



## **REPORT OF THE CLERK OF COUNCIL**

- a. Chamber of Commerce Annual Gala, September 18<sup>th</sup>**
- b. Farewell Event for Outgoing Council Members**

## **REPORT OF THE CHAIRMAN**

- a. City of Cayce Intergovernmental Agreement**
- b. Schedule Meeting with City of Columbia**

## **OPEN/CLOSE PUBLIC HEARING ITEMS**

**1.a., 1.b., 2.a., 7.a., 7.b.**

## **APPROVAL OF CONSENT ITEMS**

**1.a., 2.b., 2.c., 2.d., 2.e., 2.f., 2.g**

### **1. THIRD READING ITEMS**

- a. An Ordinance amending the Richland County Code of Ordinances; Chapter 16, Licenses and Miscellaneous Business Regulations; Article 1, in general; so as to address rates set for landfills [PUBLIC HEARING] [CONSENT] [Pages 20-21]**
- b. Bailey Bill Ordinance Amendments [PUBLIC HEARING] [Pages 22-38]**
- c. An Ordinance authorizing the Recreation Commission of Richland County on behalf of the Recreation District of Richland County to issue General Obligation Bonds in the principal amount of not exceeding \$45,000,000; and other matters relating thereto [Pages 39-64]**

### **2. SECOND READING ITEMS**

- a. An Ordinance Amending the Richland County Code of Ordinances; Chapter 16 , Licenses and Miscellaneous Business Regulations; Article 1, in general; so as to address business revenues generated by interstate commerce [PUBLIC HEARING] [Pages 65-71]**
- b. 08-09MA  
Oliver Mack  
RU to RC (2 Acres)  
Construction Garage & Office  
21300-01-02(p)  
6108 Bluff Rd. [CONSENT] [Pages 72-73]**

- c. **08-21MA  
Richard Gates  
RM-HD/GC to OI (5.11 Acres)  
Private School & Church  
16910-02-06 & 07  
Off Decker Blvd. near Woodfield Pk. [CONSENT] [Pages 74-75]**
  
- d. **08-22MA  
Village at Sandhills  
C-3 to C-1 & C-1 to C-3 (.25 Acres)  
Zoning Line Adjustment  
22900-02-09(p)  
Village at Sandhills Phase 3 [CONSENT] [Pages 76-78]**
  
- e. **An Ordinance Amending the Richland County Code of Ordinances;  
Chapter 26, Land Development; Article VII, General Development,  
Site and Performance Standards; Section 26-180, Signs; Subsection  
(D), Signs Exempt from Permit Requirements; Paragraph (4),  
Political Signs [CONSENT] [Pages 79-80]**
  
- f. **An Ordinance Amending 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 (74),  
Warehouses (Self-Storage), so as to delete the requirement of a fence  
or wall around the perimeter of the development [CONSENT]  
[Pages 81-83]**
  
- g. **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 with  
Special Requirements, and Special Exceptions; “Business,  
Professional and Personal Services” and “Institutional, Educational  
and Civic Uses” of Table 26-V-2.; and “Recreational Uses” of Table  
26-V-2.; and Article VI, Supplemental Use Standards; Section 26-151,  
Permitted Uses with Special Requirements, and Section 26-152,  
Special Exceptions; so as to permit certain child day cares (six or less)  
with special requirements and to remove the special exception  
requirements for tattoo facilities in the GC General Commercial  
Districts and to permit certain clubs and lodges as a special exception  
in the rural zoning districts [CONSENT] [Pages 84-113]**

3. **REPORT OF THE DEVELOPMENT AND SERVICES COMMITTEE**  
[Page 114]
  - a. **Request to approve a contract for the purpose of undertaking petroleum and hazardous substance Brownfield assessments at sites identified throughout the county (Vendor recommendation will be presented to council for approval)**
  - b. **Request to approve a contract with Motorola for the purchase of a new 911 system (Vendor recommendation will be presented to council for approval) [Pages 115-116]**
4. **REPORT OF DEVELOPMENT AND SERVICES COMMITTEE**  
[Deferred from Council Meeting held July 15, 2008]
  - a. **Request to approve an extension of the American Engineering Construction Management Contract, the Power Engineering Resident Contract Representative Contract, and the Power Engineering Consultant Services Contract for the purpose of completing the Broad River Waste Water Treatment Plant construction project**
5. **REPORT OF THE ADMINISTRATION AND FINANCE COMMITTEE**  
[Pages 117-118]
  - a. **Request to approve a Memorandum of Understanding with Southeast Rural Community Outreach Ministries in regards to a \$250,000 allocation from the Local Hospitality Tax Revenue Fund during Fiscal Year 2008-09 [Pages 119-125]**
  - b. **Sheriff—Request to approve a grant for a full-time Cold Case Investigator, equipment, and supplies (1 new position, no match required)**
  - c. **Sheriff—Request to approve a Community Oriented Policing Universal Hiring Program grant (10 new positions, and \$588,530 match required)**
  - d. **Sheriff—Request to approve a grant for a Marijuana Analysis Technician (1 new position, no match required)**
  - e. **Sheriff—Request to approve a grant for motorcycle safety and enforcement (2 new positions and \$43,595 match required)**
  - f. **Sheriff—Request to approve a Sex Offender Registry Enhancement and Enforcement grant (1 new position and \$33, 510 match required)**

- g. **Sheriff—Request to approve a School Resource Officer grant  
(Continuation of 1 position, no match required)**
- 6. REPORT OF ECONOMIC DEVELOPMENT**
- a. **Project CAGE: Governor’s Set-Aside Fund Grant Administration**
  - b. **Economic Development Strategic Plan Contract Award**
- 7. REPORT OF THE RULES AND APPOINTMENTS COMMITTEE  
[Pages 126-128]**
- I. NOTIFICATION OF VACANCIES ON BOARDS, COMMISSIONS,  
AND COMMITTEES**
    - a. **Airport Commission—2**
    - b. **Community Relations Council—1**
    - c. **Planning Commission—1**
    - d. **Township Auditorium Board—2**
  - II. NOTIFICATION OF APPOINTMENTS TO BOARDS,  
COMMISSIONS, AND COMMITTEES**
    - a. **Accommodations Tax Committee—1**
    - b. **Airport Commission—2 [Pages 129-132]**
    - c. **Board of Assessment Control—1 [Pages 133-134]**
    - d. **Central Midlands Council of Governments—1 [Pages 135-138]**
    - e. **Community Relations Council—3 [Pages 139-150]**
    - f. **Internal Audit Committee—1 [Pages 151-152]**
    - g. **Lexington/Richland Alcohol Drug Abuse Council—1  
[Pages 153-158]**
  - III. MOTION PERIOD AND REVIEW OF POLICY FOR MOTIONS  
HELD IN COMMITTEE FOR MORE THAN SIX MONTHS;  
AMENDMENT TO THE RULE [Pages 159-161]**
- 8. PUBLIC HEARING ITEMS**
- a. **Ordinance to amend Siemens Diesel Systems Technology FILOT**
  - b. **Ordinance to amend Siemens VDO Automotive Corporation FILOT**
- 9. Lower Richland Feasibility Study Contract Award [Pages 162-164]**
- 10. CITIZEN’S INPUT**

**11. EXECUTIVE SESSION**

**12. MOTION PERIOD**

- a. Ordinance to authorize a Development Agreement with Summit Contractors Group, Inc. (First Reading by Title Only) [MCEACHERN] [Pages 165-187]**
- b. Pioneer Bowl [MCEACHERN]**
- c. Black Expo [MCEACHERN]**
- d. A Resolution Recognizing and Designating Decker Boulevard as Richland County's Official International Corridor [MONTGOMERY] [Page 188]**
- e. Budget Amendment/Millage Agencies [MONTGOMERY] [Page 189]**

**13. ADJOURNMENT**

# MINUTES OF



## RICHLAND COUNTY COUNCIL SPECIAL CALLED MEETING TUESDAY, JULY 22, 2008 6:00 p.m.

*In accordance with the Freedom of Information Act, a copy of the agenda was sent to radio and TV stations, newspapers, persons requesting notification, and was posted on the bulletin board located in the lobby of the County Administration Building.*

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### MEMBERS PRESENT:

Chair	Joseph McEachern
Member	Valerie Hutchinson
Member	Joyce Dickerson
Member	Norman Jackson
Member	Damon Jeter
Member	Paul Livingston
Member	Bill Malinowski
Member	Mike Montgomery
Member	L. Gregory Pearce, Jr.
Member	Bernice G. Scott
Absent	Kit Smith

**OTHERS PRESENT** – Michielle Cannon-Finch, Milton Pope, Tony McDonald, Roxanne Matthews, Joe Cronin, Stephany Snowden, Jennifer Dowden, Larry Smith, Anna Almeida, Jennie Sherry-Linder, Pam Davis, Amelia Linder, Audrey Shifflett, Michelle Onley

### CALL TO ORDER

The meeting was called to order at approximately 6:05 p.m.

### INVOCATION

The Invocation was given by the Honorable Bernice G. Scott

### PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by the Honorable Bernice G. Scott

**Richland County Recreation Commission** – Ms. Cynthia Robinson and Ms. Leigh Cheatham gave a brief presentation regarding the Recreation Commission.

### **CITIZENS' INPUT**

No one signed up to speak.

### **APPROVAL OF MINUTES**

**Regular Session: July 15, 2008** – Mr. McEachern stated that the language in the Ordinance amending Richland County Code of Ordinances, Chapter 16, Section 16-19 needed to be corrected. The correct language was provided via a handout from legal.

Mr. Montgomery moved, seconded by Ms. Scott, to approve the minutes as corrected. The vote in favor was unanimous.

### **ADOPTION OF AGENDA**

Mr. Pope stated that the following item needed to be added under the Report of the County Administrator: Personnel Matter: Internal Audit—Public Works.

Ms. Scott moved, seconded by Ms. Hutchinson, to add this item. The vote in favor was unanimous.

Ms. Finch stated that the items from the D&S and A&F Committees be forwarded to tonight's meeting.

The agenda was adopted unanimously.

### **REPORT OF THE COUNTY ATTORNEY FOR EXECUTIVE SESSION ITEMS**

The following items were potential Executive Session items:

- a. **Farmers' Market**
- b. **Palmetto Utilities**
- c. **Mungo Property Appraisal**
- d. **Personnel Matter**

### **REPORT OF THE COUNTY ADMINISTRATOR**

**Contract Award: No Kill Animal Shelter** – This was Item #7 on the agenda.

**Richland 101 for Kids: July 24, 2008, 9:00 a.m.—1:00 p.m., Dutch Square Mall** – Mr. Pope reminded the Council members of the Richland 101 for Kids event on July 24, 2008 at Dutch Square Mall from 9:00 a.m.—1:00 p.m.



**Geometrics Voluntary Work Session: July 24, 2008, 4:00 p.m., Council Chambers**

– Mr. Pope reminded Council of the Geometrics work session scheduled for July 24, 2008 at 4:00 p.m.

**Janet Claggett Recognition** – Mr. Pope recognized Janet Claggett for graduating from the Certified Government CIO Program at the School of Government, University of North Carolina—Chapel Hill.

**Alvin S. Glenn Detention Center Medical** – Mr. Pope stated that the Medical Division at the Alvin S. Glenn Detention Center has been accredited.

**REPORT OF THE CLERK OF COUNCIL**

**South Carolina Association of Counties Conference** – Ms. Finch reminded Council of the SCAC Conference would be held July 29-August 3, 2008. This year's keynote speaker is Representative Gilda Cobb Hunter. Packets will be available on Friday.

**Columbia Chamber of Commerce Annual Gala, September 18, 2008** – Ms. Finch stated that the Columbia Chamber of Commerce's Annual Gala will be held September 18, 2008. More information will be forthcoming.

**REPORT OF THE CHAIRMAN**

Mr. McEachern thanked everyone for their concern after his son's automobile accident.

**PUBLIC HEARING ITEMS**

- **An Ordinance authorizing the Recreation Commission of Richland County on behalf of the Recreation District of Richland County to issue General Obligation Bonds in the principal amount of not exceeding \$45,000,000; and other matters relating thereto**

Mr. Richard Miller, Ms. Cynthia Black, Mr. Mark Davis, Mr. Joe Brunetto, Mr. Bill Beckwith, and Mr. Bill Spillane spoke in favor of this item.

