland School District Five. Ballentine Elementary School is located .7 miles east of the subject parcel on Bickley Road. Records indicate that the parcel is within the City of Columbia’s water service area and is in within Richland County’s sewer service area. There is a fire hydrant located along Dutch Fork Road. The Dutch Fork/Ballentine fire station (station number 20) is located on Broad River Road, approximately 2.2 miles east of the subject parcel.

Being within a service area is not a guarantee that services are available to the parcel.

Plans & Policies

The 2015 Richland County Comprehensive Plan, ***“PUTTING THE PIECES IN PLACE”***, designates this area as ***Neighborhood (Low-Density)***.

Land Use and Design

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

Desired Development Pattern

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

Traffic Characteristics

The 2021 SCDOT traffic count (Station #145) located southeast of the subject parcel on Dutch Fork Road identifies 24,500 Average Daily Trips (ADT's). Dutch Fork Road is classified as a five lane undivided minor arterial, maintained by SCDOT with a design capacity of 24,800 ADT's. Dutch Fork Road is currently operating at Level of Service (LOS) "C".

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

Conclusion

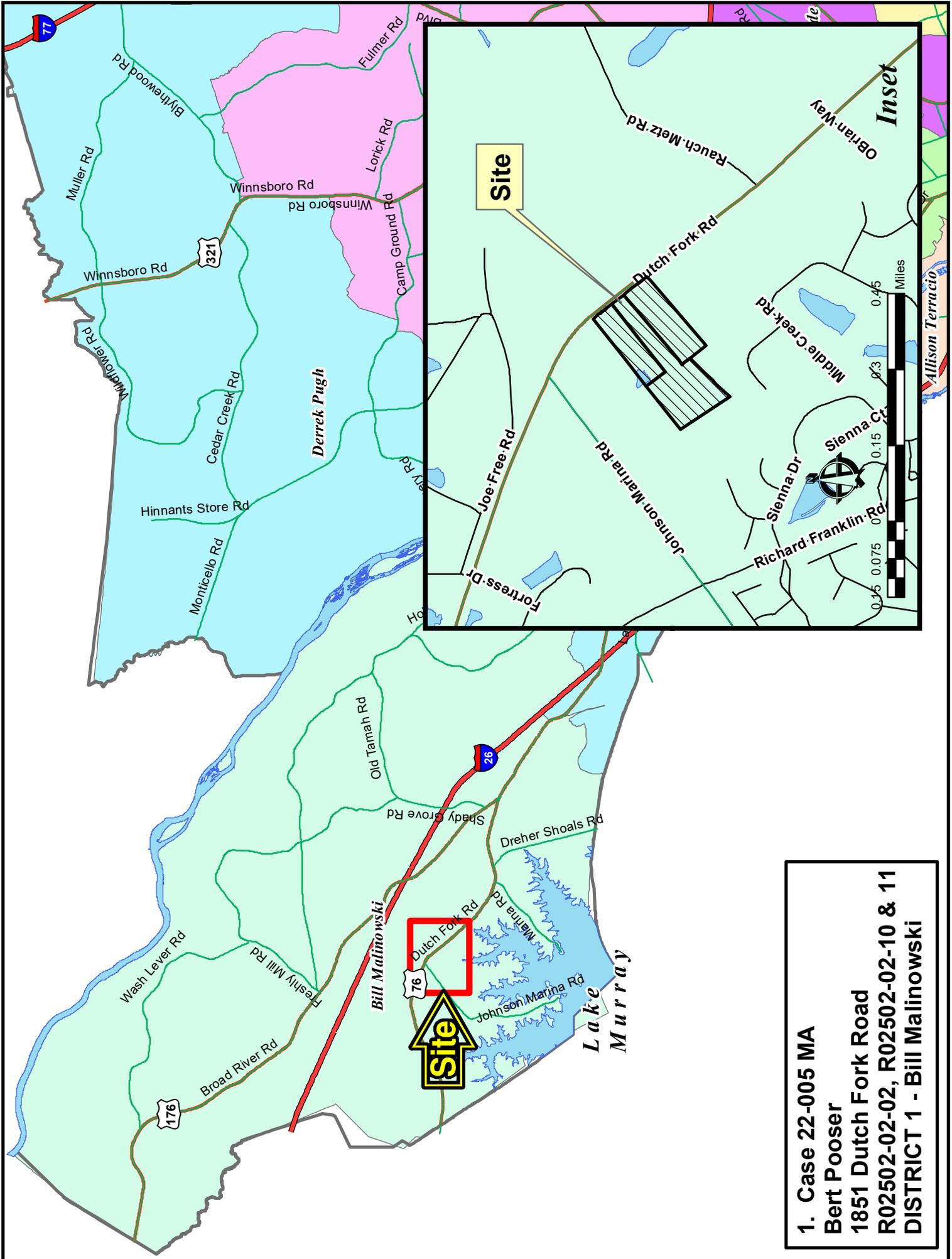
Staff is of the opinion that the proposed rezoning is not consistent with the objectives outlined in the Comprehensive Plan.

According to the Plan, Neighborhood scale commercial development may be considered for location along main road corridors and within a contextually-appropriate distance from the intersection of a primary arterial. While the subject parcel is adjacent to commercially zoned and developed parcels and is located along a main road corridor, it is not located near the intersection of a primary arterial. In addition, the proposed zoning district would permit uses that are inconsistent with the neighborhood scale type development desired within the Neighborhood (Low-Density) designation.

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

Zoning Public Hearing Date

November 17, 2022.



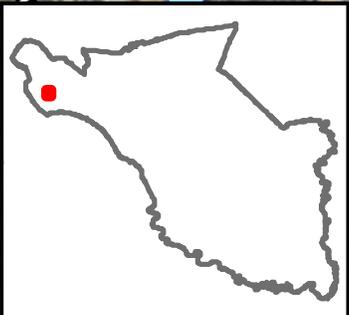
1. Case 22-005 MA
Bert Pooser
1851 Dutch Fork Road
R02502-02-02, R02502-02-10 & 11
DISTRICT 1 - Bill Malinowski

**Case 22-005 MA
RU to RS-LD**

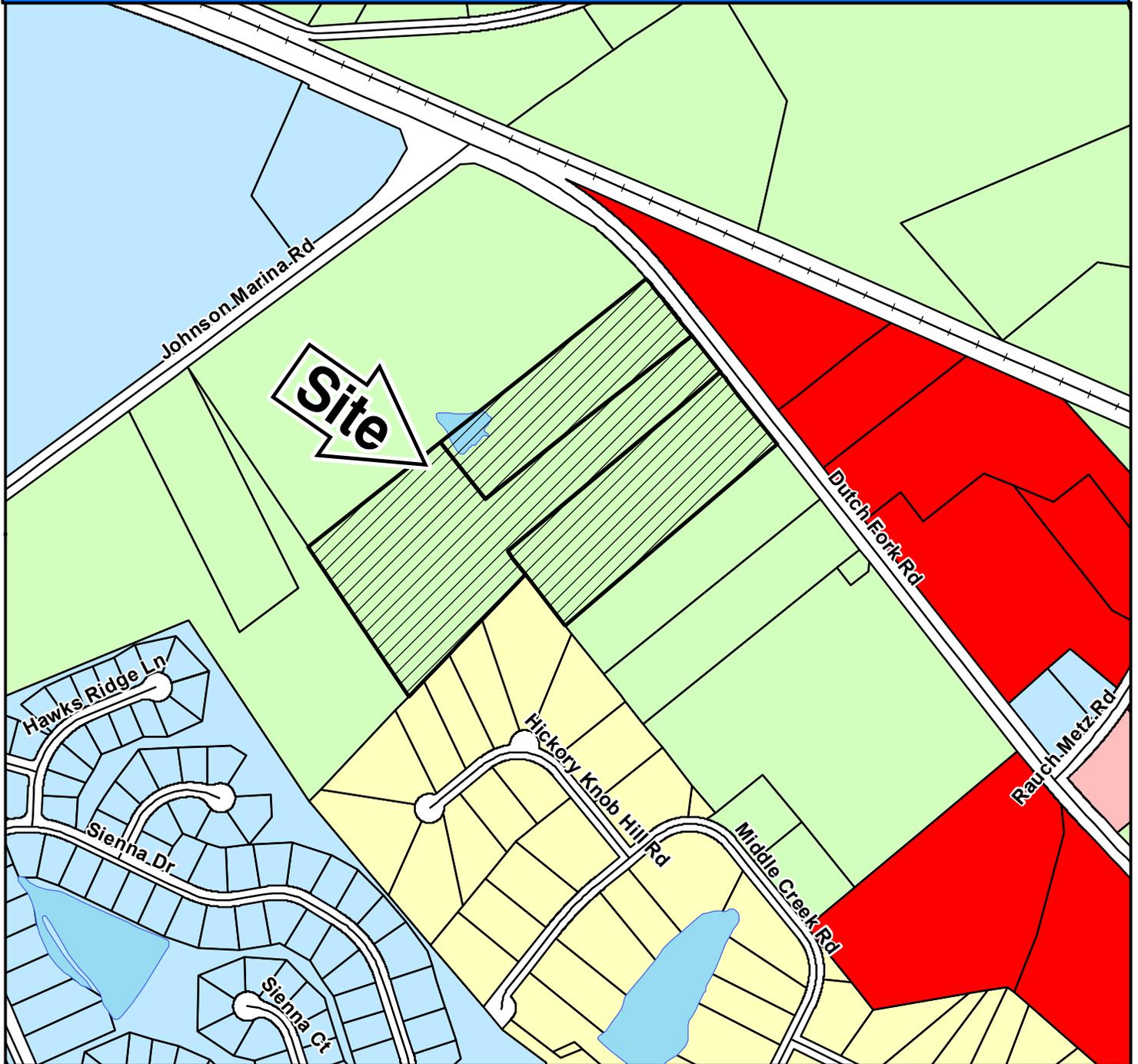
TMS R02502-02-02, R02502-02-10 & 11

Site

SPECIAL FLOOD HAZARD AREA
WETLANDS



Case 22-005 MA RU to RS-LD

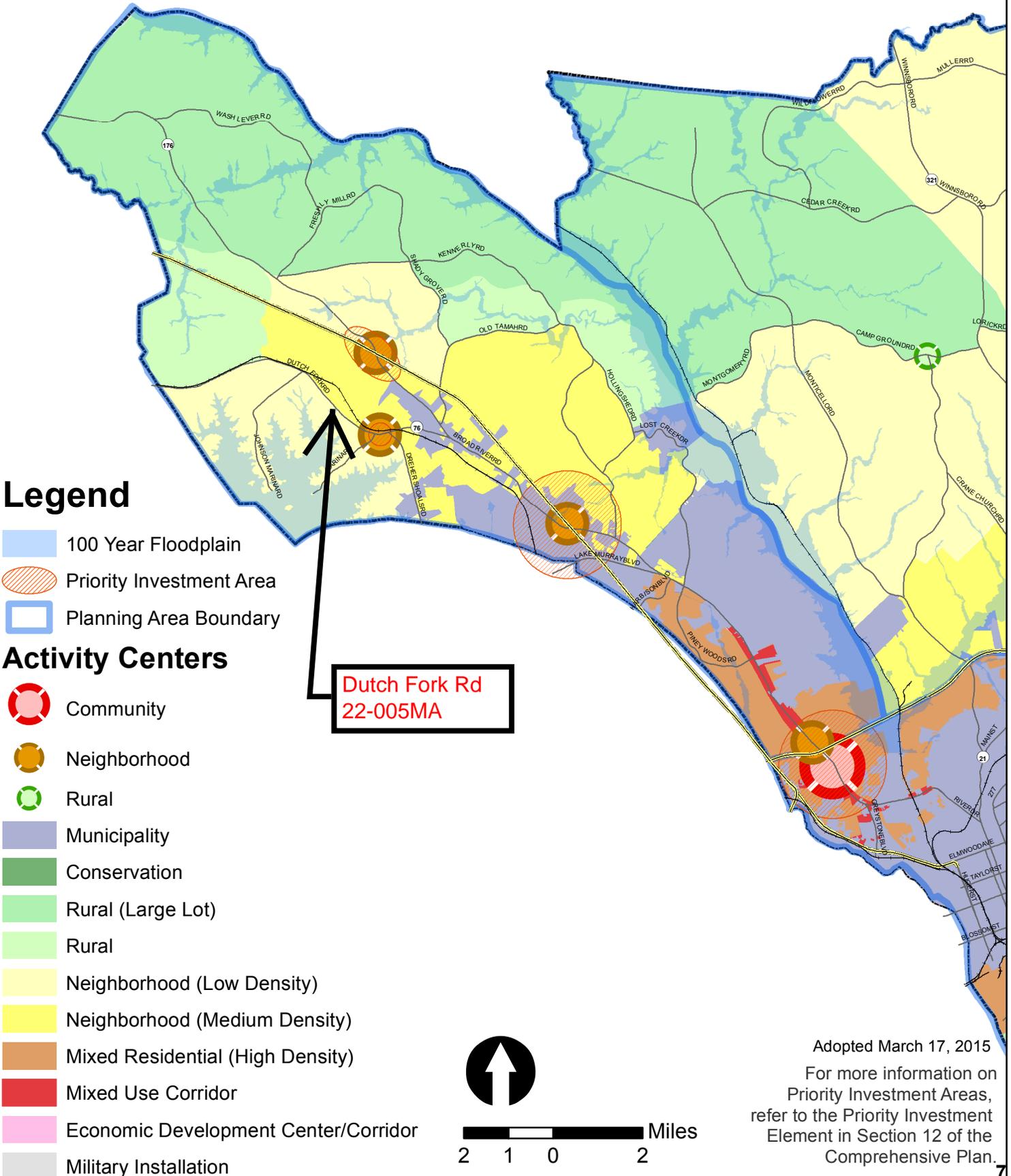


ZONING CLASSIFICATIONS

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

NORTHWEST PLANNING AREA

FUTURE LAND USE & PRIORITY INVESTMENT AREAS





**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: November 7, 2022
RC PROJECT: 22-033 MA
APPLICANT: Hyconic Holdings, LLC

LOCATION: 10013 Wilson Blvd

TAX MAP NUMBER: R14800-05-17
ACREAGE: 49.98 acres
EXISTING ZONING: RU
PROPOSED ZONING: RM-MD

PC SIGN POSTING: October 21, 2022

Staff Recommendation

Disapproval

Background

Zoning History

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

Zoning History for the General Area

The Planned Development Districts (PDD) south of the site were rezoned under case numbers 00-038MA and 05-036MA.

Zoning District Summary

The RM-MD District is intended to permit a full range of low to medium density multi-family housing types, along with single-family detached and zero lot line housing units. Non-residential development that is normally required to provide for the basic elements of a balanced and attractive residential area is also permitted. This district is intended to provide a transitional area between high-density areas and to permit medium density multi-family development in areas where existing conditions make higher density development inappropriate. The maximum density standard is no more than eight (8) units per acre.

*Based upon a gross density calculation, the maximum number of units for this site is approximately: 799 dwelling units.

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

Direction	Existing Zoning	Use
<u>North:</u>	RU / RU/ RU	Residence/ Residence / Residence
<u>South:</u>	PDD/ RU	Residential Subdivision/ Residence
<u>East:</u>	GC/ RU	Undeveloped/ Residences
<u>West:</u>	PDD	Undeveloped

Discussion

Parcel/Area Characteristics

The parcel is mostly undeveloped with a residential and accessory structures on it. The site has access and frontage along Wilson Boulevard. This section of Wilson Boulevard is a two-lane undivided minor arterial without sidewalks and streetlights. The general area is comprised of larger-lot residences, single-family dwellings within residential subdivisions, and undeveloped parcels.

Public Services

The subject parcel is within the boundaries of Richland School District One. Westwood High School is located approximately .7 miles north of the subject parcel on Turkey Farm Road. Records indicate that the parcel is in the City of Columbia’s water service area. Sewer would be through the City of Columbia, private, septic, or other system. There are no fire hydrants located along this section of Wilson Boulevard. The Kilian fire station (station number 27) is located on Farrow Road, approximately 2.15 miles southeast of the subject site.

Being within a service area is not a guarantee that services are available to the parcel.

Plans & Policies

The 2015 Richland County Comprehensive Plan, ***“PUTTING THE PIECES IN PLACE”***, designates this area as ***Neighborhood (Low-Density)***.

Neighborhood (Low-Density)

Land Use and Design

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

Desired Development Pattern

Lower-density, single-family neighborhood developments are preferred. Open space developments that provide increased densities in trade for the protection of open spaces and recreational areas are also encouraged (see Desired Pattern for Rural areas for more information on open space developments). Residential developments that incorporate more open spaces and protection of natural areas through the use of natural stormwater management techniques, such as swales, are encouraged. Homes in neighborhoods can be supported by

small-scale neighborhood commercial establishments located at primary arterial intersections, preferably within Neighborhood Commercial Activity Centers.

Traffic Characteristics

The 2021 SCDOT traffic count (Station #135) located south of the subject site on Wilson Boulevard identifies 8,000 Average Daily Trips (ADTs). Wilson Boulevard is classified as a two lane undivided minor arterial road, maintained by SCDOT with a design capacity of 10,800 ADTs. This portion of Wilson Boulevard is currently operating at Level of Service (LOS) “B”.

SCDOT has a rehab & resurfacing project programmed for Wilson Boulevard. It is currently under construction and anticipated completion date of 9-30-22. The Penny completed intersection improvements for Wilson Boulevard and Killian Road. The scope included improvements to the intersection angle, adding turn lanes to each approach, and signaling the intersection.

Conclusion

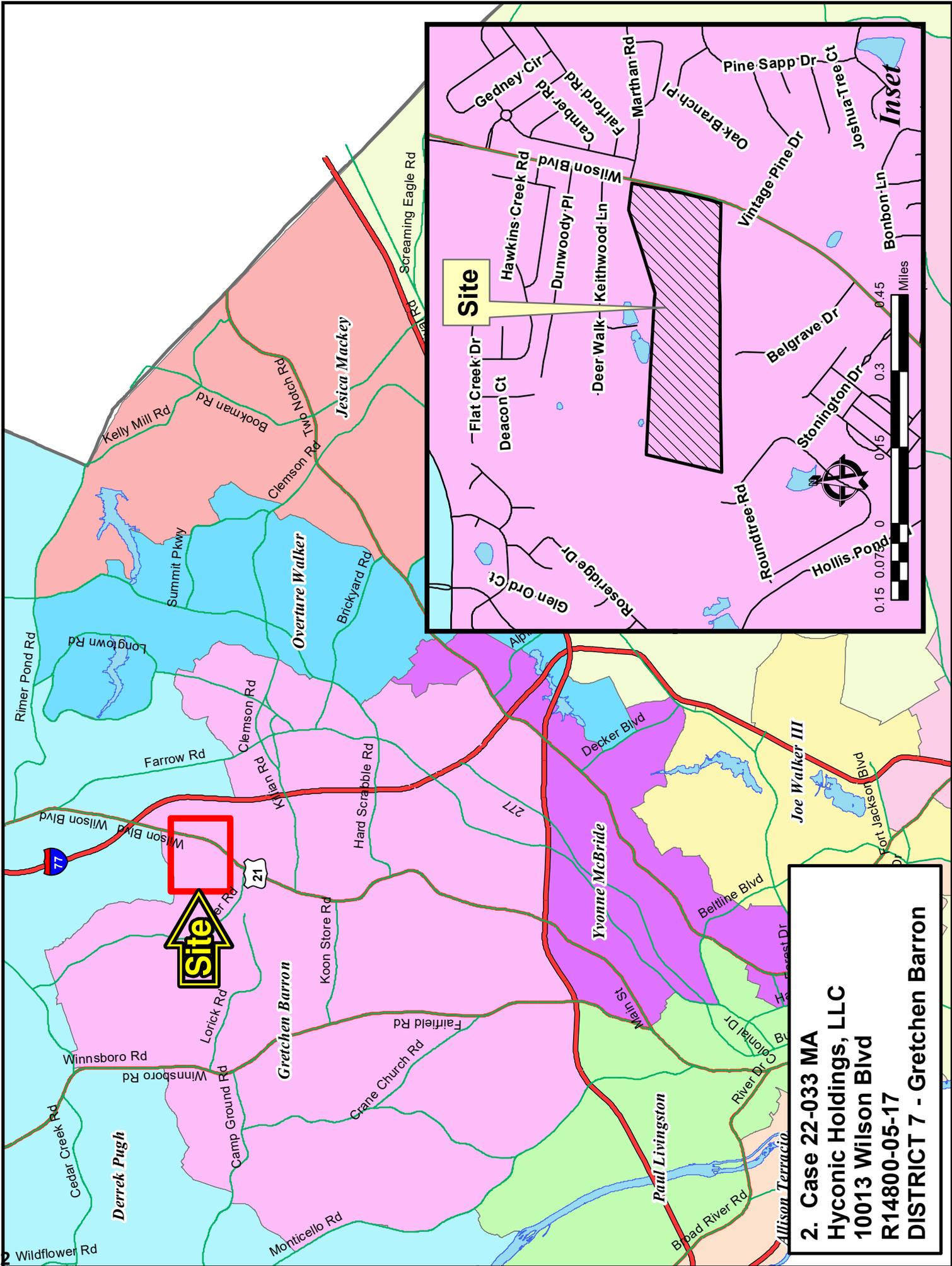
Staff is of the opinion that the proposed rezoning is not consistent with the objectives outlined in the Comprehensive Plan.

