



Land Development Code Work Session  
**AGENDA**  
July 25, 2023 – 5:00 PM  
Council Chambers  
2020 Hampton Street, Columbia, SC 29204

- 1. **Call to Order** The Honorable Overture Walker, Chair  
Richland County Council
  
- 2. **Introduction of Clarion and Associates Team** Leonardo Brown,  
County Administrator
  
- 3. **Process Overview and Current Status [PAGES 2-7]** Aric Jensen,  
Assistant County Administrator
  
- 4. **Presentation** Aric Jensen,  
Assistant County Administrator
  - a. **Proposed Zoning Map**
  - b. **Planning Commission Summary [PAGE 8]**
  
- 5. **Discussion** The Honorable Overture Walker
  - a. **Proposed Zoning Map**
  
- 6. **Next Steps [PAGE 9]** The Honorable Overture Walker
  
- 7. **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.

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.
08-Sep-2022	Rural Lots	Increase the maximum lot density of the new AG zoning district from 0.15 dwelling units per acre to 0.33 dwelling units per acre.
08-Sep-2022	Rural Lots	Increase the maximum lot density of the new HM zoning district from 0.33 dwelling units per acre to 0.66 dwelling units per acre.
08-Sep-2022	Rural Lots	Increase the maximum lot density of the new RT zoning district from 0.67 dwelling units per acre to 1.0 dwelling units per acre.
08-Sep-2022	Subdivision Design	Delete subsection 26-3.1(f)(5) which provides for the complete elimination or massive reductions on minimum lot width requirements in instances involving cluster development and any other provisions for cluster development of single-family dwellings.
03-Oct-2022	Rural Uses	Add "Animal shelter" permitted by right, subject to special requirements in the AG and HM zoning districts.
03-Oct-2022	Rural Uses	Add "Animal services; Veterinary hospital or clinic" permitted by right subject to special requirements in the AG, HM, RT zoning districts.
03-Oct-2022	Subdivision Design	Amend subsection 26-3.1(f)(4) which provides for zero lot line development and any other provisions for zero lot line development of detached single-family dwellings; and continue to allow zero lot line development where attached single-family dwelling units (e.g. townhomes) are allowed.
07-Nov-2022	Other	Add a M-1 zoning district to the text of the 2021 Land Development Code to have all the same standards currently provided for in the existing Richland County Land Development Code originally adopted in 2005 and to have all parcels zoned M-1 at the time of adoption by county council of the final official zoning map continue to be labeled as M-1.
07-Nov-2022	Rural Lots	Amend AG Zone standards: gross average lot size 130,680 square feet (3 acres); min lot size 98,000 square feet.
07-Nov-2022	Rural Lots	Amend HM Zone standards: gross average lot size 66,211.2 square feet (1.51 acres); min lot size 50,000 square feet.
07-Nov-2022	Rural Lots	Amend RT Zone standards: gross average lot size 43,560 square feet (1.0 acres); min lot size 32,670 square feet.
07-Nov-2022	Subdivision Design	Delete Sec 26-5.13 (c) (1) a. 1. For residential structures, an additional one story or 15 feet.
07-Nov-2022	Subdivision Design	Amend Sec 26-5.13 (c) (1) b. maximum allowable residential density by from 25 percent to 10 percent in the R2, R3, R4, R5, R6, MU1, MU2, MU3 and GC.
07-Nov-2022	Subdivision Design	Amend Sec 26-5.13 (c) (1) b. residential density in AG, HM, RT, and R1 from 30 percent to 15%.
07-Nov-2022	Subdivision Design	Amend Table 26-5.13(e) Energy Conservation Schedule A "Use Central air conditioners that are SEER 17 or above.
07-Nov-2022	Subdivision Design	Amend Table 26-5.13(e) Schedule B "Use vegetation or vegetated structures to shade HVAC Units for non-residential structures."
07-Nov-2022	Subdivision Design	Delete Table 26-5.13(e) Alternative Energy Schedule A "Pre-wire a minimum of 75 percent of residential dwelling units in the development for solar panels".
07-Nov-2022	Subdivision Design	Delete Table 26-5.13(e) Alternative Energy Schedule B "Pre-wire a minimum of 50 percent of residential dwelling units in the development for solar panels".

07-Nov-2022	Subdivision Design	Amend Table 26-5.13(e) Transportation Schedule A "Provide minimum of four electric vehicle (EV) level 3 charging stations that are made available in a parking structure or off-street parking lot to those using the building."
07-Nov-2022	Subdivision Design	Amend Table 26-5.13(e) Transportation Schedule A "Provide minimum of four electric vehicle (EV) level 2 charging stations that are made available in a parking structure or off-street parking lot to those using the building."
07-Nov-2022	Subdivision Design	Amend R1: gross average lot size 32,750 square feet (.752 acre); min/max lot size range 24,500 – 40,000 square feet.
07-Nov-2022	Subdivision Design	Amend R2: gross average lot size 14,500 square feet (.33 acre); min/max lot size range 11,000 – 18,000 square feet.
07-Nov-2022	Subdivision Design	Amend R3: gross average lot size 7,260 square feet (.167 acre); min/max lot size range 5,500 – 9,000 square feet.

