

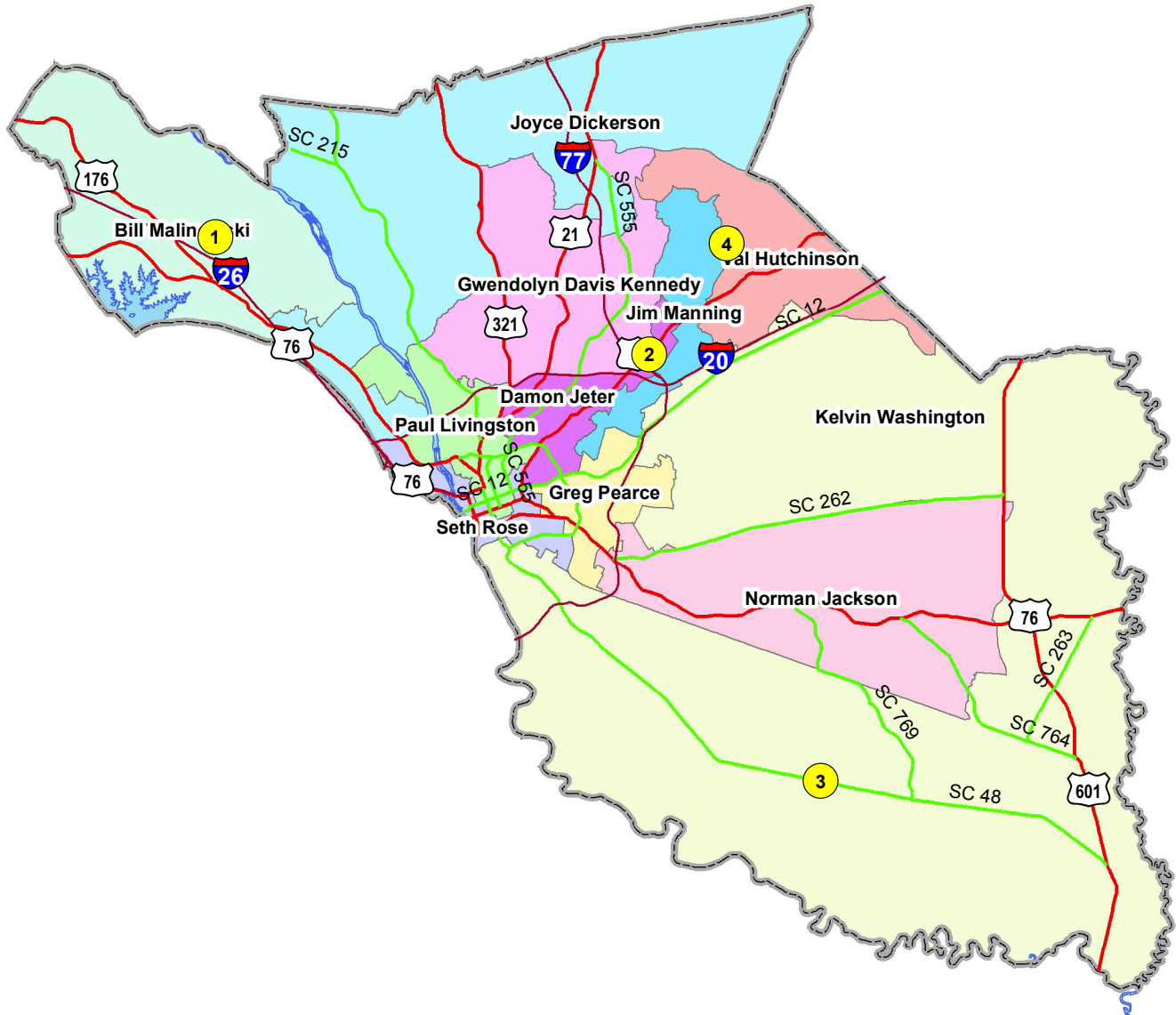
RICHLAND COUNTY COUNCIL  
ZONING PUBLIC HEARING



MAY 22, 2012



# RICHLAND COUNTY COUNCIL ZONING PUBLIC HEARING MAY 22, 2012



CASE NO.	APPLICANT	TMS NO.	LOCATION	DISTRICT
1. 12-14 MA	Marion Bouknight	03500-04-08(p)/24(p)	Old Tamah Rd. & Shady Grove Rd.	Malinowski
2. 12-15 MA	Tanya Boyd	19901-02-28	2400 Alpine Rd.	Jeter
3. 12-20 MA	Jacqueline Bush Reese	27300-07-05	Bluff Rd.	Washington
4. 12-21 MA	Ismail Ozbek	23011-01-02	Summit Pkwy & Summit Centre Dr.	Manning





**RICHLAND COUNTY COUNCIL ZONING PUBLIC HEARING**

**Tuesday, May 22, 2012**

**7:00 P.M.**

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

**STAFF:**

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

**CALL TO ORDER**.....Honorable Kelvin E. Washington, Sr.  
Chairman of Richland County Council

**ADDITIONS / DELETIONS TO THE AGENDA**

**FIRST READING ITEMS**

1. Case #12-14 MA  
Marion Bouknight  
Lee Blythe  
RU to RS-MD  
Old Tamah Rd. & Shady Grove Rd.  
TMS# 03500-04-08(p)/24(p) [**FIRST READING**]  
Planning Commission Approve 9-0  
Page 1

**OPEN PUBLIC HEARING**

**MAP AMENDMENTS**

1. Case #12-15 MA  
Tanya Boyd  
RS-LD to GC (0.34 acres)  
2400 Alpine Rd.  
TMS# 19901-02-28 [**FIRST READING**]  
Planning Commission Denied 8-0  
Page 9
2. Case # 12-20 MA  
Jacqueline Bush Reese  
RU to RC (2 acres)  
Bluff Rd.  
TMS# 27300-07-05 [**FIRST READING**]  
Planning Commission Approve 7-1  
Page 23

3. Case # 12-21 MA  
Ismail Ozbek (0.83 acres)  
Lexington County Health Services District, Inc.  
PDD to PDD  
Summit Parkway & Summit Centre Dr.  
TMS# 23011-01-02 [**FIRST READING**]  
Planning Commission Approve 8-0  
Page 33

## **TEXT AMENDMENTS**

1. AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES, CHAPTER 26, LAND DEVELOPMENT; SO AS TO PERMIT “RADIO, TELEVISION, AND OTHER SIMILAR TRANSMITTING TOWERS” IN THE M-1 (LIGHT INDUSTRIAL DISTRICT), AS A SPECIAL EXCEPTION RATHER THAN WITH SPECIAL REQUIREMENTS.  
[**FIRST READING**] Planning Commission Approve 8-0  
Page 43

## **OTHER BUSINESS**

## **ADJOURNMENT**



**Richland County  
Planning & Development Services Department**

Map Amendment Staff Report

**PC MEETING DATE:** April 2, 2012  
**RC PROJECT:** 12-14 MA  
**APPLICANT:** Lee Blythe  
**PROPERTY OWNER:** Marion Bouknight

**LOCATION:** Old Tamah Road

**TAX MAP NUMBER:** 03500-04-08 Portion of and 24 Portion of  
**ACREAGE:** 29.61 acres  
**EXISTING ZONING:** RU  
**PROPOSED ZONING:** RS-MD

**PC SIGN POSTING:** March 08, 2012

**Staff Recommendation**

Approval

**Background /Zoning History**

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

The parcel contains five hundred and thirty six (536) feet of frontage along Old Tamah Road.

**Summary**

The Residential Single Family Medium Density District (RS-MD) is intended as a single family, detached residential district of medium densities, and the requirements for this district are designed to maintain a suitable environment for single family living.

Minimum lot area is 8,500 square feet, or as determined by DHEC. The maximum density standard: no more than one principal dwelling unit may be placed on a lot except for permitted accessory dwellings.

- The gross density for this site is approximately: 151 dwelling units
- The net density for this site is approximately: 105 dwelling units

Direction	Existing Zoning	Use
<b><u>North:</u></b>	RU	Undeveloped
<b><u>South:</u></b>	RU	Residence
<b><u>East:</u></b>	RS-MD	Residential Subdivision (Kingston Village)
<b><u>West:</u></b>	RU	Residence

## Plans & Policies

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

### Suburban Area

Objective: “Residential areas are encouraged to contain a mix of residential and civic land uses. Existing single family developments may be adjacent to multifamily or a PDD including a buffer from higher intensity uses. Residential developments should occur at medium densities of 4-8 dwelling units per acre.”

Compliance: The proposed zoning would allow a development density similar to the surrounding area and would otherwise meet the recommended density identified in the Comprehensive Plan.

## Traffic Impact

The 2010 SCDOT traffic count (Station # 573) located east of the subject parcel on Old Tamah Road identifies 2,800 Average Daily Trips (ADT's). Old Tamah Road is classified as a two lane undivided Collector, maintained by SCDOT with a design capacity of 8,600 ADT's. Old Tamah Road is currently operating at Level of Service (LOS) “A”.

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

## Conclusion

The subject parcel is mostly wooded and undeveloped. The property has mild slopes, no sidewalks and contains a rudimentary concrete drive leading to the interior. The surrounding area is characterized by scattered larger lot residential parcels, agricultural uses, medium-density developed subdivisions, such as Ridgecreek and Kingston Village, as well as institutional uses, such as Dutch Fork Middle and Dutch Fork High School. West, north, and south of the subject parcel are a number of Rural District (RU) zoned parcels that contain residential uses. There is also a Residential Single-family Medium Density District (RS-MD) zoned subdivision (Kingston Village, case number 06-58MA Ordinance No. 117-06HR) with less than fifty lots, east of the subject parcel on Old Tamah Road.

The subject parcel is within the boundaries of Lexington/Richland School District Five. Dutch Fork Middle School is .4 miles to the east of the subject parcel on Old Tamah Road. Water service would be provided by the City of Columbia and sewer service would be provided by Richland County. There is a fire hydrant located on site along Old Tamah Road. The Dutch Fork/Ballentine fire station (station number 20) is located on Broad River Road, approximately 1.6 miles south of the subject parcel.

Based upon the residential zoning and land use in the vicinity, as well as the compatibility to the Comprehensive Plan recommendation for residential uses, staff can support the rezoning request.

