RICHLAND COUNTY COUNCIL
ZONING PUBLIC HEARING

June 27, 2023

Council Chambers
2020 Hampton Street
Columbia, SC 29202
1. **STAFF:**
   Geonard Price ...................................................... Division Manager/Zoning Administrator
   Thomas DeLage .......................................................... Deputy Zoning Administrator

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

3. **ADDITIONS / DELETIONS TO THE AGENDA**

4. **ADOPTION OF THE AGENDA**

5. **OPEN PUBLIC HEARING**

   a. **MAP AMENDMENTS [ACTION]**

      1. Case # 23-008 MA
         Waled Abdulaziz M Farea
         RS-LD to NC (.39 acres)
         8033 Caughman Road
         TMS# R19116-11-02
         Planning Commission: Disapproval (6-0)
         Staff Recommendation: Disapproval
         Page 1

      2. Case # 23-009 MA
         Michael Bell
         RU to GC (3 acres)
         S/S Garners Ferry Grove Road
         TMS# R21800-05-20 (Portion of)
         Planning Commission: Approval (7-0)
         Staff Recommendation: Disapproval
         Page 9

      3. Case # 23-010 MA
         Sherwin Paller
         NC to RM-HD (.17 acres)
         1159 Olympia Ave
         TMS# R11203-01-03
         Planning Commission: Approval (8-0)
         Staff Recommendation: Approval
         Page 17

      4. Case # 23-011 MA
         Sherwin Paller
         NC to RM-HD
         1161 Olympia Ave
         TMS# R11203-01-02
         Planning Commission: Approval (8-0)
         Staff Recommendation: Approval
         Page 25
b. TEXT AMENDMENTS [ACTION]

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; “Transportation, Information, Warehousing, Waste Management, and Utilities” of Table 26-V-2.; and Article VI, Supplemental Use Standards; section 26-152, Special Exceptions; so as to permit “manufacturing, not otherwise listed” in the Light Industrial district (LI), as a permitted use with special requirements rather than by a special exception.

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6. ADJOURNMENT
**Richland County**
**Planning & Development Services Department**

**Map Amendment Staff Report**

**PC MEETING DATE:** April 3, 2023  
**RC PROJECT:** 23-008 MA  
**APPLICANT:** Waled Abdulaziz M Farea

**LOCATION:** 8033 Caughman Road  
**TAX MAP NUMBER:** R19116-11-02  
**ACREAGE:** .39 acres  
**EXISTING ZONING:** RS-LD  
**PROPOSED ZONING:** NC

**ZPH SIGN POSTING:** June 9, 2023

### Staff Recommendation

#### Disapproval

### Eligibility for Map Amendment Request

Minimum area for zoning map amendment application. No request for a change in zoning classification shall be considered that involves an area of less than two (2) acres, except changes that involve one of the following: (Ord. 038-09HR; 7-21-09).

In accordance with **Section 26-52. Amendments (b) (2)** **b. 4.** an addition of NC zoning contiguous to an existing commercial or residential zoning district.

### Background

#### Zoning History

The original zoning, as adopted September 7, 1977, was Residential Single-Family District (RS-1). With the adoption of the 2005 Land Development Code the RS-1 District became the Residential Single-family Low Density (RS-LD) District.

#### Zoning District Summary

The NC District is intended to accommodate commercial and service uses oriented primarily to serving the needs of persons who live or work in nearby areas. This district is designed to be located within or adjacent to residential neighborhoods where large commercial uses are inappropriate, but where small neighborhood oriented businesses are useful and desired.
### Direction

<table>
<thead>
<tr>
<th>Direction</th>
<th>Existing Zoning</th>
<th>Use</th>
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</thead>
<tbody>
<tr>
<td>North:</td>
<td>RS-LD</td>
<td>Residence</td>
</tr>
<tr>
<td>South:</td>
<td>RS-MD</td>
<td>Residence</td>
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<td>East:</td>
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<td>Residence</td>
</tr>
<tr>
<td>West:</td>
<td>RS-LD</td>
<td>Undeveloped</td>
</tr>
</tbody>
</table>

### Discussion

**Parcel/Area Characteristics**

The subject parcel has frontage along Caughman Road and Ulmer Road. There are no sidewalks or streetlights along this section of Caughman or Ulmer Road. The parcel contains a non-residential structure that was used previously as a place of worship. The immediate area is characterized by small and large lot residential uses.

**Public Services**

The subject parcel is within the boundaries of School District 1. The Caughman Road Elementary School is located .75 miles west of the subject parcel on Caughman Road.

