

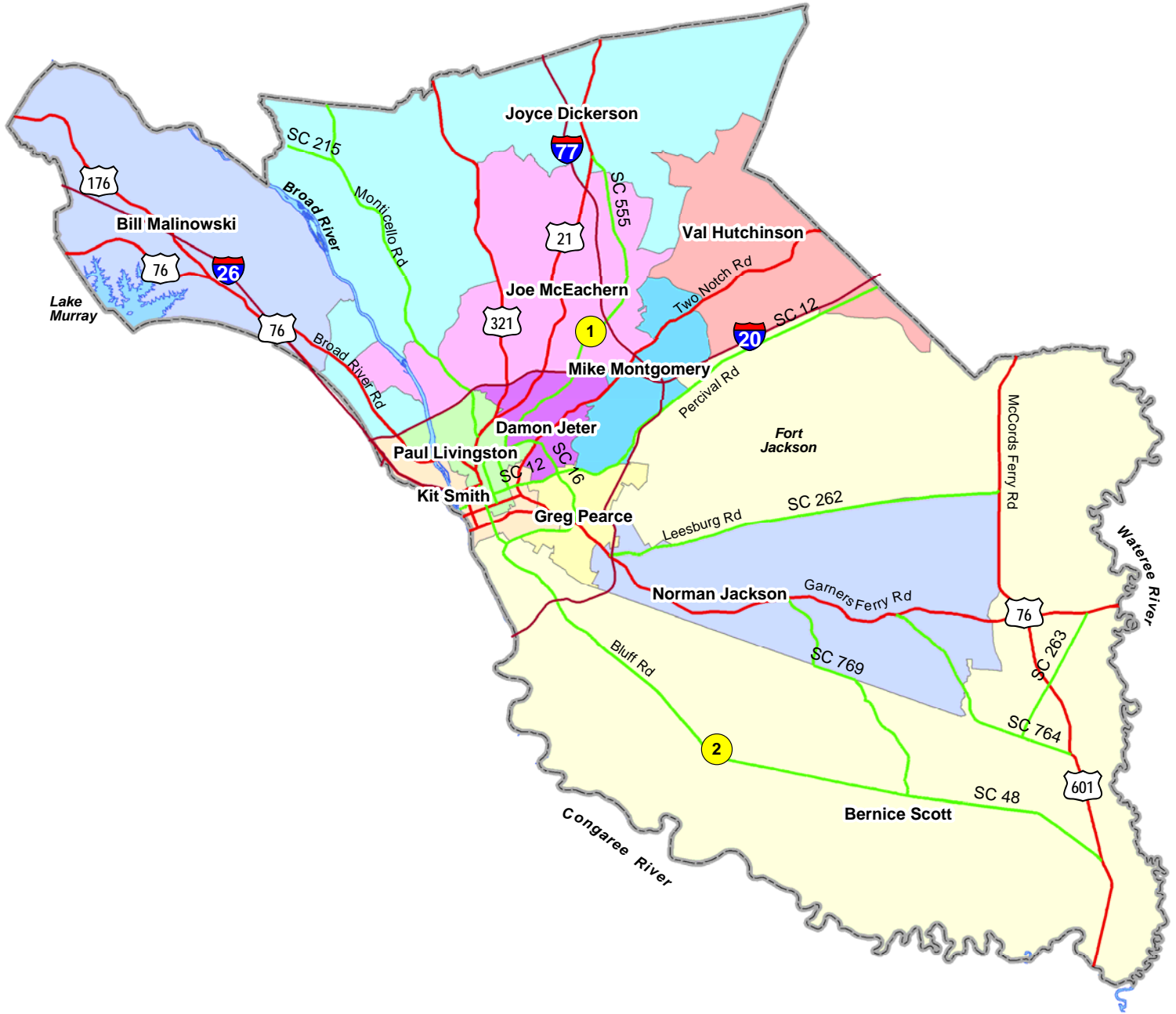
RICHLAND COUNTY
PLANNING COMMISSION



APRIL 7, 2008

RICHLAND COUNTY PLANNING COMMISSION

APRIL 7, 2008



CASE NO.	APPLICANT	TMS NO.	LOCATION	DISTRICT
1. 08-08 MA	SC Research Authority	17200-02-11	Powell Rd. & Technology Circle	McEachern
2. 08-09 MA	Oliver Mack	21300-01-02	6108 Bluff Rd.	Scott

RICHLAND COUNTY PLANNING COMMISSION

Monday, April 7, 2008

Agenda

1:00 PM

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

STAFF Joseph Kocy, AICP Planning Director
Anna Almeida, AICP Development Services Manager
Jennie Sherry-Linder Land Development Administrator
Amelia R. Linder, Esq. Attorney

I. PUBLIC MEETING CALL TO ORDER Deas Manning, Chairman

II. PUBLIC NOTICE ANNOUNCEMENT

III. PRESENTATION OF MINUTES FOR APPROVAL

a. Consideration of the March Minutes

IV. AGENDA AMENDMENTS

V. MAP AMENDMENTS

CASE # 08-08 MA		
APPLICANT	SC Research Authority	Page
REQUESTED AMENDMENT	M-1 to GC (26.86 acres)	3
PURPOSE	High Density Multi-Use Development	
TAX MAP SHEET NUMBER (S)	17200-02-11	
LOCATION	Powell Rd. & Technology Circle	

CASE # 08-09 MA		
APPLICANT	Oliver Mack	Page
REQUESTED AMENDMENT	RU to RC (4.9 acres)	11
PURPOSE	Garage/Office	
TAX MAP SHEET NUMBER (S)	21300-01-02	
LOCATION	6108 Bluff Rd.	

TEXT AMENDMENT

Green Ordinance.....**Page 19**

VI. COMPREHENSIVE PLAN PRESENTATION & DISCUSSION

Cultural & Historical Element
Economic Development Element
Natural Resources Element

VII. City/ County Comprehensive Plan Resolution**Page 39**

VIII. ROAD NAME APPROVALSPage 41

The E9-1-1 Addressing Office of Richland County Planning & Development Services has received a written request to rename Shady Grove Road located between Elliott and Dartmouth Avenues in the Eau Claire area of Richland County. The proposed name for consideration is **Julius Dixon Road**.

IX. ADJOURNMENT



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

PC MEETING DATE: April 7, 2008
RC PROJECT: 08-08MA
APPLICANT: SC Research Authority
PROPERTY OWNER: SC Research Authority
LOCATION: Powell Rd & Technology Circle

TAX MAP NUMBER: 17200-02-11
ACREAGE: 26.86
EXISTING ZONING: M-1
PROPOSED ZONING: GC

PC SIGN POSTING: March, 2008

Staff Recommendation

Approval

Background /Zoning History

According to County records the current zoning of Light Industrial District (M-1) reflects the original zoning as adopted September 7, 1977.

Summary

The GC (General Commercial) zoning designation allows for an array of permitted uses which can be found in the Richland County Land Development Code under Article V, Sec.26-141. Table of Permitted Uses. There is no minimum lot area; the GC district does allow residential uses which specify a maximum of sixteen (16) dwelling units per acre.