According to the Plan, these areas are identified for low-density traditional neighborhood development and open space developments that preserve open spaces and natural features. These areas serve as a transition between the Rural and Neighborhood (Medium-Density) designations of the Comprehensive Plan.

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

Zoning Public Hearing Date

November 17, 2022



Site

Site

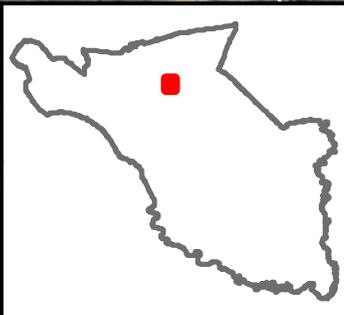
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DISTRICT 7 - Gretchen Barron

Case 22-033 MA
RU to RM-MD
TMS R14800-05-17

Site

SPECIAL FLOOD HAZARD AREA

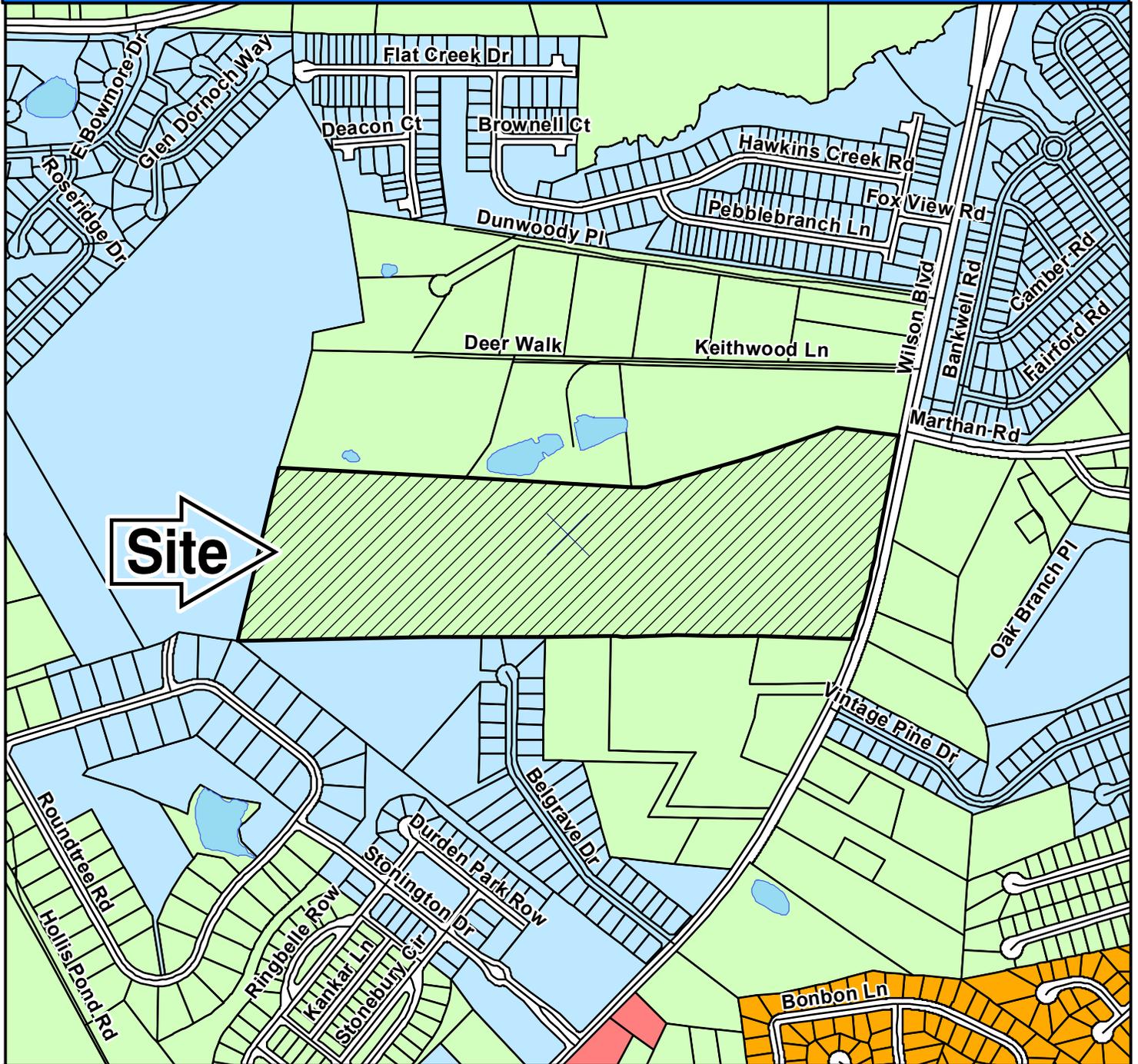
WETLANDS



Richland County & Woolpert

Case 22-033 MA

RU to RM-MD



ZONING CLASSIFICATIONS

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



NORTHEAST PLANNING AREA

FUTURE LAND USE & PRIORITY INVESTMENT AREAS

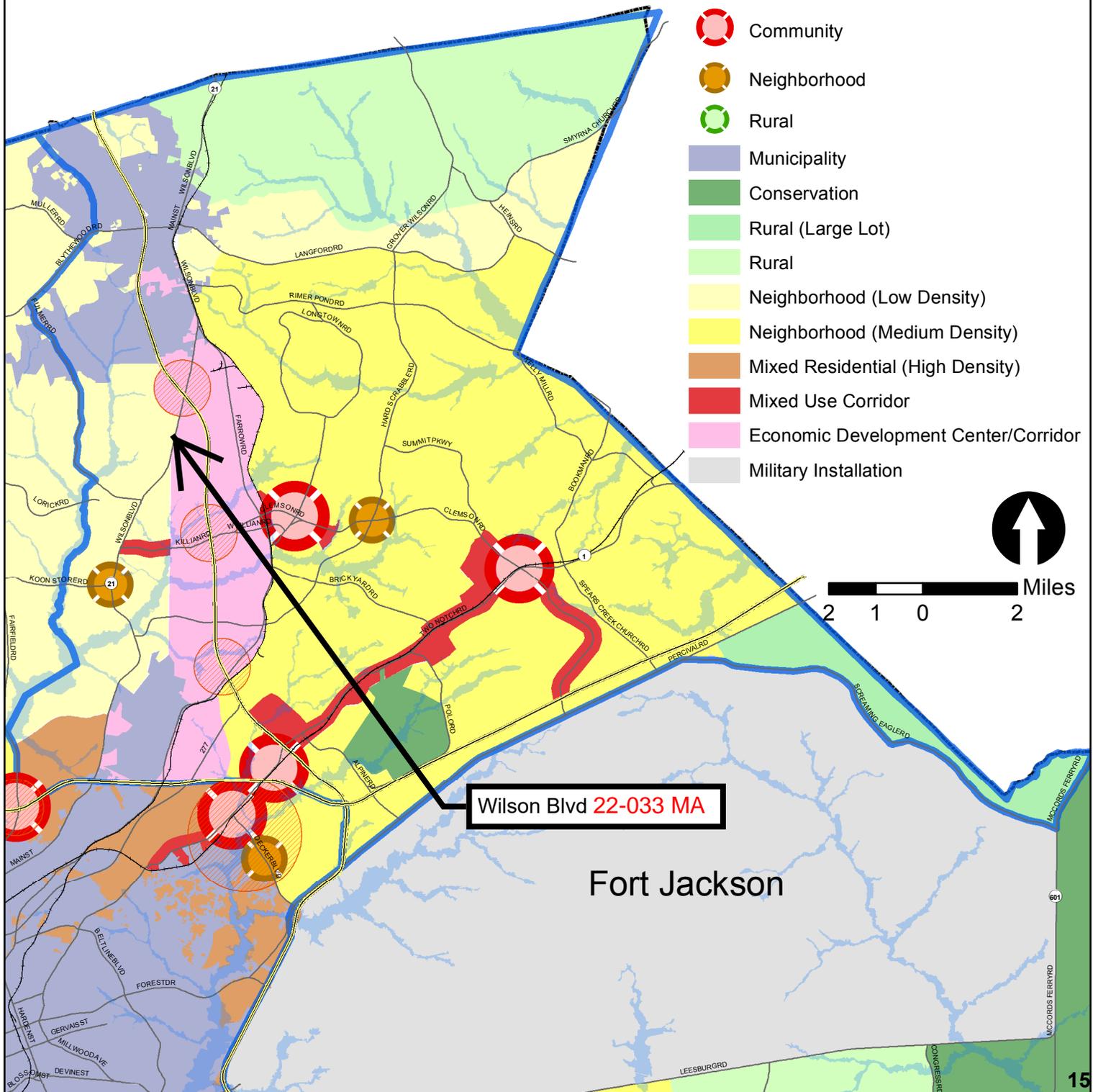


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

Adopted March 17, 2015

Legend

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



Fort Jackson



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: November 7, 2022
RC PROJECT: 22-034 MA
APPLICANT: Larry D. Rumph

LOCATION: 8442 Old Percival Road

TAX MAP NUMBER: R22602-02-02
ACREAGE: 2.04 acres
EXISTING ZONING: OI
PROPOSED ZONING: RC

PC SIGN POSTING: October 24, 2022

Staff Recommendation

Disapproval

Background

Zoning History

With the adoption of the 2005 Land Development Code the C-1 District was designated Office and Institutional Commercial (OI) District.

Zoning District Summary

The 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.

Direction	Existing Zoning	Use
<u>North:</u>	OI	Undeveloped
<u>South:</u>	RM-MD	Undeveloped
<u>East:</u>	RM-MD	Manufactured Home Park
<u>West:</u>	RM-MD	Residence

Discussion

Parcel/Area Characteristics

The subject property has road frontage along Old Percival Road. Old Percival Road is classified as a two lane undivided minor arterial road without sidewalks or street lights. The subject property is currently occupied by an accessory structure. The general area is characterized by institutional uses, an automobile scrap yard and manufactured home parks. The property to the north is currently being used as a temporary lay yard. East of the property is a manufactured home park and south is a large, undeveloped tract. West of the site is a single-family residence.

Public Services

The subject parcel is within the boundaries of Richland School District Two. The Polo Road Elementary is located approximately 0.42 miles northeast on Polo Road. The subject parcel falls within City of Columbia for water service. The parcel falls within the East Richland County Public Service District for sewer service. The Dentsville fire station (station number 11) is located on Firelane Road approximately 2.38 miles northwest of the subject parcel. There is a fire hydrant at the intersection of Faraway Drive and Alpine Road

Being within a service area is not a guarantee that services are available to the parcel.

Plans & Policies

The 2015 Richland County Comprehensive Plan, ***“PUTTING THE PIECES IN PLACE”***, designates this area as ***Neighborhood (Medium-Density)***.

Land Use and Design

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

Desired Development Pattern

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

Traffic Characteristics

The 2020 SCDOT traffic count (Station #504) located east of the subject parcel on Alpine Road identifies 6,900 Average Daily Trips (ADTs). Alpine Road is classified as a two lane undivided minor arterial, maintained by SCDOT with a design capacity of 10,800 ADTs. This section of Alpine Road is currently operating at Level of Service (LOS) “B”.

SCDOT and the County Penny Sales Tax program are proposing sidewalks along Alpine Road from Two Notch Road to Percival Road. The project is currently in the design phase.

Conclusion

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

According to the Plan, commercial development or non-residential development may be considered for location along main road corridors and within a contextually-appropriate distance from the intersection of a primary arterial. The subject parcel is adjacent to commercially zoned and developed parcels and is located along a main road corridor, it is not located near the intersection of a primary arterial.

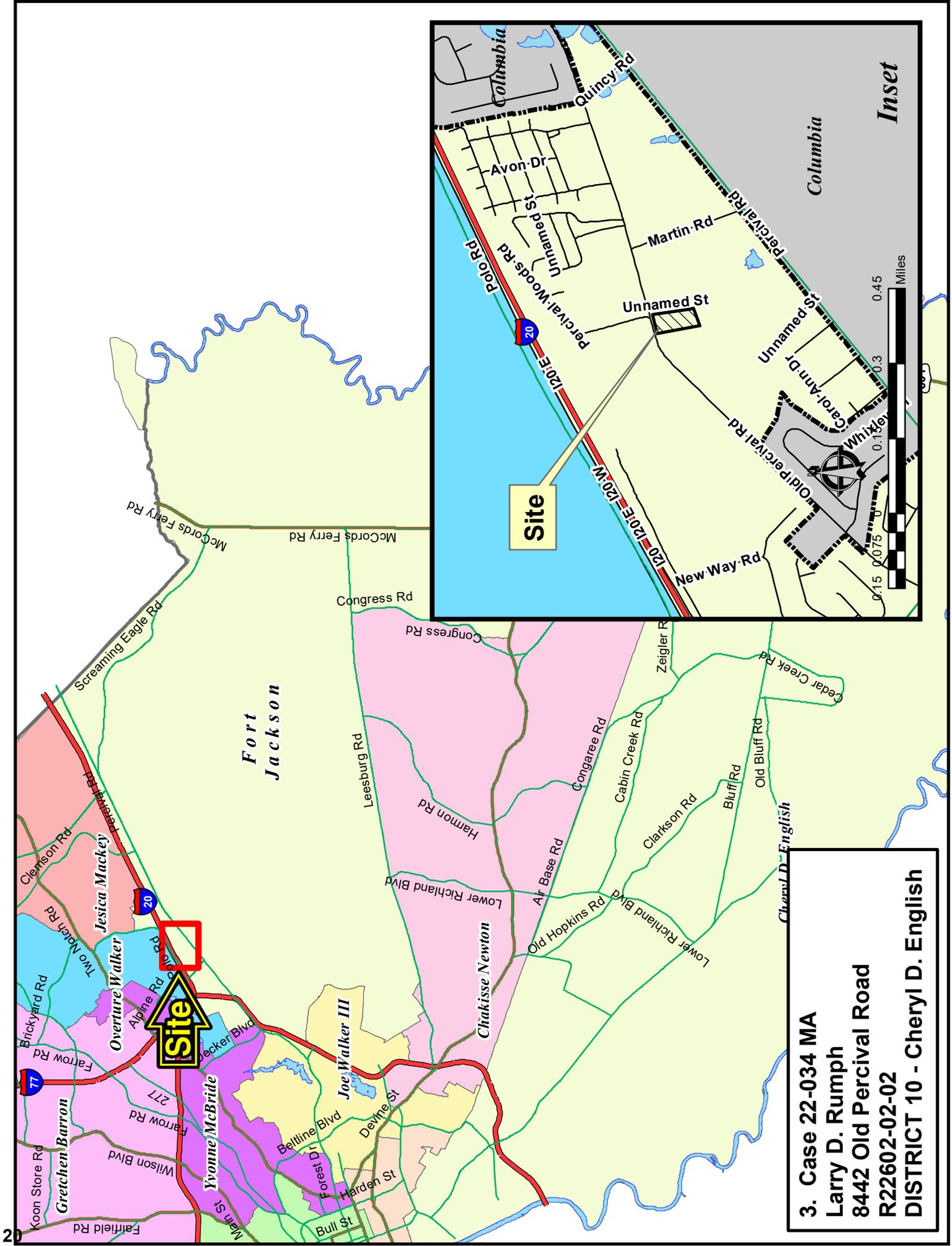
The proposed zoning designation would also permit uses that are inconsistent with the neighborhood commercial scale development desired identified within the Neighborhood (Medium-Density) designation.

In addition, the intent of the RC District is to serve isolated areas of the County. The area around the subject location is not an "...isolated agricultural and rural residential districts...", nor are the residents located beyond the limits of service of the municipalities.

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

Zoning Public Hearing Date

17 November 2022



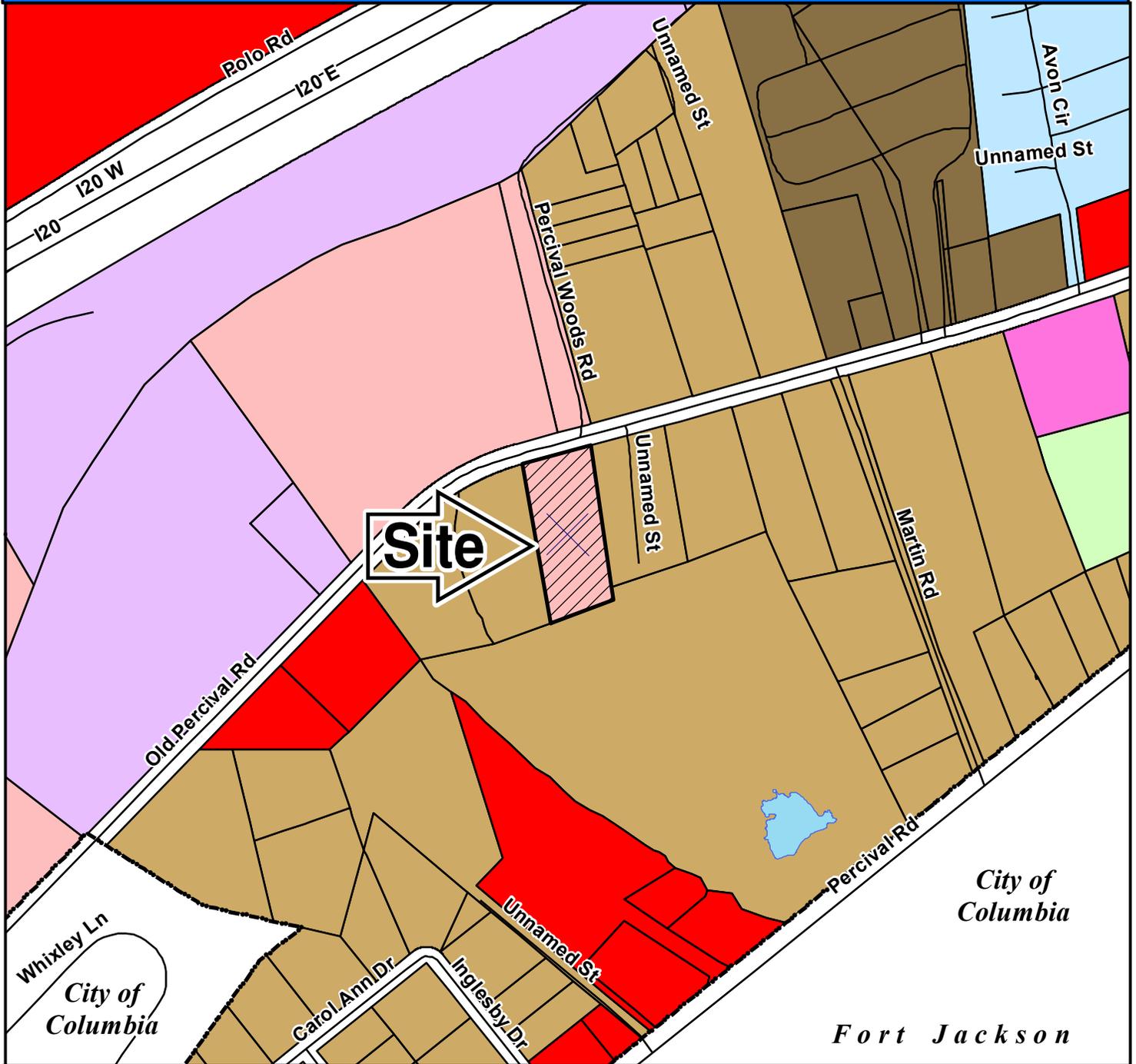
3. Case 22-034 MA
Larry D. Rumph
8442 Old Percival Road
R22602-02-02
DISTRICT 10 - Cheryl D. English