**APPROVAL OF CONSENT ITEMS**

Mr. Pearce moved, seconded by Ms. Scott, to approve the following consent items:

- **08-16MA, The Cascades, Tom Margle, RU to RS-LD (67.97 Acres), Single Family Residential, 20400-01-01/02/03/04/10/11 & 18, Sand Farm Rd. [Third Reading]**
- **An Ordinance Amending the Richland County Code of Ordinances; Chapter 16, Licenses and Miscellaneous Business Regulations; Article 1, in general; so as to address rates set for landfills [Second Reading]**

- **Ordinance to amend Siemens Diesel Systems Technology FILOT [Second Reading]**
- **Ordinance to amend Siemens VDO Automotive Corporation FILOT [Second Reading]**
- **Request to negotiate a contract for the purpose of undertaking petroleum and hazardous substance Brownfield assessments at sites identified throughout the county (Vendor recommendation will be presented to council in September for approval)**
- **Request to approve a construction contract with International Roofing for repairs and replacement of the Central Garage roof**
- **Request to establish a policy for conducting corridor studies with Neighborhood Improvement Program funds in conjunction with Central Midlands Council of Governments**
- **Request to negotiate a contract for the purchase of a new 911 system (Vendor recommendation will be presented to council in September for approval)**
- **Request to approve a FILOT Supplement Policy for the Industrial Park Account**
- **Request to approve a contract with Palmetto Posting, Inc. for the purpose of posting of properties on which delinquent ad valorem property taxes are due**
- **Sheriff—Request to approve a grant for D.A.R.E. program supplies (No match or personnel required)**
- **Sheriff—Request to approve a grant for toxicology backlog reduction (No match or personnel required)**
- **Sheriff—Request to negotiate and award a design-build contract for the design and construction of the new Region 7 Sheriff's Substation**

The vote in favor was unanimous.

### THIRD READING ITEMS

**An Ordinance to levy and impose a one percent (1%) sales and use tax, subject to a referendum, within Richland County pursuant to Section 4-37-30 of the Code of Laws of South Carolina 1976, as amended; to define the specific purposes and designate the projects for which the proceeds of the tax may be used; to provide the maximum time for which such tax may be imposed; to provide the estimated cost of the projects funded from the proceeds of the tax; to provide for a county-wide referendum on the imposition of the sales and use tax and the issuance of general obligation bonds and to prescribe the contents of the ballot questions in the referendum; to provide for the conduct of the referendum by the Richland County Election Commission; to provide for the administration of the tax, if approved; to provide for the payment of the tax, if approved; and to provide for other matters relating thereto** – Mr. Montgomery moved, seconded by Ms.

Hutchinson, to amend the ordinance as proffered by the Administrator. The vote in favor was unanimous.

Mr. Montgomery moved, seconded by Ms. Scott, to approve the proposed amendments, sponsored by him, as outlined in the distributed motions list. A discussion took place.

Mr. Pearce moved, seconded by Ms. Scott, to call for the question. The vote in favor of calling for the question passed.

<u>In Favor</u>	<u>Oppose</u>
Pearce	Malinowski
Jeter	Jackson
Livingston	Hutchinson
Scott	McEachern
Montgomery	Dickerson

The motion failed on a tie vote.

Mr. Pearce moved, seconded by Mr. Montgomery, to approve the ordinance as distributed.

Ms. Dickerson made a substitute motion, seconded by Mr. Malinowski, to defer this item.

Mr. Montgomery made a 2<sup>nd</sup> substitute motion, seconded by Ms. Scott, to defer this item and have a Special Called meeting on August 7<sup>th</sup>.

<u>In Favor</u>	<u>Oppose</u>
Pearce	Malinowski
Jeter	Jackson
Livingston	Hutchinson
Scott	McEachern
Montgomery	Dickerson

The 2<sup>nd</sup> substitute motion failed on a tie vote.

<u>In Favor</u>	<u>Oppose</u>
Malinowski	Pearce
Hutchinson	Jackson
McEachern	Jeter
Dickerson	Livingston
	Scott
	Montgomery

The substitute motion failed.

<u>In Favor</u>	<u>Oppose</u>
Pearce	Malinowski
Jeter	Jackson
Scott	Hutchinson
Montgomery	McEachern
	Livingston
	Dickerson

The original motion failed.

### SECOND READING ITEM

**An Ordinance Amending the Richland County Code of Ordinances; Chapter 16, Licenses and Miscellaneous Business Regulations; Article 1, in general; so as to address business revenues generated by interstate commerce** – Mr. Pearce moved, seconded by Ms. Scott, to exempt interstate commerce from the calculation on business license fees. A discussion took place.

Mr. Livingston made a substitute motion, seconded by Ms. Dickerson, to defer this item until September 9<sup>th</sup>.

The vote in favor of deferment was unanimous.

**Bailey Bill Ordinance Amendments** – Mr. Livingston moved, seconded by Ms. Dickerson, to approve this item and have staff bring back additional information before 3<sup>rd</sup> Reading. A discussion took place.

The vote in favor was unanimous.

**An Ordinance authorizing the Recreation Commission of Richland County on behalf of the Recreation District of Richland County to issue General Obligation Bonds in the principal amount of not exceeding \$45,000,000; and other matters relating thereto** – Ms. Hutchinson moved, seconded by Ms. Dickerson, to approve this item and schedule a meeting between the Ad Hoc Committee, consultants and the Recreation Commission. A discussion took place.

The vote was in favor.

### REPORT OF THE ADMINISTRATION AND FINANCE COMMITTEE

**An ordinance amending the Richland County Code of Ordinances, Chapter 2, Administration; Article VII, Boards, Commissions and Committees; Section 2-326, Boards and Commissions created and recognized; so as to create the Detention Center Commission and to provide for its membership, duties and powers** – The

committee recommended denial of this item and if Council wishes to increase input at the Detention Center that the Detention Advisory Committee be reinstated.

Mr. McEachern referred the reinstated of the Detention Advisory Committee to the Rules and Appointment Committee.

The vote in favor was unanimous.

**Request to approve a Memorandum of Understanding with Southeast Rural Community Outreach Ministries in regards to a \$250,000 allocation from the Local Hospitality Tax Revenue Fund during Fiscal Year 2008-09** – A discussion took place.

Mr. Livingston moved, seconded by Mr. Jackson, to defer this item until the September 9<sup>th</sup> meeting. The vote was in favor.

**REPORT OF THE ECONOMIC DEVELOPMENT COMMITTEE**

**ALD Thermal** – The committee recommended settling with ALD Thermal for the sum of \$190,290.90 in five installments. A discussion took place.

The vote in favor was unanimous.

**REPORT OF THE RULES AND APPOINTMENTS COMMITTEE**

**I. NOTIFICATION OF VACANCIES ON BOARDS, COMMISSIONS, AND COMMITTEES**

- a. Airport Commission—2** – Mr. Montgomery stated that the committee recommended that staff advertise for these vacancies. The vote in favor was unanimous.

**Contract Award: No Kill Animal Shelter, Lexington and Richland Counties** – Mr. Montgomery moved, seconded by Ms. Dickerson, to approve this item. The vote was in favor.

**CITIZENS' INPUT**

No one signed up to speak.

**EXECUTIVE SESSION**

=====  
**Council went into Executive Session at approximately 9:50 p.m. and came out at approximately 10:33 p.m.**  
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- a. **Farmers' Market** – Mr. Montgomery moved, seconded by Ms. Scott, to approve the recommendation of the Administrator as discussed in Executive Session. The vote in favor was unanimous.
- b. **Palmetto Utilities** – Mr. Pearce moved, seconded by Ms. Scott, to direct Administration to proceed with negotiations with Palmetto Utilities as discussed in Executive Session. The vote in favor was unanimous.
- c. **Mungo Property Appraisal** – Mr. Jackson moved, seconded by Ms. Scott, to purchase the Mungo property as discussed in Executive Session.

Mr. Livingston made a substitute motion, seconded by Mr. Pearce, to proceed with the option to purchase the property as discussed in Executive Session.

<u>In Favor</u>	<u>Oppose</u>
Pearce	Jackson
Malinowski	Jeter
Hutchinson	McEachern
Livingston	Scott
Dickerson	
Montgomery	

The substitute motion passed.

- d. **Personnel Matter** – Administration will be bringing back a report.

#### MOTION PERIOD

**An Ordinance Authorizing a development agreement between Richland County, South Carolina and Charlie Waite and Summit Contractors, Inc., and other matters related thereto** – Mr. McEachern referred this item to the D&S Committee.

Ms. Hutchinson moved, seconded by Mr. Jeter, to reconsider the actions that were taken.

<u>In Favor</u>	<u>Oppose</u>
Pearce	Malinowski
Livingston	Jackson
Montgomery	Jeter
	Hutchinson
	McEachern
	Dickerson
	Scott

**ADJOURNMENT**

The meeting adjourned at approximately 10:44 p.m.

\_\_\_\_\_  
Joseph McEachern, Chair

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Valerie Hutchinson, Vice-Chair

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Joyce Dickerson

\_\_\_\_\_  
Norman Jackson

\_\_\_\_\_  
Damon Jeter

\_\_\_\_\_  
Paul Livingston

\_\_\_\_\_  
Bill Malinowski

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Mike Montgomery

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L. Gregory Pearce, Jr.

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Bernice G. Scott

\_\_\_\_\_  
Kit Smith

The minutes were transcribed by Michelle M. Onley

## MINUTES OF



### RICHLAND COUNTY COUNCIL ZONING PUBLIC HEARING TUESDAY, JULY 22, 2008 7:00 p.m.

*In accordance with the Freedom of Information Act, a copy of the agenda was sent to radio and TV stations, newspapers, persons requesting notification, and was posted on the bulletin board located in the lobby of the County Administration Building.*

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#### **MEMBERS PRESENT:**

Chair	Joseph McEachern
Vice-Chair	Valerie Hutchinson
Member	Joyce Dickerson
Member	Norman Jackson
Member	Damon Jeter
Member	Paul Livingston
Member	Bill Malinowski
Member	Mike Montgomery
Member	L. Gregory Pearce, Jr.
Member	Bernice G. Scott

Absent      Kit Smith

**OTHERS PRESENT:** Michielle Cannon-Finch, Anna Almeida, Geo Price, Jennie Sherry-Linder, Amelia Linder, Larry Smith, Michelle Onley

#### **CALL TO ORDER**

The meeting was called to order at approximately 7:03 p.m. and recessed at 7:04 p.m.

The meeting was reconvened at 7:06 p.m.



### ADDITIONS/DELETIONS TO AGENDA

Ms. Almeida stated that Case #08-03MA was administratively deferred until the September Zoning Public Hearing.

### MAP AMENDMENTS

**08-09MA, Oliver Mack, RU to RC (2 Acres), Construction Garage & Office, 21300-01-02(p), 6108 Bluff Rd.**

Mr. McEachern opened the floor to the public hearing.

The citizen signed up in favor of this item declined to speak at this time.

The floor to the public hearing was closed.

Ms. Scott moved, seconded by Ms. Dickerson, to give First Reading approval to this item. The vote in favor was unanimous.

**08-21MA, Richard Gates, RM-HD/GC to OI (5.11 Acres), Private School & Church, 16910-02-06 & 07, Off Decker Blvd. near Woodfield Pk.**

Mr. McEachern opened the floor to the public hearing.

No one signed up to speak.

The floor to the public hearing was closed.

Mr. Montgomery moved, seconded by Ms. Scott, to give First Reading approval to this item. The vote in favor was unanimous.

**08-22MA, Village at Sandhills, C-3 to C-1 to C-3 (.25 Acres), Zoning Line Adjustment, 22900-02-09(p), Village at Sandhills Phase 3**

Mr. McEachern opened the floor to the public hearing.

The citizen signed up in favor of this item declined to speak at this time.

The floor to the public hearing was closed.

Ms. Hutchinson moved, seconded by Mr. Jackson, to give First Reading approval to this item. The vote in favor was unanimous.

## TEXT AMENDMENTS

**An Ordinance amending the Richland County Code of Ordinances; Chapter 26, Land Development; Article VII, General Development, Site, and Performance Standards; Section 26-180, Signs; Subsection (D), Signs exempt from permit requirements; paragraph (4), political signs**

Mr. McEachern opened the floor to the public hearing.

No one signed up to speak.

The floor to the public hearing was closed.

Mr. Montgomery moved, seconded by Mr. Livingston, to approve this item. The vote in favor was unanimous.

**An Ordinance amending 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 (74), Warehouses (Self-Storage), so as to delete the requirement of a fence or wall around the perimeter of the development**

Mr. McEachern opened the floor to the public hearing.

No one signed up to speak.

The floor to the public hearing was closed.

Mr. Livingston moved, seconded by Mr. Pearce, to approve this item. The vote in favor was unanimous.