Minimum lot area/maximum density: No minimum lot area requirement, except as determined by DHEC. Maximum density for residential uses, no more than sixteen (16) dwelling unites per acre.

Maximum Gross Density: 430 units
Maximum Net Density: 301 units

Roads

The site is located on the corner of Powell Road and Technology Circle. Powell Road is classified as a two lane undivided local road currently maintained by SCDOT. Approximately 1400 linear feet of Technological Circle up to the intersection of Carotech Boulevard is County maintained; the remainder is maintained by SCDOT.

Existing Zoning

<u>North:</u>	M-1	Research Park/ Golf Course
<u>South:</u>	OI	Graveyard/ Church
<u>East:</u>	M-1	Research Park
<u>West:</u>	M-1/OI	Midlands Technical College

Plans & Policies

The Imagine Richland 2020 Comprehensive Plan/ “I-77 Corridor Area Proposed Land Use Map” designates this area as Industrial Commercial/Technological in the Established Urban Area.

Objective: “Establish commercial pockets or clusters as needed to serve the area”.

Compliance: The general commercial uses would complement the existing office and light industrial uses.

Principal: “Commercial and office activities should be confined to existing zoned areas and or locations that do not penetrate established residential areas”.

Compliance: Though the recommended land use map designates this as industrial, the current light industrial zoning has all of the components of commercial with the exception of the high density residential land use.

Traffic Impact

The current traffic counts were received from SCDOT in May, 2007 and represent the Annual Average Daily Trips in 2006. The nearest count station is # 282 located on Farrow Road. The current traffic volume is 24,800 ADT which is currently at a level-of-service “C”.

Conclusion

The subject parcel is surrounded by institutional uses Midlands Tech (Northeast Campus), South University, office and light industrial uses engineering firms, Seamons Corp, Palmetto GBA

which is located in the SC Research Park and a golf course. North of the site is an apartment complex; a residential development (Twin Eagles); Richland County Public Works department and the Richland County Sheriff's department. Other commercial entities are: Blood Distribution, Diesel Injection Research, SCE&G Engineering office, BP Barber, Ventyx, Holopack, State Farm and others. The approximate employment totals are 3000. The Research Park currently has several vacant parcels and is prime for infill development; the site has adequate water and sewer.

The residential component of General Commercial District (GC) has a permitted density of 16 units per acre, the highest allowed in Richland County. The gross yield for the site in dwelling units would be approximately 430. One of the core objectives, concerns, of the I-77 Corridor Task Force was to provide for multifamily and residential communities within the corridor to support the work force near work sites. The commercial component of the General Commercial District (GC) shall further support the task force concerns in providing the adequate land use zoning designation to gain commercial facilities for the work force. Though the land use map designates this area as industrial, the current Light Industrial District (M-1) has as permitted uses, retail, recreational fields, recreational facilities, places of worship, civic, professional/personal services as well as light industrial land uses. There is not a residential component in the Light Industrial Districts (M-1), which is a major difference in the permitted land uses of the two districts.

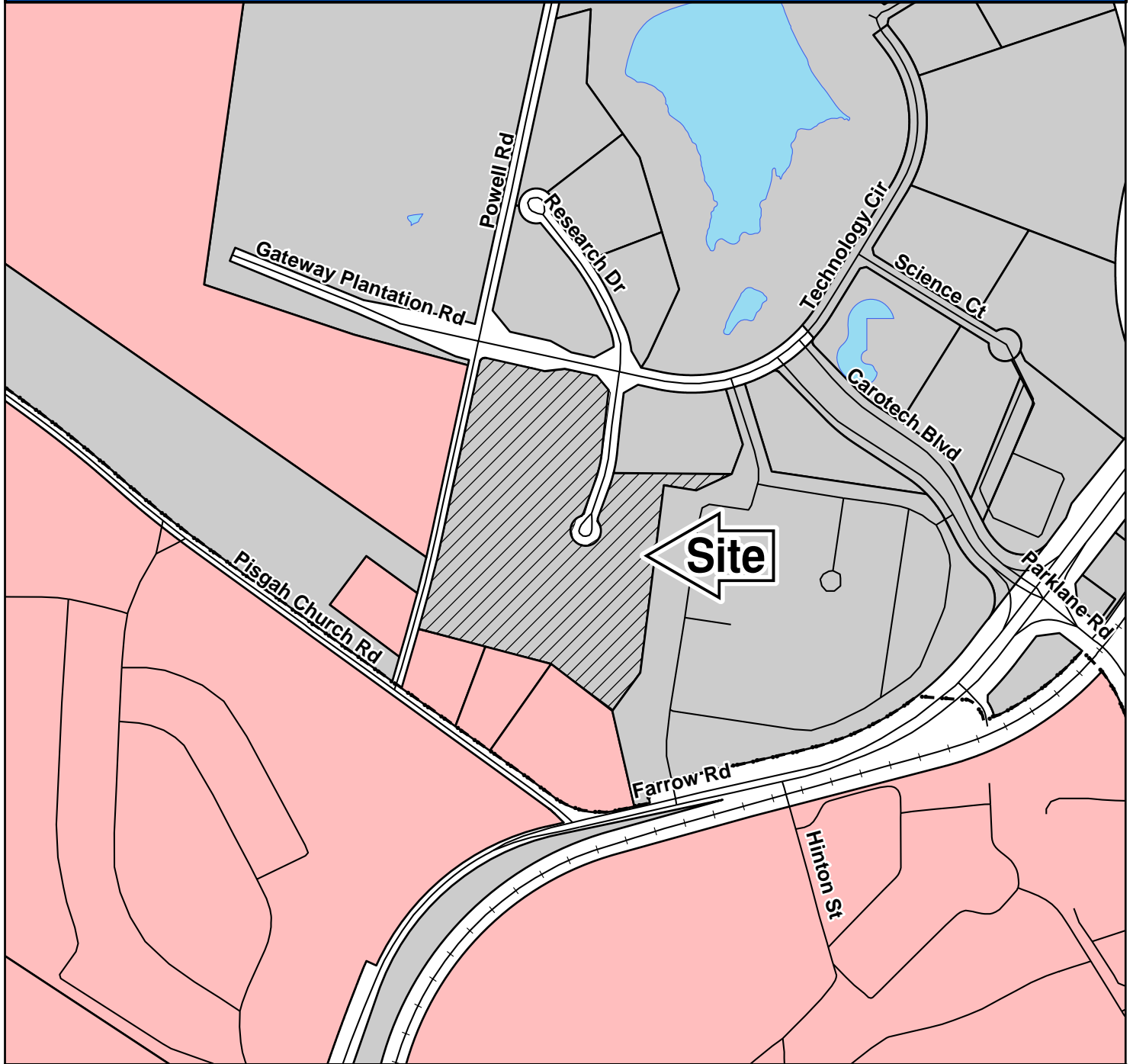
Planning Staff recommends approval of this map amendment.