Case 22-034 MA
Ol to RC
TMS R22602-02-02



Case 22-034 MA

OI to RC



ZONING CLASSIFICATIONS

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



NORTHEAST PLANNING AREA

FUTURE LAND USE & PRIORITY INVESTMENT AREAS

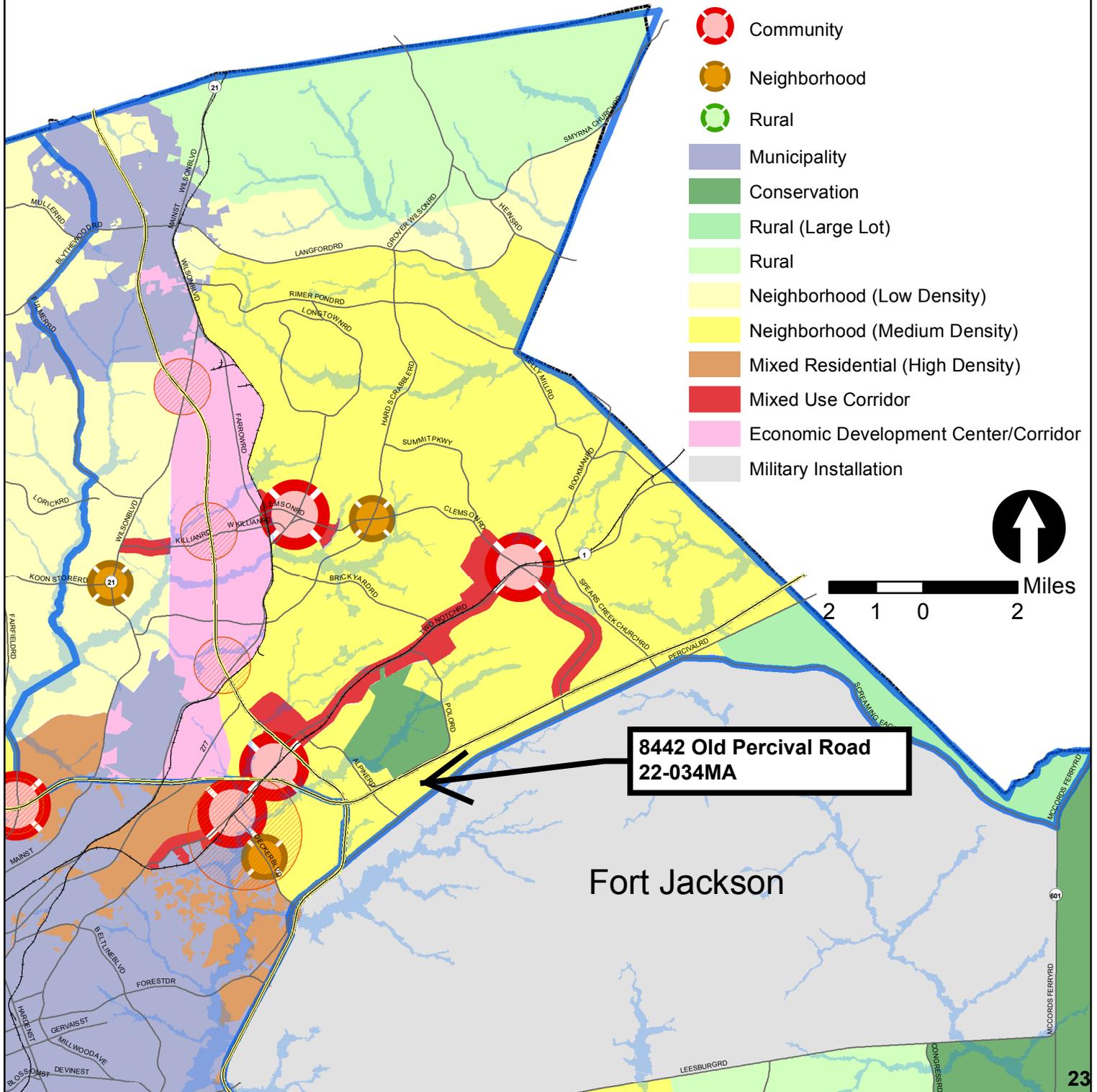


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

Adopted March 17, 2015

Legend

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





Richland County Planning & Development Services Department

Map Amendment Staff Report

PC MEETING DATE: November 7, 2022
RC PROJECT: 22-035 MA
APPLICANT: Samantha Kozlowski

LOCATION: 2630 Clemson Road

TAX MAP NUMBER: R20200-01-39
ACREAGE: 3.99 acres
EXISTING ZONING: RS-MD
PROPOSED ZONING: GC

PC SIGN POSTING: October 24, 2022

Staff Recommendation

Disapproval

Background

Zoning History

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

The subject parcel was part of a previous request for the General Commercial District (GC) under case number 17-006MA. The request was withdrawn prior to the Zoning Public Hearing.

Zoning History for the General Area

The Office and Institutional District (OI) parcels east of the subject site were approved under Ordinance No. 073-06HR (case number 06-029MA).

The Planned Development District (PDD) parcels south of the subject site were approved under Ordinance No. 024-02HR (case number 02-047MA).

The General Commercial District (GC) parcels north and west of the subject site were approved under Ordinance No. 035-05HR (case number 05-058MA).

The Planned Development District (PDD) parcels southeast of the subject site were approved under Ordinance No. 060-03HR (case number 04-007MA).

The General Commercial District (GC) parcels west of the subject site located at the corner of Longtown Road and Clemson Road were approved under Ordinance No. 035-05HR (case number 05-058MA).

The Light Industrial District (M-1) parcels further west of the subject site were approved under Ordinance No. 019-01HR (case number 01-037MA).

Zoning District Summary

The General Commercial District (GC) is intended to accommodate a variety of commercial and non-residential uses characterized primarily by retail, office, and service establishments oriented primarily to major traffic arteries or extensive areas of predominantly commercial usage.

No minimum lot area, except as required by DHEC. The maximum allowed density for residential uses is sixteen (16) dwelling units per acre.

Based upon a gross density calculation, the maximum number of units for this site is approximately: 63 dwelling units*.

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

Direction	Existing Zoning	Use
<u>North:</u>	GC	Undeveloped
<u>South:</u>	PDD/RU	Residential subdivision with commercial/School
<u>East:</u>	OI	Undeveloped
<u>West:</u>	RS-MD	Place of worship

Discussion

Parcel/Area Characteristics

The subject parcel has frontage along Clemson Road. There are sidewalks along this section of Clemson Road. The parcel is undeveloped but contains a nonresidential accessory structure. The immediate area is characterized by residential, institutional, commercial and undeveloped parcels. The parcels north of the subject site is zoned GC and undeveloped. West of the site is a place of worship. South of the site is a PDD with Residential Single-family uses with commercial uses along Clemson Rd. Southeast of the site is Killian Elementary School. The parcel immediately east is undeveloped and wooded.

Public Services

The subject parcel is within the boundaries of School District 5. The Killian Elementary School is located south of the subject parcel on Clemson Road. The Killian fire station (number 27) is located .79 miles southwest of the subject parcel on Farrow Road. There is a fire hydrant located along Clemson Road. Our records indicate that the parcel is located in the City of Columbia’s water and sewer service area.

Being within a service area is not a guarantee that services are available to the parcel.

Plans & Policies

The 2015 Richland County Comprehensive Plan, **“PUTTING THE PIECES IN PLACE”**, designates this area as **Community Activity Center**.

Land Use and Design

Community Activity Centers provide the goods, services, and facilities which are possible only with the critical mass of population provided by a larger community-scale marketshed. These centers supply anchor and junior retailers, smaller retail establishments, office space, and high-density residential uses. Mixed-use developments that integrate higher-density residential uses with nonresidential uses, such as developments that place dwellings over shops, are encouraged. The integration of public spaces within these centers is encouraged. A Community Activity Center may also include uses typical of both neighborhood and community centers, since it may also serve these functions for the surrounding neighborhood or community. Centers should be master-planned and designed in a manner that provides a vertical (multi-story) or horizontal (multiple-uses on a site) mix of uses.

Recommended Land Uses

Primary Land Uses: Large and small format retail centers and shops, grocery stores, restaurants, bars, personal services, multifamily housing located above non-residential uses on ground floor, and public gathering spaces such as plazas.

Secondary Land Uses: Stand-alone multi-family housing, professional offices, and other commercial uses such as drive-through restaurants, convenience stores and gasoline stations.

Traffic Characteristics

The 2021 SCDOT traffic count (Station # 442) located east of the subject parcel on Clemson Road identifies 26,300 Average Daily Trips (ADT's). This segment of Clemson Road is classified as a five lane undivided Minor Arterial road, maintained by SCDOT with a design capacity of 24,800 ADT's. Clemson Road is currently operating at Level of Service (LOS) "C".

There are no planned improvements for this section of Clemson Road through SCDOT. There are planned improvements for this section of Clemson Road through the County Penny Sales Tax program (sidewalk and bikeway enhancements from Longtown Rd to Two Notch Road).

Conclusion

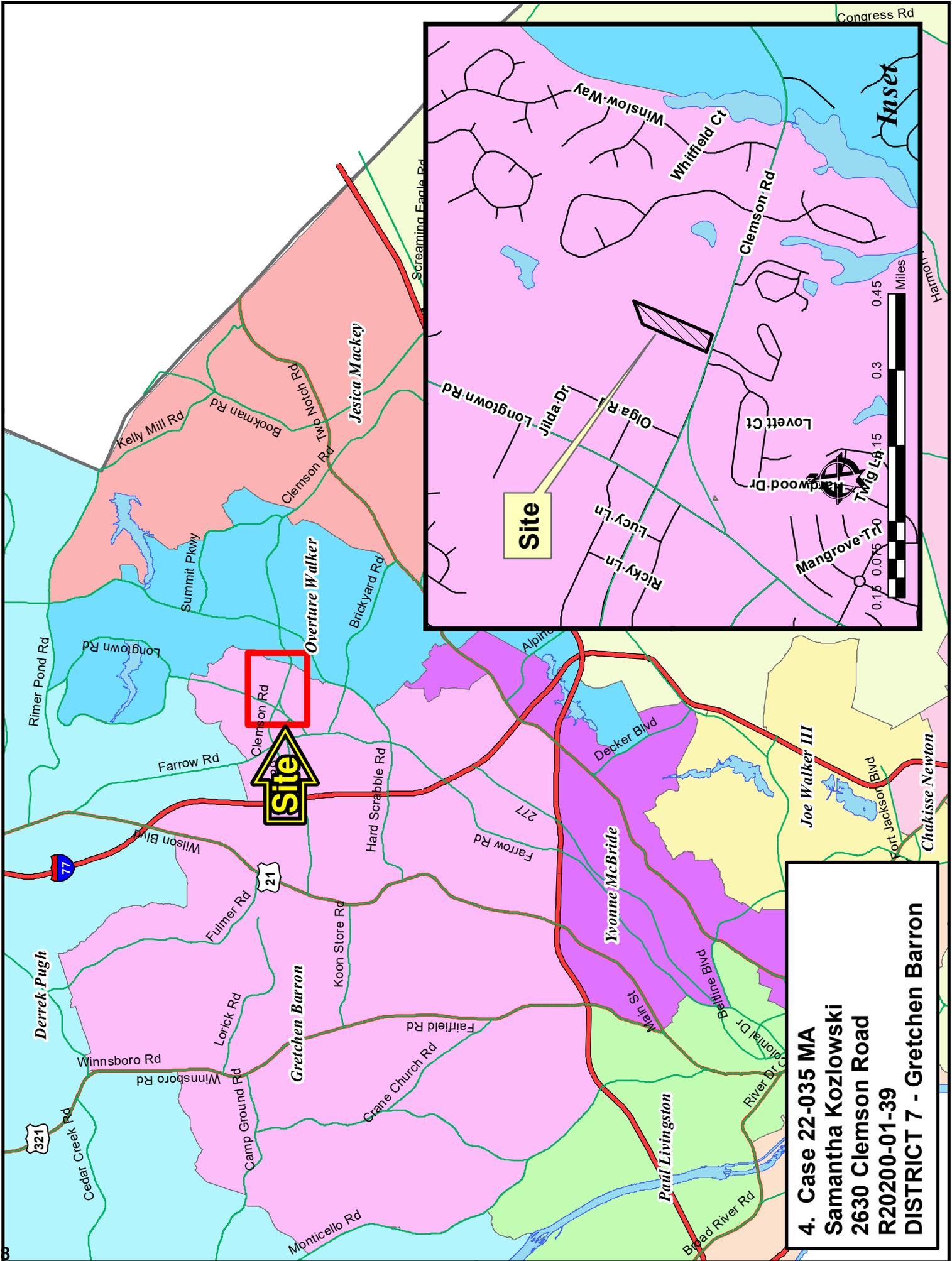
Staff is of the opinion that the proposed rezoning would be inconsistent with the basic objectives outlined in the Comprehensive Plan for areas designated as Community Activity Center. The GC district should be located at the heart of the activity center; while less intensive commercial districts are appropriate as the zoning transitions away from the intersection.

The request can be viewed as being incompatible with the smaller scale commercial and institutional uses along this portion of Clemson Road. As a result, the request would introduce a zoning designation and use types which are not consistent with the institutional character of the immediate area.