**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 with Special Requirements, and Special Exceptions; "Business Professional and Personal Services" and "Institutional, Educational and Civic Uses" of Table 26-V-2; and "Recreational Uses" of Table 26-V-2; and Article VI, Supplemental Use Standards; Section 26-151, Permitted Uses with Special Requirements, and Section 26-152, Special Exceptions; so as to permit certain child day cares (six or less) with special requirements and to remove the special exception requirements for tattoo facilities in the GC General Commercial Districts and to permit certain clubs and lodges as a special exception in the rural zoning districts**

Mr. McEachern opened the floor to the public hearing.

No one signed up to speak.

The floor to the public hearing was closed.

A discussion took place.

Ms. Dickerson moved, seconded by Ms. Scott, to approve this item. The vote in favor was unanimous.

### **ADJOURNMENT**

The meeting adjourned at approximately 7:16 p.m.

Submitted respectfully by,

Joseph McEachern  
Chair

The minutes were transcribed by Michelle M. Onley

**STATE OF SOUTH CAROLINA  
COUNTY COUNCIL FOR RICHLAND COUNTY  
ORDINANCE NO. \_\_\_-07HR**

**AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES; CHAPTER 16, LICENSES AND MISCELLANEOUS BUSINESS REGULATIONS; ARTICLE I, IN GENERAL; SO AS TO ADDRESS RATES SET FOR LANDFILLS.**

**WHEREAS**, the Richland County Council has discretion to assign business license rates for businesses, and

**WHEREAS**, Richland County Council wishes to exercise this discretion to address the rates set for landfills;

**NOW, THEREFORE**, pursuant to the authority by the Constitution of the State of South Carolina and the General Assembly of the State of South Carolina, BE IT ENACTED BY RICHLAND COUNTY COUNCIL:

**SECTION I.** The Richland County Code of Ordinances; Chapter 16, Licenses and Miscellaneous Business Regulations; Article I, In General, Business License Fee Schedule, Paragraph (5), Rate Class 8.02; is hereby amended by the deletion of the language contained therein and the substitution of the following language:

**Business License Fee Schedule**

(5) **Class 8 Rates**

<b>Rate</b>	<b>NAICS #</b>	<b>Business Type</b>	
8.02	5622	Waste Treatment and Disposal	
		First \$2,000	\$50.00
		Each additional \$1,000	\$2.00

**SECTION II. Severability.** If any section, subsection, or clause of this article shall be deemed unconstitutional or otherwise invalid, the validity of the remaining sections, subsections, and clauses shall not be affected thereby.

**SECTION III. Conflicting Ordinances.** All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

**SECTION IV.**      Effective Date. This amendment shall be effective on and after January 1, 2009.

RICHLAND COUNTY COUNCIL

BY: \_\_\_\_\_  
Joseph McEachern, Chair

ATTEST THIS THE \_\_\_\_ DAY

OF \_\_\_\_\_, 2008

\_\_\_\_\_  
Michielle R. Cannon-Finch  
Clerk of Council

RICHLAND COUNTY ATTORNEY'S OFFICE

\_\_\_\_\_  
Approved As To LEGAL Form Only  
No Opinion Rendered As To Content

First Reading:  
Second Reading:  
Public Hearing:  
Third Reading:

## Historic Properties Ordinance "Bailey Bill"

Former Statute	Amended Statute	Current Ordinance	Staff Recommendations
<b>REVIEW</b>			
Rehabilitation plans are reviewed by the SC Department of Archives and History for compliance with the Secretary of the Interior's Standards.	Gives the option of assigning the review of rehabilitation plans to a local Board of Architectural Review, using guidelines established for the district.	Rehabilitation plans are reviewed by the SC Department of Archives and History.	Work performed on historic properties in the unincorporated areas of the county, and in municipalities without a Board of Architectural Review, would be reviewed by the SC Department of Archives and History.  In a municipality that has a Board of Architectural Review, the county would defer the reviewing process to the municipal board.
<b>SPECIAL ASSESSMENT RATE</b>			
A special assessment rate was based on the pre-rehabilitation value or 40% of the new assessed value, whichever was HIGHER.	Upon final certification, the property must be assessed based on the fair market value before rehabilitation. This assessment must remain in place for the remainder of the special assessment period. (Essentially a freeze)	For the first two years after final certification, the special assessment rate is equal to the pre-rehabilitation rate. For the next eight years, the special assessment rate is equal to the pre-rehabilitation rate, or 40% of the new assessed value, whichever is HIGHER.	The new statute requires that the property be assessed based on the pre-rehabilitation value for the entire length of the special assessment period.
<b>MINIMUM INVESTMENT</b>			
The minimum expenditure required to qualify for a special tax assessment was set at 50% of fair market value for owner-occupied buildings and 100% for income-producing buildings.	Lets local government choose the expenditure required to qualify for the special assessment with the minimum being 20% of the fair market value of the building. The value may be different for owner-occupied and income-producing buildings.	Minimum expenditure required to qualify for a special tax assessment: <ul style="list-style-type: none"> <li>• Owner Occupied: 50% of FMV</li> <li>• Income Producing: 100% of FMV</li> </ul>	Staff recommends that the county ordinance continue to use the existing minimum investment levels (50% for owner occupied and 100% for income producing properties).
<b>LENGTH OF SPECIAL ASSESSMENT</b>			
The special assessment period was set at 10 years. The first two years were based on the pre-rehabilitation value, and the following 8 years were based on the pre-rehabilitation value or 40% of the post-rehabilitation value, which ever was higher.	Authorizes local government to set the length of the abatement, but not more than 20 years.	Sets the special assessment period at a total of 10 years: <ul style="list-style-type: none"> <li>• 2 years based on pre-rehabilitation value</li> <li>• 8 years based on pre-rehabilitation value or 40% of post-rehabilitation value, which ever is higher.</li> </ul>	Staff recommends that the county continue to use the existing special assessment period of 10 years; however, the special assessment rate may no longer change after the second year. The special assessment rate would be based on the pre-rehabilitation value for the entire 10-year period.

## Staff Recommendations

Owner-Occupied	
Minimum Investment	Special Assessment
50% of FMV	10 Years

Income-Producing	
Investment	Special Assessment
100% of FMV	10 Years

Compared to the county's current historic property incentives, these recommendations would:

- **Maintain the current minimum investment levels of 50% for owner-occupied properties and 100% for income-producing properties.**
- **Freeze the special assessment rate for a period of 10 years based on the property's pre-rehabilitation assessment.**

## Other Issues

- Eligible Properties
  - In order to be eligible for the special assessment, properties must be:
    - Listed on the National Register of Historic Places, or
    - Within the boundaries of a district listed on the National Register of Historic Places and be at least 50 years old.
- Project Review
  - The SC Department of Archives and History has stated that it will only review properties in the unincorporated areas of Richland County and within municipalities that do not have a Board of Architectural Review.
    - In municipalities that have a Board of Architectural Review, staff recommends that the county defer to the municipality's board for the review of the work only. All other functions (determining eligibility, verifying investment, etc.) would be done within the county. SCDAH and the municipal ARB would act in an advisory capacity.
- Differences between City and County Ordinances
  - Eligibility: Only properties on the National Register of Historic Places will be eligible under the county's ordinance, while the city authorizes special assessments for properties within local historic districts as well as those on the National Register.
  - Minimum Investment: The county's ordinance would maintain the 50% and 100% minimum investment levels, while the city's ordinance will drop the minimum investment to 20% for owner-occupied as well as income-producing properties.
  - Length of Special Assessment: The county's ordinance would provide a 10-year special assessment based on the pre-rehabilitation value, while the city's ordinance extends the length of the special assessment to 20 years.
- Only work that has been reviewed and approved by SCDAH or municipal reviewing authority will count toward the minimum investment.
- Sale or transfer of the property will result in decertification and loss of the special assessment.

STATE OF SOUTH CAROLINA  
COUNTY COUNCIL FOR RICHLAND COUNTY  
ORDINANCE NO. \_\_\_\_-08

AN ORDINANCE TO REPEAL ORDINANCE NUMBER 025-96HR, ENTITLED “AN ORDINANCE ADOPTING A POLICY WITH RESPECT TO SPECIAL PROPERTY TAX ASSESSMENTS FOR REHABILITATED HISTORIC PROPERTIES”, AND TO AMEND THE RICHLAND COUNTY CODE OF ORDINANCES, CHAPTER 23, TAXATION, ARTICLE V, REHABILITATED HISTORIC PROPERTIES, SO AS TO REFLECT THE 2004 AMENDMENTS MADE TO SECTION 4-9-195 OF THE SOUTH CAROLINA CODE OF LAWS, 1976, AS AMENDED.

WHEREAS, pursuant to Section 4-9-195 of the S. C. Code of Laws, 1976, as amended, Richland County Council enacted Ordinance Number 025-96HR, “An Ordinance Adopting a Policy with Respect to Special Property Tax Assessments for Rehabilitated Historic Properties” on May 21, 1996, which was subsequently codified as Article V of Chapter 25 in the Richland County Code of Ordinances; and

WHEREAS, Section 4-9-195 of the S. C. Code of Laws, 1976, as amended, was recently amended by the South Carolina General Assembly through the enactment of Act No. 292, effective August 16, 2004; and

WHEREAS, Richland County Council now desires to repeal Ordinance Number 025-96HR and to amend the Richland County Code of Ordinances, Chapter 23, Taxation, Article V, Rehabilitated Historic Properties, to reflect the 2004 amendments made to Section 4-9-195 of the South Carolina Code of Laws, 1976, as amended;

NOW, THEREFORE, pursuant to the authority by the Constitution of the State of South Carolina and the General Assembly of the State of South Carolina, BE IT ENACTED BY RICHLAND COUNTY COUNCIL:

SECTION I. Ordinance Number 025-96HR, entitled “An Ordinance Adopting a Policy with Respect to Special Property Tax Assessments for Rehabilitated Historic Properties”, and enacted on May 21, 1996, is hereby repealed in its entirety.

SECTION II. The Richland County Code of Ordinances; Chapter 23, Taxation; Article V, Rehabilitated Historic Properties; is hereby amended by the deletion of the language contained therein and the substitution of the following language:

**ARTICLE V. REHABILITATED HISTORIC PROPERTIES**

**Sec. 23-60. Special tax assessment created.**

A special tax assessment is created for ~~the following two types of~~ eligible rehabilitated historic properties for a period of ten years equal to the assessed value of the property at the time of Preliminary Certification.



- ~~(1) For owner-occupied property, as assessment for two (2) years, equal to four (4) percent of the appraised value of the property at the time certification is made and for eight (8) years equal to the greater of forty (40) percent of four (4) percent of the appraised value of the property after rehabilitation or the original assessment on the uncertified property.~~
- ~~(2) For income-producing rehabilitated property, as assessment for two (2) years equal to six (6) percent of the appraised value of the property at the time of certification and an assessment for eight (8) years equal to the greater of forty (40) percent of six (6) percent of the appraised value of the property after rehabilitation or the original assessment on the uncertified property.~~

**Sec. 23-61. Purpose.**

It is the purpose of this Article to:

- (1) Encourage the rehabilitation of historic properties;
- (2) Promote community development and redevelopment;
- (3) Encourage sound community planning; and
- (4) Promote the general health, safety, and welfare of the community.

**Sec. 23-62. Eligible Properties.**

(a) Certification. In order to be eligible for the special tax assessment, historic properties must receive preliminary and final certification.

(1) Preliminary Certification. To receive Preliminary Certification a property must meet the following conditions:

- a. The property meets the requirements for historic designation as established in this section.
- b. The proposed rehabilitation work receives a recommendation of approval from the appropriate architectural reviewing authority (hereinafter "reviewing authority") and is consistent with the rehabilitation standards as set forth in this article. The reviewing authority shall review all improvements associated with the rehabilitation and make a recommendation to the county regarding the project's eligibility. For the purpose of this article, the reviewing authority shall be defined as follows:
  1. In any municipality that has an architectural review board, the municipal board shall serve as the reviewing authority.

2. In the unincorporated areas of the county, and within any municipality that does not have an architectural review board, the South Carolina Department of Archives and History shall serve as the reviewing authority.

c. Be a project that commenced by or after August 17, 2004 to the date of the adoption of this ordinance and work was permitted to have begun prior to receiving Preliminary Certification, or

d. Be a project that commences on or after the date of the adoption of this ordinance.