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

## Zoning Public Hearing Date

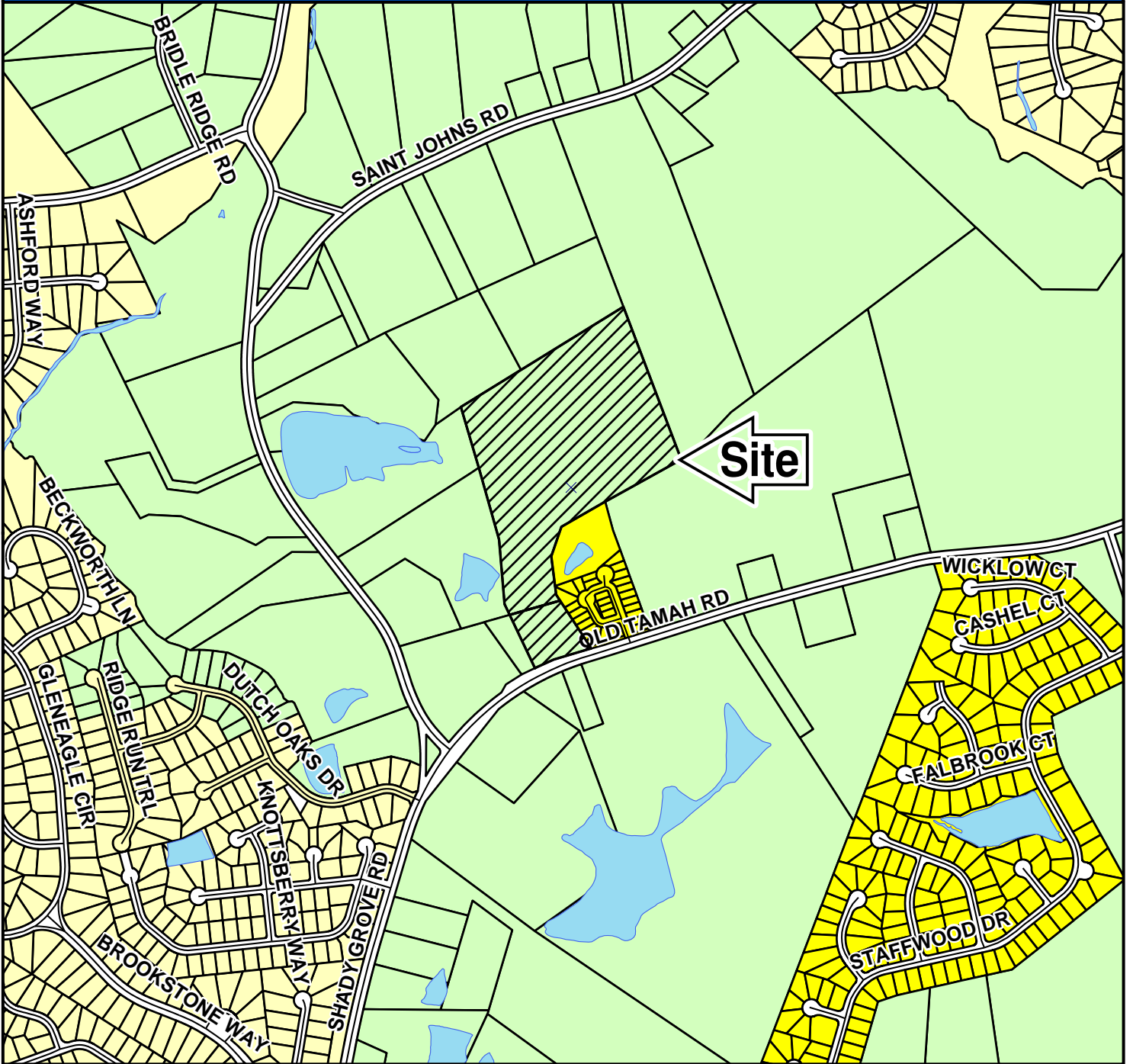
**May 22, 2012**

























## Planning Commission Action

At their meeting of **April 2, 2012** the Richland County Planning Commission **agreed** with the PDSD recommendation and recommends the County Council initiate the ordinance consideration process to **approve the proposed Amendment** for **RC Project # 12-14 MA**.

# Case 12-14 MA RU to RS-MD



## ZONING CLASSIFICATIONS

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



**Case 12-14 MA  
RU to RS-MD  
TMS 03500-04-08/24(p)**

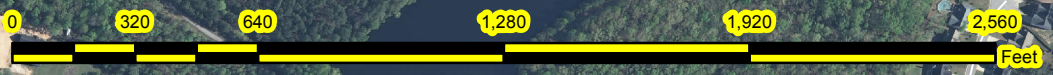
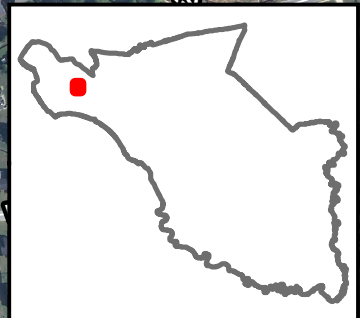
**▲ 453**

**SAINT JOHN'S RD**

**Site**

**OLD TAMAH RD**

-  **FLOOD ZONE A**
-  **FLOOD ZONE AE**
-  **WETLANDS**



**The zoning change from RU (Rural) to RS-MD (Residential Medium Density) would permit the introduction of the following uses which were not allowed previously in the original zoning**

<b>USE TYPES</b>	<b>RS-MD</b>
Single-Family, Zero Lot Line, Common	SE
Single-Family, Zero Lot Line, Parallel	SR

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

AN ORDINANCE OF THE COUNTY COUNCIL OF RICHLAND COUNTY, SOUTH CAROLINA, AMENDING THE ZONING MAP OF UNINCORPORATED RICHLAND COUNTY, SOUTH CAROLINA, TO CHANGE THE ZONING DESIGNATION FOR THE REAL PROPERTIES DESCRIBED AS A PORTION OF TMS # 03500-04-08 AND A PORTION OF TMS # 03500-04-24 FROM RU (RURAL DISTRICT) TO RS-MD (RESIDENTIAL, SINGLE-FAMILY – MEDIUM DENSITY DISTRICT); AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

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

Section I. The Zoning Map of unincorporated Richland County is hereby amended to change the zoning designations for the real properties described as a portion of TMS # 03500-04-08 and a portion of TMS # 03500-04-24 from RU (Rural District) zoning to RS-MD (Residential, Single-Family – Medium Density District) zoning; as further described in Exhibit A, which is attached hereto.

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

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

Section IV. Effective Date. This ordinance shall be effective from and after \_\_\_\_\_, 2012.

RICHLAND COUNTY COUNCIL

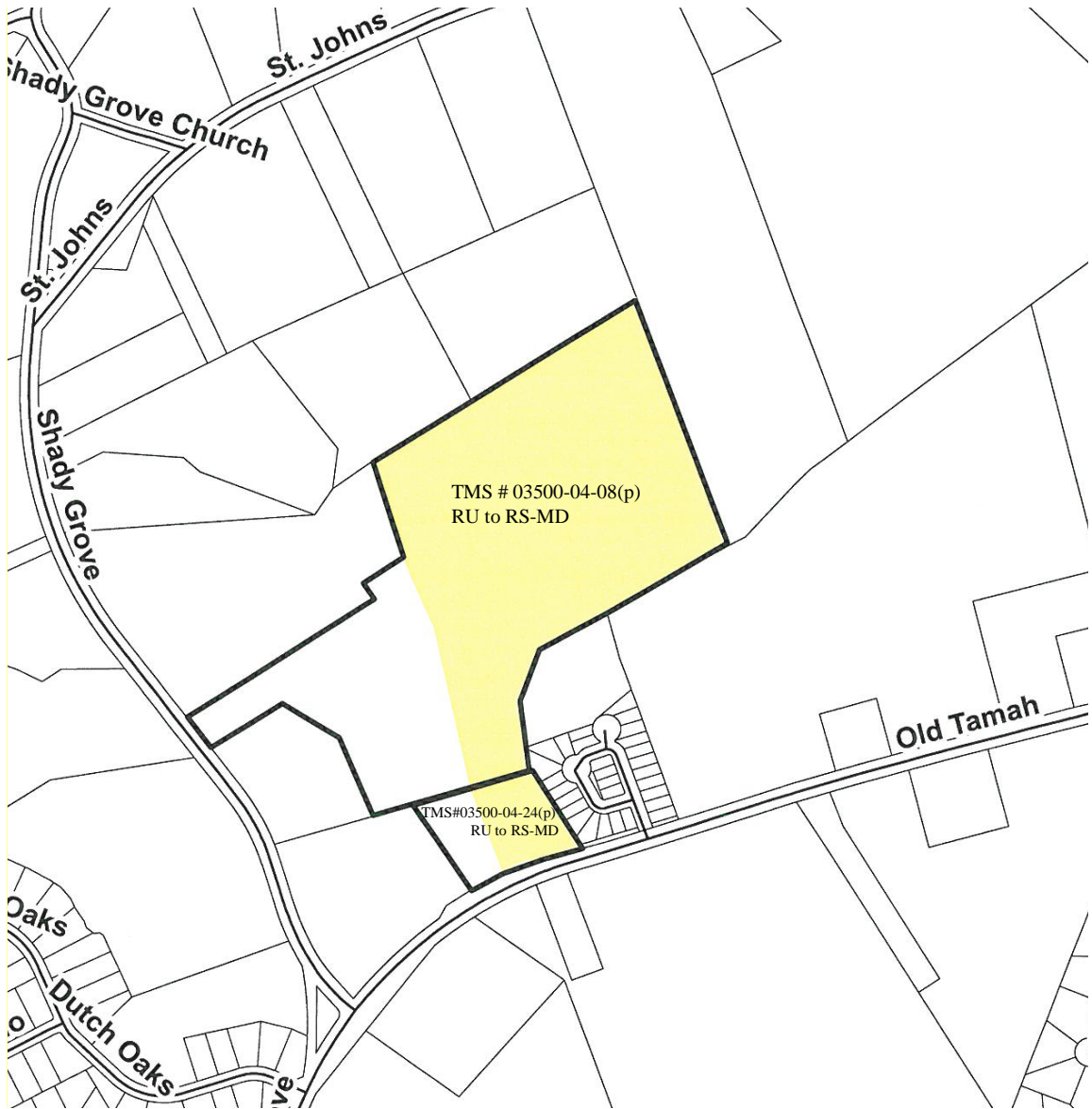
By: \_\_\_\_\_  
Kelvin E. Washington, Sr., Chair

Attest this \_\_\_\_\_ day of \_\_\_\_\_, 2012.

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

Public Hearing: April 24, 2012  
First Reading: May 22, 2012 (tentative)  
Second Reading:  
Third Reading:

Exhibit A





**Richland County  
Planning & Development Services Department**

Map Amendment Staff Report

**PC MEETING DATE:** April 2, 2012  
**RC PROJECT:** 12-15 MA  
**APPLICANT:** Tanya Boyd  
**PROPERTY OWNER:** Tanya Boyd

**LOCATION:** 2400 Alpine Road

**TAX MAP NUMBER:** 19901-02-28  
**ACREAGE:** .34 acres  
**EXISTING ZONING:** RS-LD  
**PROPOSED ZONING:** GC

**PC SIGN POSTING:** March 14, 2012

**Staff Recommendation**

**Disapproval**

**Background /Zoning History**

The current zoning, Residential Single-family Low Density District (RS-LD), reflects the original zoning as adopted September 7, 1977.

The parcel contains one hundred and sixteen (116) feet of frontage along Alpine Road.