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

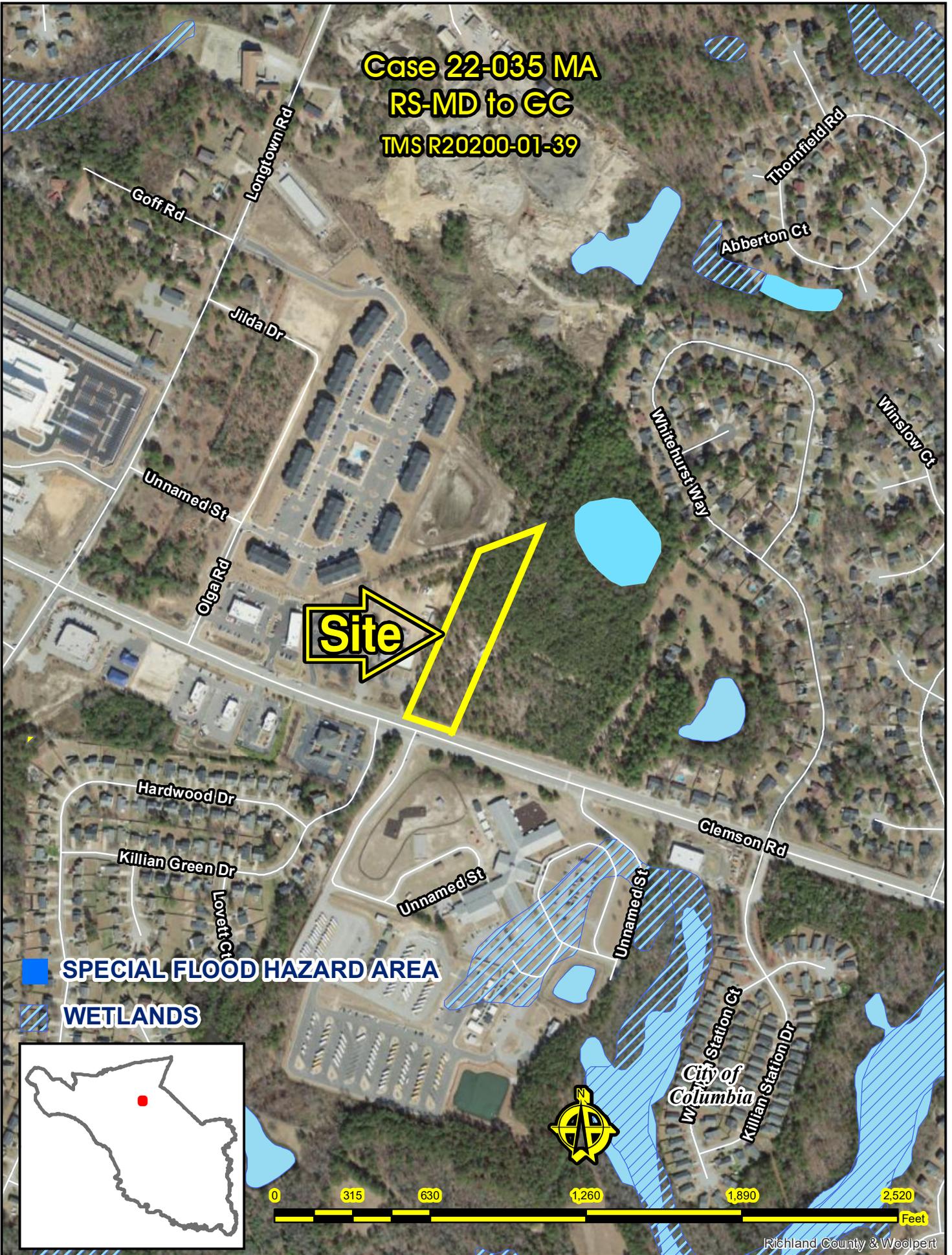
Zoning Public Hearing Date

17 November 2022.

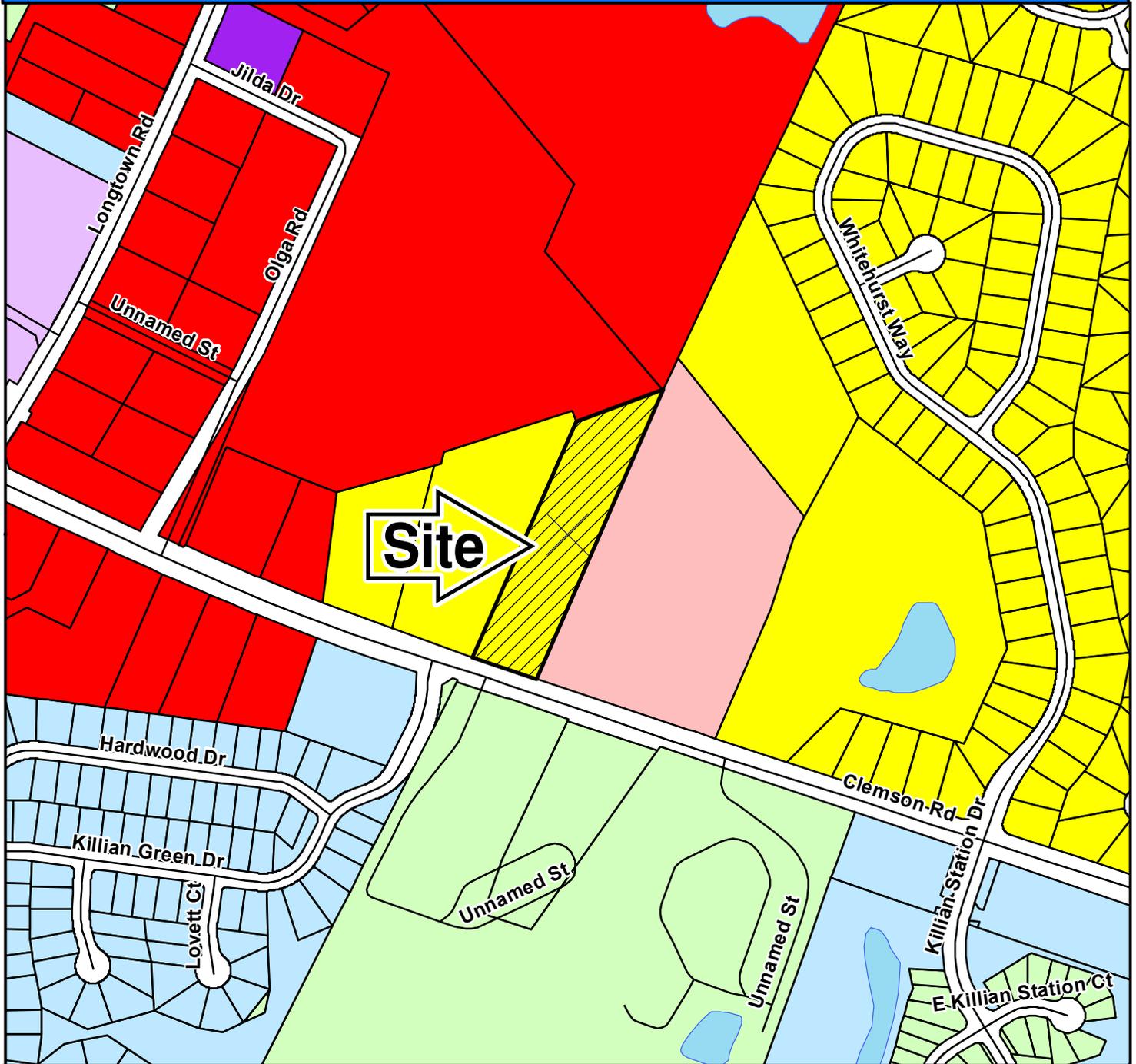


4. Case 22-035 MA
Samantha Kozlowski
2630 Clemson Road
R20200-01-39
DISTRICT 7 - Gretchen Barron

**Case 22-035 MA
RS-MD to GC
TMS R20200-01-39**



Case 22-035 MA RS-MD to GC



ZONING CLASSIFICATIONS

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



NORTHEAST PLANNING AREA

FUTURE LAND USE & PRIORITY INVESTMENT AREAS

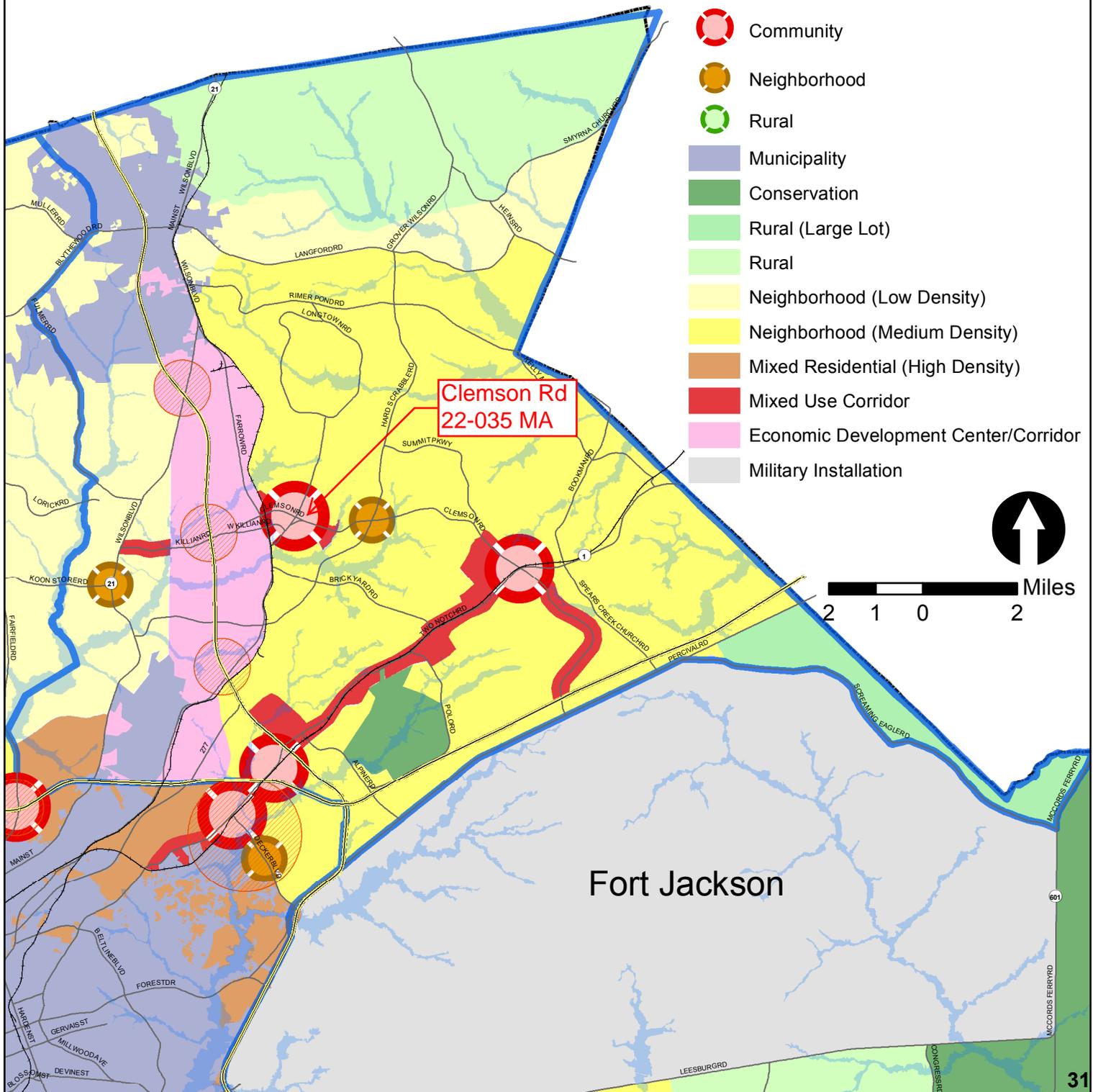


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

Adopted March 17, 2015

Legend

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



Sec. 26-1.1. Green Development Incentives

(a) Purpose and Intent

Green development practices are resource-efficient techniques for designing, constructing, and maintaining new development that is more environmentally sustainable. The purpose of this section is to support green development practices in the County by providing incentives for development to incorporate specific types of green building features, in order to support:

- (1) Energy conservation;
- (2) Alternative energy use;
- (3) Water conservation and water quality;
- (4) Healthy landscaping;
- (5) Alternate forms of transportation;
- (6) Open space preservation; and
- (7) Urban agriculture.

(b) Applicability

(1) General

- a. The incentives in this section are available to:
 1. All new development; and
 2. Any expansion of an existing development that increases its gross floor area by 50 percent or more.
- b. If the standards in this section conflict with standards in Sec. 26-5.7, Neighborhood Compatibility, or Sec. 26-5.8, Agricultural Compatibility, the standards in Sec. 26-5.7 or Sec. 26-5.8, as applicable, shall control.

(2) Timing of Review

Review for compliance with the standards of this section shall occur during review of an application for a planned development (see Sec. 26-2.5(c)), special exception (see Sec. 26-2.5(d)), land development permit (major or minor) (see Sec. 26-2.5(e)), subdivision (major or minor) (see Sec. 26-2.5(f)), permitted use with special requirements (see Sec. 26-2.5(h)), or certificate of zoning compliance (see Sec. 26-2.5(m)), as applicable.

(c) Incentives

- (1) Development integrating green development features in accordance with this section shall be eligible for the following incentives:
 - a. An increase in the maximum allowable height beyond the maximum allowed in the base zoning district, as follows:
 - ~~1. For residential structures, an additional one story or 15 feet.~~
 - 2.1. For nonresidential or mixed-use structures, an additional one story or 18 feet.
 - b. For residential or mixed-use structures in the R2, R3, R4, R5, R6, MU1, MU2, MU3, and GC, an increase in the maximum allowable residential density by 25-10 percent;

and for residential structures in the AG, HM, RT, and R1 districts an increase in the allowable residential density by ~~30~~ 15 percent.

- c. For nonresidential or mixed-use structures, a decrease in the required lot area by 10 percent.
 - d. A reduction of 15 percent in the minimum off-street parking otherwise required by Sec. 26-5.2, Off-Street Parking and Loading.
 - e. A reduction of the minimum front setback by eight or 15 feet; a reduction of the minimum side setback by one or three feet; and a reduction in the minimum rear setback by three or eight feet.
- (2) Development may include a sufficient number of green development features to take advantage of more than one type of incentive, but in no instance shall the amount of an incentive exceed the maximum listed in this section.

(d) Procedure

- (1) Development seeking to use green development incentives in accordance with this section shall include a written request with the development application that demonstrates how the project will comply with the standards in this section.
- (2) The decision-making body or person responsible for review of the development application shall also be responsible for the review of the green development incentive request.
- (3) The incentive(s) shall be based on the number of green building features provided, in accordance with Table 26-5.13(d): Green Development Incentives. To obtain the right to a particular incentive identified in the left column of Table 26-5.13(d), the development proposed is required to provide the minimum number of green building features associated with the green building features from both Schedule A and Schedule B in Table 26-5.13(d). (For example, for a density bonus of a five percent increase of the maximum allowable residential density in the base zoning district, the proposed development is required to include two green building features from Schedule A and four green building features from Schedule B.)
- (4) Each green building feature can only be used towards a single incentive. If an applicant wants to achieve two separate incentives, and each requires two green building features from Schedule A and three from Schedule B, then the total number of green building features required would be four green building features from Schedule A and six from Schedule B.

TABLE 26-5.13(d): Green Development Incentives		
Incentive	Minimum Number of Green Building Features Provided	
	From Schedule A	From Schedule B
An increase in allowable height beyond the maximum allowed in the individual base district: one story/15 feet for residential structures, one story/18 feet for nonresidential or mixed-use structures	2	3
An increase in maximum allowable residential density by 30 percent in the AG, HM, RT, and R1 districts	2	4

TABLE 26-5.13(d): Green Development Incentives		
Incentive	Minimum Number of Green Building Features Provided	
	From Schedule A	From Schedule B
An increase in the maximum allowable residential density by 25 percent in the R2, R3, R4, R5, R6, MU1, MU2, MU3, and GC districts	2	4
A decrease in required minimum lot area for a nonresidential or mixed-use structure by ten percent	2	3
A reduction from the minimum off-street parking requirements by 15 percent	2	2
In Residential base districts and Nonresidential and Mixed-Use base districts only, if the site complies with all other requirements of this Ordinance, including Sec. 26-5.2, Off-Street Parking and Loading:		
Reduction of minimum required front yard setback by 10.0 feet; reduction of minimum required side yard setback by 2.0 feet; and reduction of minimum rear yard setback by 5 feet.	2 [1]	1 [1]
Reduction of minimum required front yard setback by 15.0 feet; reduction of minimum required side yard setback by 3.0 feet; and reduction of minimum rear yard setback by 7.5 feet.	3 [1]	2 [1]

NOTES:

[1] Only green building features included under the headings “Water Conservation and Water Quality,” “Conservation Set-Asides,” “Vegetation,” or “Urban Agriculture” in Table 26-5.13(e): Green Building Features, shall count toward this number.

(e) Menu of Green Building Features

One or more of the green building features in Table 26-5.13(e): Green Building Features, may be offered by an applicant for proposed development in accordance with Table 26-5.13(d): Green Building Incentives. The entry in the left-most column of Table 26-5.13(e): Green Building Features includes the number of Schedule A or Schedule B green building practices that can be counted towards an incentive. (For example, an entry of “BBB” means that the green building feature is credited as three green building practices from Schedule B.)

TABLE 26-5.13(e): Green Building Features	
Schedule	Green Building Feature
Energy Conservation	
A	Install a “cool roof” for at least 50 percent of the total roof area of the primary buildings in a multi-building development. Cool roofs shall have a Solar Reflectance Index of 78 for flat roofs or 29 for roofs with a slope greater than 2:12
A	Use central air conditioners that are Energy Star qualified
A	Use only solar or tankless water heating systems throughout the structure.

TABLE 26-5.13(e): Green Building Features	
Schedule	Green Building Feature
B	Provide skylights sufficient to ensure natural lighting is provided to at least 20 percent of the habitable rooms in the structure
B	Construct roof eaves or overhangs of three feet or more on southern or western elevations
B	Provide shade, open-grid pervious pavement, or solar-reflective paving on 50 percent of the total area of roads, sidewalks, and parking areas in the development
B	Use a structure design that can accommodate the installation and operation of solar photovoltaic panels or solar thermal heating devices (including appropriate wiring and water transport systems)
B	Use vegetation or vegetated structures to shade <u>HVAC units SEER 17 or above for non-residential units.</u>
B	Install mini-split unit air conditioner that meets Building Code requirements
B	Install airtight water heater
Alternative Energy	
AA	Generate a minimum of 50 percent of energy on-site by alternative energy (e.g., solar wind, geothermal)
A	Generate a minimum of 25 percent of energy on-site by alternative energy (e.g., solar wind, geothermal)
A	Pre-wire a minimum of 75 percent of residential dwelling units in the development for solar panels
B	Pre-wire a minimum of 50 percent of residential dwelling units in the development for solar panels
Green Building Certification Standards	
AAA	Construct the principal building(s) to meet or exceed LEED® Platinum, Certified High Performance Home (CHIP) Emerald, or comparable certification standards
AA	Construct the principal building(s) to meet or exceed LEED® Gold, Certified High Performance Home (CHIP) Gold, or comparable certification standards
BB	Construct the principal building(s) to meet or exceed LEED® Silver, Certified High Performance Home (CHIP) Silver, or comparable certification standards
Water Conservation and Water Quality	
AAA	Install a green vegetated roof on the primary building(s), or at least 50 percent of the primary buildings in a multi-building complex; green or vegetated roofs shall include vegetation on at least 50 percent of the roof area (25 percent for renovated buildings) and shall use only plant materials permitted by this Ordinance
A	Provide rain gardens, street-side swales, or other appropriate storm water infiltration system(s) that captures a minimum of 25 percent of site stormwater runoff
A	Use pervious pavement on a minimum of 50 percent of parking lot and driveway area in development
A	Include rain water capture and re-use devices such as cisterns, rain filters, and underground storage basins with a minimum storage capacity of 500 gallons for every two residential units
A	Provide rain gardens, vegetated strips, infiltration strips, or other appropriate storm water infiltration system(s) that accommodate a minimum of 25 percent of runoff
B	Install a system for the reuse of non-potable water (greywater) designed to collect and reuse at least 75 percent of the total wastewater discharge from all of the following that are present on the site: bathtubs, showers, lavatories, clothes washers, laundry trays, and air conditioners (condensate)

TABLE 26-5.13(e): Green Building Features

Schedule	Green Building Feature
Conservation Set-Asides	
Setting aside as open space set-asides, subject to all design, maintenance, and ownership requirements in Sec. 26-5.4, Open Space Set-Asides, the percentage specified below of the total land area on the site that includes any of the following:	
<ul style="list-style-type: none"> • Important historic sites, not currently determined eligible for or listed in the National Register of Historic Places; • Existing healthy, mature forests of at least one contiguous acre. For purposes of this section, any stand of trees having at least eight healthy trees that have reached maturity shall be considered a healthy, mature forest, and the area of the forest shall be the area defined by the outer-most driplines of the trees in the stand; • Contiguous areas surrounding groupings of grand trees, consisting of the smallest contiguous area extending at least 15 feet beyond the outer-most driplines of the trees in the grouping; • Scenic view sheds of natural or historic features; • Rock outcroppings that are at least three feet tall and at least five feet wide, measured as the horizontal land area covered by the exposed rock that includes the outcropping; • Contiguous lands of at least one acre having prime agricultural soils, defined as Marlboro or Dothan loamy sands, or that are in productive agricultural use; • Existing trails, and any abutting landscaping or wooded corridors, that connect the tract to neighboring areas; • The land within a 30-foot extension of the required water quality buffer; • Community gardens of at least 0.25 acres in size; • Lands within ten feet of intermittent or perennial streams; and • Restored ponds, including a buffer area extending ten feet from the edge of the pond. 	
ABB	100 percent or more
BB	At least 75 percent, but less than 100 percent
AB	At least 50 percent but less than 75 percent
B	At least 25 percent but less than 50 percent
A	At least 5 percent but less than 25 percent
Vegetation	
AB	Retain a minimum of 50 percent of existing pre-development natural vegetation
A	Retain a minimum of 25 percent of existing pre-development natural vegetation
A	Remove all lawn or turf in favor of ground cover consisting of plant material or mulch
B	Limit turf grass to no more than 40 percent of the landscaped area
Urban Agriculture	
A	Provide a fenced, centrally located community garden space (which may be located as a rooftop garden) for residents and for urban gardening purposes at a ratio of 50 square feet per dwelling unit
B	Provide a fenced, community garden space for employees at an office, for gardening purposes at a ratio of 15 square feet per employee
B	Provide a minimum of one on-site composting station for every 25 residential dwelling units
Building Materials	
AA	Source a minimum of 25 percent, by cost, of construction materials from recycled products or products manufactured, extracted, harvested, or recovered within 250 miles of the site
Transportation	
A	Provide a minimum of two four four electric vehicle (EV) level 3 charging stations that are made available in a parking structure or off-street parking lot to those using the building
B	Provide a minimum of two four four electric vehicle (EV) level 2 charging stations that are made available in a parking structure or off-street parking lot to those using the building
B	Provide more bicycle parking than required by Sec. 26-5.2(i)(1), Minimum Bicycle Parking Required while ensuring that all other bicycle parking standards required in Sec. 26-5.2, Off-Street Parking and Loading are met

TABLE 26-5.13(e): Green Building Features	
Schedule	Green Building Feature
Resiliency to Natural Hazards	
B	Equip the project with at least one alternative, independent source of electricity supply so that the project is capable of operating if a primary source of power experiences an interruption
A	If the project involves a critical facility that is intended to remain operational in the event of a flood, or whose function is critical for post-flood recovery, design the facility to be protected and operable at the water levels represented by an 0.2 percent annual chance (500-year) flood
A	Elevate new and/or existing structures more than three feet above Base Flood Elevation
B	Install operable windows to allow for natural ventilation in the event of power failures
NOTES:	
[1] "AAA" means credited as provision of three Schedule A features, ""BB" means credited as provision of two Schedule B features, and so on.	
[2] LEED Certification is managed by the U.S. Green Building Council. Equivalent criteria include the International Code Council Green Construction Code, the National Green Building Standards, or other programs as determined by the Zoning Administrator.	

(f) Installation and Maintenance of Green Building Features

- (1)** Failure to properly install or maintain approved green building features that are to be provided to comply with this section is a violation of this Ordinance, and may result in revocation of the development approval or permit.
- (2)** Green building features that include water capture devices shall be installed and maintained with netting to prevent mosquito breeding.
- (3)** If a request for green building incentives is based on green building features under the heading "Water Conservation and Water Quality," "Vegetation," or "Urban Agriculture" in Table 26-5.13(e), the applicant shall submit a plan for the maintenance of such features with the request for green building incentives.

(a) AG: Agricultural District

General Description

The AG: Agricultural District provides lands for agriculture and forestry, agriculture-supporting uses, and other working lands operations that enable the continuation and preservation of large-scale agricultural practices within the County. This district is intended for active working lands on large tracts of land that preserve a rural character. Residential development includes single-family detached homes and manufactured homes often as large single lots or family subdivisions with significant acreage in conjunction with an active agricultural operation.

Concept



Use Standards

Allowed uses and use-specific standards for principal, accessory, and temporary uses are established in Article 26-4: Use Regulations.

Density and Dimensional Standards

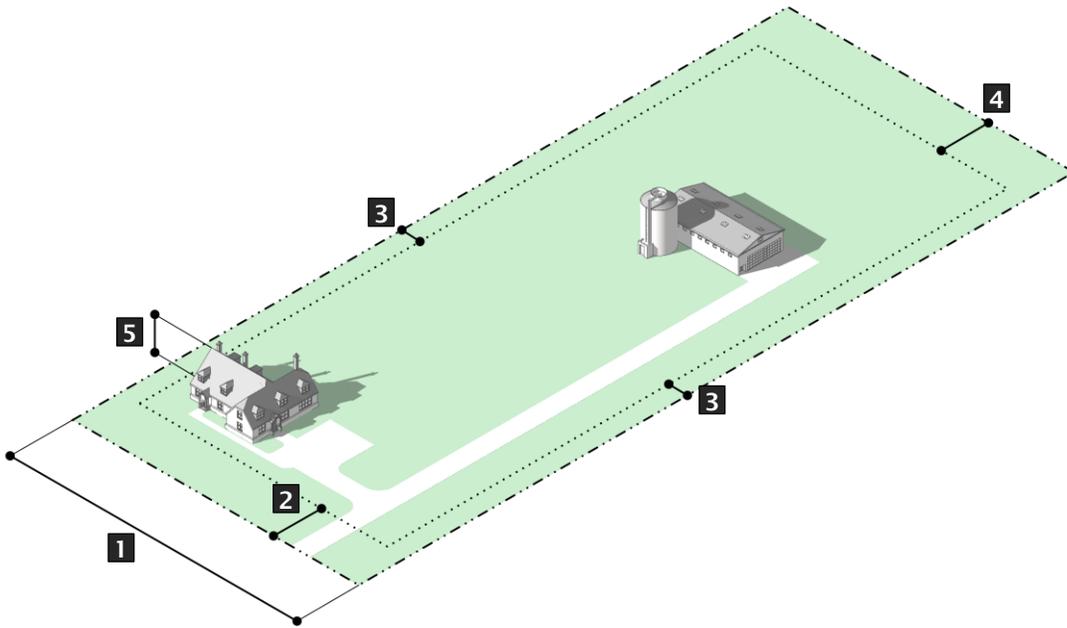
Standard ^[1]	All Uses
Contiguous Area, min. (ac) ^[2]	35
Density, max. (du/acre)	0.15
1 Lot Width, min. (ft)	240
2 Front Yard Setback, min. (ft)	50
3 Side Yard Setback, min. (ft)	20
4 Rear Yard Setback, min. (ft)	50
5 Building Height, max. (ft)	45 ^[3]
6 Gross Average Lot Size (squ. ft)	130,680 (3 acres)
7 Lot Size, min (squ. ft)	98,000

NOTES:

[1] Unless modified in accordance with Sec. 26-3.1(f)(5), Cluster Development.