(2) Final Certification. To be eligible for Final Certification, a property must have met the following conditions:

a. The property has received Preliminary Certification.

b. The minimum expenditures for rehabilitation as set forth in this article have been incurred and paid.

c. The completed rehabilitation receives a recommendation for approval from the reviewing authority as being consistent with the plans approved by the reviewing authority during Preliminary Certification.

d. All application fees have been paid in full by the applicant.

e. The property has met all other requirements of this article.

~~(b) Historic Designation. In order to be eligible for the special tax assessment, the property must be listed on the National Register of Historic Places, either individually or as a contributing property in a historic district. meet one of the following criteria:~~

~~(1) The property must be listed on the National Register of Historic Places, or~~

~~(2) The property must be located within an historic district that is listed on the National Register of Historic Places and the primary structure to be rehabilitated must be at least fifty years old.~~

~~(a) Certification. Historic properties must be certified by the County Council as eligible to receive the special tax assessment. To receive certification, owners of property must meet all requirements of this article and the regulations of the South Carolina Department of Archives and History. The owner shall receive a certification form indicating all requirements have been met.~~

~~(b) Eligible properties. To be certified as eligible, properties must:~~

- ~~(1) Be listed on the National Register of Historic Places, either individually or as a contributing property in a district, or;~~
- ~~(2) To be fifty (50) or more years old and have been designated as historic by the County Council, either individually or as contributing property in a local historic district.~~

~~(e) *Designation.* The County Council may designate a property or district as historic if it is more than fifty (50) years old and meets one or more of the following criteria:~~

- ~~(1) Has significant inherent character, interest, or value as a part of the development or heritage of the community, state or nation;~~
- ~~(2) Is the site of an event significant in history;~~
- ~~(3) Is associated with a person or persons who contributed significantly to the culture and development of the community, state or nation;~~
- ~~(4) Exemplifies the cultural, political, economic, social, ethnic, or historic heritage of the community, state, or nation;~~
- ~~(5) Individually, or as a collection of resources, embodies distinguishing characteristics of a type, style, period or specimen in architecture or engineering;~~
- ~~(6) Is the work of a designer whose work has influenced significantly the development of the community, state or nation;~~
- ~~(7) Contains elements of design, detail, materials or craftsmanship which represent a significant innovation;~~
- ~~(8) Is part of or related to a square or other distinctive element of community planning;~~
- ~~(9) Represents an established and familiar visual feature of the neighborhood or community;~~
- ~~(10) Has yielded or may be likely to yield information important in history or pre-history.~~

~~(d) *Moved properties.* The moving of historic buildings from their original site is generally discouraged. If such property is moved as part of a rehabilitation project, it may be eligible for the special tax assessment if:~~

- ~~(1) It has been locally designated as historic but will retain on the new site the characteristics that made it eligible for historic designation on the former site;~~

~~(2) It has not yet been designated historic but will meet designation criteria on its new site;~~

~~(3) It is listed on the National Register of Historic Places and the movement meets all standards and procedures of the United States Department of the Interior and South Carolina Department of Archives and History.~~

~~(e) *Removal of historic designation.* Designated properties may be removed from the list of eligible properties if they no longer possess the qualities that made them eligible for designation, provided that:~~

~~(1) The property has been removed from the National Register of Historic Places and has not been designated under the local criteria included in Section 23-62(c) of this article; and~~

~~(2) Owners of property proposed for removal of designation shall be given thirty (30) days notice prior to such action and are given opportunity to present evidence why such removal should not be conducted.~~

### **Sec. 23-63. Eligible rehabilitation.**

(a) *Standards for rehabilitation.* To be eligible for the special tax assessment, historic rehabilitations must be conducted according to the following standards:

~~(1) A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.~~

~~(21) The historic character of a property shall be retained and preserved. The removal of historic materials or alterations ~~or~~ of features and spaces that characterize each property shall be avoided.~~

~~(32) Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development shall not be undertaken.~~

~~(43) Most properties change over time. Those changes that have acquired historic significance in their own right shall be retained and preserved.~~

~~(54) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property should be preserved.~~

~~(65) Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement ~~or~~ of a distinctive feature, the new should match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence.~~

~~(76)~~ Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the most gentle means possible.

~~(8)~~ Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

~~(97)~~ New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the historic property and its environment.

~~(108)~~ New additions and adjacent new construction shall be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

(b) Work to be reviewed. The following work will be reviewed according to the standards set forth above:

(1) Repairs to the exterior of the designated building.

(2) Alterations to the exterior of the designated building.

(3) New construction on the property on which the building is located, including site work.

(4) Alterations to interior primary public spaces, as defined by the reviewing authority.

(5) Any remaining work where the expenditures for such work are being used to satisfy the minimum expenditures for rehabilitation, including, but not limited to, alterations made to mechanical, plumbing and electrical systems.

~~(b)~~ (c) Value of Minimum expenditures for rehabilitation. The rehabilitation work conducted pursuant to this article must have expenditures: To be eligible for the special property tax assessment, the owner or the owner's estate must meet the minimum expenditures for rehabilitation:

(1) For owner-occupied, non-income producing properties, the minimum investment shall be fifty percent (50%) of the fair market value of the property.

(2) For income-producing or non-owner occupied properties, the minimum investment shall be one hundred percent (100%) of the fair market value of the property.

Fair market value means the appraised value as certified to the county by a real estate appraiser licensed by the State of South Carolina, the sales price as delineated in a bona fide contract of sale within twelve months of the time it is submitted, or the most recent appraised value published by the Richland County Tax Assessor.

- ~~(1) Exceeding fifty (50) percent of the appraised value for owner-occupied building; or~~
- ~~(2) Exceeding the appraised value of the building for income-producing property.~~

~~(e)~~ (d) Expenditures for Rehabilitation means the actual cost of rehabilitation relating to one or more of the following:

- (1) Improvements located on or within the historic building as designated.
- (2) Improvements outside of but directly attached to the historic building which are necessary to make the building fully useable (such as vertical circulation) but shall not include rentable/habitable floorspace attributable to new construction.
- (3) Architectural and engineering services attributable to the design of the improvements.
- (4) Costs necessary to maintain the historic character or integrity of the building.

~~(e)~~ (e) Scope. The special tax assessment may apply to the following:

- ~~(1) Property that is~~ Structure(s) rehabilitated;
- ~~(2) Real property surrounding the building; or~~ on which the building is located.
- ~~(3) Structures which are significant to the rehabilitated property, as determined by the county council.~~

~~(d)~~ (f) Time limits. To be eligible for the special tax assessment, rehabilitations must be completed within two (2) years after approval of submitted plans, pursuant to Section 23-64 of the date of Preliminary Certification. If the project is not complete after two years, but the minimum expenditures for rehabilitation have been incurred, the property continues to receive the special assessment until the project is completed or until the end of the special assessment period, whichever shall occur first.

#### **Sec. 23-64. Process.**

~~(a) Fee required.~~ There is a fee of one hundred dollars (\$100.00) for each application for review of rehabilitation work conducted pursuant to this ordinance. No application shall be processed without payment of this fee. (A cashiers check should be made payable to the county.) There is a fee required for the review of rehabilitation work during the Final Certification process. Final Certification of the property will not be given until the fee has been paid in full by

the applicant. Fees shall be made payable to Richland County. The amount of the fee shall be as follows:

- (1) For owner-occupied, non-income producing properties, the fee shall be one hundred and fifty dollars (\$150.00).
- (2) For income-producing or non-owner occupied properties, the fee shall be three hundred dollars (\$300.00).

(b) *Plan required.* Owners of property seeking approval of rehabilitation work must ~~complete~~ submit a completed Rehabilitation of Historic Property Application with supporting documentation ~~and application fee to the county administrator or his designee~~ prior to beginning work. Rehabilitation work conducted prior to approval of the application is done so at the risk of the property owner.

(c) *Preliminary approval Certification.* Upon receipt of the completed application, the ~~department county administrator or his designee~~ shall submit the plan to the reviewing authority ~~determine if for a recommendation as to whether~~ the project is consistent with the standards for rehabilitation. Upon receipt of the reviewing authority's recommendation, the county administrator or his designee ~~and~~ shall notify the owner in writing. Upon receipt of this determination, the property owner may:

- (1) If the application is approved, begin rehabilitation;
- (2) If the application is not approved, he/she may revise such application in accordance with comments provided by ~~the department~~ reviewing authority; and,
- ~~(3) If the application is not approved, he/she may appeal the decision.~~

(d) *Substantive changes.* Once ~~p~~Preliminary approval Certification is granted to an application, substantive changes must be approved in writing by the ~~department county~~. ~~Unapproved~~ Any substantive changes made to the property during rehabilitation that are not approved by county, upon review and recommendation of the reviewing authority, are conducted at the risk of the property owner and may disqualify the project from eligibility during the Final Certification process.

~~(e) Final approval.~~ Completed projects may be inspected by the department or its designee to determine if the work is consistent with the standards for rehabilitation. ~~The department shall issue final approval when the completed work meets the standards for rehabilitation and verification is made that expenditures have been made in accordance with Section 23-63(b) of this article.~~

(e) Final Certification. Upon completion of the project, the property must receive Final Certification in order to be eligible for the special assessment. The reviewing authority shall inspect completed projects to determine if the work is consistent with the approval recommended by the reviewing authority and granted by the county during Preliminary Certification. The

review process for Final Certification shall be established by the reviewing authority and may include a physical inspection of the property. The reviewing authority shall notify the applicant in writing of its recommendation. If the applicant wishes to appeal the reviewing authority's recommendation, the appeal must follow the reviewing authority's appeals process. The county administrator or his designee may grant Final Certification only if the following conditions have been met:

- (1) The completed work meets the standards for rehabilitation as established in this article;
- (2) Verification is made that the minimum expenditures have been have been incurred in accordance with the provisions of this article; and
- (3) Any fee(s) shall be paid in full.

Upon receiving Final Certification, the property will be assessed for the remainder of the special assessment period on the fair market value of the property at the time the Preliminary Certification was made or the Final Certification was made, whichever occurred earlier.

~~(f) Additional work. After the department's final approval has been issued, For the remainder of the special assessment period after Final Certification, the property owner shall notify the department county administrator or his designee of any additional work, other than ordinary maintenance, prior to the work beginning before the ten (10) year expiration of the special property assessment. The department reviewing authority shall review the work and make a recommendation to the county whether the overall project is consistent with the standards for rehabilitation. The county administrator or his designee shall notify the property owner in writing if the overall project is consistent with the standards for rehabilitation. If the additional work is found to be inconsistent by the reviewing authority, the department county administrator or his designee shall notify the owner in writing within thirty (30) days of its decision to rescind approval. The property owner may withdraw his/her request and cancel or revise the proposed additional work.~~

~~(g) Decertification. The date of any of the following shall be considered the date of the end of the special tax assessment:~~

- ~~(1) Written notice from the owner to the county removal of preferential assessment;~~
- ~~(2) Sale or transfer of ownership during the ten (10) year period, except in the course of probate proceedings;~~
- ~~(3) Removal of the historic property designation by the county council National Register of Historic Places; or~~
- ~~(4) Rescission of the approval of rehabilitation by the Department of Archives and History.~~



~~(h) (g) Notification.~~ The county shall, upon Final eCertification of a rehabilitated historic property, as historic, notify the Richland eCounty aAssessor, aAuditor, and tTreasurer shall be notified by the county administrator or his designee that such property has been duly certified and is eligible for the special tax assessment.

~~(i) (h) Annual aApplication.~~ Owners of properties certified as historic under this ordinance shall make application to the county auditor to begin the special assessment, and shall annually make such application for each year the assessment shall be in effect. Once the Final Certification has been granted, the owner of the property shall make application to the Richland County Auditor for the special assessment provided for herein. The special assessment shall remain in effect for the length of the special assessment period, unless the property shall become decertified under the provisions of this section.

~~(j) (i) Fiscal year Date effective.~~ To be eligible for the special tax assessment, a property must be certified as historic before the first day of April of the year it intends to receive this treatment. If an application for preliminary or final certification is filed by May first or the Preliminary or Final Certification is approved by August first, the special assessment authorized herein is effective for that year. Otherwise, it is effective beginning with the following year. The special assessment only begins in the current or future tax years as provided for in this section. The special assessment period shall not exceed ten (10) years in length, and in no instance may the special assessment be applied retroactively.

~~(k) (j) Previously certified properties.~~ A property certified to receive the special property tax assessment under the existing law continues to receive the special assessment in effect at the time certification was made.