Zoning Public Hearing Date

April 25, 2008



















Case 08-08 MA

M-1 to GC

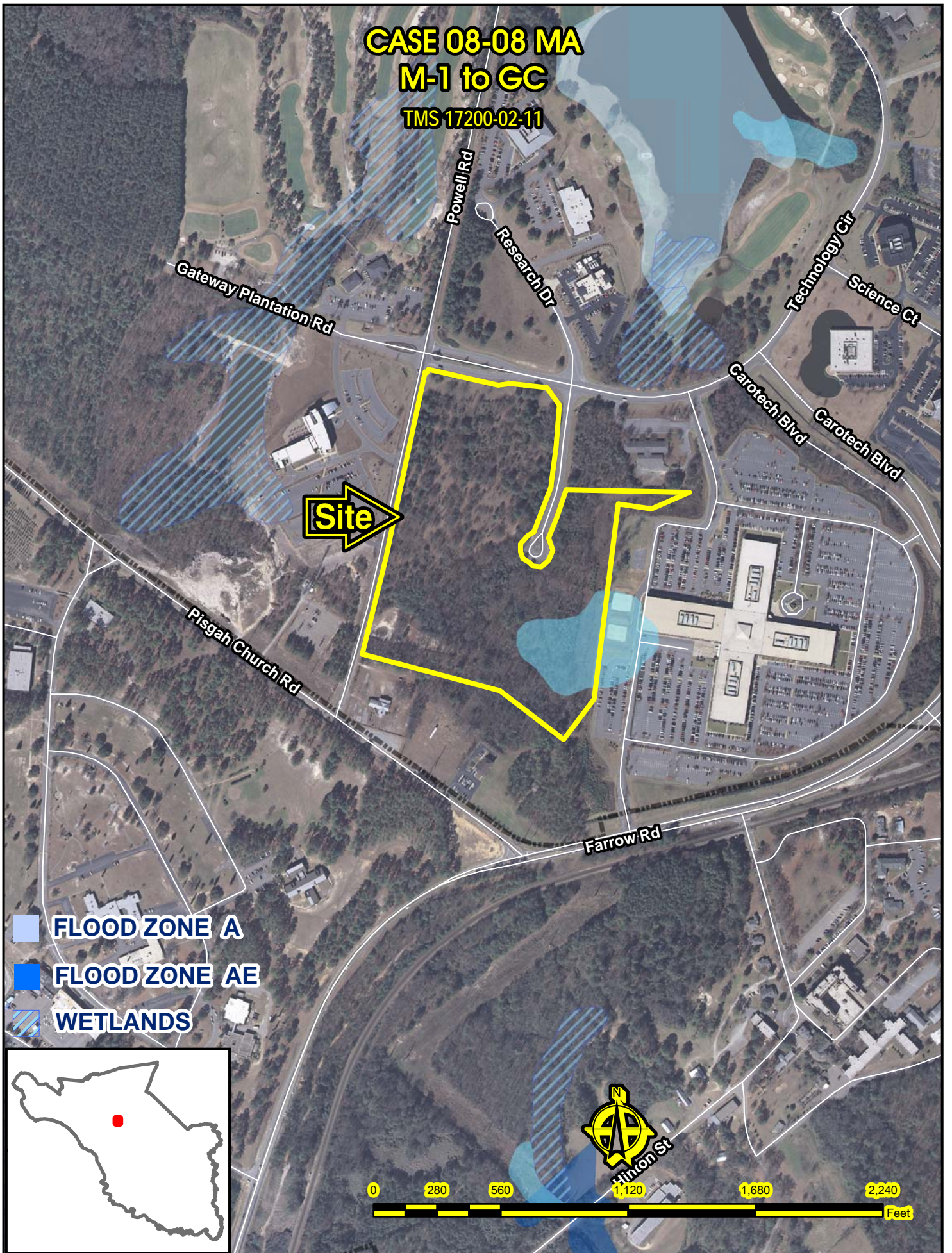


ZONING CLASSIFICATIONS



 RR	 RS-MD	 RM-MD	 NC	 LI	 RU
 RS-E	 RS-HD	 RM-HD	 GC	 HI	 TRO
 RS-LD	 MH	 OI	 M-1	 PDD	 Subject Property

CASE 08-08 MA
M-1 to GC
TMS 17200-02-11



CASE 08-08 MA

From M-1 to GC

TMS# 17200-02-11

Powell Rd. & Technology Cir.





Across from site at Midlands Technical College



Across from site on Technology Cir.



Richland County Planning & Development Services Department Map Amendment Staff Report

PC MEETING DATE: April 7, 2008
RC PROJECT: 08-09 MA
APPLICANT: Oliver Mack
PROPERTY OWNER: Oliver Mack III
LOCATION: 6108 Bluff Road

TAX MAP NUMBER: 21300-01-02
ACREAGE: 4.90
EXISTING ZONING: RU
PROPOSED ZONING: RC

PC SIGN POSTING: March, 2008

Staff Recommendation

Denial

Background /Zoning History

According to County records the current zoning of Rural District (RU) reflects the original zoning as adopted September 7, 1977.

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.

Roads

The site is located on Bluff Road which is classified as a two lane undivided collector road currently maintained by SCDOT.

Existing Zoning

<u>North:</u>	RU	Single Family house with a kennel business
<u>South:</u>	RU	Single Family house
<u>East:</u>	RU	Single Family house
<u>West:</u>	RU	Single Family house

Plans & Policies

The Imagine Richland 2020 Comprehensive Plan/ “Lower Richland Proposed Land Use Map” designates this area as Rural in the Rural and Open Space District.

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

Non- Compliance: The surrounding uses are residential in nature.

Principal: “Commercial and office activities should be confined to the intersections of major streets and specifically proposed locations identified on the Future Land Use Map”.

Non-Compliance: The site is approximately 1,000 linear feet from the intersection of Bluff Road and Old Bluff Road; the surrounding use is single family homes on large lots..

Traffic Impact

The current traffic counts were received from SCDOT in May, 2007 and represent the Annual Average Daily Trips in 2006. The nearest count station is # 241 located on Bluff Road. The current traffic volume is 5,100 ADT which is currently at a level-of-service “B”.

Conclusion

The approximate five (5) acre parcel has 460 linear feet of frontage on Bluff Road. The site is surrounded by existing residential land uses. In addition, the parcel is approximately 1000 linear feet from an established intersection of commercial land uses. The integrity of the residential community warrants preservation and the type of proposed uses allowed in Rural

Commercial District (RC) include land use which may be suitable if not in direct proximity to existing residential land uses.

Planning Staff recommends denial of this map amendment.