The Lower Richland fire station (number 22) is located 2 miles southeast of the subject parcel on Lower Richland Boulevard. There is a fire hydrant located at the intersection of Caughman Road and Ulmer Road. The parcel is located in the City of Columbia’s Water and Sewer service area.

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

**Plans & Policies**

The 2014 Richland County Comprehensive Plan, “PUTTING THE PIECES IN PLACE”, designates this area as **Neighborhood (Medium Density)**.

**Land Use and Character**

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

**Desired Development Pattern**

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

The 2022 SCDOT traffic count (Station #371) located west of the subject parcel on Caughman Road identifies 10,400 Average Daily Trips (ADT’s). This segment of Caughman Road is classified as a two lane undivided collector, maintained by SCDOT with a design capacity of 9,800 ADT's. Leesburg Road is currently operating at Level of Service (LOS) “D”.

There are no projects for this section of Caughman Road, scheduled to through the SCDOT or through the County Penny Sales Tax program.

Conclusion

The Comprehensive Plan supports neighborhood scale commercial development along main road corridors and within a contextually-appropriate distance from the intersection of a primary arterial. The subject parcel is not located along a main road corridor, nor is it located at or within a suitable distance of a traffic junction.

For this reason, staff recommends Disapproval of this map amendment.

Planning Commission Action

At their April 3, 2023 meeting, the Richland County Planning Commission agreed with the PDSD recommendation and recommends the County Council disapprove the proposed amendment for RC Project # 23-008 MA.
1. Case 23-008 MA
Waled Abdulaziz M. Farea
8033 Caughman Road
TMS# R19116-11-02
DISTRICT 11 - Chakisse Newton

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

Disapproval

Background

Zoning History

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

Zoning History for the General Area

The parcel adjacent east of the site was rezoned from RU to General Commercial (GC) District under ordinance number 058-12HR (case number 12-27MA).

The parcel adjacent northeast of the site was rezoned from RU to General Commercial (GC) District under case number 14-30MA.

The parcel north of the site, with frontage along Garners Ferry Road was rezoned from RU to General Commercial (GC) District under ordinance number 019-02HR (case number 02-42MA).

A parcel northwest of the site was rezoned from RU to Planned Development (PDD) District under ordinance number 016-05HR (case number 05-32MA).

A parcel further northwest of the site was rezoned from RU to General Commercial (GC) District under ordinance number 051-04HR (case number 04-60MA).

Another adjacent parcel east of the site was rezoned from RU to Office and Institutional (OI) District under ordinance number 061-03HR (case number 04-09MA).

Zoning District Summary

The General Commercial (GC) District is intended to accommodate a variety of commercial and non-residential uses characterized primarily by retail, office, and service establishments oriented primarily to major traffic arteries or extensive areas of predominantly commercial usage.
No minimum lot area, except as required by DHEC. The maximum allowed density for residential uses is sixteen (16) dwelling units per acre.

Based upon a gross density calculation, the maximum number of units for this site is approximately: 48 dwelling units.

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<td>Undeveloped</td>
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<tr>
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<td>RU</td>
<td>Undeveloped</td>
</tr>
<tr>
<td>West</td>
<td>RU</td>
<td>Undeveloped</td>
</tr>
</tbody>
</table>

Discussion

Parcel/Area Characteristics

The subject property is undeveloped. There are no sidewalks or streetlights along this section of Garners Ferry Road. The parcel adjacent east of the site was rezoned from RU to General Commercial (GC) District under case number 12-27MA. The adjacent eastern parcel contains two existing commercial structures. The larger is occupied by a restaurant. The smaller commercial structure is occupied by a used automobile dealer. The surrounding area is characterized by commercial buildings/offices and agricultural uses. North of the site is a GC zoned parcel with an existing commercial building (Doctors office). North of the site is another GC zoned parcel with an event venue.

Public Services

The parcel is located within the City of Columbia water service area and the Richland County sewer service area. There is a fire hydrant located northeast of the subject parcel along Garners Ferry Road. The Lower Richland fire station (station number 22) is located on Lower Richland Boulevard, approximately 1.2 miles northeast of the subject parcel.

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

Plans & Policies

The 2014 Richland County Comprehensive Plan, “PUTTING THE PIECES IN PLACE”, designates this area as Neighborhood (Medium Density).

Land Use and Character

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

Desired Development Pattern

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

The subject parcel is located just west of the SERN boundary and outside of the area designated for the Plan. The recommendations and guidelines outlined in the SERN would not be applicable to the subject parcel at this time.