## LDC Update FAQ's

Draft Date 19jul2023

**Why is a Land Development Code (LDC) important?** In the State of South Carolina, as in many states, municipalities and counties have adopted ordinances and regulations regarding the way people may use their property. These ordinances are primarily designed to protect citizens from activities that might be unsafe or disruptive, but they are also designed to improve efficiencies and reduce unnecessary costs to the community.

**What makes up an LDC?** In South Carolina, all Land Development Codes must have two parts – written rules and a zoning map. But before the rules and map are adopted, the community must create and adopt a community master plan or comprehensive plan as set forth in the South Carolina State Code.

**When was Richland County's LDC most recently updated?** The County Land Development Code was last updated in 2005. In 2015, the Richland County Council adopted an update to the County's Comprehensive Plan, entitled "Richland County: Putting the Pieces in Place." One of the key elements of the Plan was a recommendation to update the County Land Development Code within five years.

In 2016, the Richland County Council directed the County Administrator and his staff to prepare an update to the 2005 Richland County Land Development Code as recommended in the Comprehensive Plan. This process was substantially completed when the Coronavirus pandemic occurred in early 2020, but was put on hold so that resources could be dedicated to the pandemic effort.

In November 2021, the County Council approved the written portion of the new Land Development Code but not the Zoning Map.

**Why was the zoning map not adopted at the same time?** The Planning Commission recommended zoning map did not exactly follow the translation table in the 2021 LDC Text but instead included "proactive" property rezonings recommended by the County Comprehensive Plan. The Council decided it wanted a zoning map that exactly followed the translation table and that did not include proactive zoning changes. The Council then approved only the text and sent the map back to the Planning Commission for revision.

**What was the next step in the process?** In March 2022, the County Council directed the County Administrator and his staff to "restart" the zoning map design process. Additionally, the Council recommended that the Planning Commission consider and recommend amendments to the previously adopted 2021 Land Development Code text.

In November 2022, the Planning Commission completed its portion of the "restart" process and recommended a new Zoning Map and several Land Development Code text amendments to the Council.

**When was community input received?** From February 2023 through April 2023, Community Planning and Development staff held public education meetings throughout Richland County to inform the community of the proposed zoning map amendments.

**What happened after the education meetings?** On April 04, 2023, County Council received a presentation from Planning Commission on the proposed Zoning Map and LDC text amendments. At the

same meeting, Council Chair Overture Walker assigned the proposed zoning map and LDC text amendments to the Development & Services (D&S) Committee for consideration and subsequent recommendation to the full Council.

### **What did the D&S Committee do?**

The D&S Committee reviewed the proposed Zoning Map and the proposed LDC text amendments, and based upon the procedural advice of the County Attorney, forwarded the proposed Zoning Map to the Council for consideration and held back the proposed text amendments.

### **Why didn't the D&S Committee also recommend the proposed text amendments?**

The County Council has not yet completed the LDC Ordinance it started in November 2021. To complete that process and begin a new text amendment ordinance, the Council must first adopt a Zoning Map as required by South Carolina State Code. Afterwards, the D&S Committee may vote to send new LDC text amendments to the Council for consideration.

### **If the Council approves the Zoning Map, when will it go into effect?**

The County Council has to include an effective date with every ordinance it adopts. In this instance, the Council may choose an effective date several months after the adoption date so that it can consider the Planning Commission's proposed text amendments before the 2021 LDC text and Zoning Map become effective.

**Where can I view the zoning map and text amendments?** The proposed zoning map and the list of text amendments recommended by the Planning Commission are currently available for viewing on the County's website at [www.richlandcountysc.gov](http://www.richlandcountysc.gov).

**What is the Planning Commission's recommendation?** Below is a bulleted summary of the Planning Commission's recommendations to the County Council.

#### *Zoning Map*

- The PC recommended zoning map is a translation of zoning classifications from the 2005 LDC to their equivalent in the 2021 LDC, based on the "translation table" in the adopted 2021 LDC. The Planning Commission directed staff to exactly follow the translation table with one exception and one note. First, the Commission recommended that the Council add the M-1 Zone back into the 2021 LDC text instead of following the translation table. Second, the translation table had more than one possible translation for rural zones, so the Commission had to create a metric for determining whether rural properties should be classified as AG, HM, or RT. The rule was applied to Rural and Rural Residential zones and is based on size/acreage:
  - 35 acres or larger = AG;
  - 3 – 35 acres = HM;
  - 0 – 3 acres = RT

#### *Text*

- In the 2021 LDC as adopted, the RT Zone currently has a density equal to 1.3 acres per lot; the Planning Commission recommended a density equal to 1.0 acre. The HM Zone currently has a

density equal to 3 acres per lot; the Planning Commission recommended a density equal to 1.5 acres per lot. The AG Zone currently requires a density equal to 6.7 acres per lot, and the Commission recommended a density equal to 3 acres per lot.

