Land Development Text Amendment Work Session  
**AGENDA**  
October 24, 2023 – 3:30 PM  
Council Chambers  
2020 Hampton Street, Columbia, SC 29204

1. **Call to Order**  
   The Honorable Overture Walker, Chair  
   Richland County Council

2. **Presentation – Clarion and Associates**  
   Leonardo Brown,  
   County Administrator
   
   a. Planning Commission Recommended Text Amendments  
      [PAGES 2-10]

3. **Discussion**  
   The Honorable Overture Walker

4. **Reminder: Public Hearing – November 7, 2023**  
   The Honorable Overture Walker

5. **Adjournment**  

   Special Accommodations and Interpreter Services  
   Citizens may be present during any of the County’s  
   meetings. If requested, the agenda and backup materials will be made available in alternative formats to  
   persons with a disability, as required by Section 202 of the Americans with Disabilities Act of 1990 (42  
   U.S.C. Sec. 12132), as amended and the federal rules and regulations adopted in implementation thereof.  
   Any person who requires a disability-related modification or accommodation, including auxiliary aids or  
   services, in order to participate in the public meeting may request such modification, accommodation,  
   aid, or service by contacting the Clerk of Council’s office either in person at 2020 Hampton Street,  
   Columbia, SC, by telephone at (803) 576-2061, or TDD at 803-576-2045 no later than 24 hours prior to  
   the scheduled meeting.
Land Development Code Rewrite

RICHLAND COUNTY

TEXT AMENDMENTS TO RICHLAND COUNTY LAND DEVELOPMENT CODE

CLARION
OCTOBER 24, 2023
TASK OVERVIEW

- Updated Land Development Code (LDC) adopted November 16, 2021
- During preparation of updated Official Zoning Map, citizens, County Council, and Planning Commission expressed desire for certain revisions to adopted LDC text to address community concerns
- Clarion Associates engaged to complete this work
OVERVIEW OF LDC AMENDMENTS

- Establish minimum lot sizes and make small changes to allowed uses in large lot districts (AG, HM, RT)
- Establish minimum and maximum lot sizes and modify allowed uses in predominantly single-family residential districts (R1, R2, R3, R4)
- Retain M-1 district where currently applied
- Allow 12-month window to request rural zoning designation (AG, HM, RT)
- Update to Green Development Incentives
CHANGES TO LARGE LOT DISTRICTS

- Added new minimum lot size standards to AG, HM, RT districts
- Increased permitted density in AG, HM and RT districts

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<tr>
<th>District</th>
<th>Current Density</th>
<th>New Density</th>
<th>Remarks</th>
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<tbody>
<tr>
<td>AG</td>
<td>0.15 dwelling units/acre</td>
<td>0.33 dwelling units/acre</td>
<td>1 dwelling per 3 acres</td>
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<tr>
<td>HM</td>
<td>0.33 dwelling units/acre</td>
<td>0.67 dwelling units/acre</td>
<td>1 dwelling per 1.5 acres</td>
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<tr>
<td>RT</td>
<td>0.67 dwelling units/acre</td>
<td>1.0 dwelling units/acre</td>
<td>1 dwelling per acre</td>
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- Allow veterinary hospital/clinic in AG, HM and RT, subject to special requirements
- Allow animal shelter in AG and HM, subject to special requirements
- Eliminate option to reduce minimum lot width in “cluster development”
- Eliminate zero-lot-line development option for single-family detached dwellings
CHANGES TO SINGLE-FAMILY RESIDENTIAL DISTRICTS

- Added new minimum and maximum standards to R1, R2, and R3 districts
- Updated types of homes allowed in R2, R3, and R4 districts
  - Duplexes, triplexes, fourplexes removed from R2, R3, R4
  - Townhomes removed from R4
  - Manufactured home removed from R2
- Eliminate option to reduce minimum lot width in “cluster development”
- Eliminate zero-lot-line development option for single-family detached dwellings
FLEXIBILITY FOR LAND CURRENTLY ZONED RU

- When new LDC goes into effect, land in RU district will be rezoned to RT, HM, or AG based on the size of the property.

- Added provision that allows owners of land that was in RU district to apply for rezoning to RT, HM, or AG district without paying application fees.
  - Application for rezoning must be submitted within one year of the effective date of the new LDC.
M-1 district retained in LDC as “legacy” district

No change to allowed uses or use standards—carried forward from prior LDC

Applies only to properties currently zoned M-1. No new land in the County may be rezoned to M-1
GREEN BUILDING INCENTIVE UPDATES

- Eliminate opportunity for additional height for residential buildings, and reduce density incentive

- Updates to individual incentives
  - Strengthen HVAC unit efficiency threshold
  - Remove credit for “pre-wiring” homes for solar panels, due to potential warranty conflicts with solar installers
  - Provide credit for minimum of four EV charging stations, up from two

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<th>Transportation</th>
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QUESTIONS