**Lower Richland Master Plan (LRMP)**

The subject parcel would be part of the LRMP area. This Plan identifies the area of the subject property as “Suburban Transition Area,” an area in transition, driven by the proximity to Columbia and Fort Jackson, availability of existing infrastructure and relatively affordable land prices. The Plan suggests promotion of a variety of housing types including townhomes and apartments. In addition, the Plan suggests promoting development that is respectful of existing neighborhoods, as well as natural, agricultural and historic resources.

**Traffic Characteristics**

The 2022 SCDOT traffic count (Station # 170) located adjacent to the subject parcel on Garners Ferry Road identifies 25,800 Average Daily Trips (ADT’s). Garners Ferry Road is classified as a four-lane divided principal arterial, maintained by SCDOT with a design capacity of 33,600 ADT’s. This segment of Garners Ferry Road is currently operating at Level of Service (LOS) “C”.

There are no planned or programmed improvements for this section of Garners Ferry Road, either through SCDOT or the County Penny Sales Tax program.

**Conclusion**

Principally, staff recommends disapproval of the requested map amendment. While the subject site is located along a main road corridor, it is not within a contextually-appropriate distance from the intersection of a primary arterial.

However, although the request is not located at a traffic junction, the site is adjacent to existing commercial uses and is located in an area where other commercial uses have been established. As the intent of the GC District is to orient primarily to major traffic arteries or areas of commercial usage, the request could be deemed to be in character with the developing commercial nature of this area.

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

**Planning Commission Action**

At their April 3, 2023 meeting, the Richland County Planning Commission disagreed with the PDSD recommendation for the following reason:

- subject site is located along a main road corridor
- the site is adjacent to existing commercial uses
- the site is located in an area where other commercial uses have been established

The PC recommends the County Council approve the proposed amendment for RC Project # 23-009 MA.
Case 23-009 MA
RU to GC
TMS R21800-05-20 (P)
ZONING CLASSIFICATIONS

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

Case 23-009 MA
RU to GC

Garners Ferry Rd
Myers Farm Rd
For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.
Richland County
Planning & Development Services Department

Map Amendment Staff Report

PC MEETING DATE: May 1, 2023
RC PROJECT: 23-010MA
APPLICANT: Sherwin Paller
LOCATION: 1159 Olympia Ave

TAX MAP NUMBER: R11203-01-03
ACREAGE: .17 acres
EXISTING ZONING: NC
PROPOSED ZONING: RM-HD

ZPH SIGN POSTING: June 9, 2023

Staff Recommendation

Approval

Background

Zoning History

The original zoning as adopted September 7, 1977 was Residential Multifamily High Density (RM-HD) District. The subject property was rezoned to Neighborhood Commercial District under case number 09-12MA.

Zoning District Summary

The RM-HD District is established to provide for high-density residential development in Richland County, allowing compact development consisting of the full spectrum of residential unit types where adequate public facilities are available. This district is intended to allow a mix of residential unit types to provide a balance of housing opportunities while maintaining neighborhood compatibility. This district may serve as a transitional district between lower density residential and low intensity commercial uses.

No minimum lot area requirement except as determined by DHEC. Maximum density standard: no more than sixteen (16) units per acre.

Based upon a gross density calculation, the maximum number of units for this site is approximately: 2 dwelling units.

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<th>Direction</th>
<th>Existing Zoning</th>
<th>Use</th>
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<td>North:</td>
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<td>South:</td>
<td>RM-HD</td>
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<td>East:</td>
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<td>Undeveloped</td>
</tr>
<tr>
<td>West:</td>
<td>RM-HD</td>
<td>Residence</td>
</tr>
</tbody>
</table>
Discussion

Parcel/Area Characteristics

The subject parcel is straddled by two roads located north and south of the parcel. It is internal to the existing Olympia neighborhood. The site is located at the intersection Bluff Road and Olympia Ave. The surrounding area is characterized by residential uses and zoning. North of the site is a student housing development. South and west of the subject parcel are residences. East of the site is undeveloped. The majority of Olympia Ave is zoned RM-HD.

Public Services

The subject parcel is within the boundaries of Richland School District One. Olympia Learning Center School is located 350 feet south of the subject parcel on Olympia Ave. Water and sewer is provided by the City of Columbia. There is a fire hydrant located west of the site along Olympia Ave. The Olympia fire station (station number 2) is located at 1015 Ferguson Street, approximately .12 miles north of the subject parcel.