[2] Lands rezoned to the AG district must, together with any contiguous lands zoned AG or HM, total 35 acres.

[3] Does not apply to silos, barns, windmills, or other similar structures used for agricultural purpose.



Reference to Other Standards

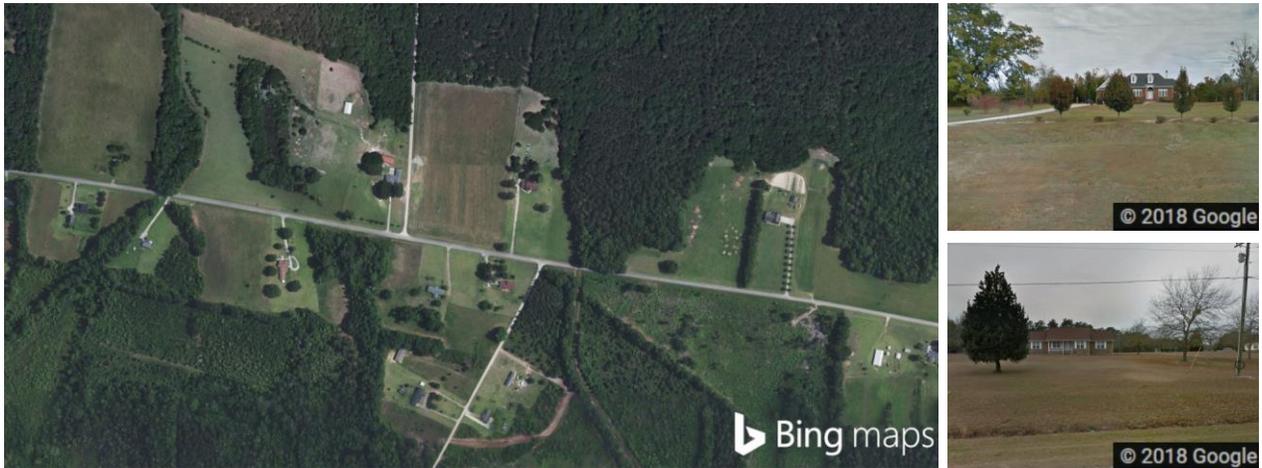
Article 26-4	Use Regulations	Sec. 26-5.8	Agricultural Compatibility
Sec. 26-5.1	Access, Mobility, and Connectivity	Sec. 26-5.9	Fences and Walls
Sec. 26-5.2	Off-Street Parking and Loading	Sec. 26-5.10	Signs
Sec. 26-5.3	Landscaping	Sec. 26-5.11	Exterior Lighting
Sec. 26-5.4	Open Space Set-Asides	Sec. 26-5.13	Green Development Incentives
Sec. 26-5.5	Cluster Development	Sec. 26-5.14	General Performance Standards
Sec. 26-5.6	Design and Form Standards	Article 26-6	Land Development (Subdivision) Standards
Sec. 26-5.7	Neighborhood Compatibility		

HM: Homestead District

Purpose

The HM: Homestead District provides lands for low-intensity agricultural and agricultural-supporting uses, such as hobby farms, along with very low-intensity residential development that preserves the rural and natural character of the district. Residential development includes single-family detached and manufactured home dwellings on large single lots or family subdivisions with significant acreage.

Concept



Use Standards

Allowed uses and use-specific standards for principal, accessory, and temporary uses are established in Article 26-4: Use Regulations

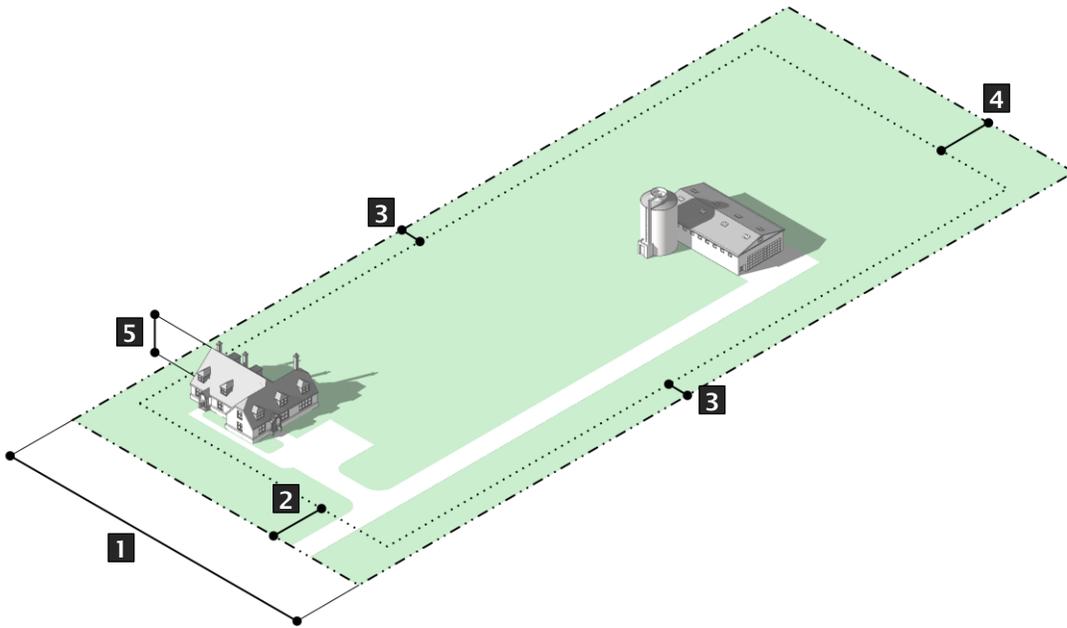
Density and Dimensional Standards

Standard ^[1]	All Uses
Density, max. (du/acre)	0.33
1 Lot Width, min. (ft)	150
2 Front Yard Setback, min. (ft)	50
3 Side Yard Setback, min. (ft)	20
4 Rear Yard Setback, min. (ft)	50
5 Building Height, max. (ft)	45 ^[2]
6 Gross Average Lot Size (squ. ft)	66,211.2 (1.51 acres)
7 Lot Size, min (squ. ft)	50,000

NOTES:

[1] Unless modified in accordance with Sec. 26-3.1(f)(5), Cluster Development.

[2] Does not apply to silos, barns, windmills, or other similar structures used for agricultural purpose.



Reference to Other Standards

Article 26-4	Use Regulations	Sec. 26-5.8	Agricultural Compatibility
Sec. 26-5.1	Access, Mobility, and Connectivity	Sec. 26-5.9	Fences and Walls
Sec. 26-5.2	Off-Street Parking and Loading	Sec. 26-5.10	Signs
Sec. 26-5.3	Landscaping	Sec. 26-5.11	Exterior Lighting
Sec. 26-5.4	Open Space Set-Asides	Sec. 26-5.13	Green Development Incentives
Sec. 26-5.5	Cluster Development	Sec. 26-5.14	General Performance Standards
Sec. 26-5.6	Design and Form Standards	Article 26-6	Land Development (Subdivision) Standards
Sec. 26-5.7	Neighborhood Compatibility		

RT: Residential Transition District

General Description

The RT: Residential Transition District provides lands for low-intensity residential development outside urban and suburban settings. The district is intended to serve as a transition between very low intensity rural areas and suburban residential areas. Residential development is limited to manufactured homes and detached single-family dwellings, which may be located on large lots or on family subdivisions that respect the natural features of the land and are designed to conform to the suburban/rural fringe character of the district. Development in the district includes natural buffers between adjacent uses and roadway buffers to support road corridors that have a natural appearance and limit visibility into developed areas.

Concept



Use Standards

Allowed uses and use-specific standards for principal, accessory, and temporary uses are established in Article 26-4: Use Regulations.

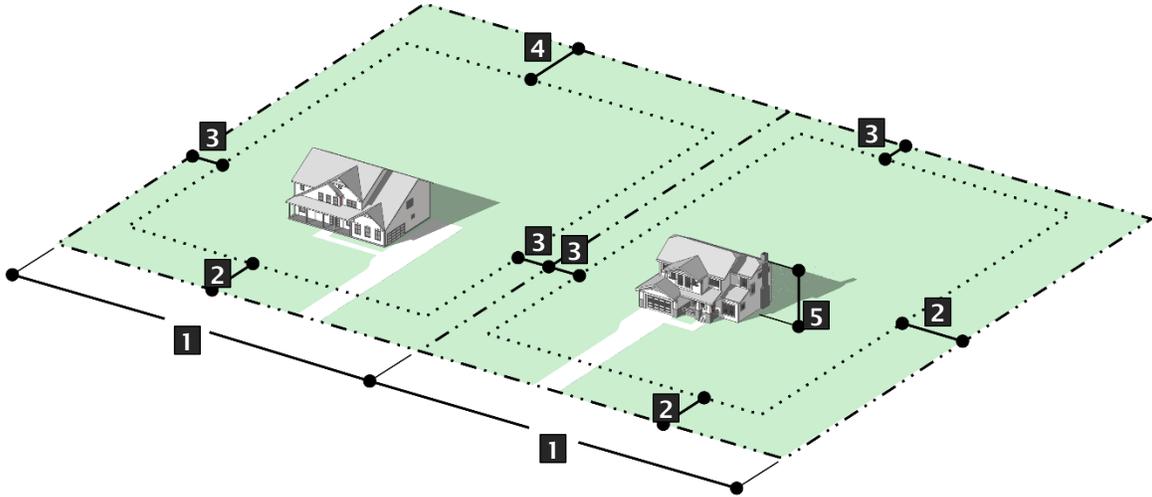
Density and Dimensional Standards

Standard ^[1]	All Uses
Density, max. (du/acre)	0.67
1 Lot Width, min. (ft)	120
2 Front Yard Setback, min. (ft)	40
3 Side Yard Setback, min. (ft)	20
4 Rear Yard Setback, min. (ft)	50
5 Building Height, max. (ft)	45 ^[2]
6 Gross Average Lot Size (squ. ft)	64,904 (1.49 acres)
7 Lot Size, min (squ. ft)	49,000

NOTES:

[1] Unless modified in accordance with Sec. 26-3.1(f)(5), Cluster Development.

[2] Does not apply to silos, barns, windmills, or other similar structures used for agricultural purpose.



Reference to Other Standards

Article 26-4	Use Regulations	Sec. 26-5.8	Agricultural Compatibility
Sec. 26-5.1	Access, Mobility, and Connectivity	Sec. 26-5.9	Fences and Walls
Sec. 26-5.2	Off-Street Parking and Loading	Sec. 26-5.10	Signs
Sec. 26-5.3	Landscaping	Sec. 26-5.11	Exterior Lighting
Sec. 26-5.4	Open Space Set-Asides	Sec. 26-5.13	Green Development Incentives
Sec. 26-5.5	Cluster Development	Sec. 26-5.14	General Performance Standards
Sec. 26-5.6	Design and Form Standards	Sec. 26-5.15	Road Naming and Addressing
Sec. 26-5.7	Neighborhood Compatibility	Article 26-6	Land Development (Subdivision) Standards

R1: Residential 1 District

General Description

The R1: Residential 1 District provides lands primarily for low-intensity single-family residential development. Development allowed in this district includes single-family detached dwellings and manufactured homes, limited agricultural uses, and limited public, civic, and institutional uses that are consistent with the low-intensity residential character of the district.

Concept



Use Standards

Allowed uses and use-specific standards for principal, accessory, and temporary uses are established in Article 26-4: Use Regulations.

Density and Dimensional Standards

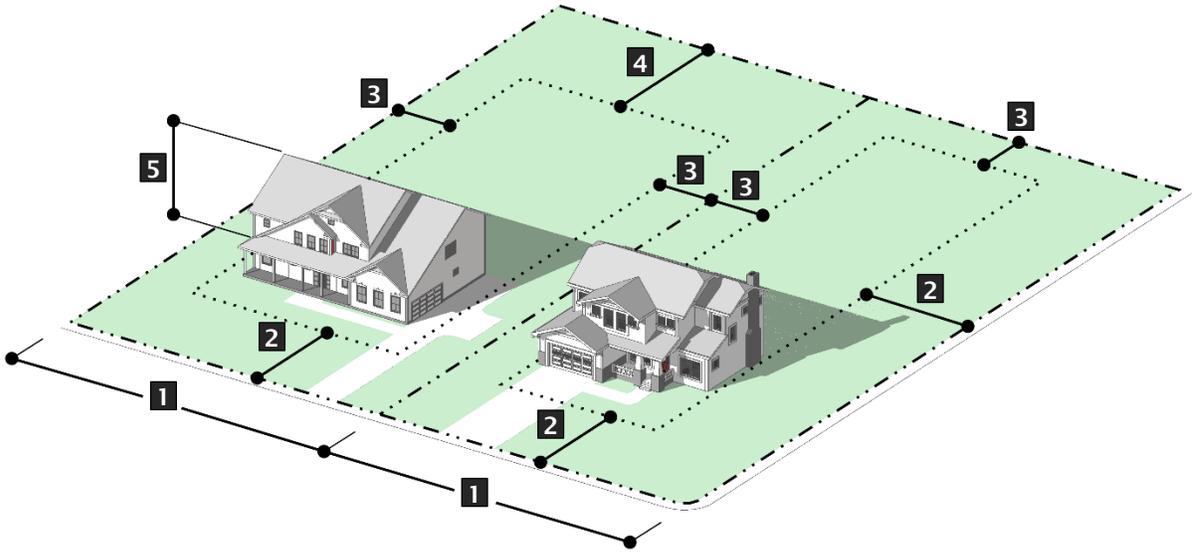
Standard ^[1]	All Uses
Density, max. (du/acre)	1.33
1 Lot Width, min. (ft)	50 ^[2]
2 Front Yard Setback, min. (ft)	40
3 Side Yard Setback, min. (ft)	20
4 Rear Yard Setback, min. (ft)	50
5 Building Height, max. (ft)	45 ^[3]
6 Gross Average Lot Size (squ. ft)	32,750 (.752 acres)
7 Lot Size, min / max (squ. ft)	24,500 / 40,000

NOTES:

[1] Unless modified in accordance with Sec. 26-3.1(f)(5), Cluster Development.

[2] There is no minimum lot width if vehicular access is provided to the rear of the lot from an abutting alley.

[3] Does not apply to silos, barns, windmills, or other similar structures used for agricultural purpose.



Reference to Other Standards

Use Regulations	Sec. 26-5.8	Agricultural Compatibility
Access, Mobility, and Connectivity	Sec. 26-5.9	Fences and Walls
Off-Street Parking and Loading	Sec. 26-5.10	Signs
Landscaping	Sec. 26-5.11	Exterior Lighting
Open Space Set-Asides	Sec. 26-5.13	Green Development Incentives
Cluster Development	Sec. 26-5.14	General Performance Standards
Design and Form Standards	Sec. 26-5.15	Road Naming and Addressing
Neighborhood Compatibility	Article 26-6	Land Development (Subdivision) Standards

R2: Residential 2 District

General Description

The R2: Residential 2 District provides lands primarily for low- to moderate-intensity residential development. Development allowed in this district includes residential dwellings, manufactured homes, and limited public, civic, and institutional uses that support residential development.

Concept



Use Standards

Allowed uses and use-specific standards for principal, accessory, and temporary uses are established in Article 26-4: Use Regulations.

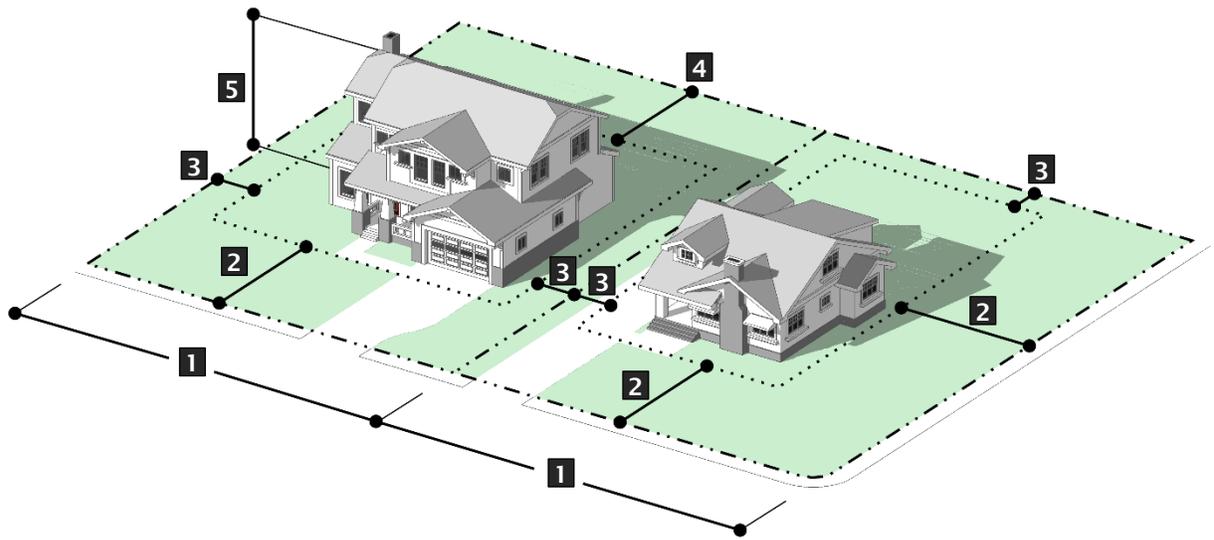
Density and Dimensional Standards

Standard	All Uses
Density, max. (du/acre)	3
1 Lot Width, min. (ft)	50 ^[1]
2 Front Yard Setback, min. (ft)	35
3 Side Yard Setback, min. (ft)	10 ^[2]
4 Rear Yard Setback, min. (ft)	30
5 Building Height, max. (ft)	45
6 Gross Average Lot Size (squ. ft)	14,500 (.33 acres)
7 Lot Size, min / max (squ. ft)	11,000 / 18,000

NOTES:

[1] There is no minimum lot width if vehicular access is provided to the rear of the lot from an abutting alley; or if modified in accordance with Sec. 26-3.1(f)(5), Cluster Development.

[2] Unless modified in accordance with Sec. 26-3.1(f)(4), Zero Lot Line Development.



Reference to Other Standards

Article 26-4	Use Regulations	Sec. 26-5.8	Agricultural Compatibility
Sec. 26-5.1	Access, Mobility, and Connectivity	Sec. 26-5.9	Fences and Walls
Sec. 26-5.2	Off-Street Parking and Loading	Sec. 26-5.10	Signs
Sec. 26-5.3	Landscaping	Sec. 26-5.11	Exterior Lighting
Sec. 26-5.4	Open Space Set-Asides	Sec. 26-5.13	Green Development Incentives
Sec. 26-5.5	Cluster Development	Sec. 26-5.14	General Performance Standards
Sec. 26-5.6	Design and Form Standards	Sec. 26-5.15	Road Naming and Addressing
Sec. 26-5.7	Neighborhood Compatibility	Article 26-6	Land Development (Subdivision) Standards

R3: Residential 3 District

General Description

The R3: Residential 3 District provides lands primarily for moderate-intensity residential development, located within walkable neighborhoods that are well-connected by a mostly gridded street system. Development allowed in this district includes residential dwellings and public, civic, and institutional uses that support various residential development types.

Concept



Use Standards

Allowed uses and use-specific standards for principal, accessory, and temporary uses are established in Article 26-4: Use Regulations.