Zoning Public Hearing Date
















April 29, 2008

Case 08-09 MA RU to RC



ZONING CLASSIFICATIONS



	RR		RS-MD		RM-MD		NC		LI		RU
	RS-E		RS-HD		RM-HD		GC		HI		TRO
	RS-LD		MH		OI		M-1		PDD		Subject Property




CASE 08-09 MA
RU to RC
TMS 21300-01-02

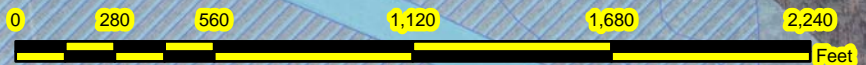
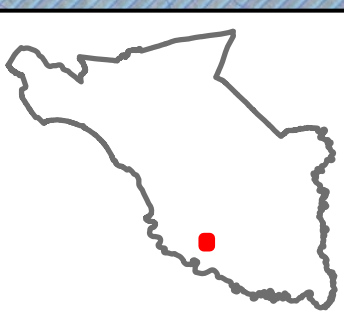
Lower Richard Blvd

Bluff Rd

Old Bluff Rd

Site

-  FLOOD ZONE A
-  FLOOD ZONE AE
-  WETLANDS



CASE 08-09 MA

From RU to RC

TMS# 21300-01-02

Bluff Rd.





STATE OF SOUTH CAROLINA
COUNTY COUNCIL FOR RICHLAND COUNTY
ORDINANCE NO. ___-08HR

AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES; CHAPTER 26, LAND DEVELOPMENT; ARTICLE VII, GENERAL DEVELOPMENT, SITE, AND PERFORMANCE STANDARDS; SO AS TO ESTABLISH A GREEN CODE SETTING FORTH OPTIONAL STANDARDS FOR CERTAIN PARCELS THAT MAY BENEFIT FROM THE APPLICATION OF ENVIRONMENTAL PROTECTION STANDARDS.

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

SECTION I. The Richland County Code of Ordinances, Chapter 26, Land Development; Article II, Rules of Construction/Definitions; Section 26-22, Definitions; is hereby amended to include in the appropriate alphabetical order, the following definitions:

Conservation Area. Any parcel or area of undeveloped land conserved in its natural state for perpetuity through deeds or other legal measures.

Conservation subdivision. A subdivision that concentrates buildings in specific areas on site and maximizes open space, preservation of environmentally sensitive areas.

Neighborhood Green. An open space available for unstructured recreation, its landscaping consists of grassy areas, trees and approximately one-acre or less surrounded by structures/dwellings within the boundaries of the development.

Pocket Park. A small neighborhood park of approximately one-acre or less.

SECTION II. The Richland County Code of Ordinances, Chapter 26, Land Development; Article VII, General Development, Site, and Performance Standards; so as to establish a Green code setting forth optional standards for certain parcels that may benefit from the application of environmental protection standards; thereby creating a new section to read as follows:

Sec. 26-186. Green Code standards.

(a) *Purpose.* Green Code standards are intended to encourage the development of residential communities based upon the *Comprehensive Plan for Richland County*, and which are designed to:

- (1) Preserve and protect environmental resources, scenic vistas, and natural and cultivated landscapes; and

- (2) Enhance land, water, air and tree resources by minimizing the area of land disturbance, reducing impervious surface, optimizing stream buffers, preserving tree cover and encouraging retention and protection of Conservation Areas; and
- (3) Reduce infrastructure maintenance costs as a result of efficient community design; and
- (4) Provide a Conservation Area and pedestrian linkages and wildlife corridors among residential communities and to encourage recreation opportunities; and
- (5) Preserve significant historical and archeological features; and to preserve and protect contiguous undeveloped areas within the development.

(b) *Applicability/Establishment.* The owner of property within an RU, RS-E, RS-LD, RS-MD, or RS-HD zoning district may apply the development standards found within this section, in lieu of the development standards set forth for the applicable zoning district, subject to meeting the requirements of this section.

(c) *Application.* A property owner desiring to use the development standards of this section must first submit an application to the Planning department. The application shall be accompanied by an “Existing Features Site Analysis Plan” (see subsection (e), below), and a “Concept Plan” (see subsection (f), below). An application will not be accepted if the property has been completely timber harvested within the past twenty-four (24) months. In addition, property must utilize a public sanitary sewer, unless the owner obtains prior approval from DHEC to utilize a well and septic tank system.

(d) *Approval by the County’s Soil and Water Department.* A Conservation Area that delineates the land that is to be set aside for conservation purposes must be certified and accepted by the Richland County Soil and Water department. The Planning department shall submit this information to the Soil and Water department for review.

(e) *Existing Features Site Analysis Plan.* At time of development, and prior to preparing the Concept Plan, an Existing Features Site Analysis Plan, sealed by a registered engineer or landscape architect, shall be prepared and submitted by the applicant or developer.

- (1) The purposes of the Existing Features Site Analysis Plan are to:

STATE OF SOUTH CAROLINA
COUNTY COUNCIL FOR RICHLAND COUNTY
ORDINANCE NO. ___-08HR

AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES; CHAPTER 26, LAND DEVELOPMENT; ARTICLE VII, GENERAL DEVELOPMENT, SITE, AND PERFORMANCE STANDARDS; SO AS TO ESTABLISH A GREEN CODE SETTING FORTH OPTIONAL STANDARDS FOR CERTAIN PARCELS THAT MAY BENEFIT FROM THE APPLICATION OF ENVIRONMENTAL PROTECTION STANDARDS.

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

SECTION I. The Richland County Code of Ordinances, Chapter 26, Land Development; Article II, Rules of Construction/Definitions; Section 26-22, Definitions; is hereby amended to include in the appropriate alphabetical order, the following definitions:

Conservation Area. Any parcel or area of undeveloped land conserved in its natural state for perpetuity through deeds or other legal measures.

Conservation subdivision. A subdivision that concentrates buildings in specific areas on site and maximizes open space, preservation of environmentally sensitive areas.

Neighborhood Green. An open space available for unstructured recreation, its landscaping consists of grassy areas, trees and approximately one-acre or less surrounded by structures/dwellings within the boundaries of the development.

Pocket Park. A small neighborhood park of approximately one-acre or less.

SECTION II. The Richland County Code of Ordinances, Chapter 26, Land Development; Article VII, General Development, Site, and Performance Standards; so as to establish a Green code setting forth optional standards for certain parcels that may benefit from the application of environmental protection standards; thereby creating a new section to read as follows:

Sec. 26-186. Green Code standards.

(a) *Purpose.* Green Code standards are intended to encourage the development of residential communities based upon the *Comprehensive Plan for Richland County*, and which are designed to:

- (1) Preserve and protect environmental resources, scenic vistas, and natural and cultivated landscapes; and

- f. Identification of the Conservation Area, Open Space, or common areas contiguous to the project.
- g. Identification of protected plant species as listed by the South Carolina Department of Natural Resources, to be certified by a registered landscape architect, forester, arborist, biologist, botanist or horticulturist.
- h. The plan also shall include certification that timber harvesting activity has not occurred on the primary conservation area property in the previous twenty-four (24) months prior to the approval of a Concept Plan.