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

Plans & Policies

The 2015 Richland County Comprehensive Plan, “PUTTING THE PIECES IN PLACE”, designates this area as Mixed Residential (High Density).

Land Use and Design

Areas include much of the urban and suburban developed areas in the County as well as edge areas adjacent to other jurisdictions in the County. These are densely developed urban and suburban areas, or opportunities for dense suburban development. Mixed residential areas include the full range of uses supportive of neighborhood, community, and regional commercial and employment needs. Residential single-family, multi-family, office and institutional, general and neighborhood commercial, and recreational uses are appropriate for this area. Some light industrial uses are also found today in these areas, but additional industrial development with significant community impacts (i.e., noise, exhaust, odor, heavy truck traffic) is discouraged, unless the area is identified specifically for these uses. Schools, churches, parks, and other institutional uses help support the full service nature of Mixed Residential areas.

Desired Development Pattern

Developments should reinforce the guiding principle of making neighborhoods and communities in Richland County more livable. Mixed Residential areas should provide a mix of housing opportunities within individual developments, preferably organized around a neighborhood center or public space. To the extent possible, commercial and office development should be located in Activity Centers and in Mixed Use Corridors. High density residential uses should be located proximate to or incorporated within Activity Centers, increasing existing and future opportunities for transit service to these locations. Grid and modified grid development patterns are preferred over curvilinear and cul-de-sac designs to support connectivity.

Traffic Characteristics

The 2022 SCDOT traffic count (Station #657) located south of the subject parcel on Olympia Ave. identifies 15,300 Average Daily Trips (ADT). Olympia Ave. is classified as a three lane divided principal arterial, maintained by SCDOT with a design capacity of 16,800 ADTs. This portion of Olympia Ave. is currently operating at Level of Service (LOS) “D”.

The ADTs are the total volume of traffic passing a point on a roadway during a 24-hour period. ADT data is collected by SCDOT.

There are no planned or programmed improvements for this road section through SCDOT or the County Penny Sales Tax program.

## Conclusion

Staff recommends **Approval** of this map amendment, as the proposed rezoning would be consistent with the objectives outlined in the Comprehensive Plan for the Mixed Residential (High Density) future land use designation.

The Plan recommends multi-family uses for this area.

For these reasons, staff recommends **Approval** of the map amendment.

## Planning Commission Action

At their **May 1, 2023** meeting, the Richland County Planning Commission **agreed** with the PDSD recommendation and recommends the County Council **approve** the proposed amendment for RC Project **# 23-010 MA**.
1. Case 23-010 MA
Sherwin Paller
1159 Olympia Ave
TMS# R11203-01-03
DISTRICT 10 - Cheryl D. English
For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

Adopted March 17, 2015
Richland County
Planning & Development Services Department

Map Amendment Staff Report

PC MEETING DATE: May 1, 2023
RC PROJECT: 23-011MA
APPLICANT: Sherwin Paller
LOCATION: 1161 Olympia Ave

TAX MAP NUMBER: R11203-01-02
ACREAGE: .16 acres
EXISTING ZONING: NC
PROPOSED ZONING: RM-HD

ZPH SIGN POSTING: June 9, 2023

Staff Recommendation

Approval

Background

Zoning History

The original zoning as adopted September 7, 1977 was Residential Multifamily High Density (RM-HD) District. The subject property was rezoned to Neighborhood Commercial District under case number 09-12MA.

Zoning District Summary

The RM-HD District is established to provide for high-density residential development in Richland County, allowing compact development consisting of the full spectrum of residential unit types where adequate public facilities are available. This district is intended to allow a mix of residential unit types to provide a balance of housing opportunities while maintaining neighborhood compatibility. This district may serve as a transitional district between lower density residential and low intensity commercial uses.

No minimum lot area requirement except as determined by DHEC. Maximum density standard: no more than sixteen (16) units per acre.

Based upon a gross density calculation, the maximum number of units for this site is approximately: 2 dwelling units.

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<td>North:</td>
<td>RG-2 / RM-HD</td>
<td>University Housing / Residence</td>
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<td>Residence</td>
</tr>
<tr>
<td>West:</td>
<td>NC</td>
<td>Residence</td>
</tr>
</tbody>
</table>
Discussion

Parcel/Area Characteristics

The subject parcel is located on a triangularly shaped parcel straddled by two roads located north and south of the parcel. It is internal to the existing Olympia neighborhood. The site is located at the intersection Bluff Road and Olympia Ave. The surrounding area is characterized by residential uses and zoning. North of the site is a student housing development. South, west and east of the subject parcel are residences. The majority of Olympia Ave is zoned RM-HD.