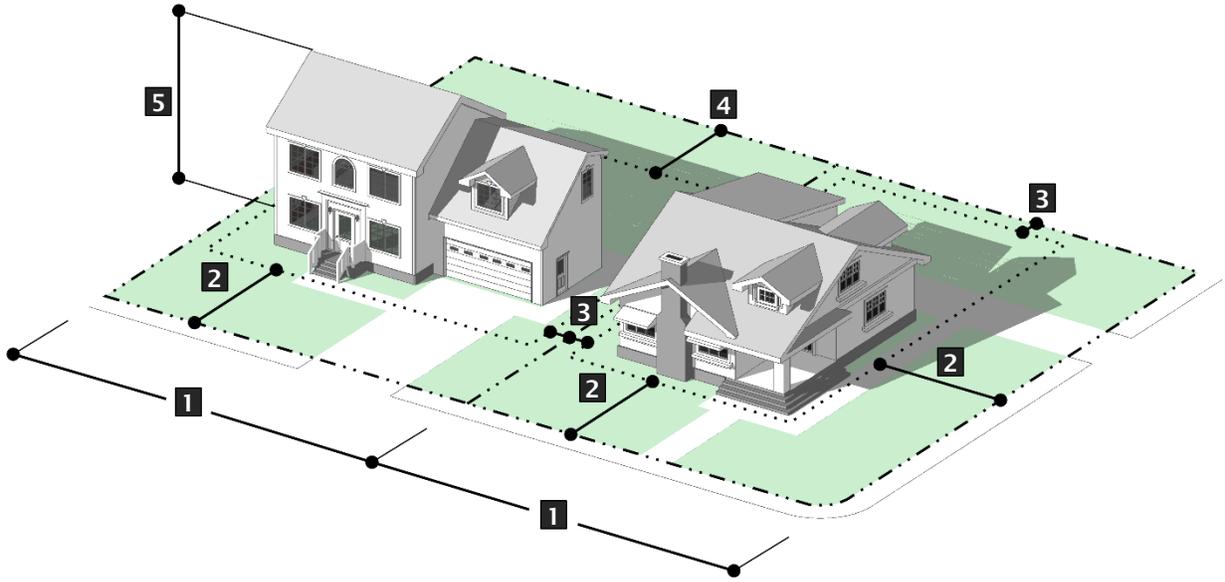
Density and Dimensional Standards

Standard	All Uses
Density, max. (du/acre)	6
1 Lot Width, min. (ft)	50 ^[1]
2 Front Yard Setback, min. (ft)	20
3 Side Yard Setback, per side combined, min. (ft)	4 13 ^[2]
4 Rear Yard Setback, min. (ft)	20
5 Building Height, max. (ft)	45
6 Gross Average Lot Size (squ. ft)	7,260 (1.67 acres)
7 Lot Size, min / max (squ. ft)	5,500 / 9,000

NOTES:

[1] There is no minimum lot width if vehicular access is provided to the rear of the lot from an abutting alley; or if modified in accordance with Sec. 26-3.1(f)(5), Cluster Development

[2] Unless modified in accordance with Sec. 26-3.1(f)(4), Zero Lot Line Development.



Reference to Other Standards

Article 26-4	Use Regulations	Sec. 26-5.8	Agricultural Compatibility
Sec. 26-5.1	Access, Mobility, and Connectivity	Sec. 26-5.9	Fences and Walls
Sec. 26-5.2	Off-Street Parking and Loading	Sec. 26-5.10	Signs
Sec. 26-5.3	Landscaping	Sec. 26-5.11	Exterior Lighting
Sec. 26-5.4	Open Space Set-Asides	Sec. 26-5.13	Green Development Incentives
Sec. 26-5.5	Cluster Development	Sec. 26-5.14	General Performance Standards
Sec. 26-5.6	Design and Form Standards	Sec. 26-5.15	Road Naming and Addressing
Sec. 26-5.7	Neighborhood Compatibility	Article 26-6	Land Development (Subdivision) Standards

2005 Richland County Land Development Code (M-1 zoning district)

Sec. 26-141. Table of Permitted Uses, Permitted Uses with Special Requirements, and Special Exceptions.

- (a) *General.* The Table of Permitted Uses, Permitted Uses with Special Requirements, and Special Exceptions that follows, contains a listing of uses that may be permitted in one or more of the various zoning districts established by this article. Uses are listed in alphabetical order in eleven functional categories. The categories in order of their listing are: agricultural uses; residential uses; accessory uses and structures; recreational uses; institutional, educational and civic uses; business, professional and personal services; retail trade and food services; wholesale trade; transportation, information, warehousing, waste management, and utilities; manufacturing, mining, and industrial uses; and, other uses.
- (b) *Symbols used.* The districts in which a particular use is permitted (with or without special requirements), are indicated by a “P”, “SR”, or “SE” in the district column(s) opposite the listed use. Blank spaces in the district column under any proposed use indicates that the use is NOT permitted in that particular zoning district.
- (c) *Meaning of symbols.* The meaning of the symbols in the Table of Permitted Uses, Permitted Uses with Special Requirements, and Special Exceptions are as follows:
 - (1) *P.* Means the indicated use is permitted in the indicated district.
 - (2) *SR.* Means the indicated use is permitted provided special additional standards set forth in this chapter are met. These standards are contained in Article VI., Supplemental Use Standards.
 - (3) *SE.* Means the indicated use is permitted in the indicated district, subject to approval of a special exception by the board of zoning appeals (Section 26-56 of this chapter). Minimum conditions that must be met in order for the board to grant a special exception are listed in Article VI., Supplemental Use Standards.
- (d) *North American Industry Classification System (NAICS).* The North American Industry Classification System, United States Manual – 2002 Edition (NAICS) was utilized in the preparation of the Table of Permitted Uses, Permitted Uses with Special Requirements, and Special Exceptions. The listing of the numerical references (in the NAICS) utilized is found in Appendix I. This listing and the 2002 NAICS manual shall be consulted as a guide for the purpose of interpretation by the zoning administrator when necessary. The NAICS number in the appendix refers to the corresponding NAICS classification for that particular use. Listings with a “000000” in the NAICS column do not correspond to any classification manual, but rather are identified uses of local significance.

2005 Richland County Land Development Code (M-1 zoning district)

- (e) *Relationship to other laws.* The listing of a use in the Table of Permitted Uses, Permitted Uses with Special Requirements, and Special Exceptions in no way relieves that use of having to meet all local, state, and federal laws pertaining to the establishment and operation of that use.
- (f) *Table of Permitted Uses, Permitted Uses with Special Requirements, and Special Exceptions.* See Table 26-V-2.

2005 Richland County Land Development Code (M-1 zoning district)

TABLE 26-V-2

TABLE OF PERMITTED USES, PERMITTED USES WITH SPECIAL REQUIREMENTS, AND SPECIAL EXCEPTIONS

USE TYPES	M-1
<u>Agricultural Uses</u>	
Animal Production	P
Animal Production Support Services	P
Crop Production	P
Crop Production Support Services	P
Fish Hatcheries	P
Forestry	P
Forestry Support Services	P
Poultry Farms	P
Produce Stands	P
Swine Farms	P
Veterinary Services (Livestock)	P
<u>Residential Uses</u>	
Accessory Dwellings	SR
Dwellings, Manufactured Homes on Individual Lots	SE
<u>Accessory Uses and Structures</u>	
Accessory Uses and Structures (Customary) – See Also Sec. 26-185	P
<u>Recreational Uses</u>	
Amusement or Water Parks, Fairgrounds	SR
Amusement Arcades	P
Athletic Fields	P
Batting Cages	SR
Billiard Parlors	P
Bowling Centers	P
Clubs or Lodges (Ord No.054-08HR; 9-16-08)	P
Country Clubs with Golf Courses	SR
Dance Studios and Schools	P
Go-Cart, Motorcycle and Similar Small Vehicle Tracks	P
Golf Courses	SR
Golf Courses, Miniature	P
Golf Driving Ranges (Freestanding)	SR
Marinas and Boat Ramps	P
Martial Arts Instructional Schools	P
Physical Fitness Centers	P
Public or Private Parks	SR
Public Recreation Facilities	SR
Riding Stables	P
Shooting Ranges, Indoor	P
Skating Rinks	P
Swim and Tennis Clubs	P
<u>Institutional, Educational and Civic Uses</u>	
Ambulance Services, Emergency	P
Ambulance Services, Transport	P
Animal Shelters	SR
Auditoriums, Coliseums, Stadiums	P
Bus Shelters/Bus Benches (Ord. 053-09HR; 11-3-09)	SR
Cemeteries, Mausoleums (Ord. 069-10HR)	SR
Community Food Services	P

2005 Richland County Land Development Code (M-1 zoning district)

Correctional Institutions	P
Day Care Centers, Adult (Ord. 008-09HR; 2-17-09)	SR
Day Care, Child, Licensed Center (Ord. 008-09HR; 2-17-09)	SR
Fire Stations	P
Government Offices	P
Individual and Family Services, Not Otherwise Listed	P
Libraries	P
Museums and Galleries	P
Places of Worship	P
Police Stations, Neighborhood	P
Post Offices	P
Postal Service Processing & Distribution	P
Schools, Administrative Facilities	P
Schools, Business, Computer and Management Training	P
Schools, Fine Arts Instruction	P
Schools, Junior Colleges	P
Schools, Technical and Trade (Except Truck Driving)	P
Schools, Truck Driving	P
Zoos and Botanical Gardens	SR
<u>Business, Professional and Personal Services</u>	
Accounting, Tax Preparation, Bookkeeping, and Payroll Services	P
Advertising, Public Relations, and Related Agencies	P
Automatic Teller Machines	P
Automobile Parking (Commercial)	P
Automobile Rental or Leasing	P
Automobile Towing, Not Including Storage	P
Automobile Towing, Including Storage Services	P
Banks, Finance, and Insurance Offices	P
Barber Shops, Beauty Salons, and Related Services	P
Building Maintenance Services, Not Otherwise Listed	P
Car and Light Truck Washes (See also Truck Washes)	P
Carpet and Upholstery Cleaning Services	P
Computer Systems Design and Related Services	P
Clothing Alterations/Repairs; Footwear Repairs	P
Construction, Building, General Contracting, with Outside Storage	SR
Construction, Building, General Contracting, without Outside Storage	P
Construction, Heavy, with Outside Storage	SR
Construction, Heavy, without Outside Storage	P
Construction, Special Trades, with Outside Storage	SR
Construction, Special Trades, without Outside Storage	P
Employment Services	P
Engineering, Architectural, and Related Services	P
Exterminating and Pest Control Services	P
Funeral Homes and Services	P
Furniture Repair Shops and Upholstery	P
Hotels and Motels	P
Janitorial Services	P

2005 Richland County Land Development Code (M-1 zoning district)

Kennels	SR
Landscape and Horticultural Services	P
Laundromats, Coin Operated	P
Laundry and Dry Cleaning Services, Non-Coin Operated	P
Legal Services (Law Offices, Etc.)	P
Linen and Uniform Supply	P
Locksmith Shops	P
Management, Scientific, and Technical Consulting Services	P
Massage Therapists	P
Medical/Health Care Offices	P
Medical, Dental, or Related Laboratories	P
Motion Picture Production/Sound Recording	P
Office Administrative and Support Services, Not Otherwise Listed	P
Packaging and Labeling Services	P
Pet Care Services (Excluding Veterinary Offices and Kennels)	P
Photocopying and Duplicating Services	P
Photofinishing Laboratories	P
Photography Studios	P
Picture Framing Shops	P
Professional, Scientific, and Technical Services, Not Otherwise Listed	P
Publishing Industries	P
Real Estate and Leasing Offices	P
Rental Centers, with Outside Storage	P
Rental Centers, without Outside Storage	P
Repair and Maintenance Services, Appliance and Electronics	SR
Repair and Maintenance Services, Automobile, Major	P
Repair and Maintenance Services, Automobile, Minor	P
Repair and Maintenance Services, Boat and Commercial Trucks, Large	P
Repair and Maintenance Services, Boat and Commercial Trucks, Small	P
Repair and Maintenance Services, Commercial and Industrial Equipment	P
Repair and Maintenance Services, Home and Garden Equipment	P
Repair and Maintenance Services, Personal and Household Goods	P
Repair and Maintenance Services, Television, Radio, or Other Consumer Electronics	P
Research and Development Services	P
Security and Related Services	P
Septic Tank Services	P
Tanning Salons	P
Taxidermists	P
Theaters, Live Performances	P
Theaters, Motion Picture, Other Than Drive-Ins	P
Theaters, Motion Picture, Drive-Ins	P
Tire Recapping	P
Travel Agencies (without Tour Buses or Other Vehicles)	P
Traveler Accommodations, Not	P

2005 Richland County Land Development Code (M-1 zoning district)

Otherwise Listed	
Truck (Medium and Heavy) Washes	P
Vending Machine Operators	P
Veterinary Services (Non-Livestock, May Include Totally Enclosed Kennels Operated in Connection with Veterinary Services)	P
Watch and Jewelry Repair Shops	P
Weight Reducing Centers	P
<u>Retail Trade and Food Services</u>	
Antique Stores (See Also Used Merchandise Shops and Pawn Shops)	P
Appliance Stores	P
Art Dealers	P
Arts and Crafts Supply Stores	P
Auction Houses	P
Automotive Parts and Accessories Stores	P
Bakeries, Retail	P
Bars and Other Drinking Places	SR
Bicycle Sales and Repair	P
Boat and RV Dealers, New and Used (Ord No. 024-15HR; 6-16-15)	P
Book, Periodical, and Music Stores	P
Building Supply Sales with Outside Storage	P
Building Supply Sales without Outside Storage	P
Camera and Photographic Sales and Service	P
Candle Shops	P
Candy Stores (Confectionery, Nuts, Etc.)	P
Caterers, No On Site Consumption	P
Cigar Bars	SR
Clothing, Shoe, and Accessories Stores	P
Coin, Stamp, or Similar Collectibles Shops	P
Computer and Software Stores	P
Convenience Stores (with Gasoline Pumps)	P
Convenience Stores (without Gasoline Pumps)	P
Cosmetics, Beauty Supplies, and Perfume Stores	P
Department, Variety or General Merchandise Stores	P
Direct Selling Establishments, Not Otherwise Listed	P
Drugstores, Pharmacies, with Drive-Thru	P
Drugstores, Pharmacies, without Drive-Thru	P
Electronic Shopping and Mail Order Houses	P
Fabric and Piece Goods Stores	P
Flea Markets, Indoor	P
Flea Markets, Outdoor	P
Floor Covering Stores	P
Florists	P
Food Service Contractors	P
Food Stores, Specialty, Not Otherwise Listed	P
Formal Wear and Costume Rental	P
Fruit and Vegetable Markets	P
Fuel Sales (Non- Automotive)	SR
Furniture and Home Furnishings	P
Garden Centers, Farm Supplies, or Retail Nurseries	P
Gift, Novelty, Souvenir, or Card Shops	P
Grocery/Food Stores (Not Including	P

2005 Richland County Land Development Code (M-1 zoning district)

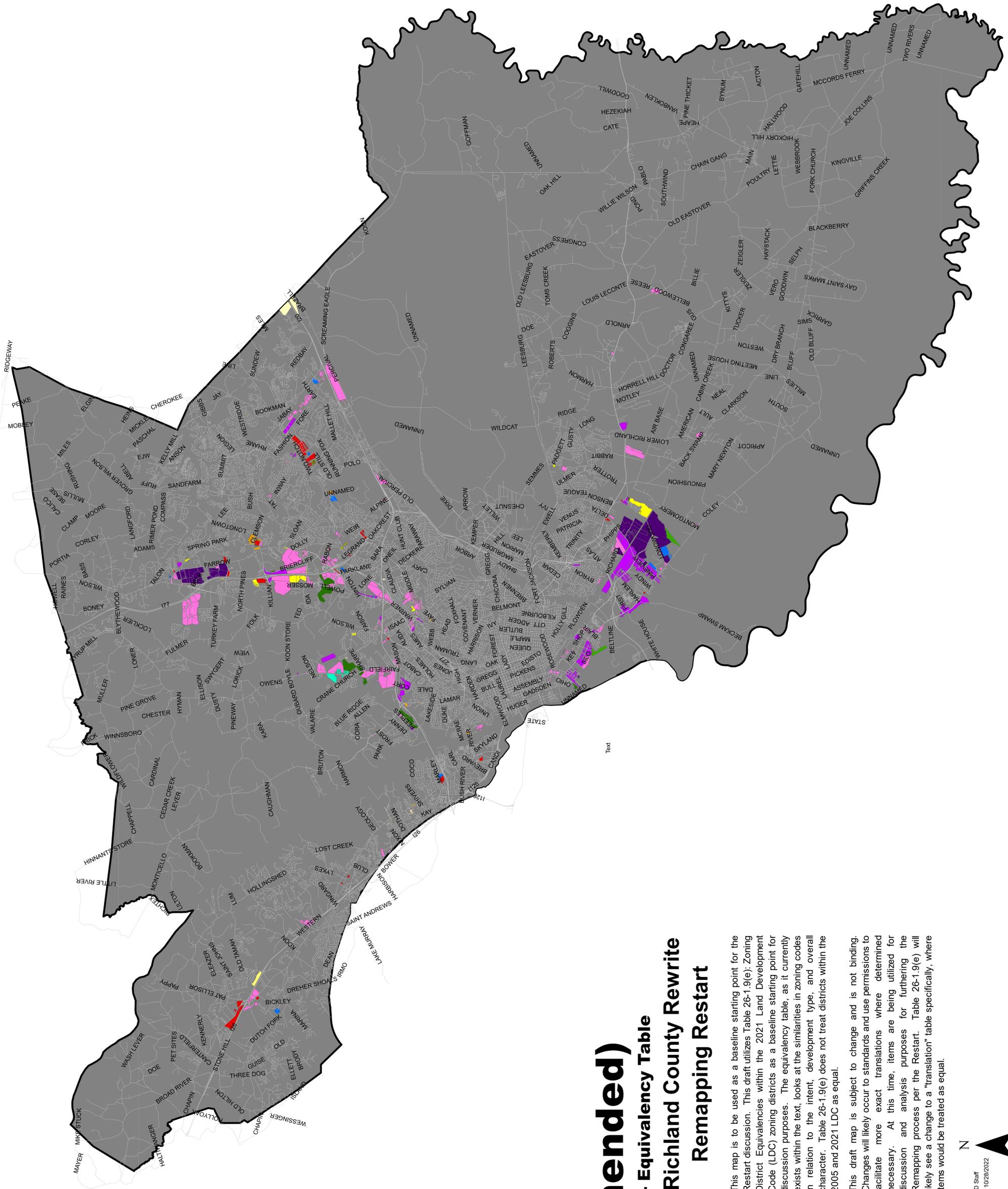
Convenience Stores)	
Hardware Stores	P
Health and Personal Care Stores, Not Otherwise Listed	P
Hobby, Toy, and Game Stores	P
Home Centers	P
Home Furnishing Stores, Not Otherwise Listed	P
Jewelry, Luggage, and Leather Goods (May Include Repair)	P
Liquor Stores	P
Manufactured Home Sales (Ord No. 024-14HR; 6-16-15)	SR
Meat Markets	P
Miscellaneous Retail Sales – Where Not Listed Elsewhere, and Where All Sales and Services are Conducted within an Enclosed Building	P
Motor Vehicle Sales – Car and Truck – New and Used (Ord No. 024-15HR; 6-16-15)	P
Motorcycle Dealers, New and Used (Ord No. 024-15HR; 6-16-15)	P
Musical Instrument and Supplies Stores (May Include Instrument Repair)	P
News Dealers and Newsstands	P
Office Supplies and Stationery Stores	P
Optical Goods Stores	P
Outdoor Power Equipment Stores	P
Paint, Wallpaper, and Window Treatment Sales	P
Pawnshops	P
Pet and Pet Supplies Stores	P
Record, Video Tape, and Disc Stores	P
Restaurants, Cafeterias	SR
Restaurants, Full Service (Dine-In Only)	SR
Restaurants, Limited Service (Dine-In)	SR
Restaurants, Limited Service (Delivery, Carry Out <u>Only</u>)	P
Restaurants, Limited Service (Drive-Thru)	P
Restaurants, Snack and Nonalcoholic Beverage Stores	P
Service Stations, Gasoline	P
Sporting Goods Stores	P
Television, Radio or Electronic Sales	P
Tire Sales	P
Tobacco Stores	P
Truck Stops	P
Used Merchandise Stores	P
Video Tape and Disc Rental	P
Warehouse Clubs and Superstores	P
<u>Wholesale Trade</u>	
Apparel, Piece Goods, and Notions	P
Beer/Wine/Distilled Alcoholic Beverages	P
Books, Periodicals, and Newspapers	P
Chemicals and Allied Products	P
Drugs and Druggists' Sundries	P
Durable Goods, Not Otherwise Listed	P
Electrical Goods	P
Farm Products, Raw Materials	P
Farm Supplies	P
Flowers, Nursery Stock, and Florist Supplies	P