**Summary**

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

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

- The gross density for this site is approximately: 5 dwelling units
- The net density for this site is approximately: 3 dwelling units

Direction	Existing Zoning	Use
<b><u>North:</u></b>	GC	Railroad and Undeveloped
<b><u>South:</u></b>	M-1	Hydraulic parts and service center
<b><u>East:</u></b>	RS-LD	Residence
<b><u>West:</u></b>	M-1	Storage facility

## Plans & Policies

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

### Suburban Area

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

Non-Compliance: The parcel is not located at a traffic junction. The proposed commercial zoning would encroach upon an established residential area.

## Traffic Impact

The 2010 SCDOT traffic count (Station # 499) located east of the subject parcel on Alpine Road identifies 8,600 Average Daily Trips (ADT's). Alpine Road is classified as a two lane undivided Collector, maintained by SCDOT with a design capacity of 8,600 ADT's. Alpine Road is currently operating at Level of Service (LOS) “C”.

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

## Conclusion

The subject parcel contains an existing brick, single-family residence. The property is adjacent to an active railroad right-of-way. The immediate surrounding area is characterized by residential and an industrial use. South of the subject parcel is a Light Industrial District (M-1) parcel that contains a hydraulic parts retail and service center. North and east of the subject parcel properties have developed residentially. The General Commercial District (GC) permits certain uses outright, such as residential, recreational, institutional, educational, civic, business and professional services, wholesale trade, transportation, information, warehousing, utilities, and retail trade and food services. Otherwise, all properties to the south of the railway and east of Alpine Road are residential in nature.

The subject parcel is within the boundaries of School District Two. The E.L. Wright Middle School is located .49 miles east of the subject parcel on Alpine Road. Water service would be provided by the City of Columbia and sewer service would be provided by East Richland County Public Service District. There is a fire hydrant located south of the subject parcel on Alpine Road. The Jackson Creek fire station (station number 32) is located on Two Notch Road, approximately .94 miles northeast of the subject parcel.

From the viewpoint of staff, the railway serves as an appropriate boundary to separate the commercial zoning and uses to the northwest from the established residential uses along Alpine Road. Rezoning of this parcel would establish a precedent for the rezoning of additional parcels along Alpine Road and serve to the detriment of the neighborhoods nearby. Furthermore, allowing commercial zoning eastward along Alpine Road would encroach upon the established residential areas identified in the “Objectives” of the Comprehensive Plan.

Based upon this rationale and the fact that the proposed zoning map amendment **is not in compliance** with the Comprehensive Plan, planning staff recommends **Disapproval** of this map amendment.



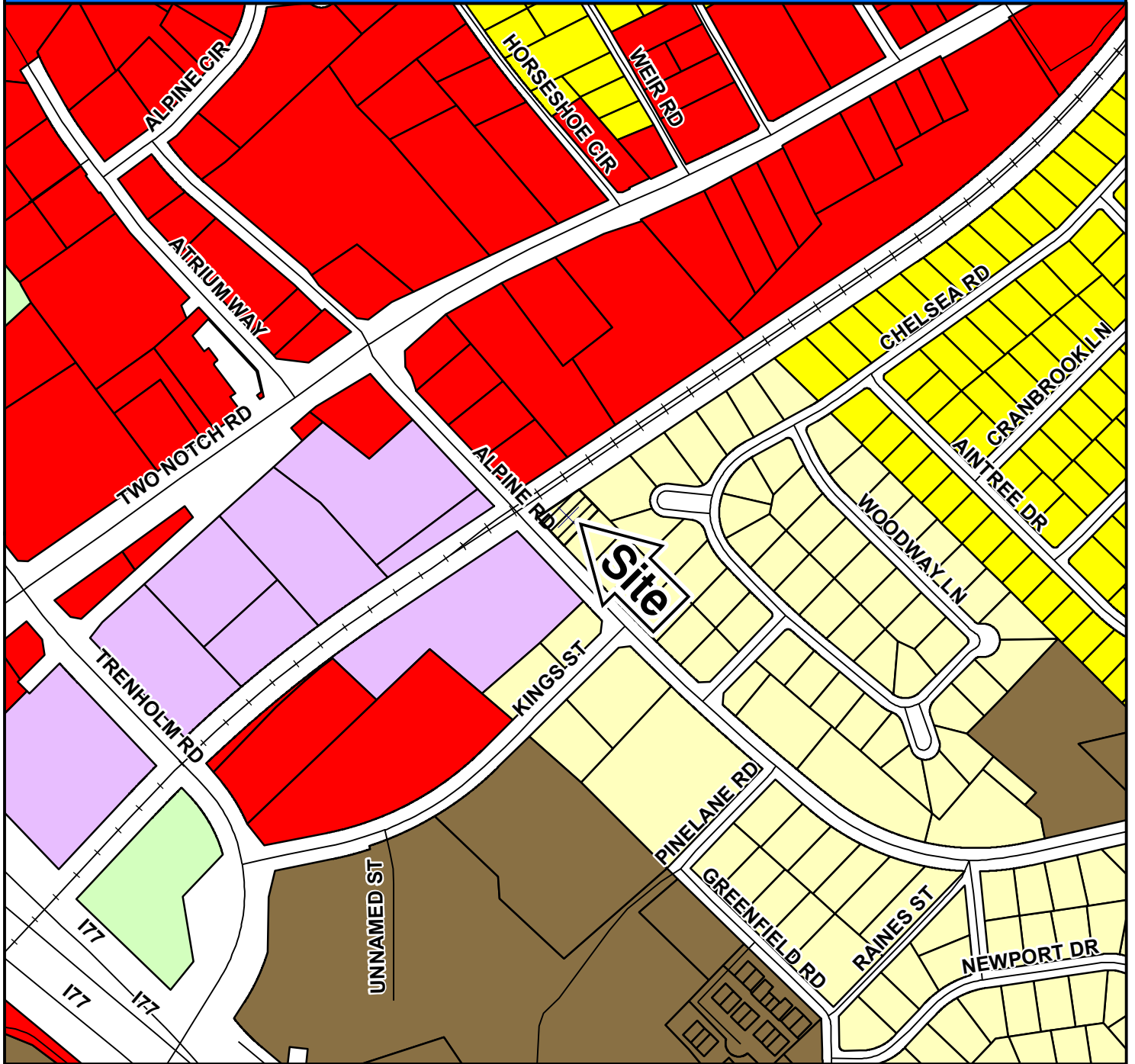
**Zoning Public Hearing Date**

**May 22, 2012**

**Planning Commission Action**

At their meeting of **May 7, 2012** the Richland County Planning Commission **agreed** with the PSDS recommendation and recommends the County Council **disapprove the proposed Amendment** for **RC Project # 12-15 MA**.

# Case 12-15 MA RS-LD to GC

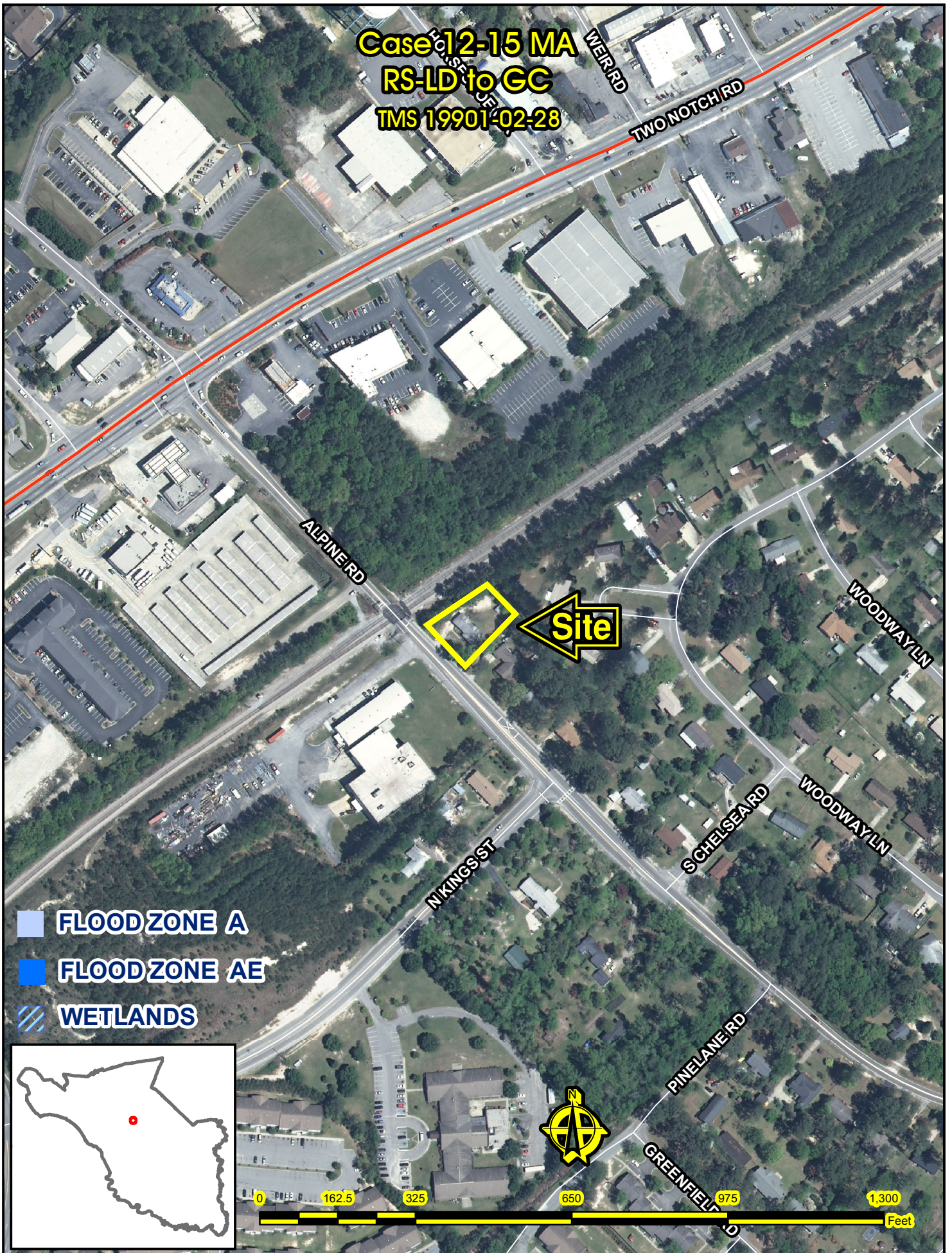


## ZONING CLASSIFICATIONS

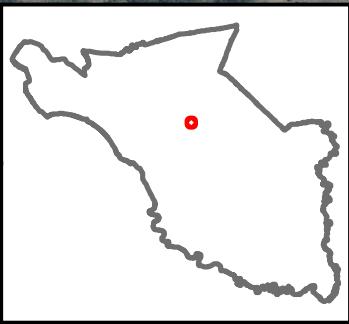
RR	RS-E	MH	NC	LI	TROS
C-1	RS-LD	RM-MD	GC	HI	Subject Property
C-3	RS-MD	RM-HD	RC	PDD	
RG-2	RS-HD	OI	M-1	RU	