Public Services

The subject parcel is within the boundaries of Richland School District One. Olympia Learning Center School is located 350 feet south of the subject parcel on Olympia Ave. Water and sewer is provided by the City of Columbia. There is a fire hydrant located west of the site along Olympia Ave. The Olympia fire station (station number 2) is located at 1015 Ferguson Street, approximately .12 miles north of the subject parcel.

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

Plans & Policies

The 2015 Richland County Comprehensive Plan, “PUTTING THE PIECES IN PLACE”, designates this area as Mixed Residential (High Density).

Land Use and Design

Areas include much of the urban and suburban developed areas in the County as well as edge areas adjacent to other jurisdictions in the County. These are densely developed urban and suburban areas, or opportunities for dense suburban development. Mixed residential areas include the full range of uses supportive of neighborhood, community, and regional commercial and employment needs. Residential single-family, multi-family, office and institutional, general and neighborhood commercial, and recreational uses are appropriate for this area. Some light industrial uses are also found today in these areas, but additional industrial development with significant community impacts (i.e., noise, exhaust, odor, heavy truck traffic) is discouraged, unless the area is identified specifically for these uses. Schools, churches, parks, and other institutional uses help support the full service nature of Mixed Residential areas.

Desired Development Pattern

Developments should reinforce the guiding principle of making neighborhoods and communities in Richland County more livable. Mixed Residential areas should provide a mix of housing opportunities within individual developments, preferably organized around a neighborhood center or public space. To the extent possible, commercial and office development should be located in Activity Centers and in Mixed Use Corridors. High density residential uses should be located proximate to or incorporated within Activity Centers, increasing existing and future opportunities for transit service to these locations. Grid and modified grid development patterns are preferred over curvilinear and cul-de-sac designs to support connectivity.

Traffic Characteristics

The 2022 SCDOT traffic count (Station #657) located south of the subject parcel on Olympia Ave. identifies 15,300 Average Daily Trips (ADT). Olympia Ave. is classified as a three lane divided principal arterial, maintained by SCDOT with a design capacity of 16,800 ADTs. This portion of Olympia Ave. is currently operating at Level of Service (LOS) “D”.

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The ADTs are the total volume of traffic passing a point on a roadway during a 24-hour period. ADT data is collected by SCDOT.

There are no planned or programmed improvements for this road section through SCDOT or the County Penny Sales Tax program.

**Conclusion**

Staff recommends **Approval** of this map amendment, as the proposed rezoning would be consistent with the objectives outlined in the Comprehensive Plan for the Mixed Residential (High Density) future land use designation.

The Plan recommends multi-family uses for this area.

For these reasons, staff recommends **Approval** of the map amendment.

**Planning Commission Action**

At their **May 1, 2023** meeting, the Richland County Planning Commission **agreed** with the PDSD recommendation and recommends the County Council **approve** the proposed amendment for RC Project # **23-011 MA**.
2. Case 23-011 MA
Sherwin Paller
1161 Olympia Ave
TMS# R11203-01-02
DISTRICT 10 - Cheryl D. English
For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

Adopted March 17, 2015
Purpose

- This amendment will provide for uses in the which fall under the “manufacturing, not otherwise listed” that are located in the Light Industrial (M-1), Light Industrial (LI), and Heavy Industrial (HI) zoning districts to have similar permissibility standards as it relates to square footage limitations.
- The LI zoning designation currently limits the size for any building to thirty-thousand (30,000) square feet.
- The 30,000 square foot limitation is not eligible to be varied by the Board of Zoning Appeals.
- This will eliminate the need for a map amendment request to a higher industrial zoning designation (i.e., HI).
STATE OF SOUTH CAROLINA
COUNTY COUNCIL FOR RICHLAND COUNTY
ORDINANCE NO. ___-23HR

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; “TRANSPORTATION, INFORMATION, WAREHOUSING, WASTE MANAGEMENT, AND UTILITIES” CATEGORY OF TABLE 26-V-2.; AND ARTICLE VI, SUPPLEMENTAL USE STANDARDS; SECTION 26-152, SPECIAL EXCEPTIONS; SO AS TO PERMIT “MANUFACTURING, NOT OTHERWISE LISTED” IN THE LIGHT INDUSTRIAL DISTRICT (LI), AS A PERMITTED USE WITH SPECIAL REQUIREMENTS RATHER THAN BY A SPECIAL EXCEPTION.