2005 Richland County Land Development Code (M-1 zoning district)

Furniture and Home Furnishings	P
Groceries and Related Products	P
Hardware	P
Jewelry, Watches, Precious Stones	P
Lumber and Other Construction Materials	P
Machinery, Equipment and Supplies	P
Market Showrooms (Furniture, Apparel, Etc.)	P
Metal and Minerals	P
Motor Vehicles	P
Motor Vehicles, New Parts and Supplies	P
Motor Vehicles, Tires and Tubes	P
Motor Vehicles, Used Parts and Supplies	P
Nondurable Goods, Not Otherwise Listed	P
Paints and Varnishes	P
Paper and Paper Products	P
Petroleum and Petroleum Products	SR
Plumbing & Heating Equipment and Supplies	P
Professional and Commercial Equipment and Supplies	P
Scrap and Recyclable Materials	SE
Sporting and Recreational Goods and Supplies (Except Sporting Firearms and Ammunition)	P
Sporting Firearms and Ammunition	P
Timber and Timber Products	P
Tobacco and Tobacco Products	P
Toys and Hobby Goods and Supplies	P
<u>Transportation, Information, Warehousing, Waste Management, and Utilities</u>	
Airports or Air Transportation Facilities and Support Facilities	P
Antennas	SR
Bus Facilities, Interurban	P
Bus Facilities, Urban	P
Charter Bus Industry	P
Courier Services, Central Facility	P
Courier Services, Substations	P
Limousine Services	P
Materials Recovery Facilities (Recycling)	P
Radio and Television Broadcasting Facilities (Except Towers)	P
Radio, Television, and Other Similar Transmitting Towers (038-12HR; 6-19-12)	SE
Remediation Services	P
Scenic and Sightseeing Transportation	P
Taxi Service Terminals	P
Truck Transportation Facilities	P
Utility Company Offices	P
Utility Lines and Related Appurtenances	P
Utility Service Facilities (No Outside Storage)	P
Utility Substations	SR
Warehouses (General Storage, Enclosed, Not Including Storage of Any Hazardous Materials or Waste as Determined by Any Agency of the Federal, State or Local Government)	P
Warehouses, Self-Storage	SR
Water Treatment Plants, Non-Governmental, Public	P

2005 Richland County Land Development Code (M-1 zoning district)

<u>Manufacturing, Mining, and Industrial Uses</u>	
Apparel	P
Bakeries, Manufacturing	P
Beverage, Soft Drink and Water	P
Borrow Pits	SE
Computer, Appliance, and Electronic Products	P
Dairy Products	P
Dolls, Toys, and Games	P
Fabricated Metal Products	P
Food Manufacturing, Not Otherwise Listed	P
Furniture and Related Products	P
Glass and Glass Products	P
Jewelry and Silverware	P
Leather and Allied Products (No Tanning)	P
Machinery	P
Manufacturing, Not Otherwise Listed	P
Medical Equipment and Supplies	P
Office Supplies (Not Paper)	P
Paper Products (No Coating and Laminating)	P
Printing and Publishing	P
Signs	P
Soap, Cleaning Compounds, and Toilet Preparations	P
Sporting and Athletic Goods	P
Textile Product Mills	P
Transportation Equipment	P
Wood Products, Excluding Chip Mills	P
<u>Other Uses</u>	
Shipping Containers used as an Accessory Structure (Ord. 025-14HR; 5-20-14)	P



M-1 (Recommended)

Translation Baseline Map - Equivalency Table

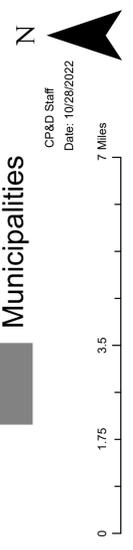
Richland County Rewrite

Remapping Restart

- OS
- MU2
- AG
- MU3
- R1
- GC
- R2
- EMP
- R3
- INS
- R4
- LI
- R5
- HI
- R6
- CC3
- MU1
- CC4
- Municipalities

This map is to be used as a baseline starting point for the Restart discussion. This draft utilizes Table 26-1.9(e): Zoning District Equivalencies within the 2021 Land Development Code (LDC) zoning districts as a baseline starting point for discussion purposes. The equivalency table, as it currently exists within the text, looks at the similarities in zoning codes in relation to the intent, development type, and overall character. Table 26-1.9(e) does not treat districts within the 2005 and 2021 LDC as equal.

This draft map is subject to change and is not binding. Changes will likely occur to standards and use permissions to facilitate more exact translations where determined necessary. At this time, items are being utilized for the discussion and analysis purposes for furthering the Remapping process per the Restart. Table 26-1.9(e) will likely see a change to a "translation" table specifically, where items would be treated as equal.



M-1 (Light Industrial) Zoned Parcels

TMS	TMS	TMS	TMS	TMS
R02500-05-01	R11210-01-02	R16100-02-11	R08816-01-22	R11704-03-25
R02500-05-08	R13701-03-04	R11201-05-11	R17700-06-05	R14900-01-22
R02500-05-09	R17400-05-38	R14206-02-03	R17500-02-08	R16204-05-04
R02500-07-26	R14300-01-10	R16200-05-20	R16100-02-06	R03400-01-12
R02500-07-29	R11201-06-14	R16100-04-16	R17400-11-07	R16407-07-08
R02500-07-30	R11808-01-05	R22909-03-17	R12000-03-03	R17200-01-02
R02500-07-32	R11814-01-02	R17205-01-13	R25700-03-05	R17212-09-01
R02500-10-01	R11201-06-20	R14300-01-13	R16309-05-05	R17300-02-10
R02500-10-02	R09308-05-02	R11210-02-21	R16200-06-03	R17212-09-06
R02600-07-02	R11295-03-54	R14306-01-03	R14202-01-51	R14303-02-22
R02600-07-05	R11287-01-16	R15000-05-03	R28802-02-06	R17400-13-01
R02600-07-08	R11914-01-05	R12000-03-02	R25800-04-18	R11112-01-35
R02600-07-11	R14900-01-29	R11904-02-01	R17200-02-19	R16200-02-06
R04000-04-05	R16100-03-08	R17216-10-14	R22906-05-09	R14500-03-11
R04000-04-68	R02500-07-25	R16200-03-21	R16200-05-32	R17212-10-11
R04000-04-75	R13701-04-16	R13507-04-01	R16200-05-30	R11808-01-06
R04000-04-76	R19011-03-03	R19100-06-04	R16100-04-25	R17205-01-11
R04000-04-83	R11201-04-16	R14214-01-01	R11804-01-02	R11201-06-11
R04000-04-84	R11295-03-43	R11201-06-22	R11295-03-39	R17200-02-16
R04100-08-10	R11295-03-36	R11201-04-28	R19005-01-12	R11201-04-27
R04100-08-13	R17300-01-01	R11201-07-08	R14900-01-32	R22808-02-10
R04909-01-01	R11201-06-05	R14205-04-06	R17600-02-44	R25714-01-03
R04909-01-02	R11201-07-26	R11211-06-43	R11295-01-04	R17400-09-23
R04909-01-04	R14900-03-12	R16104-02-04	R11295-03-07	R18900-02-01
R04910-01-05	R20009-03-03	R22808-02-26	R14500-03-01	R17205-01-08
R04910-01-06	R11301-17-10	R16407-06-02	R17400-11-02	R11806-01-02
R04914-02-01	R11295-03-22	R25800-04-17	R17200-06-13	R11704-03-25
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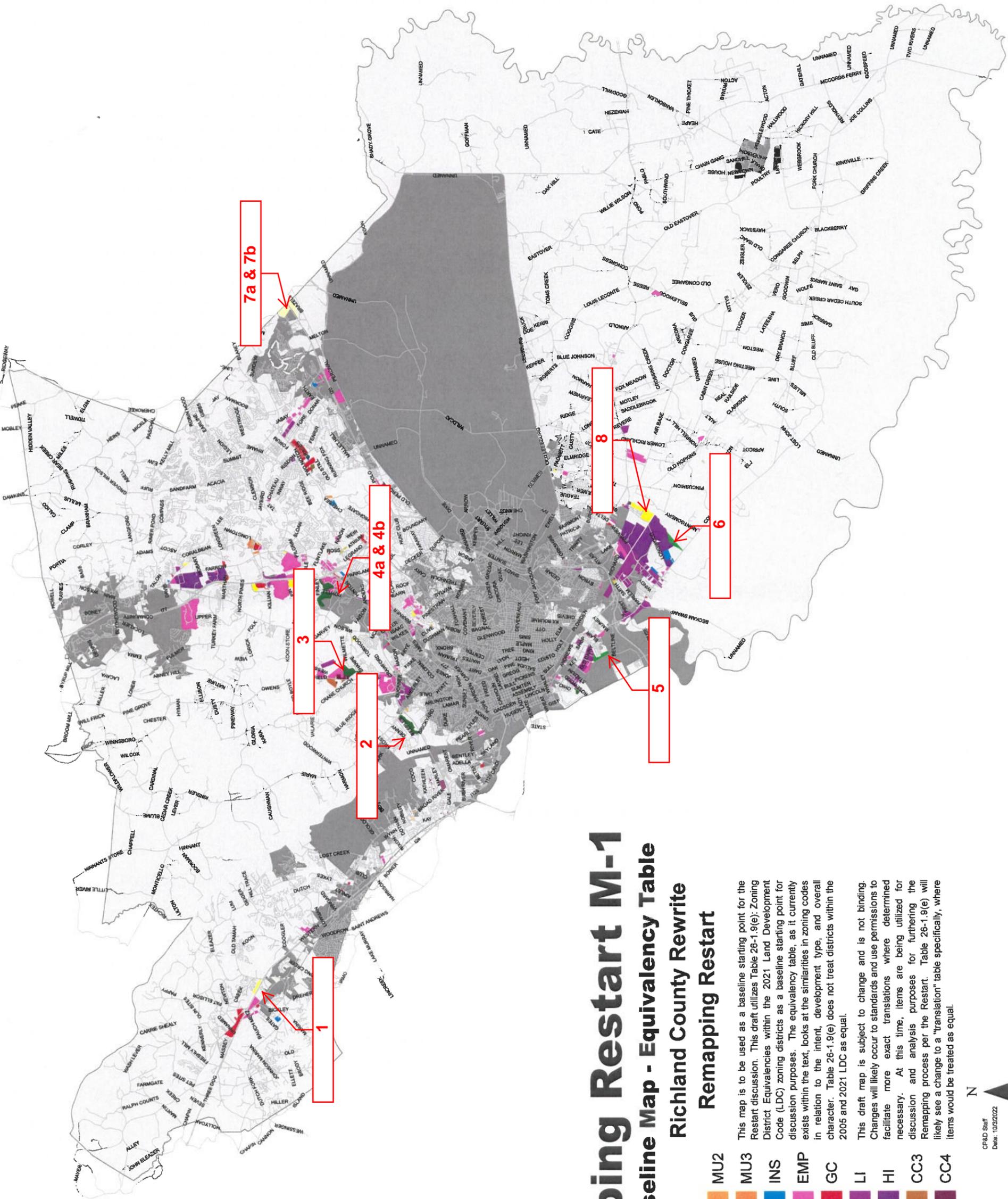
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R11295-03-02	R13604-08-02	R16100-02-17	R11806-01-05	R17113-03-09
R11295-03-03	R11287-03-03	R11287-01-10	R22603-01-22	R16200-06-01
R11295-03-04	R11803-01-16	R22808-02-13	R16100-03-09	R11211-06-69
R11295-03-05	R11201-07-23	R11201-07-14	R16100-04-15	R13507-01-07
R11295-03-08	R11112-01-24	R14215-12-02	R16104-02-12	R16200-03-08
R11295-03-12	R02500-07-24	R16100-02-22	R17200-06-15	R14306-01-05
R11295-03-13	R11287-01-21	R14303-02-10	R16200-03-12	R11201-04-17
R11295-03-17	R14700-06-02	R11903-05-05	R17212-10-09	R16104-02-06
R11295-03-20	R11295-03-40	R17400-05-36	R11202-10-01	R17600-01-18
R11295-03-21	R11211-06-41	R14206-02-01	R17212-10-08	R11807-02-01
R11295-03-24	R14214-01-10	R16406-04-03	R22909-03-08	R14202-01-57
R11295-03-28	R11201-04-22	R17414-05-01	R22909-01-04	R16405-02-04
R11295-03-32	R11112-01-07	R14300-01-02	R14281-01-06	R13506-01-01
R11295-03-41	R02600-07-09	R16100-04-13	R11805-05-15	R03400-01-12
R11295-03-50	R09307-02-10	R11204-05-07	R12000-02-07	R21800-05-11
R11295-03-51	R09316-03-09	R11295-03-06	R16407-09-02	R25600-03-15
R11295-03-52	R11295-03-47	R13603-08-01	R16200-04-34	R14400-03-02
R11295-03-55	R11112-01-40	R16100-03-03	R17200-01-03	R13500-05-01
R11295-03-56	R11202-12-09	R22914-03-03	R16204-06-06	R13500-02-02
R11295-03-58	R14214-01-04	R11206-06-20	R22906-02-15	R28802-02-01
R11295-03-59	R12000-02-08	R19814-02-06	R17212-10-17	R16104-02-05
R11295-03-61	R11295-03-16	R17212-10-03	R25700-03-08	R13500-05-01
R11295-03-62	R11201-04-08	R16100-04-19	R22808-02-04	R17200-02-18
R11301-04-13	R04100-08-11	R17400-05-24	R11903-05-09	R17200-01-01
R11301-09-04	R02412-02-03	R17500-02-19	R16104-02-10	R22808-02-28
R11301-09-06	R11295-03-65	R14900-03-12	R17212-10-12	R25908-07-01
R11301-10-01	R11295-02-14	R14202-01-55	R16309-03-02	R17200-02-29
R11301-10-02	R11295-01-15	R11301-18-05	R22914-03-02	R17103-01-01A
R11301-11-05	R04000-04-06	R11805-07-02	R17300-02-48	R25800-04-20
R11301-11-06	R11204-02-11	R11206-01-01	R17400-05-52	R11201-02-12
R11301-13-02	R11301-16-05	R14303-02-07	R25800-04-15	R21800-05-10
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R11301-18-06	R11211-06-49	R14210-09-03	R16204-05-03	R11806-02-19
R11301-19-01	R16100-02-08	R11806-01-01	R20009-03-02	R17700-01-14
R11305-14-21	R14300-01-07	R17212-10-20	R11201-06-13	R17104-04-06
R11703-01-22	R17600-01-32	R17600-01-29	R11295-02-11	R25800-07-07

TMS	TMS	TMS	TMS	TMS
R11704-03-29	R11806-01-03	R11201-05-05	R11708-02-02	R22003-01-05
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R11808-01-17	R11211-06-80	R16200-05-10	R14281-01-13	R17205-01-06
R11813-01-03	R16104-02-02	R11201-05-12	R17200-07-01	R17113-03-09
R11814-01-06	R11116-07-05	R17212-10-07	R17300-02-46	R17400-05-35
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R11903-05-02	R11202-12-04	R16200-01-12	R11295-01-19	R16204-06-07
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R11903-05-07	R17300-02-08	R13500-01-03	R11301-16-03	R22909-03-18
R11904-02-04	R11205-04-01	R14900-01-18	R22981-01-02	R11201-06-01
R11911-09-07	R11295-03-18	R14300-03-02	R16100-02-12	R22905-06-09
R11914-01-06	R09308-06-04	R22812-01-51	R11211-06-57	R14300-03-06
R12100-04-15	R11202-07-01	R11295-03-46	R14205-05-02	R25802-01-03
R13400-02-02	R14206-02-04	R14210-08-10	R16301-02-10	R13604-09-11
R13500-04-02	R09311-07-02	R14210-08-24	R17200-06-03	R14900-01-19
R13603-06-71	R17700-06-07	R14203-18-02	R13507-03-01	R11295-03-19
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R13604-09-05	R02500-05-02	R22004-01-26	R14210-06-02	R22812-01-55
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R14202-01-02	R11301-19-03	R12000-03-04	R11204-01-01	R17200-05-01
R14205-05-01	R14300-03-07	R11112-01-27	R17400-05-32	R11808-01-11
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R14209-02-08	R11295-03-33	R16100-03-16	R11201-06-06	R16200-03-20
R14210-06-04	R11201-06-12	R11211-06-27	R11295-03-57	R17200-02-21
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R14281-01-02	R22808-02-29	R14206-03-05	R16100-03-15	R19900-01-02
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R14500-02-20	R16104-02-08	R16200-04-26	R19000-05-11	R16200-05-14
R14900-01-16	R16200-04-41	R22808-02-33	R17600-01-34	R14210-08-09
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R16103-02-01	R11806-02-01	R11287-01-35	R14215-11-06	R16200-01-05
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R16200-01-20	R02600-07-10	R17300-02-34	R22906-04-22	R17200-02-24
R16200-02-07	R14205-05-08	R11295-03-26	R16200-04-36	R11904-02-03
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R16200-04-15	R13602-01-01	R16204-05-05	R14210-08-28	R16103-02-06
R16200-05-07	R11808-01-13	R17002-02-01	R16200-05-03	R14210-01-14
R16200-05-13	R14104-04-21	R17110-01-01	R22812-01-48	R14210-09-04

TMS	TMS	TMS	TMS	TMS
R16200-05-21	R16200-01-01	R16309-05-06	R11202-09-01	R14210-08-08
R16200-05-23	R14202-01-52	R14281-01-04	R16100-04-17	R14210-07-05
R16200-05-28	R11211-06-38	R11287-01-17	R11112-01-10	R17212-08-02
R16212-06-01	R11301-04-12	R16200-04-27	R16204-03-04	R16103-01-05
R16407-09-05	R11301-16-04	R20013-01-06	R17200-06-01	R22812-01-06
R17104-04-02	R11211-06-28	R14900-01-42	R17200-06-02	R02500-07-20
R17204-04-01	R11201-06-08	R11295-03-15	R16301-02-04	R11211-06-51
R17300-02-40	R11287-01-01	R16200-05-27	R17400-05-51	R22910-02-02
R17301-01-02	R11295-01-01	R17600-01-23	R16104-02-07	R22906-05-05
R17600-01-03	R11704-03-18	R11703-01-25	R11295-03-27	R11301-09-07
R17603-01-01	R11201-06-24	R13604-08-04	R17113-03-06	R17700-01-14
R19011-03-02	R11111-01-50	R14300-01-19	R14206-02-02	R17200-08-04
R19100-06-12	R11295-03-23	R11202-11-02	R14900-01-33	R16204-06-03
R22808-02-27	R11301-11-01	R16200-01-09	R16100-04-18	R14201-05-07
R22909-01-03	R11211-06-68	R17204-02-01	R14400-02-06	R22909-03-13
R24700-02-02	R11805-06-06	R11287-02-06	R16407-07-07	R13602-01-07
R25800-04-14	R11704-03-27	R16200-01-21	R17600-01-28	R11287-01-06
R25800-07-05	R11211-06-55	R14303-02-33	R25700-03-03	R17200-02-25
R27981-01-25	R06110-01-08	R16200-03-07	R11295-03-68	R11808-01-14
R28800-05-02	R16200-04-01	R22909-03-12	R17116-01-22	R22909-01-05
R28800-05-04	R14210-01-13	R16204-06-05	R11202-12-03	
R28802-02-02	R11904-01-19	R17600-01-35	R16200-01-26	
R31700-01-04	R13602-01-03	R12007-03-17	R14214-01-02	



Remapping Restart M-1

Translation Baseline Map - Equivalency Table

Richland County Rewrite

Remapping Restart

This map is to be used as a baseline starting point for the Restart discussion. This draft utilizes Table 26-1.9(e): Zoning District Equivalencies within the 2021 Land Development Code (LDC) zoning districts as a baseline starting point for discussion purposes. The equivalency table, as it currently exists within the text, looks at the similarities in zoning codes in relation to the intent, development type, and overall character. Table 26-1.9(e) does not treat districts within the 2005 and 2021 LDC as equal.