(f) *Concept Plan.* At time of development application, a Concept Plan shall be submitted by the developer for review and approval in accordance with the requirements and procedures of this chapter. A Concept Plan shall consist of either a site plan or a sketch plan, including the following information:

- (1) Delineation and specifications of a Conservation Area, including calculations, and any “Pocket Parks,” “Neighborhood Greens,” play areas, or trail system to be constructed.
- (2) A typical detail on the plan indicating minimum lot width, building setback lines, off-street parking, street trees, sidewalks, and street pavement and right-of-way width.
- (3) Minimum Lot width area and percent of floodplain specifications in tabular form; and density calculations (gross and net).

(g) *Conservation Area Requirements.* In order to use the development standards of this section, the Conservation Area shall meet the following requirements:

- (1) *Delineation.* Priority shall be given in delineating Conservation Areas as those areas of significance identified in the Existing Features Site Analysis Plan, around which the built areas are designed.
- (2) *Undeveloped and Natural.* The Conservation Area shall remain undeveloped and natural except for the provision of non-motorized passive recreation opportunities, such as running, walking, biking, and similar outdoor activities. Wetland and stream bank mitigation projects are also permitted.

“Primary Conservation Areas” are required to be included in the Conservation Area. These areas shall be covered by a provision for permanent protection and shall include 100-Year floodplains, stream

buffer zones, and slopes greater than forty percent (40%) consisting of a contiguous area of at least 5,000 square feet, wetlands, endangered or threatened species or their habitat, archeological sites, cemeteries or burial grounds.

“Secondary Conservation Areas” are features that are acceptable and desirable for Conservation Area designation, and may be covered by the provisions for permanent protection. These include important historic sites, existing healthy, native forests of at least one (1) contiguous acre, scenic view sheds, peaks and rock outcroppings, prime agriculture lands consisting of at least five (5) contiguous acres, and existing trails that connect the tract to neighboring areas. Also considered Secondary Conservation Areas are “Pocket Parks,” “Neighborhood Greens” and storm water management facilities and practices, and these may be constructed and maintained in the Conservation Area. However, “Pocket Parks” and “Neighborhood Greens” shall not exceed twenty percent (20%) of the total required Conservation Area.

- (3) *Exclusions.* The following features are excluded from the minimum amount of Conservation Area that must be set aside:
 - a. Residential yards.
 - b. Proposed Permanent Lakes that may be used for wet detention. However, existing lakes that are used for stormwater detention shall be credited at one hundred percent (100%), and no more than fifty percent (50%) of land area located within a proposed permanent wet stormwater basin may be credited.
 - c. Recreation Area Improvements. Impervious surfaces in recreation areas shall not be credited.
 - d. Land area within power, gas pipeline easements, sewer line easements or pump stations shall not be credited unless these easements contain sensitive areas and are approved for common use areas.
 - e. Land area devoted to public or private streets or any land that has been, or is to be, conveyed to a public agency via a purchase agreement for such use as parks, schools, or other public facilities, shall not be credited.
 - f. Dry stormwater detention basins shall not be credited.
- (4) *Ownership.* Conservation Area shall be owned in fee-simple by a mandatory property owner's association; or other entity empowered to

accept easements in perpetuity. The developer shall record the deed to the Conservation Area prior to, or concurrent with, the recording of the first final subdivision plat. An access easement following the alignment of future public streets is acceptable. However, “Pocket Parks” or “Neighborhood Greens” shall be deeded concurrent with the phase of the final subdivision plat of which it is a part.

- (5) *Property Owner’s Association.* The property owner’s association bylaws or covenants, at a minimum, shall contain the following provisions:
 - a. Governance of the association.
 - b. Lien rights to the association for maintenance expenses and tax obligations.
 - c. Responsibility for maintenance of the open space.
 - d. Responsibility for insurance and taxes.
 - e. Automatic compulsory membership of all lot purchasers and their successors; and compulsory assessments.
 - f. Conditions and timing of transferring control of the association from the developer to the lot owners.
 - g. Guarantee that the association will not be dissolved without the advance approval of the Richland County Council.
- (6) *Maintenance.* The property owner’s association, or other entity approved in advance by the Planning department, shall be responsible for the continuous maintenance and/or preservation of buffers, Conservation Area, trails and recreation areas.
- (7) *Conservation Surety.* A Conservation Area delineated on the Final Plat and required to be in a Primary Conservation Area shall be permanently protected by either one or both of the following options:
 - a. Option 1. *Conveyance to Other Qualified Organizations or Entities.* Except for “Pocket Parks” or “Neighborhood Greens,” developed recreation areas or Secondary Conservation Areas not desired for permanent protection, the Conservation Area shall be permanently protected by the: 1) recording of a covenant or conveyance of an easement which runs in perpetuity under South Carolina law in favor of any corporation, trust, or other organization holding land for the use of the public or certain

governmental entities; or 2) conveyance of a conservation easement running in perpetuity to a third party “qualified organization” recognized by Federal Treasury Regulation Section 1.170A-14(c)(1). Qualified organizations recognized by this Treasury Regulation include, but may not be limited to, governmental entities, local and national land trusts, or other conservation groups that are organized or operated primarily or substantially for one of the conversation purposes specified in the Internal Revenue Code. Governmental entities that qualify to be named in covenants or to receive conservation easements under the Treasury Regulation referred to above for purposes of this section shall include the Federal government, the State of South Carolina, Richland County, or authorities of the State of South Carolina or Richland County. If a covenant is recorded or an easement conveyed in favor of a governmental entity, formal acceptance by the governmental entity or qualified conservation organization shall be obtained prior to the recording of the covenant or conveyance of the easement. The developer shall record the necessary legal instrument to accomplish protection of the Conversation Area prior to, or concurrent with, the recording of the Final Plat. Both the deed and the Final Plat shall contain, at a minimum, the following covenant:

“The Conservation Area conveyed by deed and shown on the Final Plat shall remain permanently protected and shall not be disturbed or cleared except to clean up storm damage, and shall have the following goals: 1) protection of streams, floodplains and wetlands; 2) protection of steep slopes; 3) protection of woodlands, open fields and meadows; 4) protection of historical and archeological features; 5) protection of significant wildlife habitats; 6) protection of scenic vistas; and 7) passive recreation and connectivity with nearby open spaces. The following uses may be allowed: passive recreational amenities, such as pervious-surface paths and minimal parking spaces; picnic and restroom facilities (constructed facilities shall not exceed fifteen percent (15%) of the Conservation Area). This covenant is intended to benefit said area to the public and the use of same to the subdivision lot owners and residents, and it shall run in perpetuity.”

- b. *Option 2. Conveyance to the Public and Subdivision Lot Owners.* A deed conveying ownership of the Conservation Area to the mandatory property owner’s association shall be recorded and delivered prior to, or concurrent with, the approval of the Final Plat for the first phase of the subdivision. The legal instrument shall

contain, at a minimum, the same language required to be placed on a deed as stated in Option 1 of this Section.