**Case 12-15 MA  
RS-LD to GC  
TMS 19901-02-28**



-  FLOOD ZONE A
-  FLOOD ZONE AE
-  WETLANDS

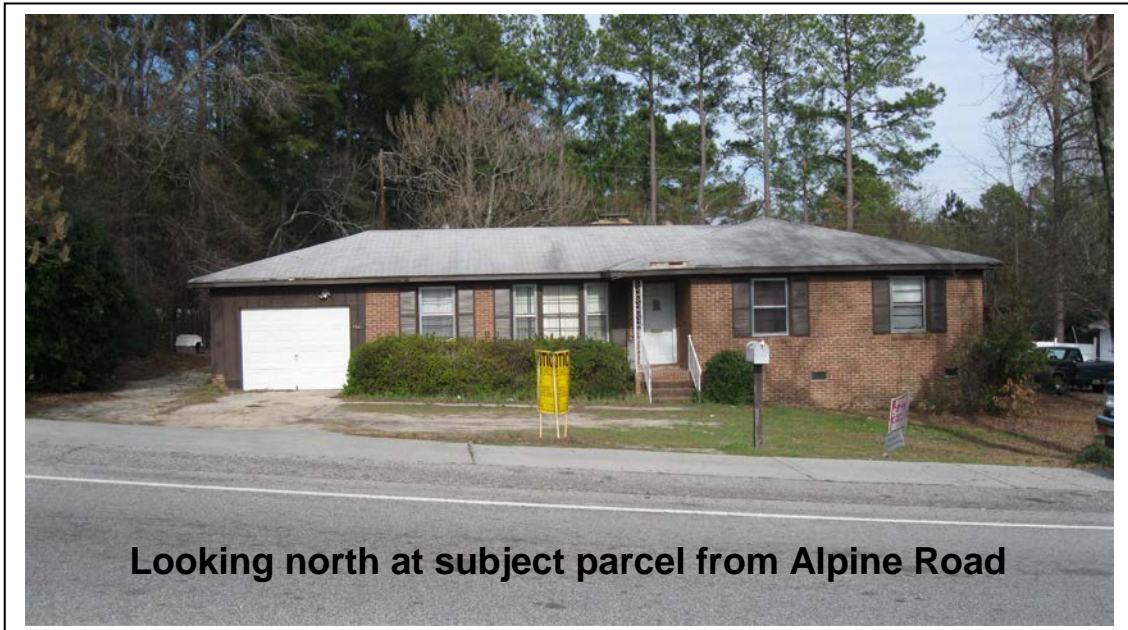


# CASE 12-15 MA

## From RS-LD to GC

TMS# 19901-02-28

Alpine Road



**The zoning change from RS-LD (Residential –Low Density) to GC (General Commercial) would permit the introduction of the following uses which were not allowed previously in the original zoning**

<b>USE TYPES</b>	<b>GC</b>
Continued Care Retirement Communities	SR
Dormitories	SE
Multi-Family, Not Otherwise Listed	P
Single-Family, Zero Lot Line, Common	SR
Fraternity and Sorority Houses	P
Group Homes (10 or More)	SE
Rooming and Boarding Houses	P
Special Congregate Facilities	SE
Amusement or Water Parks, Fairgrounds	SR
Amusement Arcades	P
Bating Cages	SR
Billiard Parlors	P
Bowling Centers	P
Clubs or Lodges ( <b>Ord No.054-08HR; 9-16-08</b> )	P
Dance Studios and Schools	P
Go-Cart, Motorcycle and Similar Small Vehicle Tracks	SR
Golf Courses	SR
Golf Courses, Miniature	P
Golf Driving Ranges (Freestanding)	SR
Marinas and Boat Ramps	P
Martial Arts Instructional Schools	P
Physical Fitness Centers	P
Shooting Ranges, Indoor	P
Skating Rinks	P
Ambulance Services, Transport	P
Animal Shelters	SR
Auditoriums, Coliseums, Stadiums	P
Cemeteries, Mausoleums ( <b>Ord. 069-10HR</b> )	SR

Colleges and Universities	P
Community Food Services	P
Courts	P
Day Care Centers, Adult ( <b>Ord. 008-09HR; 2-17-09</b> )	SR
Day Care, Child, Licensed Center ( <b>Ord. 008-09HR; 2-17-09</b> )	SR
Government Offices	P
Hospitals	P
Individual and Family Services, Not Otherwise Listed	P
Museums and Galleries	P
Nursing and Convalescent Homes	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
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
Banks, Finance, and Insurance Offices	P
Barber Shops, Beauty Salons, and Related Services	P
Bed and Breakfast Homes/Inns ( <b>Ord. 020-10HR; 5-4-10</b> )	SR
Body Piercing Facilities	SR
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, without Outside Storage	P
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
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	SR
Rental Centers, without Outside Storage	P
Repair and Maintenance Services, Appliance and Electronics	SR
Repair and Maintenance Services, Automobile, Minor	P

Repair and Maintenance Services, Home and Garden Equipment	P
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
Tanning Salons	P
Tattoo Facilities ( <a href="#">Ord 010-07HR: 2-20-07</a> and <a href="#">Ord No. 054-08HR: 9-16-08</a> )	P
Taxidermists	P
Theaters, Live Performances	P
Theaters, Motion Picture, Other Than Drive-Ins	P
Theaters, Motion Picture, Drive-Ins	SE
Travel Agencies (without Tour Buses or Other Vehicles)	P
Traveler Accommodations, Not Otherwise Listed	P
Truck (Medium and Heavy) Washes	P
Veterinary Services (Non-Livestock, May Include Totally Enclosed Kennels Operated in Connection with Veterinary Services)	P
Watch and Jewelry Repair Shops	P
Weight Reducing Centers	P
Antique Stores (See Also Used Merchandise Shops and Pawn Shops)	P
Appliance Stores	P
Art Dealers	P

Arts and Crafts Supply Stores	P
Auction Houses	P
Automotive Parts and Accessories Stores	P
Bakeries, Retail	P
Bars and Other Drinking Places	SR
Bicycle Sales and Repair	P
Boat and RV Dealers, New and Used	P
Book, Periodical, and Music Stores	P
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
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
Furniture and Home Furnishings	P
Garden Centers, Farm Supplies, or Retail Nurseries	P
Gift, Novelty, Souvenir, or Card Shops	P
Grocery/Food Stores (Not Including Convenience Stores)	P
Hardware Stores	P
Health and Personal Care Stores, Not Otherwise Listed	P
Hobby, Toy, and Game Stores	P
Home Centers	P
Home Furnishing Stores, Not Otherwise Listed	P
Jewelry, Luggage, and Leather Goods (May Include Repair)	P

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



Television, Radio or Electronic Sales	P
Tire Sales	P
Tobacco Stores	P
Truck Stops	P
Used Merchandise Stores	P
Video Tape and Disc Rental	P
Warehouse Clubs and Superstores	P
Apparel, Piece Goods, and Notions	P
Beer/Wine/Distilled Alcoholic Beverages	SR
Books, Periodicals, and Newspapers	P
Drugs and Druggists' Sundries	SR
Durable Goods, Not Otherwise Listed	SR
Electrical Goods	SR
Flowers, Nursery Stock, and Florist Supplies	P
Furniture and Home Furnishings	SR
Groceries and Related Products	P
Hardware	P
Jewelry, Watches, Precious Stones	P
Lumber and Other Construction Materials	SR
Machinery, Equipment and Supplies	SR
Market Showrooms (Furniture, Apparel, Etc.)	SR
Motor Vehicles, New Parts and Supplies	SR
Motor Vehicles, Tires and Tubes	SR
Nondurable Goods, Not Otherwise Listed	SR
Paints and Varnishes	SR
Paper and Paper Products	P
Plumbing & Heating Equipment and Supplies	SR

Professional and Commercial Equipment and Supplies	P
Sporting and Recreational Goods and Supplies (Except Sporting Firearms and Ammunition)	P
Sporting Firearms and Ammunition	SR
Tobacco and Tobacco Products	SR
Toys and Hobby Goods and Supplies	P
Bus Facilities, Interurban	P
Bus Facilities, Urban	P
Charter Bus Industry	P
Courier Services, Substations	P
Limousine Services	P
Radio and Television Broadcasting Facilities (Except Towers)	P
Radio, Television, and Other Similar Transmitting Towers	SE
Scenic and Sightseeing Transportation	P
Taxi Service Terminals	P
Utility Company Offices	P
Utility Service Facilities (No Outside Storage)	P
Warehouses (General Storage, Enclosed, Not Including Storage of Any Hazardous Materials or Waste as Determined by Any Agency of the Federal, State or Local Government)	SR
Warehouses, Self-Storage	SR
Warehouses, Self-Storage	SR
Bakeries, Manufacturing	P
Computer, Appliance, and Electronic Products	P
Medical Equipment and Supplies	P

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

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

AN ORDINANCE OF THE COUNTY COUNCIL OF RICHLAND COUNTY, SOUTH CAROLINA, AMENDING THE ZONING MAP OF UNINCORPORATED RICHLAND COUNTY, SOUTH CAROLINA, TO CHANGE THE ZONING DESIGNATION FOR THE REAL PROPERTY DESCRIBED AS TMS # 19901-02-28 FROM RS-LD (RESIDENTIAL, SINGLE-FAMILY – LOW DENSITY DISTRICT) TO GC (GENERAL COMMERCIAL DISTRICT); AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

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

Section I. The Zoning Map of unincorporated Richland County is hereby amended to change the real property described as TMS # 19901-02-28 from RS-LD (Residential, Single-Family – Low Density District) zoning to GC (General Commercial District) zoning.

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

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

Section IV. Effective Date. This ordinance shall be effective from and after \_\_\_\_\_, 2012.

RICHLAND COUNTY COUNCIL

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

Attest this \_\_\_\_\_ day of  
\_\_\_\_\_, 2012.

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

Public Hearing: May 22, 2012 (tentative)  
First Reading: May 22, 2012 (tentative)  
Second Reading:  
Third Reading:





## Richland County Planning & Development Services Department

### Map Amendment Staff Report

**PC MEETING DATE:** May 7, 2012  
**RC PROJECT:** 12-20 MA  
**APPLICANT:** Jacqueline Reese  
**PROPERTY OWNER:** Jacqueline Reese

**LOCATION:** Bluff Road

**TAX MAP NUMBER:** 27300-07-05  
**ACREAGE:** 2.0  
**EXISTING ZONING:** RU  
**PROPOSED ZONING:** RC

**PC SIGN POSTING:** April 19, 2012

#### Staff Recommendation

**Disapproval**

#### Background /Zoning History

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

The parcel contains two hundred and ninety one (291) feet of frontage on Bluff Road.

