



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] The Honorable Overture Walker

3. **Discussion** The Honorable Overture Walker

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

5. **Adjournment** The Honorable Overture Walker

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

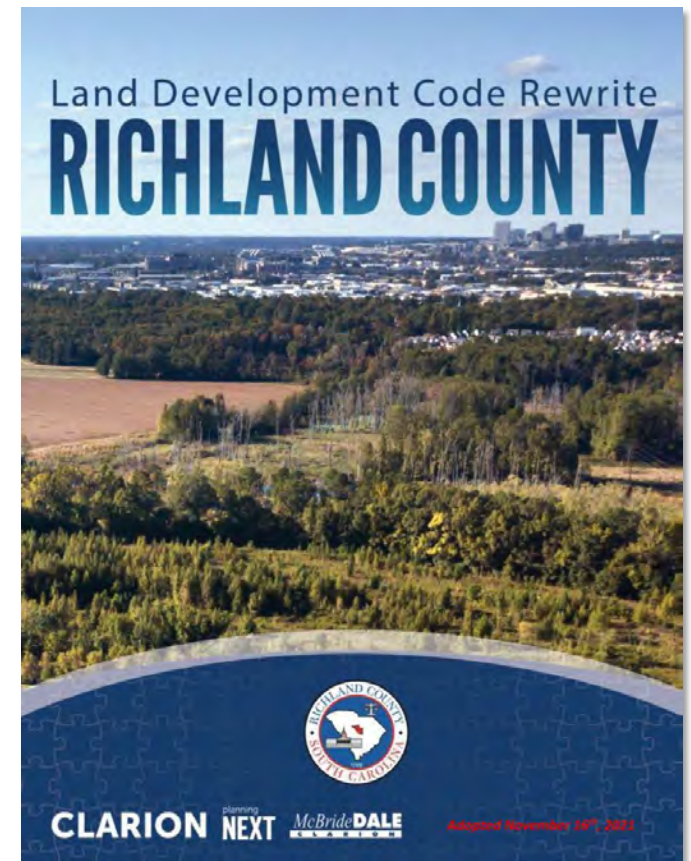
- Updated Land Development Code (LDC) adopted November 16, 2021
- During preparation of updated Official Zoning Map, citizens, County Council, and Planning Commission expressed desire for certain revisions to adopted LDC text to address community concerns
- Clarion Associates engaged to complete this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

2021 LDC Zone Map Restart
Ledger of Recommended Text Amendments as Approved on November 07, 2022
Final Draft

Discussion Date	Topic	Recommendation
06-Jun-2022	Residential Uses	Remove duplex, 3-plex, and 4-plex uses from R2, R3, R4 zone designations; and to remove townhouse use from R4 zone.
08-Sep-2022	Residential Uses	Remove manufactured homes from R2 zoning district.

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

AG	0.15 → 0.33	dwelling units/acre	<i>1 dwelling per 3 acres</i>
HM	0.33 → 0.67	dwelling units/acre	<i>1 dwelling per 1.5 acres</i>
RT	0.67 → 1.0	dwelling units/acre	<i>1 dwelling per acre</i>

- 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

P = Permitted by right SR = Permitted by right, subject to approval of special exception permit
 SE = Permitted, subject to approval of special exception permit

Use Classification, Category, Type	OS	AG	HM	RT	R1	R2	R3	R4	R5	R6
Residential										
Household Living										
Dwelling, Live-Work		SR								
Dwelling, Four-family						P	P	P	P	P
Dwelling, Multi-family									P	P
Dwelling, Single-family detached		P	P	P	P	P	P	P		
Dwelling, Three-family						P	P	P	P	P
Dwelling, Townhouse								SR	SR	SR
Dwelling, Two-family						SR	SR	SR	SR	SR
Group home, Family		SR	SR	SR	SR	SR	SR	SR	SR	SR
Manufactured home		SR	SR	SR	SR	SR				
Manufactured home park			SR	SR					SR	

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

RETAIN M-1 DISTRICT

- 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

Appendix 26-B: Legacy District

M-1: Legacy Light Industrial

Section B-1. Purpose

The M-1: Legacy Light Industrial district is established to accommodate wholesaling, distribution, storage, processing, light manufacturing, and general commercial or agricultural uses. The district also allows related structures and uses that are retained to serve the needs of the principal uses on the site.

Section B-2. Intensity and Dimensional Standards

The following intensity and dimensional standards apply in the M-1 district, subject to the exceptions in Sec. 26-3.1(f), Superseding Dimensional Standards:

1. There is no maximum density standard.
2. There is no minimum lot area, except as required by DHEC (see Sec. 26-3.1(f)(3), DHEC Regulations).
3. There is no minimum lot width.
4. There is no maximum building height.
5. All structures on the site shall comply with a 25-foot front setback and 10-foot rear setback. There is no side setback requirement.

Section B-3. Use Standards⁽¹⁾

Uses are permitted in the M-1 district in accordance with the following:

- (i) General: The Table of Permitted Uses, Permitted Uses with Special Requirements, and Special Exceptions that follows, contains a listing of uses that may be permitted in one or more of the various zoning districts established by this article. Uses are listed in alphabetical order in eleven functional categories. The categories in order of their listing are: agricultural uses; residential uses; accessory uses and structures; recreational uses; institutional, educational and civic uses; business, professional and personal services; retail trade and food services; wholesale trade, transportation, information, warehousing, waste management, and utilities; manufacturing, mining, and industrial uses; and other uses.

- (ii) Symbols used: The districts in which a particular use is permitted (with or without special requirements), are indicated by a “P”, “SR”, or “SE” in the district column(s) opposite the listed use. Blank spaces in the district column under any proposed use

⁽¹⁾ This section copies the text of Sections 26-3.1 of the previous LDC and the permitted use Table at Table 26-V-2, except the columns for all districts except M-1 have been removed, and references to the amending ordinance (in red in the prior LDC) have been removed. **Note to staff:** There is a sentence which states, “The listing of the numerical references in the MACS column is found in Appendix 1.” We have highlighted this sentence in the text, but Appendix 1 is not included in the copy of the LDC that we have and we could not locate it. Could you share or should we update the reference?

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

Transportation	
A	Provide a minimum of two <u>four</u> electric vehicle (EV) level 3 charging station parking structure or off-street parking lot to those using the building
B	Provide a minimum of two <u>four</u> electric vehicle (EV) level 2 charging station parking structure or off-street parking lot to those using the building



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QUESTIONS