(h) *Density*. The residential gross density in each zoning district is established in other sections of this Code; provided, however, bonus density shall be granted based on meeting open space conservation targets as follows:

- 30% required minimum open space – 10% bonus density
- 40% open space provided – 20% bonus density
- 50% open space provided – 30% bonus density

Density bonus can be applied on a pro-rata basis for open space amounts falling between the benchmarks.

(i) *Development Requirements*. Subdivisions shall meet the following requirements:

- (1) Minimum Subdivision Size: 10 contiguous acres.
- (2) Lot Area: No minimum.
- (3) Minimum Yard Areas (Setbacks):
 - a. Front: 20 feet; provided, however, the front yard setback may be reduced to 5 feet if dwellings are provided side or rear entry garages.
 - b. Rear: 20 feet.
 - c. Side: 5 feet.
 - d. Corner lots secondary side $\frac{1}{2}$ front or 10 feet
 - e. For alley loaded or neo-traditional developments:
 - Front: 10 feet
 - Rear: 15 feet
 - Side: 3 feet, 6 feet combined
 - Corner lots secondary side 10 feet
 - f. For a zero “lot line” development:
 - Front: 15 feet
 - Rear: 15 feet
 - Side: 4 feet, 6 feet combined
 - Corner lots secondary side 7 $\frac{1}{2}$ feet

- (4) Street Frontage Buffer along existing roads: 15 feet in width (not part of any building lot). The street frontage buffer shall remain undisturbed and natural, except for entrance features, necessary street construction activities, right-of-way crossings, public utility easements, and corner right-of-way miters or radii. If the required street frontage buffer is void of vegetation, it shall be planted in accordance to landscape buffer type “A” to provide an effective visual screen, which may include landscaped berms and decorative fences. The street frontage buffer may be counted towards Conservation Area calculations.
- (5) Maximum Height: 3 stories above ground level.
- (6) Homes shall be constructed of durable material. If vinyl is used, a brick, stacked stone or stucco façade must be provided. Soffits may be constructed of vinyl.
- (7) Yards: All disturbed areas on dwelling lots shall be stabilized with sod, or landscaped with mulch and native plants for landscaping and stabilization of the entire lot.
- (8) Garages: Dwellings shall have a minimum of two-car garages.
- (9) Street trees shall be provided along all roads at intervals of twenty-five (25) feet and shall be 2½ inch caliper/10 feet in height at time of planting.
- (10) Proposed utilities shall be located underground.
- (11) Community streets shall be as follows:
 - a. Main Streets – twenty-four (24) feet pavement width with 1.5 feet minimum rolled curb.
 - b. Park Streets – seventeen (17) feet pavement width with 1.5 feet minimum rolled curb on outside and one (1) foot ribbon curb inside.
 - c. Street Lighting - if street lighting is proposed, a pedestrian scale shall be utilized (maximum 12 feet in height).
 - d. All streets shall conform to Richland County standards for pavement section, horizontal and vertical curvature. All streets in the community will have sidewalks on at least one side. Sidewalks shall provide access to community trail systems. All sidewalks shall be a minimum of five (5) feet wide and meet ADA standards.

- (12) Storm water management. Where possible, detention shall be accomplished in wet ponds. In addition, low impact development options shall be utilized when feasible throughout the community. However, in either case, storm water controls shall meet Richland County's standards.
- (13) The maximum impervious surface allowed is fifty percent (50%) of the developed area.
- (14) Certification shall be issued by the Richland County Council for the completion of development that meets the within Green code standards, which enhances the environment, improves our quality of life, and prioritizes Green Development.
- (15) Appeals. The Board of Zoning Appeals, consistent with section 26-58, shall hear appeals of decisions of the Planning department pertaining to this section (26-186).

Secs. 26-187 – 26-200. Reserved.

SECTION III. The Richland County Code of Ordinances, Chapter 26, Land Development; Article V, Zoning Districts and District Standards; Section 26-85, RU Rural District; Subsection (c), Development Standards; is thereby amended to read as follows:

- (c) *Development standards.* See also Article V., Section 26-131. Table of Area, Yard, and Height Requirements. Provided, however, if a developer can meet the requirements found within Section 26-186, the development standards of 26-186 (i) may be substituted for the standards required in this subsection.
 - (1) *Minimum lot area/maximum density:* Minimum lot area: 33,000 square feet (one acre), or as determined by the DHEC, but in no case shall it be less than 33,000 square feet. Maximum density standard: no more than one (1) principal dwelling unit may be placed on a lot except for permitted accessory dwellings.
 - (2) *Minimum lot width:* 120 feet.
 - (3) *Structure size standards:* None.
 - (4) *Setback standards:* The following minimum setbacks shall be required for principal uses in the RU District:
 - a. Front: 40 feet.

- b. Side: 20 feet.
- c. Rear: 50 feet.

The minimum side and rear setback requirement for accessory buildings/ structures in the RU District is twenty (20) feet. See also Section 26-185(b) of this chapter.

The landscape and bufferyard standards of Section 26-176 may require additional setback distances; if so, the most restrictive requirements shall apply.

- (5) *Height standards:* The maximum height of structures in the RU District shall be 45 feet. Silos, barns, windmills, or other similar structures used for agricultural purposes are exempt from height requirements.
- (6) *Landscaping/bufferyard standards:* Landscaping and bufferyards shall be provided in accordance with Section 26-176 of this chapter.
- (7) *Parking/loading standards:* Parking and loading facilities shall be provided as required by Section 26-173 and Section 26-174 of this chapter. No parking lots shall be permitted within any required setback.
- (8) *Sidewalk and pedestrian amenities:* Sidewalks and other pedestrian amenities shall be provided as required by Section 26-179 of this chapter
- (9) *Signs:* Signs shall be regulated by the requirements of Section 26-180 of this chapter.
- (10) *Recreation/open space standards:* Open space shall be provided for new developments and expansions of existing developments in accordance with the standards for parks and open space in Section 26-184 of this chapter. Design flexibility in the form of reductions in dimensional standards (lot area, minimum lot width, and setback) is available for open space reservation (see Section 26-184(c)).
- (11) *Design and operation standards:* None.

SECTION IV. The Richland County Code of Ordinances, Chapter 26, Land Development; Article V, Zoning Districts and District Standards; Section 26-87, RS-E

Residential, Single-Family - Estate District; Subsection (c), Development Standards; is thereby amended to read as follows:

(c) *Development standards.* See also Article V., Section 26-131. Table of Area, Yard, and Height Requirements. Provided, however, if a developer can meet the requirements found within Section 26-186, the development standards of 26-186 (i) may be substituted for the standards required in this subsection.

(1) *Minimum lot area/maximum density:* Minimum lot area: 20,000 square feet, or as determined by DHEC, but in no case shall it be less than 20,000 square feet. Maximum density standard: no more than one (1) principal dwelling unit may be placed on a lot, except for permitted accessory dwellings. However, see the provisions for single-family zero lot line dwellings at Section 26-151(c)(27) of this chapter.

(2) *Minimum lot width:* 100 feet.

(3) *Structure size standards:* None.