#### Summary

The Rural Commercial District (RC) 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 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 business are useful and desired. This district is further designed to be located at or near intersections of arterial and/or major collector roads so as to prevent the spreading of commercial uses down the major corridors or into the surrounding countryside.

Minimum lot area/maximum density: Minimum lot area requirement: 22,000 square feet or as required by DHEC. Maximum density: there is no maximum density standard.

- The gross density for this site is approximately: 3 dwelling units
- The net density for this site is approximately: 2 dwelling units

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

**Plans & Policies**

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

**South East Area**

Objective: Commercial/Office activities should be located at major traffic junctions where existing commercial and office uses are located and not encroach or penetrate established residential areas. Small scale agricultural related commercial uses, located on-site with residences, are appropriate provided adequate buffering/setbacks are available and the commercial use is in character with the area.

Non-Compliance: The staff has determined that the site is not located at a major traffic junction or in an area where existing commercial and office uses are located. As a result, the staff is of the opinion that the proposed change in zoning is not in keeping with the recommendations of the Comprehensive Plan with regards to rural commercial development.

**Traffic Impact**

The 2010 SCDOT traffic count (Station # 241) located west of the subject parcel on Bluff Road identifies 4,100 Average Daily Trips (ADT’s). The 2010 SCDOT traffic count (Station # 243) located east of the subject parcel on Bluff Road identifies 2,400 2500 Average Daily Trips (ADT’s). Bluff Road is classified as a two lane undivided Collector, maintained by SCDOT with a design capacity of 8,600 ADT’s. Bluff Road is currently operating at Level of Service (LOS) “A”.

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

**Conclusion**

The subject property contains two existing, brick, structures surrounded by a cinderblock wall. There are few defining features to the site other than there is little to no slope, little to no vegetation, no sidewalks and a gravel parking lot on Bluff Road. Otherwise, the surrounding area is characterized by well-established, large-lot residential homes and agricultural uses. The site was utilized previously as a convenience store until it ceased operations and lost its legal non-conforming status.

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

Water and sewer service would be provided by well and septic. There are no fire hydrants located along Bluff Road. The Hopkins fire station (station number 23) is located on Clarkson Road, approximately 2.36 miles northwest of the subject parcel.

The staff has determined that the nearest commercial use located along Bluff Road is approximately three miles in both directions. The proposed map amendment would have minimal negative impact on existing public facilities and transportation. Currently the level of service (LOS) on Bluff Road shows that it is operating below capacity.

The RC District purpose description states that;

*“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.”*

There are no commercially zoned parcels in the vicinity nor is the parcel located at the intersection of a major traffic junction. Rezoning the subject parcels to RC would be out of character with the surrounding rural agricultural and residential parcels.

Staff cannot support the rezoning request based upon intent of the RC District. The RC District is proposed to be within or adjacent to residential neighborhoods where large commercial uses are inappropriate, but where small neighborhood oriented business 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.

Based upon this rationale, the proposed zoning map amendment is not in compliance with the Comprehensive Plan and as a result the planning staff recommends **Disapproval** of this map amendment.

### Zoning Public Hearing Date

**May 22, 2012**

### Planning Commission Recommendation

At their meeting of **May 7, 2012** the Richland County Planning Commission **disagreed** with the PDSD recommendation for the following reasons:

- The commercial property business was there before
- There are scattered services in this area but not enough commercial
- It seems to be the intent of Rural Commercial

The Planning Commission recommends the County Council **approve the proposed amendment** for **RC Project # 12-20**.

# Case 12-20 MA RU to RC



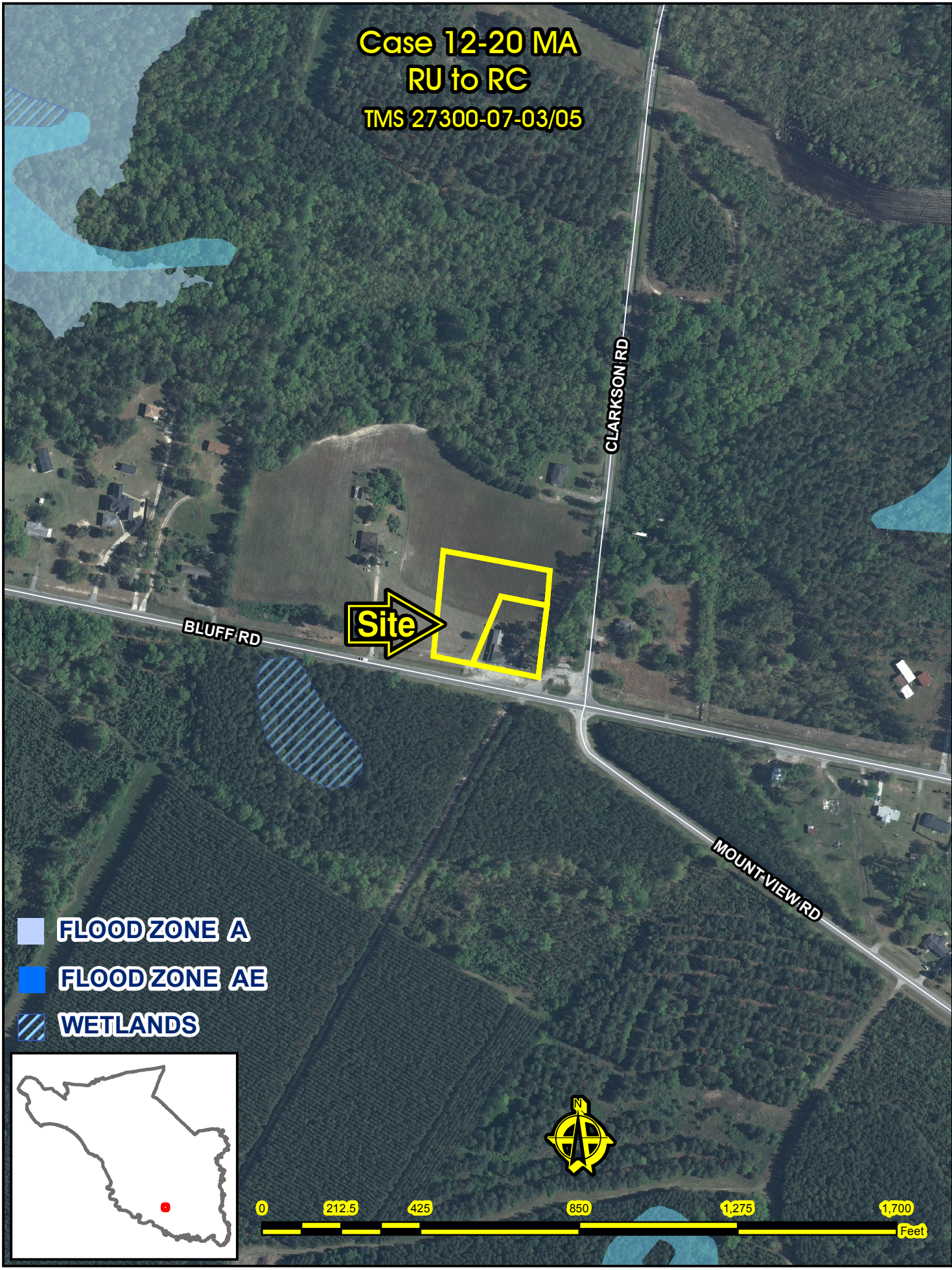
## ZONING CLASSIFICATIONS

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

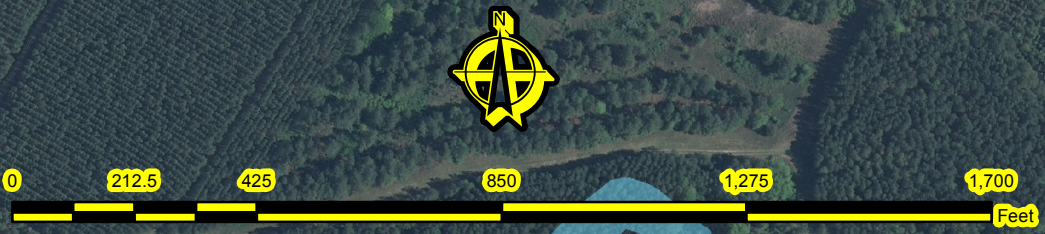
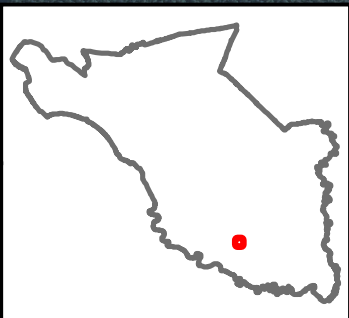




**Case 12-20 MA  
RU to RC  
TMS 27300-07-03/05**



- FLOODZONE A
- FLOODZONE AE
- WETLANDS



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

<b>USE TYPES</b>	<b>RC</b>
Group Homes (10 or More)	SE
Rooming and Boarding Houses	SE
Amusement Arcades	P
Dance Studios and Schools	P
Golf Courses, Miniature	P
Golf Driving Ranges (Freestanding)	SR
Martial Arts Instructional Schools	P
Physical Fitness Centers	P
Ambulance Services, Transport	P
Colleges and Universities	P
Community Food Services	P
Courts	P
Government Offices	P
Hospitals	P
Individual and Family Services, Not Otherwise Listed	P
Museums and Galleries	P
Post Offices	P
Schools, Administrative Facilities	P
Schools, Business, Computer and Management Training	P
Schools, Fine Arts Instruction	P
Schools, Junior Colleges	P
Schools, Technical and Trade (Except Truck Driving)	P
Automatic Teller Machines	P

Automobile Parking (Commercial)	P
Automobile Towing, Not Including Storage	P
Banks, Finance, and Insurance Offices	SR
Car and Light Truck Washes (See also Truck Washes)	SR
Clothing Alterations/Repairs; Footwear Repairs	P
Construction, Building, General Contracting, without Outside Storage	P
Construction, Special Trades, without Outside Storage	P
Employment Services	P
Engineering, Architectural, and Related Services	P
Exterminating and Pest Control Services	P
Funeral Homes and Services	P
Furniture Repair Shops and Upholstery Hotels and Motels	P
Janitorial Services	P
Laundromats, Coin Operated	P
Laundry and Dry Cleaning Services, Non- Coin Operated	P
Legal Services (Law Offices, Etc.)	P
Locksmith Shops	P
Management, Scientific, and Technical Consulting Services	P
Massage Therapists	P
Medical/Health Care Offices	P

[Type text]

Medical, Dental, or Related Laboratories	P
Office Administrative and Support Services, Not Otherwise Listed	P
Packaging and Labeling Services	P
Pet Care Services (Excluding Veterinary Offices and Kennels)	SR
Photocopying and Duplicating Services	P
Photofinishing Laboratories	P
Photography Studios	P
Picture Framing Shops	P
Professional, Scientific, and Technical Services, Not Otherwise Listed	P
Real Estate and Leasing Offices	P
Rental Centers, without Outside Storage	P
Repair and Maintenance Services, Appliance and Electronics	SR
Repair and Maintenance Services, Automobile, Minor	P
Repair and Maintenance Services, Personal and Household Goods	P
Repair and Maintenance Services, Television, Radio, or Other Consumer Electronics	P
Septic Tank Services	P
Tanning Salons	P
Taxidermists	P
Theaters, Motion Picture, Other Than Drive-Ins	P
Theaters, Motion Picture, Drive-Ins	SE
Travel Agencies (without Tour Buses or Other Vehicles)	P
Traveler Accommodations, Not	P