This draft map is subject to change and is not binding. Changes will likely occur to standards and use permissions to facilitate more exact translations where determined necessary. At this time, items are being utilized for discussion and analysis purposes for furthering the Remapping process per the Restart. Table 26-1.9(e) will likely see a change to a "translation" table specifically, where items would be treated as equal.

Legend	Municipalities	MU2	MU3	OS	AG	R1	R2	R3	R4	R5	R6	MU1	INS	EMP	GC	LI	HI	CC3	CC4
[Grey Box]	Municipalities	[Orange Box]	[Light Orange Box]	[Dark Green Box]	[Light Green Box]	[Yellow Box]	[Light Yellow Box]	[Yellow-Green Box]	[Yellow Box]	[Light Green Box]	[Green Box]	[Light Green Box]	[Blue Box]	[Pink Box]	[Red Box]	[Purple Box]	[Dark Purple Box]	[Brown Box]	[Dark Purple Box]

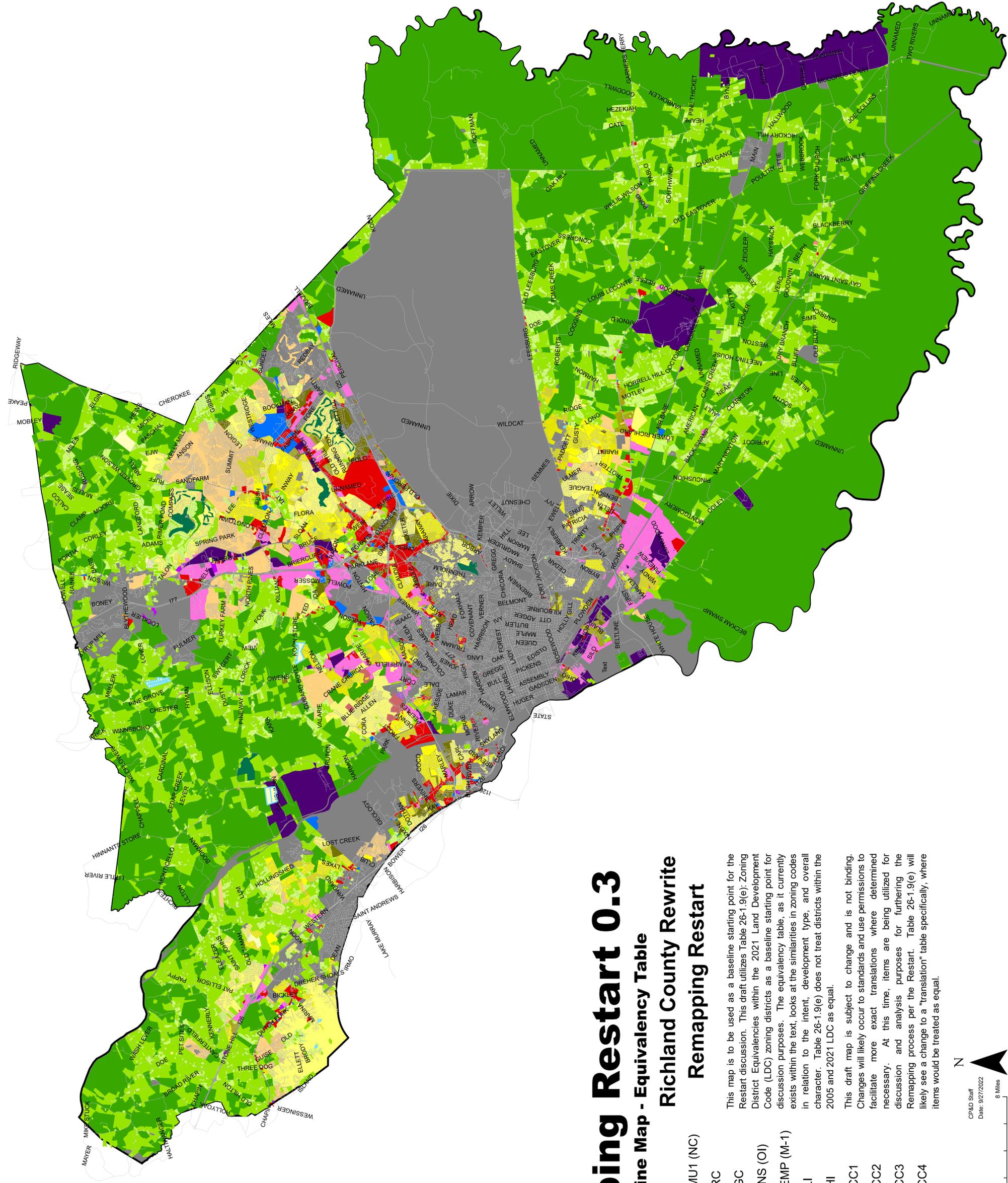
CF&D Staff
Date: 1/13/2022



Remapping Restart - M-1 Zoning District (parcels for discussion)

The M-1 designation predated the adoption of the 2005 Land Development Code and was subsequently carried over due to its allowance of commercial and industrial uses. Below are eight (8) parcels that staff deems to be unsuitable for a commercial or industrial zoning designation, as found in the November 2021 LDC, due to character, use, or constraints of the adjacent parcels or of the parcel itself. There are also two (2) parcels that staff believes should be studied further due to their location amongst a mixture of uses and zonings.

<u>Location #</u>	<u>Tax Map</u>	<u>Address</u>	<u>Proposed Zoning</u>	<u>Notes</u>
1.	03400-01-12	W/S Shady Grove Road	R2	The parcel is adjacent to a residential subdivision (Misty Glen). The parcel also does not offer direct interstate access.
2.	09306-01-01	S/S Peeples Street	OS	The parcel is constrained by a flood zone that comprises a majority of the site and limits any viable development.
3.	11907-01-03	W/S Fairfield Road	OS	The parcel is constrained by a flood zone that comprises a majority of the site and limits any viable development.
4a.	14500-02-20	201 Powell Road	OS	The existing parcel is a golf course (The Spur at Northwoods Golf Course) and is centered between residential, institutional, and industrial uses.
4b.	17200-02-27	NX1 Technology Circle	OS	The existing parcel is a golf course (The Spur at Northwoods Golf Course) and is centered between residential, institutional, and industrial uses.
5.	11111-01-55	S/S Bluff Road	AG	The subject parcel was on the September 2022 PC agenda for a map amendment request - #22-006 MA (GC/M-1/RU/RM-HD to RM-MD). The ZPH for this request was held on 27 September 2022. The request received 1st Reading: Approval.
6.	16100-03-03	5311 Bluff Road	AG	The western section of the parcel is separated from adjacent industrial uses and zonings by a flood zone. The eastern section of the parcel is abutted by large, "RU" zoned parcels.
7a.	31700-01-04	2076 County Line	R1	The parcel is adjacent to a residential subdivision (Ellington) with road extensions that may provide connectivity for future development.
7b.	31700-03-01	N/S Turnipseed Road	R1	The parcel abuts residentially developed parcels. The parcel also does not offer direct interstate access.
8.	18900-02-01	B/S Longwood Road	R3	The subject parcel was on the October 2022 PC agenda for a map amendment request - #22-016 MA (M-1 to RS-LD). The ZPH for this request is scheduled for 25 October 2022.



Remapping Restart 0.3

Translation Baseline Map - Equivalency Table

Legend

	Municipalities		MU1 (NC)
	AG		RC
	HM		GC
	RT		INS (OI)
	OS (TROS)		EMP (M-1)
	R1 (RS-E)		LI
	R2 (RS-LD)		HI
	R3 (RS-MD)		CC1
	R4 (RS-HD)		CC2
	R5 (RM-MD)		CC3
	R6 (RM-HD)		CC4
	PD (PDD)		

Richland County Rewrite

Remapping Restart

This map is to be used as a baseline starting point for the Restart discussion. This draft utilizes Table 26-1.9(e): Zoning District Equivalencies within the 2021 Land Development Code (LDC) zoning districts as a baseline starting point for discussion purposes. The equivalency table, as it currently exists within the text, looks at the similarities in zoning codes in relation to the intent, development type, and overall character. Table 26-1.9(e) does not treat districts within the 2005 and 2021 LDC as equal.

This draft map is subject to change and is not binding. Changes will likely occur to standards and use permissions to facilitate more exact translations where determined necessary. At this time, items are being utilized for discussion and analysis purposes for furthering the Remapping process per the Restart. Table 26-1.9(e) will likely see a change to a "translation" table specifically, where items would be treated as equal.



CP&D Staff
Date: 9/27/2022

2021 LDC Zone Map Restart

Ledger of Motions

Mtg Date: 17Oct2022

Draft Date: 01Nov2022

Date	Motion/Direction to Staff
18-May-22	Direction to staff that any zoning designations on the proposed Zone Map that are not exact translations per table 26-1.9(e) are to be resolved through PC direction and subsequent votes. Also direction to produce additional map variations based on the meeting discussion.
6-Jun-22	Criteria were proposed for evaluating whether RU should translate to AG, HM, or RT. AG is > 35 acres; HM is 3 - 35 acres; RT is 1.5 - 3 acres. Use Assessor and BL data to help determine. Create a map version.
17-Oct-22	The Commission directed staff to provide a list of the properties that are currently M1, and to call out which ones are being recommended for a zone designation other than EMP or Commercial.
6-Jun-22	Successful motions to remove duplex, 3-plex, and 4-plex uses from R2, R3, R4 zone designations; and to remove townhouse use from R4 zone.
6-Jun-22	Tentatively determined that HM, RT, R5 for MH Parks; HM, RT, R1, R2 for individual units; motion from PC at future meeting?
8-Sep-22	"I move to amend the new LDC text to provide a 12-month period of time during which an owner of property currently zoned RU may apply with no application fee for a zoning map amendment to AG, HM, or RT if they believe said property should be assigned a zoning district other than the newly-assigned district. The 12-month period would begin the day the newly-adopted land development code and zoning map take effect."
8-Sep-22	"I move to delete subsection 26-3.1(f)(5) which provides for the complete elimination or massive reductions on minimum lot width requirements in instances involving cluster development and any other provisions for cluster development of single-family dwellings..."
8-Sep-22	"As to Manufactured Homes: I move to recommend removal of manufactured homes from R2 zoning district."
8-Sep-22	"As to Farm supply and machine sales and service: I move to recommend addition of Farm Supply and machine sales Permitted by right in HM zoning district."
8-Sep-22	"As to Farm distribution hub: I move to recommend the addition of Farm distribution hub permitted by right in the RT zoning district."
8-Sep-22	"I move to increase the maximum lot density of the new AG zoning district from 0.15 dwelling units per acre to 0.33 dwelling units per acre."
8-Sep-22	"I move to increase the maximum lot density of the new HM zoning district from 0.33 dwelling units per acre to 0.66 dwelling units per acre."
8-Sep-22	"I move to increase the maximum lot density of the new RT zoning district from 0.67 dwelling units per acre to 1.0 dwelling units per acre."
8-Sep-22	"I move to designate any parcel comprising 35 acres or more that was zoned RU under the 2005 LDC zoning scheme be assigned the AG zoning district in the 2021 LDC zoning re-mapping."
8-Sep-22	"I move to designate any parcel comprising more than 3 acres but less than 35 acres that was zoned RU under the 2005 LDC zoning scheme be assigned the HM zoning district in the 2021 LDC zoning re-mapping."
8-Sep-22	I move to designate any parcel comprising 3 acres or less that was zoned RU under the 2005 LDC zoning scheme be assigned the RT zoning district in the 2021 LDC zoning re-mapping.
8-Sep-22	"As to Veterinary Services (livestock): I move to recommend the addition of Veterinary services (livestock) permitted by right in the RT zoning district."
3-Oct-22	As to Animal Shelter: I move to recommend the addition of animal shelters as "SR" (subject to special requirements) in the AG and HM zoning districts.
3-Oct-22	As to animal services Veterinary hospital or clinic: I move to recommend the addition of Veterinary hospital or clinic permitted by right (subject to special requirements) in the AG and HM zoning districts.
3-Oct-22	I move to delete subsection 26-3.1(f)(5) which provides for the complete elimination or massive reductions on minimum lot width requirements in instances involving cluster development and any other provisions for cluster development of single-family dwellings... and to direct staff to prepare a substitute standard.
3-Oct-22	I move to delete subsection 26-3.1(f)(4) which provides for zero lot line development and any other provisions for zero lot line development of singlefamily dwellings... and to NOT direct staff to prepare a substitute standard.

RICHLAND COUNTY COUNCIL ZONING PUBLIC HEARING



Tuesday, 27 September 2022
Agenda
7:00 PM

I. STAFF:

Geonard Price Division Manager/Zoning Administrator
Thomas DeLage Deputy Zoning Administrator

II. CALL TO ORDER Honorable Overture Walker
Chair of Richland County Council

III. ADDITIONS / DELETIONS TO THE AGENDA

IV. ADOPTION OF THE AGENDA

V. OPEN PUBLIC HEARING

a. MAP AMENDMENTS [ACTION]

1. Case # 22-007 MA District 2
Derrek Pugh
Lucky Detty
RM-HD to OI (.231 acres)
116 Beatty Downs Road
TMS# R06106-01-39
Planning Commission: Disapproval (8-0)
Staff Recommendation: Disapproval
Council unanimously approved the rezoning request.

2. Case # 22-015 MA District 1
Bill Malinowski
Brent Chitwood
M-1 to GC (29.96 acres)
E/S Broad River Road
TMS# R02500-05-10
Planning Commission: Approval (8-0)
Staff Recommendation: Approval
Council unanimously deferred the rezoning request.

3. Case # 22-006 MA District 10
Cheryl D. English
Jared Munneke
GC/M-1/RU/RM-HD to RM-MD (74.28 acres)
End of Idlewilde Boulevard and Barnes Street
TMS# R11111-01-02, 54, & 55, R11114-01-02 & 13
Planning Commission: Approval (9-0)
Staff Recommendation: Disapproval
Council unanimously approved the rezoning request.

4. Case # 22-017 MA District 2
Derrek Pugh
Chandler Roy
HI to RS-MD (121.52 acres)
E/S Farrow Road
TMS# R17600-02-32 & R17600-02-46
Planning Commission: Approval (8-1)
Staff Recommendation: Approval
Council unanimously deferred the rezoning request.

5. Case # 22-019 MA District 7
Gretchen Barron
 Bill Theus
 PUD to PUD (55.2 acres)
 Wilson Blvd
 TMS# R14900-04-01, R14800-02-22, R14800-02-32,
 R14800-02-27, R14800-02-35, R14800-02-29
 Planning Commission: Approval (9-0)
 Staff Recommendation: Approval
Council unanimously deferred the rezoning request.
6. Case # 22-021 MA District 1
Bill Malinowski
 Tony Lawton
 RU to GC (1.14 acres)
 113 Sease Road
 TMS# R04003-02-17
 Planning Commission: Disapproval (9-0)
 Staff Recommendation: Approval
Council unanimously deferred the rezoning request.
7. Case # 22-022 MA District 7
Gretchen Barron
 Jenny Reyes
 RU to NC (8.63 acres)
 9200 Wilson Blvd
 TMS# R14600-03-41
 Planning Commission: Approval (9-0)
 Staff Recommendation: Approval
Council unanimously deferred the rezoning request.
8. Case# 22-023 MA District 7
Gretchen Barron
 Gerald A. Lee
 W/S Archie Drive
 RS-MD to RM-MD (3.12 acres)
 TMS# R17116-01-01
 Planning Commission: Approval (6-3)
 Staff Recommendation: Disapproval
Council unanimously deferred the rezoning request.
9. Case # 22-024 MA District 11
Chakisse Newton
 Charlotte Huggins
 RC to GC (2.87 acres)
 10512 Garners Ferry Road
 TMS # R30600-02-16
 Planning Commission: Approval (6-3)
 Staff Recommendation: Disapproval
Council unanimously disapproved the rezoning request.
10. Case# 22-025 MA District 11
Chakisse Newton
 Charlotte Huggins
 RU to RC (4.32 acres)
 10201 Garners Ferry Road
 TMS# R27800-03-08
 Planning Commission: Disapproval (9-0)
 Staff Recommendation: Disapproval
Council unanimously disapproved the rezoning request.

11. Case # 22-026 MA
Harpal Grewal
RS-MD to GC (2.81 acres)
Rushmore Road
TMS# R07403-01-01 (P)
Planning Commission: Disapproval (9-0)
Staff Recommendation: Disapproval
Council unanimously accepted the withdrawal of the rezoning request.

District 4
Paul Livingston

VI. ADJOURNMENT
7:45 pm

RICHLAND COUNTY COUNCIL ZONING PUBLIC HEARING



Tuesday, 25 October 2022
Agenda
7:00 PM

I. STAFF:

Geonard Price Division Manager/Zoning Administrator
Thomas DeLage Deputy Zoning Administrator

II. CALL TO ORDER Honorable Overture Walker
Chair of Richland County Council

III. ADDITIONS / DELETIONS TO THE AGENDA

IV. ADOPTION OF THE AGENDA

V. OPEN PUBLIC HEARING

a. MAP AMENDMENTS [ACTION]

1. Case # 22-017 MA District 2
Derrek Pugh
Chandler Roy
HI to RS-MD (121.52 acres)
E/S Farrow Road
TMS# R17600-02-32 & R17600-02-46
Planning Commission: Approval (8-1)
Staff Recommendation: Approval
Council unanimously deferred the rezoning request.

2. Case # 22-019 MA District 7
Gretchen Barron
Bill Theus
PUD to PUD (55.2 acres)
Wilson Blvd
TMS# R14900-04-01, R14800-02-22, R14800-02-32,
R14800-02-27, R14800-02-35, R14800-02-29
Planning Commission: Approval (9-0)
Staff Recommendation: Approval
Council unanimously deferred the rezoning request.

3. Case # 22-021 MA District 1
Bill Malinowski
Tony Lawton
RU to GC (1.14 acres)
113 Sease Road
TMS# R04003-02-17
Planning Commission: Approval (9-0)
Staff Recommendation: Disapproval
Council unanimously disapproved the rezoning request.

4. Case # 22-022 MA District 7
Gretchen Barron
Jenny Reyes
RU to NC (8.63 acres)
9200 Wilson Blvd
TMS# R14600-03-41
Planning Commission: Approval (9-0)
Staff Recommendation: Approval
Council unanimously deferred the rezoning request.

5. Case# 22-023 MA District 7
Gretchen Barron
 Gerald A. Lee
 W/S Archie Drive
 RS-MD to RM-MD (3.12 acres)
 TMS# R17116-01-01
 Planning Commission: Approval (6-3)
 Staff Recommendation: Disapproval
Council unanimously approved the rezoning request.
6. Case # 22-016 MA District 10
Cheryl D English
 John Stephenson
 M-1 to RS-LD (138.5 acres)
 B/S Longwood Road
 TMS# R18900-02-01
 Planning Commission: Disapproval (7-1)
 Staff Recommendation: Disapproval
Council unanimously approved the rezoning request.
7. Case # 22-028 MA District 3
Yvonne McBride
 Elizabeth Swan
 GC to LI (1.43 acres)
 6217 Two Notch Rd
 TMS# R14214-01-07
 Planning Commission: Approval (6-2)
 Staff Recommendation: Disapproval
Council unanimously disapproved the rezoning request.
8. Case # 22-029 MA District 1
Bill Malinowski
 Douglas Putlock
 NC to RS-MD (3 acres)
 1012 Bickley Road
 TMS# R02415-02-01
 Planning Commission: Approval (8-0)
 Staff Recommendation: Approval
Council unanimously approved the rezoning request.
9. Case # 22-032 MA District 10
Cheryl D English
 Ervin Capers
 HI to RU (4.86)
 203 & 217 Gatehill Road & E/S McCords Ferry Rd
 TMS# R38800-02-09, R38900-03-06, R38900-03-07
 Planning Commission: Approval (8-0)
 Staff Recommendation: Disapproval
Council unanimously approved the rezoning request.

VI. ADJOURNMENT

7:27 pm



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Columbia, SC 29204

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