

**RICHLAND COUNTY
COMMUNITY PLANNING & DEVELOPMENT**

2020 Hampton Street
Columbia, SC 29204



10 April 2025

James Norman
Connelly Development
125 Old Chapin Road
Lexington, SC 29072

Re: Zoning Verification

**9814 Two Notch Road (Columbia, SC 29223)
TMS: R22802-01-11**

**9850 Two Notch Road (Columbia, SC 29223)
TMS: R22803-03-20**

Dear Mr. Norman:

Records indicate that the above referenced parcels are zoned General Commercial (GC). According to Table 26-4.2 (b) of the Richland County Land Development Code (LDC), multi-family residential dwellings are permitted principal uses in this district. The above referenced parcels can be developed for multi-family residential use at a maximum density of sixteen (16) units per acre.

There are no records of the subject properties being granted any variances, special exceptions or conditional use permits or zoning relief of any kind. In addition, the subject properties are not part of a Planned Development, nor located in any special or restrictive overlay district.

There are no known actions or proceedings that are pending before any court or administrative agency with respect to the zoning of the properties, any improvements located thereon, validity of the Land Development Code (LDC) or any certification or permits issued thereunder.

Please call me if you have any questions or need additional information at (803) 576-2174.

Sincerely,

A handwritten signature in blue ink, appearing to read "G. H. Price".

Geonard H. Price
Deputy CP&D Director/Zoning Administrator