Otherwise Listed	
Watch and Jewelry Repair Shops	P
Weight Reducing Centers	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
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
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

[Type text]

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

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

[Type text]

Bus Facilities, Interurban	P
Bus Facilities, Urban	P
Courier Services, Substations	P
Scenic and Sightseeing Transportation	P
Taxi Service Terminals	P
Utility Company Offices	P
Warehouses (General Storage, Enclosed, Not Including Storage of Any Hazardous Materials or Waste as Determined by Any Agency of the Federal, State or Local Government)	SR
Warehouses, Self-Storage	SR
Warehouses, Self-Storage	SR

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

AN ORDINANCE OF THE COUNTY COUNCIL OF RICHLAND COUNTY, SOUTH CAROLINA, AMENDING THE ZONING MAP OF UNINCORPORATED RICHLAND COUNTY, SOUTH CAROLINA, TO CHANGE THE ZONING DESIGNATION FOR THE REAL PROPERTY DESCRIBED AS TMS # 27300-07-05 FROM RU (RURAL DISTRICT) TO RC (RURAL COMMERCIAL DISTRICT); AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

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

Section I. The Zoning Map of unincorporated Richland County is hereby amended to change the real property described as TMS # 27300-07-05 from RU (Rural District) zoning to RC (Rural Commercial District) zoning.

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

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

Section IV. Effective Date. This ordinance shall be effective from and after \_\_\_\_\_, 2012.

RICHLAND COUNTY COUNCIL

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

Attest this \_\_\_\_\_ day of  
\_\_\_\_\_, 2012.

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

Public Hearing: May 22, 2012 (tentative)  
First Reading: May 22, 2012 (tentative)  
Second Reading:  
Third Reading:



**Richland County  
Planning & Development Services Department**

Map Amendment Staff Report

**PC MEETING DATE:** May 7, 2012  
**RC PROJECT:** 12-21 MA  
**APPLICANT:** Ismail Ozbek  
**PROPERTY OWNER:** Lexington County Health Services District, Inc.

**LOCATION:** Summit Centre Drive, Summit Parkway and Summit Square

**TAX MAP NUMBER:** 23011-01-02  
**ACREAGE:** .83 acres  
**EXISTING ZONING:** PDD  
**PROPOSED ZONING:** PDD

**PC SIGN POSTING:** April 19, 2012

**Staff Recommendation**

Approval

**Background /Zoning History**

The current zoning, Planned Development District (PDD) reflects the zoning as approved under 88-040MA (Ordinance number 1792-88HR) on November 15th, 1988.

The parcels contain one hundred and forty (143) feet of frontage along Summit Centre Drive, one hundred and eighty five (185) feet of frontage along Summit Square and two hundred and five (205) feet of frontage along Summit Parkway.

**Summary**

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

<b>Direction</b>	<b>Existing Zoning</b>	<b>Use</b>
<b><u>North:</u></b>	PDD	Residential townhomes
<b><u>South:</u></b>	PDD	Residential townhomes
<b><u>East:</u></b>	PDD	Residential townhomes
<b><u>West:</u></b>	PDD	Office and institutional

## Plans & Policies

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

### Suburban Area

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

Compliance: The proposed amendments to the PDD would allow for an office use on the subject parcel in an area where existing office uses are located. In addition, the structure on the site was originally utilized as the sales and marketing office for the development to include a non-residential design and significant on-site parking. The subject property is located at an intersection and as it was previously used as an office, would not incur any additional non-residential encroachment on the established residential areas. .

## Traffic Impact

The 2010 SCDOT traffic count (Station # 441) located south of the subject parcels on Clemson Road identifies 28,500 Average Daily Trips (ADT's). Clemson Road is classified as a 5 lane undivided minor arterial, maintained by SCDOT with a design capacity of 10,800 ADT's. Clemson Road is currently operating at Level of Service (LOS) “F”.

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

## Conclusion

The subject parcel has little or no slope, is well-landscaped, contains internal and external sidewalks, two access points from Summit Centre Drive, access to Summit Square and contains an existing red brick, single story, office structure. The building was used previously as the sales/information center for the Summit. The subject parcel is part of the Summit PDD which consists of 1693.5 acres. Currently the parcel is designated for Medium High (MH) density residential uses such as town home apartments at a density of 9 of 15 dwelling units an acre. The original statement of intent and narrative allows the following land use breakdown:

- 1232 acres of residential which includes large lot (8,000-18,000 sq. ft. lots), medium lot (5,000 to 7,200 sq. ft. lots), patio homes/duplexes, town homes, and apartments. The number of overall residential units range from the minimum 4250 dwelling units to the identified maximum of 5981 dwelling units;
- 37.5 acres of commercial;
- 23 acres of office;
- 120.5 acres of school parcels; and
- 147 acres of open space. The remainder of the 133.5 acres is identified as parkway (60.5 acres) and collector (73 acres).



According to the Summit PDD the brick building is designated MH. The applicant is requesting the parcel to be designated O or Office on the Summit's land use map. The parcel would add a negligible amount of Office (.05%) to the existing Office land use designation.

The subject parcel is within the boundaries of School District Two. North Springs Elementary School is located 1249 feet west of the subject parcel and Summit Parkway Middle School is located 426 feet north of the subject parcel.

Water service would be provided by the City of Columbia and sewer service would be provided by Palmetto Utilities. There is an existing fire hydrant located along Summit Centre Drive. The Elders Pond fire station (station number 34) is located on Elders Pond Road, approximately 1.7 miles northeast of the subject parcel.

Based upon the existing design and usage of the structure, along with the surrounding commercial and institutional uses in the vicinity, the availability of water and sewer services, as well as the compatibility to the Comprehensive Plan recommendation for office uses, staff is of the opinion that the proposed map amendment would provide an appropriate on-going use for the site, as well as, provide an appropriate transition between the non-residential use along Summit Parkway and the townhomes to the east. As the proposal would not significantly alter the existing utilization of land within the PDD and not negatively impact public services, the staff can support the rezoning request.

In summary, the staff is of the opinion that the request is in compliance with the Comprehensive Plan and, as such, the planning staff recommends **Approval** of this map amendment.

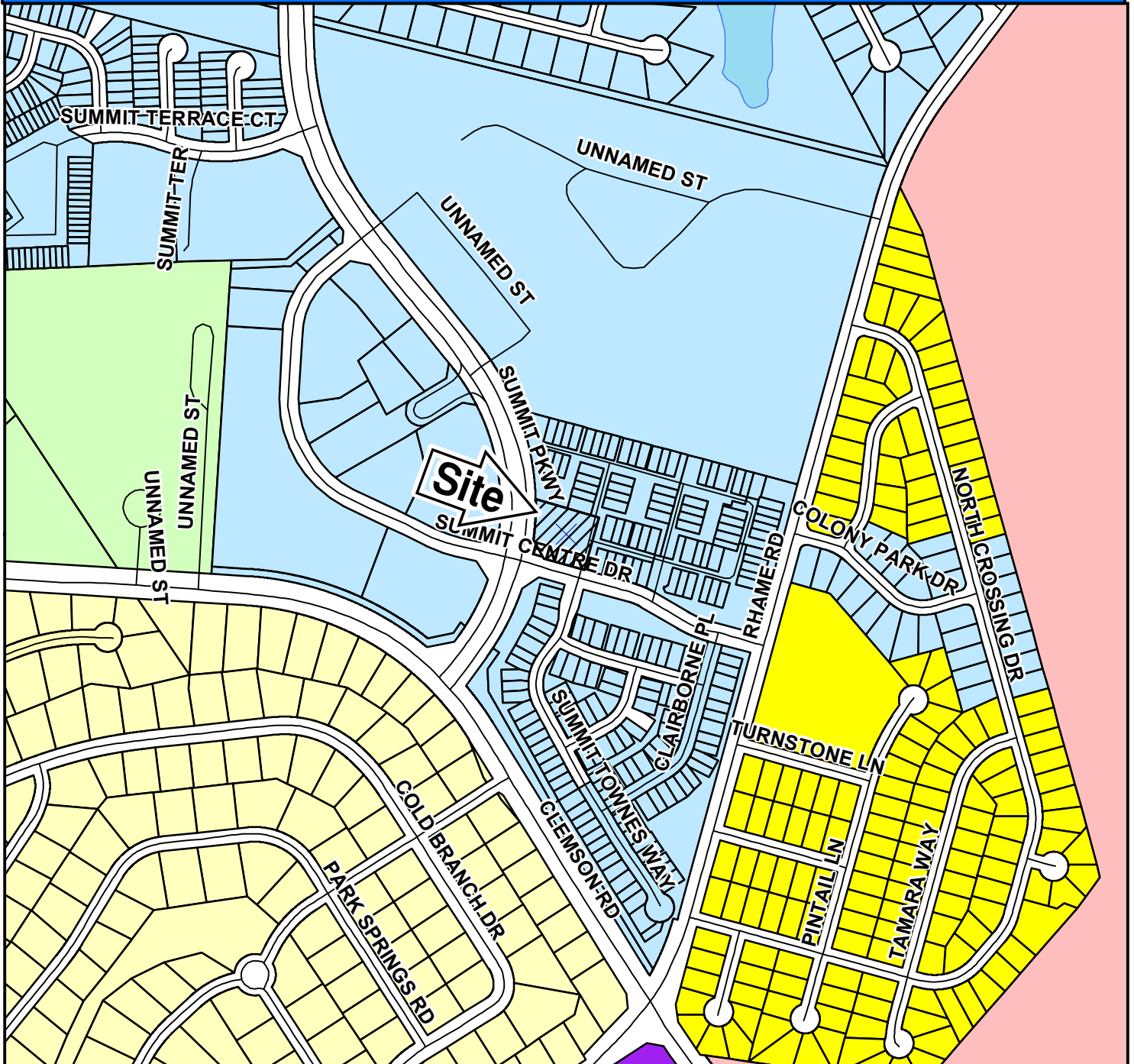
#### **Zoning Public Hearing Date**

**May 22, 2012**

#### **Planning Commission Action**

At their meeting of **May 7, 2012** the Richland County Planning Commission **agreed** with the PDSO recommendation and recommends the County Council initiate the ordinance consideration process to **approve the proposed Amendment** for **RC Project # 12-21 MA**.