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; “Manufacturing, Not Otherwise Listed” Mining, and Industrial Uses” category of Table 26-V-2.; is hereby amended to read as follows:

(ORDINANCE CONTINUES ON NEXT PAGE)
<table>
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<th>USE TYPES</th>
<th>Manufacturing, Mining, and Industrial Uses</th>
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<td>TROS</td>
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<td>LI</td>
<td>Beverages, Manufacturing Other Than Soft Drink and Water</td>
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Note: SR stands for Self-Regulated, SE stands for State-Enforced, and P stands for Permits.
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; Paragraph (59), Radio, Television, and Other Similar Transmitting Towers; Manufacturing, Not Otherwise Listed; 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 (b), Permitted Uses with Special Requirements Listed by Zoning District; is hereby amended by the insertion of a new paragraph to read as Paragraph “(48) Manufacturing, Not Otherwise Listed – LI”, the existing Paragraph (48) is renumbered to read as Paragraph (49), and all 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 26-151, Permitted Uses with Special Requirements; Subsection (c), Standards; Paragraph (22), Radio, Television, and Telecommunications and Other Transmitting Towers; is hereby amended by the insertion of a new paragraph to read as Paragraph “(48) Manufacturing, Not Otherwise Listed” to read as follows; the existing Paragraph (48) is renumbered to read as Paragraph (49), and all remaining paragraphs are renumbered in appropriate chronological order.

SECTION V. 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:

(22/48) Manufacturing, not otherwise listed.

a. Use districts: LI Light Industrial.

b. Operations standards set forth in Section 26-178 of this chapter shall be examined in detail during the special exception review process; Radio, Television, and Telecommunications and other Transmitting Towers; (RU, OI, NC, RC, GC, M 1, LI, HI)

SECTION VI. 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 June 19, 2023.
RICHLAND COUNTY COUNCIL

By: _______________________________

Overture Walker, Chair

Attest this ________ day of ____________________, 2023

_________________________________

Anette A. Kirylo
Clerk of Council

RICHLAND COUNTY ATTORNEY’S OFFICE

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

Public Hearing: June 27, 2023
First Reading: June 27, 2023
Second Reading: July 11, 2023
Third Reading: July 18, 2023

BY: _______________________________

Kelvin E. Washington, Sr., Chair

ATTEST THIS THE _____ DAY
OF ____________________, 2023

_________________________________

Michelle M. Onley
Clerk of Council

Public Hearing: May 22, 2012
First Reading: May 22, 2012
Second Reading: June 5, 2012
Third Reading: June 19, 2012
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; “MANUFACTURING, MINING, AND INDUSTRIAL USES” CATEGORY OF TABLE 26-V-2.; AND ARTICLE VI, SUPPLEMENTAL USE STANDARDS; SECTION 26-152, SPECIAL EXCEPTIONS; SO AS TO PERMIT “MANUFACTURING, NOT OTHERWISE LISTED” IN THE LIGHT INDUSTRIAL DISTRICT (LI), AS A PERMITTED USE WITH SPECIAL REQUIREMENTS RATHER THAN BY A SPECIAL EXCEPTION.

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; “Manufacturing, Mining, and Industrial Uses” category of Table 26-V-2.; is hereby amended to read as follows:
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SECTION II. 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 (17), Manufacturing, Not Otherwise Listed; 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 (b), Permitted Uses with Special Requirements Listed by Zoning District; is hereby amended by the insertion of a new paragraph to read as Paragraph “(48) Manufacturing, Not Otherwise Listed – LI”, the existing Paragraph (48) is renumbered to read as Paragraph (49), and all 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 26-151, Permitted Uses with Special Requirements; Subsection (c), Standards; Paragraph (48) is hereby amended to read as follows; the existing Paragraph (48) is renumbered to read as Paragraph (49), and all remaining paragraphs are renumbered in appropriate chronological order.

(48) Manufacturing, not otherwise listed.

a. Use districts: LI Light Industrial.

b. Operations standards set forth in Section 26-178 of this chapter shall be examined in detail during the special exception review process.

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

SECTION VII. Effective Date. This ordinance shall be enforced from and after ________, 2023.

RICHLAND COUNTY COUNCIL

By: ________________________________
    Overture Walker, Chair

Attest this ________ day of
_____________________, 2023

_________________________________
Anette A. Kirylo
Clerk of Council

RICHLAND COUNTY ATTORNEY’S OFFICE

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