~~(l) (k) Decertification.~~ Once the property has received Final Certification and assessed as rehabilitated historic property, it remains so certified and must be granted the special assessment until the property becomes disqualified by any one of the following:

- (1) Written notice from the owner to the Richland County Auditor requesting removal of the special assessment;
- (2) Sale or transfer of ownership, **including the sale or transfer of one or more portions of the property**, during the special assessment period, other than in the course of probate proceedings;
- (3) Removal of the historic designation by the National Register of Historic Places; or
- (4) Recision of the approval of rehabilitation by the county, at the recommendation of the reviewing authority, because of alterations or renovation by the owner or the owner's estate which causes the property to no longer possess the qualities and features which made it eligible for Final Certification. Notification of any change affecting eligibility must be given immediately to the Richland County Assessor, Auditor, and Treasurer.

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

SECTION V. Effective Date. This ordinance shall be enforced from and after \_\_\_\_\_, 2008.

RICHLAND COUNTY COUNCIL

BY: \_\_\_\_\_  
Joseph McEachern, Chair

ATTEST THIS THE \_\_\_\_ DAY  
OF \_\_\_\_\_, 2008

\_\_\_\_\_  
Michielle R. Cannon-Finch  
Clerk of Council

RICHLAND COUNTY ATTORNEY'S OFFICE

\_\_\_\_\_  
Approved As To LEGAL Form Only  
No Opinion Rendered As To Content

First Reading:  
Second Reading:  
Public Hearing:  
Third Reading:

**Income Producing**

**PRE-REHABILITATION**  
 Appraised Value: \$600,000  
 Assessed Value: \$36,000

**POST-REHABILITATION**  
 Appraised Value: \$6,000,000  
 Assessed Value: \$360,000

**INVESTMENT**  
 Appraised Value: \$5,000,000  
 Assessed Value: \$360,000

Year	FV	Mills	Scenario #1 No Rehabilitation		Scenario #2 Post Rehab / No Incentives		Scenario #3 Post Rehab / Current Ordinance		Scenario #4 Post Rehab / City Ordinances		Scenario #5 Post Rehab / Proposed Ordinance		Scenario #6 Scott Motion / 12 Years	
			Assessed Value	Taxes Collected	Assessed Value	Taxes Collected	Assessed Value	Taxes Collected	Assessed Value	Taxes Collected	Assessed Value	Taxes Collected	Assessed Value	Taxes Collected
2009	\$600,000	0.365	\$36,000	\$13,843	\$36,000	\$13,843	\$36,000	\$13,843	\$36,000	\$13,843	\$36,000	\$13,843	\$36,000	\$13,843
2010	\$600,000	0.382	\$36,000	\$14,120	\$36,000	\$14,120	\$36,000	\$14,120	\$36,000	\$14,120	\$36,000	\$14,120	\$36,000	\$14,120
2011	\$600,000	0.398	\$36,000	\$14,403	\$360,000	\$127,241	\$144,000	\$50,096	\$36,000	\$12,924	\$36,000	\$12,524	\$36,000	\$12,524
2012	\$6,000,000	0.365	\$41,400	\$14,691	\$360,000	\$127,746	\$144,000	\$51,098	\$36,000	\$12,775	\$36,000	\$12,775	\$36,000	\$12,775
2013	\$6,000,000	0.362	\$41,400	\$14,985	\$360,000	\$130,301	\$144,000	\$52,120	\$36,000	\$13,030	\$36,000	\$13,030	\$36,000	\$13,030
2014	\$6,000,000	0.369	\$41,400	\$15,284	\$360,000	\$132,907	\$144,000	\$53,163	\$36,000	\$13,281	\$36,000	\$13,281	\$36,000	\$13,281
2015	\$6,000,000	0.377	\$41,400	\$15,590	\$360,000	\$135,955	\$144,000	\$54,226	\$36,000	\$13,556	\$36,000	\$13,556	\$36,000	\$13,556
2016	\$6,000,000	0.384	\$41,400	\$15,902	\$414,000	\$138,276	\$144,000	\$48,095	\$36,000	\$12,024	\$36,000	\$12,024	\$36,000	\$12,024
2017	\$6,900,000	0.347	\$47,610	\$16,220	\$414,000	\$141,042	\$144,000	\$49,058	\$36,000	\$12,284	\$36,000	\$12,284	\$36,000	\$12,284
2018	\$6,900,000	0.354	\$47,610	\$16,544	\$414,000	\$143,863	\$144,000	\$50,038	\$36,000	\$12,510	\$36,000	\$12,510	\$36,000	\$12,510
2019	\$6,900,000	0.361	\$47,610	\$16,875	\$414,000	\$146,740	\$144,000	\$146,740	\$36,000	\$12,760	\$414,000	\$146,740	\$36,000	\$12,760
2020	\$6,900,000	0.362	\$47,610	\$17,213	\$414,000	\$149,675	\$144,000	\$149,675	\$36,000	\$13,015	\$414,000	\$149,675	\$36,000	\$13,015
2021	\$7,935,000	0.327	\$54,752	\$17,557	\$476,100	\$152,668	\$476,100	\$152,668	\$36,000	\$11,544	\$476,100	\$152,668	\$36,000	\$11,544
2022	\$7,935,000	0.334	\$54,752	\$17,908	\$476,100	\$155,721	\$476,100	\$155,721	\$36,000	\$11,775	\$476,100	\$155,721	\$36,000	\$11,775
2023	\$7,935,000	0.340	\$54,752	\$18,266	\$476,100	\$158,836	\$476,100	\$158,836	\$36,000	\$12,010	\$476,100	\$158,836	\$36,000	\$12,010
2024	\$7,935,000	0.340	\$54,752	\$18,631	\$476,100	\$162,013	\$476,100	\$162,013	\$36,000	\$12,250	\$476,100	\$162,013	\$476,100	\$162,013
2025	\$7,935,000	0.347	\$54,752	\$19,004	\$476,100	\$165,253	\$476,100	\$165,253	\$36,000	\$12,495	\$476,100	\$165,253	\$476,100	\$165,253
2026	\$8,284		\$62,964	\$19,384	\$547,515	\$168,558	\$547,515	\$168,558	\$36,000	\$11,083	\$547,515	\$168,558	\$547,515	\$168,558
2027	\$9,125,250	0.314	\$62,864	\$19,772	\$547,515	\$171,929	\$547,515	\$171,929	\$36,000	\$11,365	\$547,515	\$171,929	\$547,515	\$171,929
2028	\$9,125,250	0.320	\$62,864	\$20,167	\$547,515	\$175,368	\$547,515	\$175,368	\$36,000	\$11,531	\$547,515	\$175,368	\$547,515	\$175,368
<b>10-YEAR TOTALS (2009-2018)</b>				\$151,582		\$1,403,903		\$435,861		\$428,938		\$128,938		\$1,299,318
<b>LOST TAX REVENUE DUE TO INCENTIVES</b>								\$687,043						\$1,243,605
<b>% OF REVENUE LOST DUE TO INCENTIVES</b>								60.5%						88.2%
<b>COMPARISON TO CURRENT INCENTIVE (2+8 YEARS)</b>														186.4%
<b>20-YEAR TOTALS (2009-2028)</b>				\$336,359		\$2,709,563		\$2,459,957		\$248,706		\$248,706		\$2,459,957
<b>LOST TAX REVENUE DUE TO INCENTIVES</b>														\$90,896
<b>% OF REVENUE LOST DUE TO INCENTIVES</b>														368.8%
<b>COMPARISON TO CURRENT INCENTIVE (2+8 YEARS)</b>														

**Assumptions:**  
 Millage increases 2% per year.  
 Property value is increased by 15% in reassessment years.  
 Millage rolls back 11.3% in reassessment years.  
 Assumed a 4% discount per year for NPV.

**Income Producing**

**PRE-REHABILITATION**  
Appraised Value: \$600,000  
Assessed Value: \$38,000

**INVESTMENT:**  
Appraised Value: \$15,000,000  
Assessed Value: \$960,000

**POST-REHABILITATION**  
Appraised Value: \$16,000,000  
Assessed Value: \$960,000

Year	ENV	Mileage	Scenario #1 No Rehabilitation		Scenario #2 Post Rehab / No Incentives		Scenario #3 Post Rehab / Current Ordinance		Scenario #4 Post Rehab / City Ordinance		Scenario #5 Post Rehab / Proposed Ordinance		Scenario #6 Scott Motion / 12 Years	
			Assessed Value	Taxes Collected	Assessed Value	Taxes Collected	Assessed Value	Taxes Collected	Assessed Value	Taxes Collected	Assessed Value	Taxes Collected	Assessed Value	Taxes Collected
2009	\$600,000	0.385	\$38,000	\$13,843	\$38,000	\$13,843	\$38,000	\$13,843	\$36,000	\$13,843	\$36,000	\$13,843	\$36,000	\$13,843
2010	\$600,000	0.392	\$36,000	\$14,120	\$36,000	\$14,120	\$36,000	\$14,120	\$36,000	\$14,120	\$36,000	\$14,120	\$36,000	\$14,120
2011	\$600,000	0.398	\$41,400	\$14,403	\$860,000	\$333,976	\$384,000	\$133,590	\$36,000	\$12,524	\$36,000	\$12,524	\$36,000	\$12,524
2012	\$16,000,000	0.395	\$47,400	\$14,691	\$860,000	\$340,656	\$384,000	\$136,262	\$36,000	\$12,775	\$36,000	\$12,775	\$36,000	\$12,775
2013	\$16,000,000	0.362	\$41,400	\$14,986	\$860,000	\$347,489	\$384,000	\$138,997	\$36,000	\$13,030	\$36,000	\$13,030	\$36,000	\$13,030
2014	\$16,000,000	0.369	\$41,400	\$15,284	\$860,000	\$354,418	\$384,000	\$141,767	\$36,000	\$13,281	\$36,000	\$13,281	\$36,000	\$13,281
2015	\$16,000,000	0.377	\$41,400	\$15,580	\$860,000	\$361,506	\$384,000	\$144,603	\$36,000	\$13,556	\$36,000	\$13,556	\$36,000	\$13,556
2016	\$16,000,000	0.384	\$47,810	\$15,902	\$1,104,000	\$368,736	\$384,000	\$147,486	\$36,000	\$13,831	\$36,000	\$13,831	\$36,000	\$13,831
2017	\$18,400,000	0.341	\$47,810	\$16,220	\$1,104,000	\$376,111	\$384,000	\$150,321	\$36,000	\$14,106	\$36,000	\$14,106	\$36,000	\$14,106
2018	\$18,400,000	0.347	\$47,810	\$16,544	\$1,104,000	\$383,633	\$384,000	\$153,136	\$36,000	\$14,381	\$36,000	\$14,381	\$36,000	\$14,381
2019	\$18,400,000	0.354	\$47,810	\$16,875	\$1,104,000	\$391,306	\$384,000	\$155,931	\$36,000	\$14,656	\$36,000	\$14,656	\$36,000	\$14,656
2020	\$18,400,000	0.362	\$47,810	\$17,213	\$1,104,000	\$399,132	\$384,000	\$158,706	\$36,000	\$14,931	\$36,000	\$14,931	\$36,000	\$14,931
2021	\$21,160,000	0.327	\$54,752	\$17,557	\$1,269,600	\$407,115	\$384,000	\$161,461	\$36,000	\$15,206	\$36,000	\$15,206	\$36,000	\$15,206
2022	\$21,160,000	0.334	\$54,752	\$17,908	\$1,269,600	\$415,257	\$384,000	\$164,226	\$36,000	\$15,481	\$36,000	\$15,481	\$36,000	\$15,481
2023	\$21,160,000	0.340	\$54,752	\$18,266	\$1,269,600	\$423,562	\$384,000	\$167,001	\$36,000	\$15,756	\$36,000	\$15,756	\$36,000	\$15,756
2024	\$21,160,000	0.340	\$54,752	\$18,631	\$1,269,600	\$432,034	\$384,000	\$169,776	\$36,000	\$16,031	\$36,000	\$16,031	\$36,000	\$16,031
2025	\$21,160,000	0.347	\$62,964	\$19,004	\$1,269,600	\$440,674	\$384,000	\$172,551	\$36,000	\$16,306	\$36,000	\$16,306	\$36,000	\$16,306
2026	\$24,334,000	0.314	\$62,964	\$19,377	\$1,460,040	\$449,488	\$384,000	\$175,326	\$36,000	\$16,581	\$36,000	\$16,581	\$36,000	\$16,581
2027	\$24,334,000	0.320	\$62,964	\$19,750	\$1,460,040	\$458,477	\$384,000	\$178,101	\$36,000	\$16,856	\$36,000	\$16,856	\$36,000	\$16,856
2028	\$24,334,000	0.320	\$62,964	\$20,123	\$1,460,040	\$467,647	\$384,000	\$180,876	\$36,000	\$17,131	\$36,000	\$17,131	\$36,000	\$17,131

<b>10 YEAR TOTALS (2009-2018)</b>	\$151,592	\$2,894,489	\$1,115,689	\$1,776,781	\$1,115,689	\$1,776,781	\$1,115,689	\$1,776,781	\$1,115,689	\$1,776,781	\$1,115,689	\$1,776,781	\$1,115,689	\$1,776,781
<b>LOST TAX REVENUE DUE TO INCENTIVES</b>														
<b>% OF REVENUE LOST DUE TO INCENTIVES</b>														
<b>COMPARISON TO CURRENT INCENTIVE (2+8 YEARS)</b>														
<b>20 YEAR TOTALS (2009-2028)</b>	\$336,349	\$7,179,162	\$6,929,456	\$12,497,005	\$6,929,456	\$12,497,005	\$6,929,456	\$12,497,005	\$6,929,456	\$12,497,005	\$6,929,456	\$12,497,005	\$6,929,456	\$12,497,005
<b>LOST TAX REVENUE DUE TO INCENTIVES</b>														
<b>% OF REVENUE LOST DUE TO INCENTIVES</b>														
<b>COMPARISON TO CURRENT INCENTIVE (2+8 YEARS)</b>														

**Assumptions:**  
Mileage increases 2% per year.  
Property value is increased by 15% in reassessment years.  
Mileage rolls back 11.3% in reassessment years.  
Assumes a 4% discount per year for NPV.