# Case 12-21 MA PDD to PDD

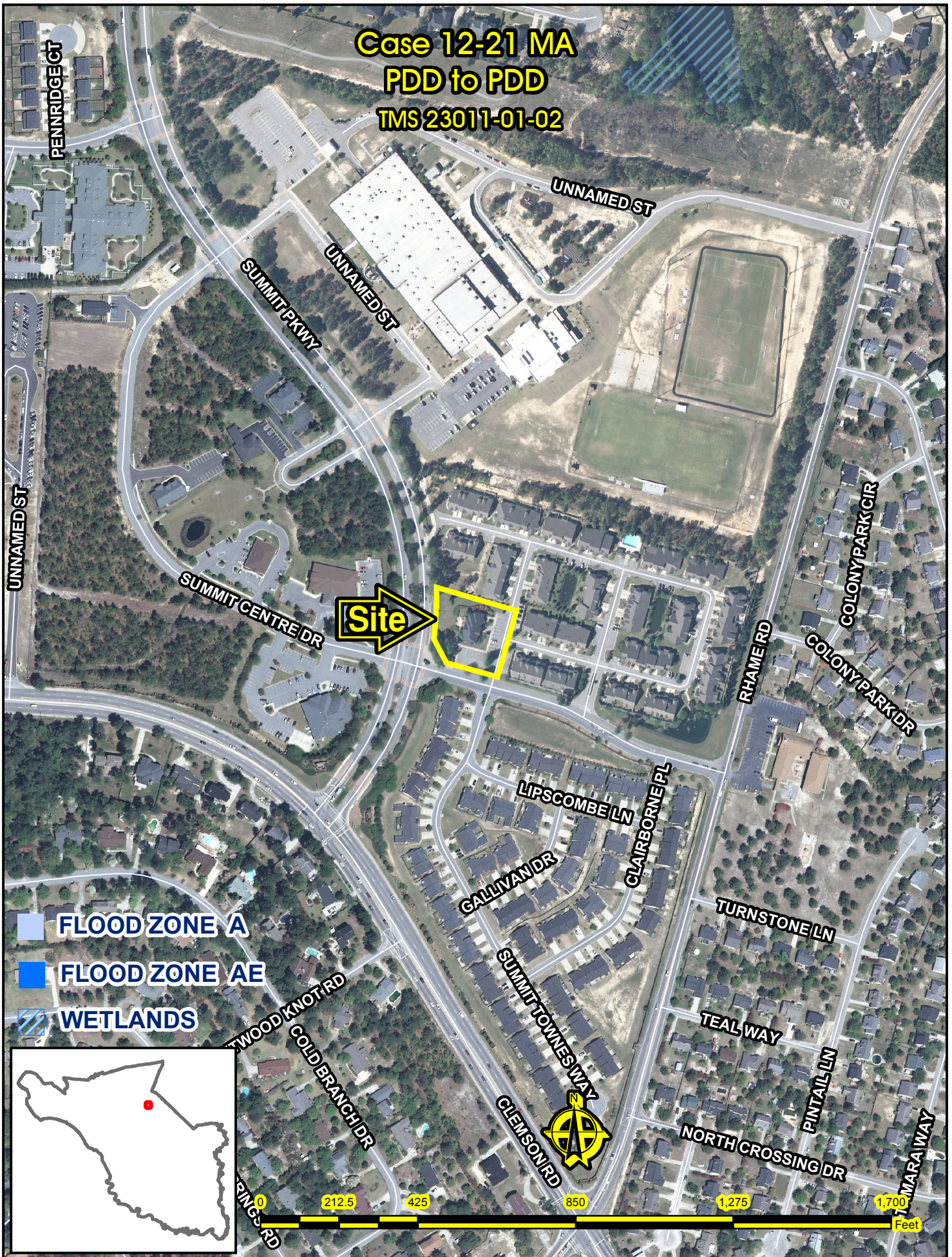


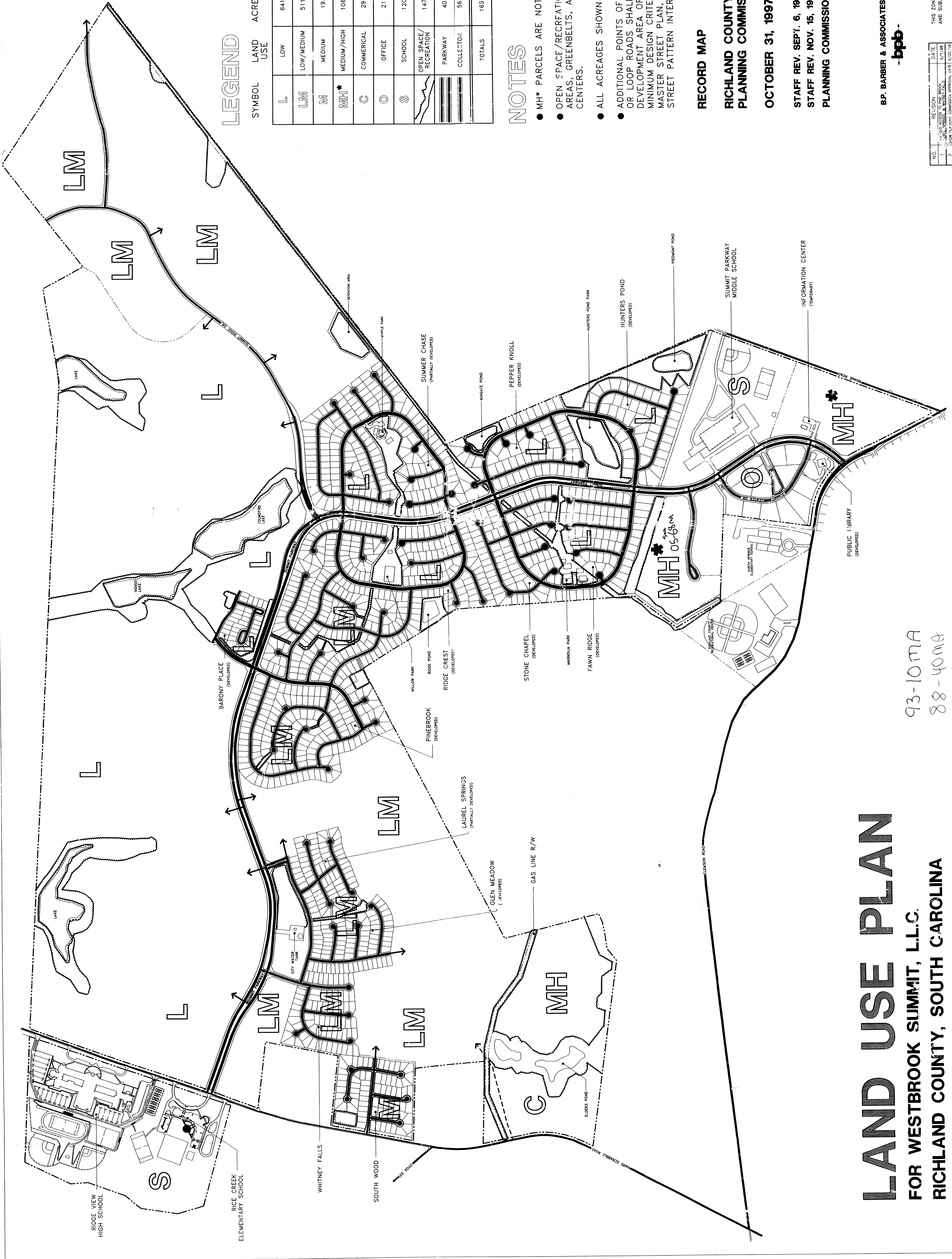
## ZONING CLASSIFICATIONS

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



**Case 12-21 MA**  
**PDD to PDD**  
**TMS 23011-01-02**





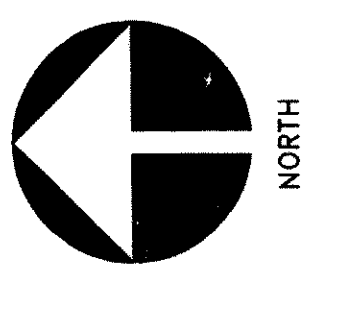
**LEGEND**

SYMBOL	LAND USE	ACREAGE	DENSITY (D.U.A.)	TYPE	DWELLING UNITS
L	LOW	641.4	2.0-3.5	LARGE LOT 7,200+ SF	1283-2245
LM	LOW/MEDIUM	511.9	4.0-5.0	MEDIUM LOT 5,000-7,200 SF	2048-2559
M	MEDIUM	19.5	5.5-7.0	PATIO HOMES DUPLEXES	107-137
MH*	MEDIUM/HIGH	106.8	9.0-15.0	TOWNHOMES APARTMENTS	1003-1246
C	COMMERCIAL	29.0	-	-	-
O	OFFICE	21.4	-	-	-
S	SCHOOL	120.5	-	-	-
	OPEN SPACE/RECREATION	147.2	-	-	-
	PARKWAY	40.2	-	-	-
	COLLECTOR	56.4	-	-	-
	TOTALS	1633.5	-	-	4441-6187

**NOTES**

- MH\* PARCELS ARE NOT TO EXCEED 9.0 D.U.A.
- OPEN SPACE/RECREATION INCLUDES NATURAL DRAINAGE AREAS, GREENBELTS, AND NEIGHBORHOOD RECREATION CENTERS.
- ALL ACREAGES SHOWN ARE APPROXIMATE.
- ADDITIONAL POINTS OF PRIMARY OR SECONDARY ACCESS, OR LOOP ROADS SHALL BE PROVIDED FOR A GIVEN DEVELOPMENT AREA OF 200+ LOTS TO COMPLY WITH A MINIMUM DESIGN CRITERIA OF THE COUNTY'S LONG RANGE MASTER STREET PLAN, AND THEREBY ENSURE A LOGICAL STREET PATTERN INTERVAL TO THE PUD.

**RECORD MAP**  
**RICHLAND COUNTY**  
**PLANNING COMMISSION**  
**OCTOBER 31, 1997**  
**STAFF REV. SEPT. 6, 1996**  
**STAFF REV. NOV. 15, 1997**  
**PLANNING COMMISSION APPROVAL JANUARY 4, 1999**



**B.P. BARBER & ASSOCIATES, INC.**  
**-bpb-**

NO.	REVISION	DATE
1	ADD, REVISION, AND FINAL	5/77/98
2	FOR PLANNING COMMISSION APPROVAL DATE 1/2/99	

THIS ZONING PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE WITHOUT NOTICE

**LAND USE PLAN**  
**FOR WESTBROOK SUMMIT, L.L.C.**  
**RICHLAND COUNTY, SOUTH CAROLINA**

93-10MA  
 88-40MA  
 See 05-66 MA

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

AN ORDINANCE OF THE COUNTY COUNCIL OF RICHLAND COUNTY, SOUTH CAROLINA, AMENDING THE ZONING MAP OF UNINCORPORATED RICHLAND COUNTY, SOUTH CAROLINA, TO CHANGE THE ZONING DESIGNATION FOR THE REAL PROPERTY DESCRIBED AS TMS # 23011-01-02 FROM PDD (PLANNED DEVELOPMENT DISTRICT) TO AN AMENDED PDD (PLANNED DEVELOPMENT DISTRICT); AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

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

Section I. The Zoning Map of unincorporated Richland County is hereby amended to change the property described as TMS # 23011-01-02 from PDD (Planned Development District) zoning to an amended PDD (Planned Development District) zoning, as described herein.