(4) *Setback standards:* The following minimum setbacks shall be required for principal uses in the RS-E District.

a. Front: 35 feet.

b. Side: 10 feet.

c. Rear: 30 feet.

Where zero lot line developments are permitted, the side setback shall meet the special requirements for such developments as set forth in Section 26-151 of this chapter.

The minimum side and rear setback requirement for accessory buildings/structures in the RS-E District is ten (10) feet.

The landscape and bufferyard standards of Section 26-176 of this chapter may require additional setback distances; if so, the most restrictive requirements shall apply.

(5) *Height standards:* The maximum height of structures in the RS-E District shall be 45 feet. Silos, barns, windmills or other similar

structures used for agricultural purposes are exempt from height requirements.

- (6) *Landscaping/bufferyard standards:* Landscaping and bufferyards shall be provided in accordance with Section 26-176 of this chapter.
- (7) *Parking/loading standards:* Parking and loading facilities shall be provided as required by Section 26-173 and Section 26-174 of this chapter. No parking lots shall be permitted within any required setback.
- (8) *Sidewalk and pedestrian amenities:* Sidewalks and other pedestrian amenities shall be provided as required by Section 26-179 of this chapter.
- (9) *Signs:* Signs shall be regulated by the requirements of Section 26-180 of this chapter.
- (10) *Recreation/Open Space Standards:* Open space shall be provided for new developments and expansions of existing developments in accordance with the standards for parks and open space in Section 26-184 of this chapter. Design flexibility in the form of reductions in dimensional standards (lot area, minimum lot width, and setback) is available for open space reservation (see Section 26-184(c)).
- (11) *Design and operation standards:* None.

SECTION V. The Richland County Code of Ordinances, Chapter 26, Land Development; Article V, Zoning Districts and District Standards; Section 26-88, RS-LD Residential, Single-Family – Low Density District; Subsection (c), Development Standards; is thereby amended to read as follows:

- (c) *Development standards.* See also Article V., Section 26-131. Table of Area, Yard, and Height Requirements. Provided, however, if a developer can meet the requirements found within Section 26-186, the development standards of 26-186 (i) may be substituted for the standards required in this subsection.
 - (1) *Minimum lot area/maximum density:* Minimum lot area: 12,000 square feet or as determined by DHEC, but in no case shall it be less than 12, 000 square feet. Maximum density standard: no more than one (1) principal dwelling unit may be placed on a lot except for permitted accessory dwellings. However, see the provisions for

single-family zero lot line dwellings at Section 26-151(c)(27) of this chapter.

- (2) *Minimum lot width:* 75 feet.
- (3) *Structure size standards:* None.
- (4) *Setback standards:* The following minimum setbacks shall be required for principal uses in the RS-LD District:
 - a. Front: 25 feet.
 - b. Side: 16 feet total for side setbacks, with 5 feet minimum on any one side.
 - c. Rear: 20 feet.

Where zero lot line developments are permitted, the side setback shall meet the special requirements for such developments as set forth in Section 26-151 of this chapter.

The minimum side and rear setback requirement for accessory buildings/ structures in the RS-LD District is five (5) feet.

The landscape and bufferyard standards of Section 26-176 of this chapter may require additional setback distances; if so, the most restrictive requirements shall apply.

- (5) *Height standards:* The maximum height of structures in the RS-LD District shall be 45 feet.
- (6) *Landscaping/bufferyard standards:* Landscaping and bufferyards shall be provided in accordance with Section 26-176 of this chapter.
- (7) *Parking/loading standards:* Parking and loading facilities shall be provided as required by Section 26-173 and Section 26-174 of this chapter. No parking lots shall be permitted within any required setback.
- (8) *Sidewalk and pedestrian amenities:* Sidewalks and other pedestrian amenities shall be provided as required by Section 26-179 of this chapter.
- (9) *Signs:* Signs shall be regulated by the requirements of Section 26-180 of this chapter.

- (10) *Recreation/open space standards:* Open space shall be provided for new developments and expansions of existing developments in accordance with the standards for parks and open space in Section 26-184 of this chapter. Design flexibility in the form of reductions in dimensional standards (lot area, minimum lot width, and setback) is available for open space reservation (see Section 26-184(c))
- (11) *Design and operation standards:* None.

SECTION VI. The Richland County Code of Ordinances, Chapter 26, Land Development; Article V, Zoning Districts and District Standards; Section 26-89, RS-MD Residential, Single-Family – Medium Density District; Subsection (c), Development Standards; is thereby amended to read as follows:

- (c) *Development standards.* See also Article V., Section 26-131. Table of Area, Yard, and Height Requirements. Provided, however, if a developer can meet the requirements found within Section 26-186, the development standards of 26-186 (i) may be substituted for the standards required in this subsection.
 - (1) *Minimum lot area/maximum density:* Minimum lot area: 8,500 square feet, or as determined by DHEC. Maximum density standard: no more than one (1) principal dwelling unit may be placed on a lot except for permitted accessory dwellings. However, see the provisions for single-family zero lot line dwellings at Section 26-151(c)(27) and Section 26-152(d)(12) of this chapter.
 - (2) *Minimum lot width:* 60 feet.
 - (3) *Structure size standards:* None.
 - (4) *Setback standards:* The following minimum setbacks shall be required for principal uses in the RS-MD District:
 - a. Front: 25 feet.
 - b. Side: 13 feet total for side setback, with 4 feet minimum for any one side.
 - c. Rear: 20 feet.

Where zero lot line developments are permitted, the side setback shall meet the special requirements for such developments as set forth in Section 26-151 and Section 152 of this chapter.

The minimum side and rear setback requirement for accessory buildings/ structures in the RS-MD District is five (5) feet.

The landscape and bufferyard standards of Section 26-176 of this chapter may require additional setback distances; if so, the most restrictive requirements shall apply.

- (5) *Height standards:* The maximum height of structures in the RS-MD District shall be 45 feet.
- (6) *Landscaping/bufferyard standards:* Landscaping and bufferyards shall be provided in accordance with Section 26-176 of this chapter.
- (7) *Parking/loading standards:* Parking and loading facilities shall be provided as required by Section 26-173 and Section 26-174 of this chapter. No parking lots shall be permitted within any required setback.
- (8) *Sidewalk and pedestrian amenities:* Sidewalks and other pedestrian amenities shall be provided as required by Section 26-179 of this chapter.
- (9) *Signs:* Signs shall be regulated by the requirements of Section 26-180 of this chapter.
- (10) *Recreation/open space standards:* Open space shall be provided for new developments and expansions of existing developments in accordance with the standards for parks and open space in Section 26-184 of this chapter. Design flexibility in the form of reductions in dimensional standards (lot area, minimum lot width, and setback) is available for open space reservation (see Section 26-184(c)).
- (11) *Design and operation standards:* None.

SECTION VII. The Richland County Code of Ordinances, Chapter 26, Land Development; Article V, Zoning Districts and District Standards; Section 26-90, RS-HD Residential, Single-Family – High Density District; Subsection (c), Development Standards; is thereby amended to read as follows:

- (c) *Development standards.* See also Article V., Section 26-131. Table of Area, Yard, and Height Requirements. Provided, however, if a developer can meet the requirements found within Section 26-186, the development

standards of 26-186 (i) may be substituted for the standards required in this subsection.