- The Planning Commission recommended to remove 2-, 3-, and 4-dwelling unit structures and manufactured homes from the R-2, R-3, and R-4 zones. The Commission also recommended to remove Townhouses from the R-4 zone.
- Both the existing 2005 LDC and the 2021 LDC as adopted allow a property owner to subdivide property into residential building lots that are smaller than was possible prior to 2005 as long as certain “clustering” criteria are met. The adopted 2021 LDC restricted this to a certain extent, and the Planning Commission’s current recommendation further reduces the ability to reduce minimum lot sizes and/or increase density without rezoning the property.

**When will the LDC and zoning map be adopted? When are public hearings scheduled?**

Below is a proposed schedule for considering the LDC and Zoning Map, and an estimate of when the public hearings for each will occur. This schedule may change depending on the Committee’s and the Council’s actions.

23 May 2023	D&S Committee discussed proposed Zoning Map and Land Development Code text amendments and requests the preparation of Zoning Map revisions and/or text revisions for consideration at a future Committee meeting
27 June 2023	D&S Committee forwarded the Zoning Map proposed by the Planning Commission to full Council
11 July 2023	County Council discussed the review procedures and requested a work session
25 July 2023	Council work session to discuss Zoning Map
29 August 2023	Additional work session date (if requested)
12 September 2023	First Reading Zoning Map
26 September 2023	Public Hearing Zoning Map
03 October 2023	Second Reading Zoning Map
17 October 2023	Third Reading Zoning Map
24 October 2023	D&S Committee review of text amendments

16 November 2023	D&S Committee forwards text amendments to full Council
05 December 2023	First Reading and Public Hearing LDC text amendments
12 December 2023	Second Reading LDC Text
Jan/Feb 2024	Third Reading

Richland County Planning Commission  
**Zone Map and LDC Comprehensive Revision Process**  
 Zoning District Equivalencies PC Recommendation Nov 2022

Former Zoning District	New Zoning District
PR: Parks & Recreation	OS: Open Space
TROS: Traditional Recreation Open Space	OS: Open Space
RU: Rural RR: Rural Residential	AG: Agricultural (35 acres+) HM: Homestead (3-35 acres) RT: Residential Transition <3 acres)
RS-E: Residential Single-family Estate	R1: Residential 1
RS-LD: Residential Single-family Low-Density	R2: Residential 2
RS-MD: Residential Single-family Medium-Density	R3: Residential 3
RS-HD: Residential Single-family High-Density	R4: Residential 4
RM-MD: Residential Multi-family Medium-Density	R5: Residential 5
RM-HD: Residential Multi-family High-Density	R6: Residential 6
MH: Manufactured Home	<b>Closest Matching R Zone</b>
OI: Office & Institutional	EMP: Employment INS: Institutional
NC: Neighborhood Commercial	MU1: Neighborhood Mixed-Use
None/New	MU2: Corridor Mixed-Use
None/New	MU3: Community Mixed-Use
RC: Rural Commercial	RC: Rural Crossroads
GC: General Commercial	GC: General Commercial
M-1: Light Industrial	M-1: Light Industrial
LI: Light Industrial	LI: Light Industrial
HI: Heavy Industrial	HI: Heavy Industrial
CC: Crane Creek	CC: Crane Creek
PDD: Planned Development	PD: Planned Development
TC: Town & Country	<b>None/Deleted</b>
<b>None/New</b>	PD-EC: Planned Development Employment Campus
<b>None/New</b>	PD-TND: Planned Development Traditional Neighborhood Design
AP: Airport Height Restrictive Overlay	AHR-O: Airport Height Restrictive Overlay
C: Conservation Overlay	WR-O: Water Resources Overlay
EP: Environmental Protection Overlay	WR-O: Water Resources Overlay
FP: Floodplain Overlay	FP-O: Floodplain Overlay
RD: Redevelopment Overlay	<b>None/Deleted</b>
CRD: Corridor Redevelopment Overlay	NC-O: Neighborhood Character Overlay
DBWP: Decker Boulevard/Woodfield Park Neighborhood Redevelopment Overlay	NC-O: Neighborhood Character Overlay
<b>None/New</b>	MI-O: Military Installation Overlay



## 2021 Land Development Code Zoning Map Revision Schedule (Proposed)

Date	Item
July 11th	Process Discussion
July 25th	Work Session
August 29th	Optional Work Session
September 12th	1st Reading
26th	Public Hearing at ZPH Meeting
October 3rd	2nd Reading
17th	3rd Reading