STATE OF SOUTH CAROLINA  
COUNTY COUNCIL FOR RICHLAND COUNTY  
ORDINANCE NO. \_\_\_\_\_-08HR

AUTHORIZING THE RECREATION COMMISSION OF RICHLAND COUNTY ON BEHALF OF THE RECREATION DISTRICT OF RICHLAND COUNTY TO ISSUE GENERAL OBLIGATION BONDS IN THE PRINCIPAL AMOUNT OF NOT EXCEEDING \$45,000,000; AND OTHER MATTERS RELATING THERETO.

Pursuant to the authority by the Constitution of the State of South Carolina and the General Assembly of the State of South Carolina, BE IT ENACTED BY RICHLAND COUNTY COUNCIL:

SECTION 1. The County Council (the "County Council") of Richland County, South Carolina (the "County"), hereby finds and determines:

(a) The Recreation Commission of Richland County (the "Commission") is the governing body of The Recreation District of Richland County, South Carolina (the "District") and has submitted a petition dated June 24, 2008, to the County Council requesting authorization to issue not exceeding \$45,000,000 principal amount general obligation bonds of the District (the "Bonds").

(b) The District was established pursuant to Act No. 873 of the Acts and Joint Resolutions of the General Assembly of the State of South Carolina, Regular Session of 1960, as amended (the "Act").

(c) The corporate powers and responsibilities of the District are performed by the Commission and as such the Commission is the governing body of the District. The Act committed to the Commission the power to acquire, by gift, purchase or through the exercise of eminent domain, lands, or interest thereon whereon to establish physical education and recreation facilities.

(d) Article X, Section 14 of the Constitution of the State of South Carolina, 1895, as amended, provides that special purpose districts shall have the power to issue bonded indebtedness only for a purpose which is a public purpose and a corporate purpose in an amount not exceeding eight percent (8%) of the assessed value of all taxable property therein upon such terms and conditions as the General Assembly shall prescribe by general law.

(e) The Council constitutes the "county board" of the County and the District constitutes a "special purpose district," as such quoted terms are defined in the Code.

(f) Pursuant to Title 6, Chapter 11, Article 5, Code of Laws of South Carolina, 1976, as amended (the "Code"), the county boards of all counties of the State of South Carolina wherein special purpose districts exist are empowered to authorize the governing body of such special purpose district to issue bonds of the special purpose district whose proceeds shall be used in furtherance of any power of the special purpose district.

(g) Pursuant to the Code the County Council is empowered to authorize the Commission of the District to issue bonds of the District whose proceeds shall be used in furtherance of any power of the District.

(h) The assessed value of all taxable property of the District as of June 30, 2007, is \$938,376,870. Eight percent of such assessed value is \$75,070,150. The general obligation debt outstanding of the District for computation purposes under Article X, Section 14, of the Constitution of the State of South Carolina, 1895, as amended, is \$5,478,618. Thus, the District may incur \$69,591,532 of general obligation debt within its applicable debt limitation.

(i) It is now in the best interest of the District for the Commission to provide for the issuance and sale of the Bonds of the District pursuant to the aforesaid provisions of the Constitution and laws of the State of South Carolina in the principal amount of not exceeding \$45,000,000, the proceeds of which will be used for projects (the "Projects") as identified on Exhibit A attached hereto and incorporated herein by reference and costs of issuance of the Bonds.

(j) Prior to the enactment of this Ordinance, County Council shall hold a public hearing on the question of the issuance of the Bonds as required by Section 6-11-830, Code of Laws of South Carolina 1976 as amended.

SECTION 2. Pursuant to the aforementioned constitutional and statutory provisions, the Commission, on behalf of the District, is hereby authorized to issue the Bonds. The Bonds may be issued in one or more series, in one or more years, with appropriate series designations. The Bonds shall be dated, shall mature, shall be in such denomination, shall bear such interest, shall be subject to redemption, shall be executed and shall contain such other provisions as the Commission shall determine. Prior to the issuance of a series of bonds, the Commission may issue bond anticipation notes in anticipation of the receipt of proceeds of such bonds.

SECTION 3. Proceeds of the Bonds shall be expended only for Projects as identified on Exhibit A and only in such amounts as shown on Exhibit A attached hereto provided that an amount not to exceed ten percent (10%) of the total cost of the Projects may be reallocated among the Projects at the direction of the Commission. Interest earned on the proceeds of the Bonds, net of any rebate liability, shall be expended on the Projects at the direction of the Commission. The Projects shall be undertaken in such order and at such times as the Commission shall determine.

SECTION 4. No election shall be held as a condition to the issuance of the Bonds.

SECTION 5. For the payment of the principal and interest on the Bonds as they respectively mature, and for the creation of such sinking fund as may be necessary to provide for the prompt payment thereof, the full faith, credit, taxing power and resources of the District shall be irrevocably pledged, and there shall be levied annually by the Auditor of Richland County and collected by the Treasurer of Richland County, in the same manner as county taxes are levied and collected, a tax without limit on all taxable property of the District sufficient to pay the principal and interest on the Bonds as they respectively mature and to create such sinking fund as may be necessary therefor.

SECTION 6. The Commission is authorized to do all things necessary or convenient in accordance with applicable law to effect the issuance of the Bonds at such times as it deems necessary and in the interest of the District.

SECTION 7. Following the enactment of this Ordinance, a Notice in substantially the form attached as Exhibit B shall be published in a newspaper of general circulation in the County for three successive weeks.



SECTION 8. All orders, resolutions, ordinances and parts thereof, procedural or otherwise, in conflict herewith or the proceedings authorizing the issuance of the General Obligation Bond and the General Obligation Refunding Bonds are, to the extent of such conflict, hereby repealed and this Ordinance shall take effect and be in full force from and after its passage and approval.

SECTION 9. Miscellaneous. All rules, regulations, resolutions and parts thereof, procedural or otherwise, in conflict herewith or the proceedings authorizing the issuance of the Bonds are, to the extent of such conflict, hereby repealed and this Ordinance shall take effect and be in full force from and after its adoption.

Enacted this \_\_\_\_ day of September, 2008.

RICHLAND COUNTY, SOUTH CAROLINA

By: \_\_\_\_\_  
Joseph McEachern, Chairman  
Richland County Council

(SEAL)

ATTEST THIS \_\_\_\_ DAY OF  
\_\_\_\_\_, 2008:

\_\_\_\_\_  
Michelle R. Cannon-Finch  
Clerk of County Council

RICHLAND COUNTY ATTORNEY'S OFFICE

\_\_\_\_\_  
Approved As To LEGAL Form Only  
No Opinion Rendered As To Content

Date of First Reading: July 1, 2008  
Date of Second Reading: July 15, 2008  
Publication of Notice of  
Public Hearing: July 5, 12 and 19, 2008  
Date of Public Hearing: July 22, 2008  
Date of Third Reading: September \_\_\_, 2008

EXHIBIT A

List of Recreation Commission of Richland County  
Projects to be funded from not to exceed \$45,000,000 of Bonds

[See Attached]

Preliminary, subject to change

FORM OF  
NOTICE PURSUANT TO  
SECTION 6-11-870, CODE OF LAWS  
OF SOUTH CAROLINA, 1976, AS AMENDED,  
OF APPROVAL BY THE COUNTY COUNCIL  
OF RICHLAND COUNTY, SOUTH CAROLINA  
OF THE ISSUANCE OF  
NOT EXCEEDING \$45,000,000 GENERAL OBLIGATION BONDS  
OF THE RECREATION DISTRICT OF RICHLAND COUNTY, SOUTH CAROLINA

On June 24, 2008, the Recreation Commission of Richland County (the "Commission") on behalf of The Recreation District of Richland County, South Carolina (the "District") petitioned the County Council of Richland County, South Carolina (the "County Council") requesting that County Council (a) accept the filing of a Petition; (b) make a finding that it is in the best interest of the District for County Council to authorize the Commission to issue not exceeding \$45,000,000 general obligation bonds (the "Bonds"), (c) order a public hearing upon the question of the issuance of the Bonds of the District; and (d) enact an ordinance authorizing the Commission on behalf of the District to issue the Bonds of the District without the necessity of an election in the District upon the question of the issuance of such Bonds.

The County Council caused the required notice to be published in a newspaper of general circulation in Richland County and on July 22, 2008, held a public hearing in Council Chambers, Richland County Administration Building, 2020 Hampton Street, Columbia, South Carolina 29201, on the question of the issuance of the Bonds. The hearing was conducted publicly and both proponents and opponents were given full opportunity to be heard.

The Bonds will be issued at such time as the Commission determines. For the payment of the principal and interest on the Bonds as they respectively mature and for the creation of such sinking fund as may be necessary to provide for the prompt payment thereof, the full faith, credit, taxing power and resources of the District shall be irrevocably pledged, and there shall be levied and collected annually upon all taxable property of the District a tax, without limitation as to rate or amount, sufficient for such purposes.

County Council determined that no election shall be ordered in the District upon the question of the issuance of the Bonds.

Any person affected by the action of the County Council may, by action de novo instituted in the Court of Common Pleas for Richland County, within twenty (20) days following the last publication of this notice, but not afterwards, challenge the action of the County Council.