- (1) *Minimum lot area/maximum density:* Minimum lot area: 5,000 square feet, or as determined by DHEC. In no case shall the lot size be less than 5,000 square feet. Maximum density standard: no more than one (1) principal dwelling unit may be placed on a lot except for permitted accessory dwellings. However, see the provisions for single-family zero lot line dwellings at Section 26-151(c)(27) and Section 152(d)(12) of this chapter.
- (2) *Minimum lot width:* 50 feet.
- (3) *Structure size standards:* None.
- (4) *Setback standards:* The following minimum setbacks shall be required for principal uses in the RS-HD District:
 - a. Front: 25 feet.
 - b. Side: 12 feet total for side setbacks, with 4 feet minimum setback for any one side.
 - c. Rear: 20 feet.

The minimum side and rear setback requirement for accessory buildings or structures in the RS-HD District is five (5) feet.

Where zero lot line developments are permitted, the side setback shall meet the special requirements for such developments as set forth in Section 26-151 and Section 26-152 of this chapter.

The landscape and bufferyard standards of Section 26-176 of this chapter may require additional setback distances; if so, the most restrictive requirements shall apply.

- (5) *Height standards:* The maximum height of structures in the RS-HD District shall be 45 feet.
- (6) *Landscaping/bufferyard standards:* Landscaping and bufferyards shall be provided in accordance with Section 26-176 of this chapter.
- (7) *Parking/loading standards:* Parking and loading facilities shall be provided as required by Section 26-173 and Section 26-174 of this

chapter. No parking lots shall be permitted within any required setback.

- (8) *Sidewalk and pedestrian amenities:* Sidewalks and other pedestrian amenities shall be provided as required by Section 26-179 of this chapter.
- (9) *Signs:* Signs shall be regulated by the requirements of Section 26-180 of this chapter.
- (10) *Recreation/open space standards:* Open space shall be provided for new developments and expansions of existing developments in accordance with the standards for parks and open space in Section 26-184 of this chapter. Design flexibility in the form of reductions in dimensional standards (lot area, minimum lot width, and setback) is available for open space reservation (see Section 26-184(c)).
- (11) *Design and operation standards:* None.

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

SECTION X. Effective Date. This ordinance shall be enforced from and after _____, 2008.

RICHLAND COUNTY COUNCIL

BY: _____
Joseph McEachern, Chair

ATTEST THIS THE ____ DAY
OF _____, 2008

Michielle R. Cannon-Finch
Clerk of Council

RICHLAND COUNTY ATTORNEY’S OFFICE

Approved As To LEGAL Form Only

No Opinion Rendered As To Content

Public Hearing:

First Reading:

Second Reading:

Third Reading:

STATE OF SOUTH CAROLINA)
) A RESOLUTION OF THE
) RICHLAND COUNTY PLANNING COMMISSION
COUNTY OF RICHLAND)

**A RESOLUTION OF COMMITMENT TO AMEND THE COUNTY'S
COMPREHENSIVE PLAN TO BE COMPATIBLE WITH THE CITY OF
COLUMBIA'S COMPREHENSIVE PLAN**

WHEREAS, the South Carolina General Assembly adopted the "South Carolina Local Government Comprehensive Planning and Enabling Act of 1994" (1994 Act No. 355), which became effective on May 3, 1994, and was codified in Title 6, Chapter 29 of the South Carolina Code of Laws, 1976, as amended; and

WHEREAS, the City of Columbia and Richland County have both established their respective planning commissions pursuant to Section 6-29-320; and both have adopted Comprehensive Plans for their respective jurisdictions pursuant to Section 6-29-510, et al; and

WHEREAS, the City of Columbia is located within Richland County, and together they form an overlapping metropolitan area with common interests and concerns; and due to geographical, political, educational, and governmental concerns, the land development and planning of the City of Columbia and Richland County are particularly interdependent; and

WHEREAS, Richland County and the City of Columbia have experienced enormous growth since the enactment of the "South Carolina Local Government Comprehensive Planning and Enabling Act of 1994"; and

WHEREAS, members of Columbia City Council, members of the City's Planning Commission, and their respective staff members, as well as members of Richland County Council, members of the County's Planning Commission, and their respective staff members, met on December 10, 2007, and did jointly agree to cooperate in various planning endeavors that would benefit the greater Columbia and Richland County communities, as well as helping to ensure the harmonious future growth of Richland County and the City of Columbia, to the benefit of all residents county-wide; and

WHEREAS, the City of Columbia and the County of Richland did further agree to cooperate in ensuring that their respective Comprehensive Plans would be compatible; and

WHEREAS, the Richland County Planning Commission is committed to honoring these pledges of cooperation, especially as it concerns the goals, objectives, and guidelines of the County's Comprehensive Plan;

NOW, THEREFORE, BE IT RESOLVED that the Richland County Planning Commission does hereby declare its support and commitment to work on amending the County's Comprehensive Plan, which shall be consistent and compatible with the City of Columbia's Comprehensive Plan.

ADOPTED THIS _____ day of _____, 2008.

Deas Manning, Chair
Richland County Planning Commission

Attested by:

Christopher Anderson, Secretary



DEPARTMENT OF PLANNING & DEVELOPMENT SERVICES

Post Office Box 192 • 2020 Hampton Street • Columbia, S.C. 29204
Planning (803) 576-2140 • Zoning & Land Development (803) 576-2180
Addressing (803) 576-2147 • Floodplain Management (803) 576-2150
Planning Fax: (803) 576-2181 • Zoning Fax: (803) 576-2182

To: Suzie Hayes, Development Services
From: Alfreda W Tindal, E9-1-1 Address Coordinator
CC: Joe Kocy, Brenda Carter,
Date: February 21, 2008
Re: Public Announcement for renaming Shady Grove Rd, Eau Claire area

According to South Carolina State Code Sec 6-29-1200, before a street name change can be given final approval by the Planning Commission, an announcement must be placed in the local newspaper 15 days prior to the Planning Commission monthly meeting.

According to the inter-office Planning calendar, the next scheduled Planning Commission meeting is April 7, 008. Therefore I am sending this notice so it can be included in your next advertisement package.

Public Hearing Announcement

The E9-1-1 Addressing Office of Richland County Planning & Development Services has received a written request to rename Shady Grove Road located between Elliott and Dartmouth Avenues in the Eau Claire area of Richland County. The proposed name for consideration is **Julius Dixon Road**. If you have any questions or comments, please contact Alfreda Tindal, E-9-1-1 Addressing Coordinator @ (803) 576-2147.

If you have any questions or need clarification, please let me know.

Thank you.

Working together for a safer Richland County!



Richland County Government
2020 Hampton Street
Columbia, SC 29204

Phone (803) 576-2180
Fax (803) 576-2182