Section II. PDD Site Development Requirements. The following site development requirements shall apply to the subject parcels:

- a) The applicant shall comply with the PUD-2 Descriptive Statement (dated November 15, 1998) (Ordinance No. 1792-88HR), and the revised land use as described in Exhibit A, which is attached hereto; and
- b) Richland County shall not be responsible for the enforcement of any deed restrictions imposed by the applicant, the developer, or their successors in interest; and
- c) All site development requirements described above shall apply to the applicant, the developer, and/or their successors in interest.

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

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

Section V. Effective Date. This ordinance shall be effective from and after \_\_\_\_\_, 2012.

RICHLAND COUNTY COUNCIL

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

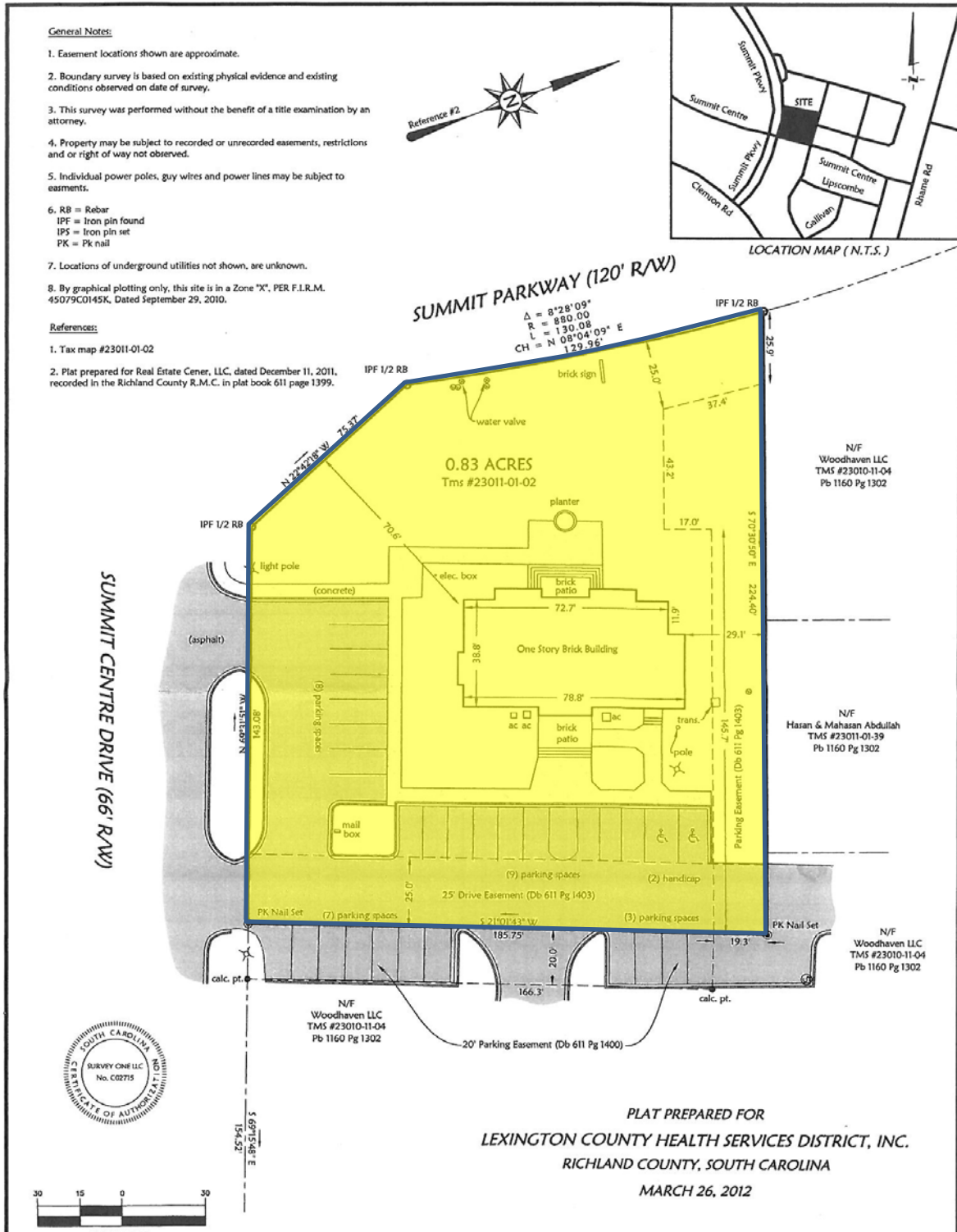
Attest this \_\_\_\_\_ day of  
\_\_\_\_\_, 2012.

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Michelle M. Onley  
Clerk of Council

Public Hearing:        May 22, 2012 (tentative)  
First Reading:        May 22, 2012 (tentative)  
Second Reading:  
Third Reading:

# Exhibit A



NOTE: The use for the above referenced parcel of land shall hereafter be designated as "Office".





# DRAFT - AMENDED

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

AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES, CHAPTER 26, LAND DEVELOPMENT; ARTICLE V, ZONING DISTRICTS AND DISTRICT STANDARDS; SECTION 26-141, TABLE OF PERMITTED USES, PERMITTED USES WITH SPECIAL REQUIREMENTS, AND SPECIAL EXCEPTIONS; “RESIDENTIAL USES” OF TABLE 26-V-2.; AND ARTICLE VI, SUPPLEMENTAL USE STANDARDS; SECTION 26-151, PERMITTED USES WITH SPECIAL REQUIREMENTS; SO AS TO PERMIT “RADIO, TELEVISION, AND OTHER SIMILAR TRANSMITTING TOWERS” IN THE M-1 (LIGHT INDUSTRIAL DISTRICT), AS A SPECIAL EXCEPTION RATHER THAN WITH SPECIAL REQUIREMENTS.

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

SECTION I. The Richland County Code of Ordinances; Chapter 26, Land Development; Article V, Zoning Districts and District Standards; Section 26-141, Table of Permitted Uses, Permitted Uses with Special Requirements, and Special Exceptions; “Radio, Television, and Other Similar Transmitting Towers ” of Table 26-V-2.; is hereby amended to read as follows:

(ORDINANCE CONTINUES ON NEXT PAGE)

# DRAFT - AMENDED

USE TYPES	TROS	RU	RR	RS-E	RS-LD	RS-MD	RS-HD	MH	RM-MD	RM-HD	OI	NC	RC	GC	M-1	LI	HI
<b>Transportation, Information, Warehousing, Waste Management, and Utilities</b>																	
Airports or Air Transportation Facilities and Support Facilities															P	P	P
Antennas		SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR
Bus Facilities, Interurban											SR	SR	P	P	P	P	P
Bus Facilities, Urban													P	P	P	P	P
Charter Bus Industry														P	P	P	P
Courier Services, Central Facility															P	P	P
Courier Services, Substations											P		P	P	P	P	P
Landfills, Sanitary and Inert Dump Sites																	SE
Limousine Services		SE												P	P	P	P
Materials Recovery Facilities (Recycling)																	P
Power Generation, Natural Gas Plants, and Similar Production Facilities																	P
Radio and Television Broadcasting Facilities (Except Towers)											P		P	P	P	P	
Radio, Television, and Other Similar Transmitting Towers		SE									SE	SE	SE	SE	<del>SR</del> <del>SE</del>	SE	SE
Rail Transportation and Support Facilities																	P
Recycling Collection Stations																	P
Remediation Services																P	P
Scenic and Sightseeing Transportation													P	P	P	P	P
Sewage Treatment Facilities, Private														P	P	P	P
Taxi Service Terminals														P	P	P	P
Truck Transportation Facilities																	P
Utility Company Offices											P	P	P	P	P	P	P
Utility Lines and Related Appurtenances	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Utility Service Facilities (No Outside Storage)														P	P	P	P
Utility Substations	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR

# DRAFT - AMENDED

Warehouses (General Storage, Enclosed, Not Including Storage of Any Hazardous Materials or Waste as Determined by Any Agency of the Federal, State or Local Government)																			SR	SR	SR	SR	P	P	P	P	
Warehouses, Self-Storage																					SR	SR	SR	SR	P	SE	P
Waste Collection, Hazardous																											
Waste Collection, Other																											
Warehouses, Self-Storage																						SR	SR	SR	SR	P	P
Waste Collection, Solid, Non-Hazardous																											
Waste Treatment and Disposal, Hazardous																											
Waste Treatment and Disposal, Non-Hazardous																											
Water Treatment Plants, Non-Governmental, Public																								P	P	P	P

# DRAFT - AMENDED

SECTION II. The Richland County Code of Ordinances; Chapter 26, Land Development; Article VI, Supplemental Use Standards; Section 26-151, Permitted Uses with Special Requirements; Subsection (b), Permitted Uses with Special Requirements Listed by Zoning District; Paragraph (60), Radio, Television, and Other Similar Transmitting Towers; is hereby deleted in its entirety and the remaining paragraphs are renumbered in appropriate chronological order.

SECTION III. The Richland County Code of Ordinances; Chapter 26, Land Development; Article VI, Supplemental Use Standards; Section 26-151, Permitted Uses with Special Requirements; Subsection (c), Standards; Paragraph (60), Radio, Television, and Other Similar Transmitting Towers; is hereby deleted in its entirety and the remaining paragraphs are renumbered in appropriate chronological order.

SECTION IV. The Richland County Code of Ordinances; Chapter 26, Land Development; Article VI, Supplemental Use Standards; Section 26-152, Special Exceptions; Subsection (c), Special Exceptions Listed by Zoning District; Paragraph (22), Radio, Television, and Telecommunications and Other Transmitting Towers; is hereby amended to read as follows:

- (22) Radio, Television, and Telecommunications and other Transmitting Towers- (RU, OI, NC, RC, GC, M-1, LI, HI)

SECTION V. The Richland County Code of Ordinances; Chapter 26, Land Development; Article VI, Supplemental Use Standards; Section 26-152, Special Exceptions; Subsection (d), Standards; Paragraph (22), Radio, Television, and Telecommunications and Other Transmitting Towers; Subparagraph a.; is hereby amended to read as follows:

- a. Use districts: Rural; Office and Institutional; Neighborhood Commercial; Rural Commercial; General Commercial; M-1 Light Industrial; LI Light Industrial; Heavy Industrial.

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

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

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

RICHLAND COUNTY COUNCIL

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

# DRAFT - AMENDED

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

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

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Michelle M. Onley  
Clerk of Council

RICHLAND COUNTY ATTORNEY'S OFFICE

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

Public Hearing:        May 22, 2012 (tentative)  
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**PROCEDURES FOR SENDING REZONING MATTERS ‘BACK’ TO THE PLANNING COMMISSION**

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