Chairman, County Council of Richland County,  
South Carolina

RECREATION COMMISSION OF RICHLAND COUNTY  
MILLAGE CALCULATIONS  
\$45,000,000 OF BONDS<sup>(1)</sup>

Calendar Year	Estimated Assessed Value <sup>(2)</sup>	Value of Mill <sup>(3)</sup>	Existing Debt Service	Existing Debt Service Millage	Proposed 2008 Debt Service \$15,000,000 20yrs/5%	Millage for 2008 Proposed Debt Service	Proposed 2010 Debt Service \$15,000,000 20yrs/5.5%	Millage for 2010 Proposed Debt Service	Proposed 2012 Debt Service \$15,000,000 20yrs/6%	Millage for 2012 Proposed Debt Service	Total Mills
2007	\$939,322,228.00	\$901,749.34	\$1,602,356.25	1.78	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	1.78
2008	\$958,108,672.56	\$919,784.33	\$1,648,306.25	1.79	\$658,333.00	0.72	\$0.00	0.00	\$0.00	0.00	2.51
2009	\$977,270,846.01	\$938,180.01	\$1,663,943.75	1.77	\$750,000.00	0.80	\$0.00	0.00	\$0.00	0.00	2.57
2010	\$1,045,679,805.23	\$1,003,852.61	\$1,332,456.25	1.33	\$750,000.00	0.75	\$724,165.00	0.72	\$0.00	0.00	2.80
2011	\$1,066,593,401.34	\$1,023,929.67	\$1,383,437.50	1.35	\$750,000.00	0.73	\$825,000.00	0.81	\$0.00	0.00	2.89
2012	\$1,087,925,269.36	\$1,044,406.26	\$0.00	0.00	\$1,364,250.00	1.31	\$825,000.00	0.79	\$780,000.00	0.76	2.85
2013	\$1,109,683,774.75	\$1,065,296.42	\$0.00	0.00	\$1,362,000.00	1.28	\$863,900.00	0.81	\$900,000.00	0.84	2.93
2014	\$1,131,877,450.25	\$1,086,602.35	\$0.00	0.00	\$1,363,125.00	1.25	\$978,400.00	0.90	\$900,000.00	0.83	2.98
2015	\$1,211,108,871.76	\$1,162,864.52	\$0.00	0.00	\$1,362,500.00	1.17	\$1,013,362.00	0.87	\$1,074,800.00	0.92	2.97
2016	\$1,235,331,049.20	\$1,185,917.81	\$0.00	0.00	\$1,360,125.00	1.15	\$919,425.00	0.78	\$1,199,600.00	1.01	2.93
2017	\$1,260,037,670.18	\$1,209,636.16	\$0.00	0.00	\$1,360,875.00	1.13	\$1,306,687.00	1.08	\$889,400.00	0.74	2.94
2018	\$1,285,239,423.59	\$1,233,828.89	\$0.00	0.00	\$1,359,625.00	1.10	\$1,384,787.00	1.12	\$841,550.00	0.76	2.98
2019	\$1,310,943,192.06	\$1,258,505.46	\$0.00	0.00	\$1,361,250.00	1.08	\$1,368,762.00	1.10	\$1,000,100.00	0.79	2.98
2020	\$1,402,709,216.50	\$1,346,600.85	\$0.00	0.00	\$1,360,625.00	1.01	\$1,414,850.00	1.05	\$1,200,250.00	0.89	2.95
2021	\$1,430,763,399.81	\$1,373,532.86	\$0.00	0.00	\$1,362,625.00	0.99	\$1,432,500.00	1.04	\$1,280,500.00	0.94	2.97
2022	\$1,459,378,667.81	\$1,401,003.52	\$0.00	0.00	\$1,362,125.00	0.97	\$1,456,575.00	1.04	\$1,281,700.00	0.91	2.93
2023	\$1,486,566,241.16	\$1,428,023.59	\$0.00	0.00	\$1,364,000.00	0.95	\$1,603,225.00	1.12	\$1,266,850.00	0.89	2.96
2024	\$1,518,337,565.99	\$1,457,604.06	\$0.00	0.00	\$1,363,125.00	0.94	\$1,670,800.00	1.15	\$1,241,400.00	0.85	2.93
2025	\$1,624,621,195.61	\$1,558,636.35	\$0.00	0.00	\$1,359,500.00	0.87	\$1,833,337.00	1.18	\$1,346,600.00	0.86	2.91
2026	\$1,657,113,619.52	\$1,590,829.07	\$0.00	0.00	\$1,362,875.00	0.86	\$1,895,425.00	1.19	\$1,472,500.00	0.93	2.97
2027	\$1,690,255,891.91	\$1,622,645.66	\$0.00	0.00	\$0.00	0.00	\$1,706,412.00	1.05	\$1,544,550.00	0.95	2.84
2028	\$1,724,061,009.75	\$1,655,098.57	\$0.00	0.00	\$0.00	0.00	\$1,814,925.00	1.10	\$2,302,650.00	1.39	2.49
2029	\$1,758,542,229.94	\$1,688,200.54	\$0.00	0.00	\$0.00	0.00	\$1,849,500.00	1.10	\$2,554,450.00	1.51	2.61
2030	\$1,847,158,965.84	\$1,773,272.61	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$2,958,650.00	1.67	1.67
2031	\$1,887,843,357.55	\$1,812,329.62	\$0.00	0.00	\$24,695,083.00	0.00	\$0.00	0.00	\$29,116,600.00	1.63	1.63

(1) Numbers are based on estimates and projections for planning purposes only  
(2) Assumes 2% growth except in reassessment years, in which 7% growth is assumed  
(3) Assumes 96% collection rate

LOWER AND UPPER RICHLAND AREA BOND - PROJECTED ANNUAL OPERATING COSTS MODEL (THREE ISSUES)

	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
	ANNUAL	COSTS	COSTS	COSTS	COSTS	COSTS	COSTS	COSTS	COSTS	COSTS
	OPERATING	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR
	COSTS	ONE	TWO	THREE	FOUR	FIVE	SIX	SEVEN	EIGHT	NINE
		1,030,000	1,060,889	1,092,728	1,125,606	1,159,274	1,194,052	1,229,673	1,265,770	1,304,773
<b>LOWER RICHLAND AREA BOND</b>										
BLUFF ROAD PARK:										
10 Replace recreation center building/gymnasium (Polo Road Park & Denny Terrace gym models)		\$0.00	\$0.00	\$66,008.80	\$87,987.02	\$70,026.88	\$73,127.46	\$74,291.25	\$75,530.04	\$76,815.84
<b>CROSS ROADS PARK:</b>										
10 Community Center (Ballentine model without the walking corridor)		\$60,403.63	\$0.00	\$0.00	\$0.00	\$0.00	\$51,789.35	\$54,522.42	\$55,569.77	\$58,258.86
<b>EARTOVER PARK:</b>										
Olympic Size Pool with Support Facilities		\$44,655.70	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$55,959.13	\$57,646.28	\$59,377.68
<b>HOPKINS PARK:</b>										
10 Replace Senior Center Building - (Ballentine model without the walking corridor)		\$45,608.05	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
10 Picnic Shelter (Perrin Thomas model, 36'x20', eight 5-ft. tables)		\$15,919.15	\$0.00	\$17,395.28	\$17,917.14	\$15,454.67	\$19,008.30	\$19,576.55	\$20,165.91	\$20,770.89
10 Canteen		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>GAUSOEN PARK:</b>										
Enlarge community center as phase II (increase meeting room space and build new gym using Denny Terrace model)		\$1,667.00	\$0.00	\$1,821.57	\$1,876.22	\$1,932.51	\$1,990.48	\$2,050.20	\$2,111.71	\$2,175.05
<b>PERRIN THOMAS COMMUNITY CENTER:</b>										
10 Rease school building and build community center - (Upper Richland model)		\$182,937.51	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$212,596.46
<b>GARNERS FERRY SPORTS COMPLEX: (AAC &amp; Tech Center models)</b>										
11 Adult Activity Center		\$87,279.28	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$70,448.24	\$72,659.57	\$74,736.46
Technology Center		\$279,900.29	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$365,206.34
<b>Land Acquisition - Neighborhood mini parks (4) which feature playground and picnic facilities (approx. 2 Acres in size each)</b>										
		\$147,463.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$192,405.74
<b>TOTAL LOWER COUNTY BOND PROJECTS</b>		\$35,466.32	\$0.00	\$85,223.65	\$97,780.38	\$163,323.89	\$189,823.57	\$320,903.57	\$330,630.89	\$1,110,645.33

LOWER AND UPPER RICHLAND AREA BOND - PROJECTED ANNUAL OPERATING COSTS MODEL (THREE ISSUES)

UPPER RICHLAND AREA BOND

Blythewood Park:

2 Development of multipurpose athletic field for football and soccer, lighting, fencing, and irrigation

2008 ANNUAL OPERATING COSTS	2009 COSTS YEAR ONE	2010 COSTS YEAR TWO	2011 COSTS YEAR THREE	2012 COSTS YEAR FOUR	2013 COSTS YEAR FIVE	2014 COSTS YEAR SIX	2015 COSTS YEAR SEVEN	2016 COSTS YEAR EIGHT	2017 COSTS YEAR NINE
Total	\$19,953.15	\$0.00	\$14,802.88	\$15,246.97	\$16,175.52	\$16,860.79	\$17,160.60	\$17,675.43	\$18,205.69

2 Lighting for 2 new T-ball athletic fields

Total	\$12,201.00	\$0.00	\$12,944.03	\$13,332.35	\$14,144.30	\$14,566.63	\$15,005.58	\$15,485.86	\$15,919.54
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St Andrews Park:

2 Replace gymnasium/recreation center building (Polo Road Park/Denny Terrace gym models)  
Replace outdoor restrooms at ball field (Meadowlake model but larger, higher ceiling, more fixtures and inside storage, outside lighting)

Total	\$62,388.03	\$0.00	\$0.00	\$68,173.02	\$70,218.23	\$74,494.56	\$75,729.35	\$79,091.28	\$81,402.22
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3 New Castle/Freenholm Acres: Convert existing Shakespere site to community center and replace the headquarters building (Pine Grove model)

Total	\$32,986.37	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$43,052.77
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4 Ridgewood Park: Community center building (Pine Grove model)

Total	\$41,821.18	\$0.00	\$0.00	\$0.00	\$48,250.35	\$49,697.86	\$51,188.77	\$52,724.46	\$54,306.19
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7 Crane Creek Community Center: Gymnasium (Denny Terrace Gymnasium model)

Total	\$114,966.40	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$141,418.67	\$145,861.52	\$150,031.15
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7 Meadow lake Park: Three press boxes with canteen and storage.

Total	\$3,175.65	\$0.00	\$0.00	\$3,574.11	\$3,681.33	\$3,791.77	\$3,905.52	\$4,022.69	\$4,143.37
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7 Headquarters/Shakespere Road: Purchase land and build new administrative office building approximately 16,000 square feet

Total	\$225,373.79	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$277,161.14	\$285,496.76	\$294,061.64
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9 Polo Road Park:

Land Acquisition and Development: purchase and develop approximately 29 acres (identified near Sequi Stear Park for additional soccer fields (B))

Total	\$209,898.35	\$0.00	\$0.00	\$0.00	\$242,170.43	\$249,435.49	\$256,919.44	\$264,626.16	\$272,564.93
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5 2 Lighted tennis courts

Total	\$5,087.36	\$0.00	\$0.00	\$5,726.86	\$5,897.64	\$6,074.57	\$6,258.81	\$6,444.52	\$6,637.85
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Candlewood Area:

9 Land Acquisition and development for neighborhood mini park

Total	\$8,872.08	\$0.00	\$9,412.38	\$9,694.75	\$10,265.17	\$10,593.72	\$10,911.53	\$11,236.88	\$11,576.05
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LOWER AND UPPER RICHLAND AREA BOND - PROJECTED ANNUAL OPERATING COSTS MODEL (THREE ISSUES)

	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
	ANNUAL	COSTS	COSTS	COSTS	COSTS	COSTS	COSTS	COSTS	COSTS	COSTS
	OPERATING	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR
	COSTS	ONE	TWO	THREE	FOUR	FIVE	SIX	SEVEN	EIGHT	NINE
		COSTS	COSTS	COSTS	COSTS	COSTS	COSTS	COSTS	COSTS	COSTS
9 North Springs Park: Irrigation improvements New community center building (4,000 s.f.) (Upper Richland model), and add a baseball field, additional parking, landscaping and irrigation system for front of building	\$70,087.70	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$86,211.27	\$88,797.66	\$91,461.59
Royal Pines Community: Purchase land for and develop new neighborhood mini park	\$6,672.08	\$0.00	\$9,412.38	\$6,684.76	\$9,986.60	\$10,285.17	\$10,593.72	\$10,911.53	\$11,238.88	\$11,576.05
TOTAL UPPER COUNTY BOND PROJECTS	\$808,523.04	\$0.00	\$46,571.67	\$118,141.85	\$128,926.10	\$423,214.74	\$435,911.11	\$953,799.31	\$982,413.92	\$1,054,939.03
TOTAL LOWER COUNTY BOND PROJECTS	\$851,224.95	\$0.00	\$1,766.52	\$85,223.66	\$87,780.38	\$183,323.89	\$188,823.57	\$320,903.57	\$330,530.89	\$1,110,655.33
TOTAL ANNUAL OPERATIONAL COSTS FOR TOTAL BOND ISSUE	\$1,659,747.99	\$0.00	\$48,340.19	\$201,365.50	\$216,706.48	\$606,538.64	\$624,734.68	\$1,274,702.88	\$1,312,944.81	\$2,165,594.36
PROJECTED BUDGET WITH 3.85% NORMAL OPERATIONAL GROWTH	\$10,275,200.00	\$10,970,765.20	\$11,061,620.82	\$11,508,263.22	\$11,951,331.35	\$12,411,457.61	\$12,889,286.73	\$13,385,638.73	\$13,900,879.89	\$14,436,063.77
EST. GASE 45 FUNDING	-\$2,390,790.00	-\$131,500.00	-\$131,500.00	-\$131,500.00	-\$131,500.00	-\$131,500.00	-\$131,500.00	-\$131,500.00	-\$131,500.00	-\$131,500.00
REQUIRED ADDITIONAL MAINTENANCE EQUIPMENT (ONE TIME COST)				-\$50,569.00	-\$50,569.00	-\$50,569.00	-\$50,569.00	-\$50,569.00	-\$50,569.00	-\$50,569.00
PROJECTED FUNDING AT ALLOWED CAP	\$10,275,200.00	\$10,809,510.40	\$11,371,604.94	\$11,982,926.40	\$12,595,000.67	\$13,239,420.71	\$13,927,670.59	\$14,652,116.86	\$15,414,030.08	\$16,215,559.65
YEARLY NET CHANGE (FUNDING LESS EXPENSES)	\$7,215.20	\$110,143.93	\$71,230.86	\$234,893.84	\$38,355.49	\$231,766.18	\$139,619.75	\$68,053.39	\$57,568.48	\$517,568.48
CUMULATIVE FUNDS AVAILABLE FOR OPERATIONAL COSTS		\$7,215.20	\$117,359.13	\$166,599.81	\$422,463.65	\$482,899.12	\$694,607.90	\$954,667.55	\$623,692.94	\$106,084.47

Note:

- A. Annual projected operational costs from bond growth calculated at 3% growth compounded. Figures in years 1 through 9 are examples only set for projecting when projects come online.
- B. Normal projected budget growth calculated at 3.85% compounded. (Existing Operation)
- C. Estimated funding for GASE 45 based on an annual payment of \$60,631 plus catch up of \$70,869 per year to reduce estimated prior liability of \$2,390,790. After 20 years annual payment drops to approximately \$60,631.
- D. Required maintenance equipment calculated to be leased purchased the 2nd year with 4 payments starting in the third through the 6th year.
- E. Projected funding based on an increase of 5.2% a year. The actual potential increase for FY 07/08 was 9.2% but 5.2% was used in this model. The 5.2% was the actual increase received over the prior year during 3rd reading

**Proposed Draft for Prioritizing Bond Projects  
August 19, 2008**

Proposed Beginning Dates	BOND PROJECT	Projected Completion Date	Increase in Operational Expenses
2009 - 2010	1 Blythewood Park Expansion	2010	\$ 26,154.15
	2 Hopkins Picnic & Canteen	2010	\$ 1,667.00
	3 Candlewood New Mini Park	2010	\$ 8,872.08
	4 Royal Pines New Mini Park	2010	\$ 8,872.08
2009 - 2011	5 Bluff Road Park Replacement	2011	\$ 60,405.63
	6 St. Andrews Park Replacement	2011	\$ 62,388.03
	7 Hopkins Park AAC Replacement	2011	\$ 15,919.16
2011 - 2012	8 Meadowlake Press Boxes & Canteen	2012	\$ 3,175.55
	9 Two Lighted Tennis Courts-Polo Rd	2012	\$ 5,087.36
2011-2013	10 Polo Road Park Expansion	2013	\$ 208,898.35
	11 Cross Roads Park Community Center	2013	\$ 44,656.70
	12 Ridgewood Park Community Center	2013	\$ 41,621.18
	13 Lower Richland Mini Parks(4)	2013	\$ 35,488.32
2013 - 2015	14 Perrin Thomas Community Center	2015	\$ 57,279.28
	15 North Springs Park Expansion	2015	\$ 70,097.70
	16 Headquarters Bldg-New	2015	\$ 225,373.79
	17 Crane Creek Gym	2015	\$ 114,986.40
	18 Eastover Pool	2015	\$ 45,508.06
2015 - 2017	19 Garners Ferry AAC	2017	\$ 279,900.29
	20 Garners Ferry Tech Center	2017	\$ 147,463.00
	21 New Castle / Tren Acres Community Center	2017	\$ 32,996.37
	22 Gadsden Park Expansion	2017	\$ 162,937.51
<b>Total</b>			<b>\$ 1,659,747.99</b>



**Proposed Draft Summary  
For Prioritizing Projects and  
Issuing Bonds in Three (3) Phases**

**Phase I**

1a Projects that should not increase Operational Costs - Lower Richland	\$ 1,115,000.00
1b Projects that should not increase Operational Costs - Upper Richland	<u>\$ 3,709,000.00</u>
Subtotal	\$ 4,824,000.00

Land Purchases

2 Friarsgate Park Expansion (12 Acres)	\$ 300,000.00
3 Caughman Road Land (10 Acres)	\$ 320,000.00
4 RCRC Headquarters Land (8.5 acres)	\$ 835,000.00
5 Southeast Sports Complex Land Only (40 Acres)	\$ 1,600,000.00
6 Polo Road - Chelsea Road Land (29 Acres)	\$ 2,267,500.00
Subtotal	\$ 5,322,500.00

Projects that will increase Operational Costs  
With a Construction Period of 2009 - 2012

1 Blythewood Park Expansion	\$ 523,000.00
2 Hopkins Picnic Shelter and Canteen	\$ 93,000.00
3 Candlewood New Mini Park	\$ 120,000.00
4 Royal Pines New Mini Park	\$ 120,000.00
5 Bluff Road Park Replacement	\$ 4,070,000.00
6 St. Andrews Park Replacement	\$ 3,979,000.00
7 Hopkins Park AAC Replacement	\$ 1,095,000.00
8 Meadowlake Press Boxes and Canteen	\$ 480,000.00
9 Two Lighted Tennis Courts - Polo Road Park	\$ 70,000.00
Subtotal	\$ 10,550,000.00

<b>Phase I Bond Issue Amount</b>	<b>\$ 20,696,500.00</b>
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**Phase II**

Projects that will increase Operational Cost  
With a Construction Period of 2012 - 2015

10 Polo Road Park Enlargement	\$ 3,810,000.00
11 Cross Roads Park	\$ 1,240,000.00
12 Ridgewood Park Community Center	\$ 516,000.00
13 Lower Richland Mini Parks (4)	\$ 480,000.00
14 Perrin Thomas Community Center	\$ 1,700,000.00
15 North Springs Park Expansion	\$ 2,172,000.00
16 Headquarters Building - New	\$ 3,880,000.00
17 Crane Creek Gym	\$ 2,170,000.00
18 Eastover Pool	\$ 1,390,000.00

**Phase II Bond Issue Amount** \$ 17,358,000.00

**Phase III**

Projects that will increase Operational Costs  
With a Construction Period of 2015 - 2017

19 Gamers Ferry AAC	\$ 2,767,000.00
20 Gamers Ferry Tech Center	\$ 408,000.00
21 New Castle/Trenholm Acres	\$ 671,000.00
22 Gadsden Park	\$ 3,000,000.00

**Phase III Bond Issue Amount** \$ 6,846,000.00

**Grand Total for Phases I - III** \$ 44,900,500.00

Richland County



"Enriching Lives & Connecting Communities"


**BOARD OF COMMISSIONERS:**

Delano R. Boulware, Chairman  
Wilbert Lewis, Vice Chairman  
Rev. Charles E. Epps, Secretary  
J. Marie Green  
George D. Martin, Jr.  
Barbara Mickens  
Lynn E. Roth

Executive Director:  
Lewis B. Leopard, CGBA  
5819 Shakespeare Road  
Columbia, SC 29223  
Phone: (803) 754-7275  
Fax: (803) 786-2028  
Email: [info@rcrc.state.sc.us](mailto:info@rcrc.state.sc.us)  
[www.richlandcountyrecreation.com](http://www.richlandcountyrecreation.com)

**MEMORANDUM**

To: Delano R. Boulware, Chairman, and All RCRC Board Members

From: Lew Leopard, CGBA  
Executive Director 

Date: August 15, 2008

Subject: Updated Bond Projects Information

**Ladies and Gentlemen:**

Attached are copies of the bond petition projects as approved by the Board at the Special Called Meeting on Thursday, August 14, 2008.

I have also attached copies of the bond projects itemized in several different ways, which I hope will be useful to you:

- Bond Projects by County Council District,
- Bond Projects by Lower and Upper Richland Area, and
- Bond Projects Deleted by the Board at the Special Called Meeting.

We also want to remind you that the Recreation Ad Hoc Committees for Richland County Council and the Richland County Recreation Commission will meet together on Wednesday, August 20 at 11:00 a.m. in the fourth floor conference room at 2020 Hampton Street. All Commissioners are invited to attend.

Enclosures

Cc: Board File



Nationally Accredited:  
The Richland County Recreation Commission became South Carolina's first nationally accredited parks and recreation agency in 2006.

*Equal Opportunity Statement: The Richland County Recreation Commission is dedicated to the concept of equal opportunity. The Commission will not discriminate on the basis of race, color, religion, sex, age, disability, national origin, or marital status, in its employment practices or in the participation policies for its facilities.*

Richland County Recreation Commission

2008 Bond Projects  
 Bond Projects List as Approved at Called Meeting, August 14, 2008

District		Initial Cost		Projected Annual Increases in Current Operational Costs for Specific Projects When They Come On-Line
1a	Projects that should not increase Operational Cost	\$ 1,115,000.00	L	
1b	Projects that should not increase Operational Cost	\$ 3,709,000.00	U	
	<b>Subtotal</b>	<b>\$ 4,824,000.00</b>		
1	2 Friarsgate Park Expansion - Land Purchase	\$ 300,000.00	U	
11	3 Caughman Road Land 10 acres	\$ 320,000.00	L	
7	4 RCRC Headquarters -Land Purchase	\$ 835,000.00	U	
11	5 Southeast Sports Complex Land Only (40 Acres)	\$ 1,600,000.00	L	
8	8 Polo Road - Chelsea Rd Land Purchase	\$ 2,267,500.00	U	
	<b>Subtotal Land Acquisition</b>	<b>\$ 5,322,500.00</b>		<b>\$ -</b>
10	9 Bluff Road Park Replacement	\$ 4,070,000.00	L	\$ 60,405.63
2	10 St. Andrews Park Replacement	\$ 3,978,000.00	U	\$ 62,388.03
11	11 Cross Roads Park	\$ 1,240,000.00	L	\$ 44,656.70
3	12 New Castle/Trenholm Acres Community Center	\$ 671,000.00	U	\$ 32,898.37
	<b>Subtotal</b>	<b>\$ 9,960,000.00</b>		<b>\$ 200,446.73</b>
	<b>A: SUBTOTAL PROJECTS LISTED ABOVE</b>	<b>\$ 20,106,500.00</b>		<b>\$ 200,446.73</b>
4	13 Ridgewood Community Center	\$ 518,000.00	U	\$ 41,621.18
10	14 Gadsden Park Enlargement	\$ 3,000,000.00	L	\$ 162,937.51
7	15 Crane Creek Gym	\$ 2,170,000.00	U	\$ 114,986.40
10	16 Hopkins Park AAC Replacement and Canteen	\$ 1,188,000.00	L	\$ 17,586.16
2	17 Blythewood Park Expansion	\$ 523,000.00	U	\$ 26,154.15
10	18 Perrin Thomas Community Center	\$ 1,700,000.00	L	\$ 57,278.28
10	20 Eastover Park Swimming Pool	\$ 1,390,000.00	L	\$ 45,508.06
7	21 RCRC Headquarters Building Replacement	\$ 3,880,000.00	U	\$ 225,373.79
7	22 Meadowlake Park - Three Press Boxes, Canteen and Storage	\$ 480,000.00	U	\$ 3,175.55
11	23 Gamers Ferry AAC and Tech Center	\$ 3,245,000.00	L	\$ 427,363.29
8	24 Polo Road Enlargement	\$ 3,810,000.00	U	\$ 213,985.71
9	25 North Springs Park Expansion	\$ 2,172,000.00	U	\$ 70,097.70
	<b>B: SUBTOTAL</b>	<b>\$ 24,074,000.00</b>		<b>\$ 1,406,068.78</b>
11	28 Lower Richland Area (4 Mini Neighborhood Parks)	\$ 480,000.00	L	\$ 35,488.32
9	27 Royal Pines Mini Neighborhood Park	\$ 120,000.00	U	\$ 8,872.08
9	29 Candlewood Mini Neighborhood Park	\$ 120,000.00	U	\$ 8,872.08
	<b>C: SUBTOTAL</b>	<b>\$ 720,000.00</b>		<b>\$ 53,232.48</b>
	<b>TOTAL A, B, and C</b>	<b>\$ 44,900,500.00</b>		<b>\$ 1,659,747.99</b>

KEY:

Lower Richland Area  
 Upper Richland Area

**Richland County Recreation Commission**  
**2008 BOND PROJECTS APPROVED AUGUST 14, 2008**  
**GROUPED BY COUNCIL DISTRICT**

<u>District</u>	<u>Initial Cost</u>	<u>Projected Annual Increases in Current Operational Costs for Specific Projects When They Come On-line</u>
10	Projects that should not increase Operational Cost: District 10	
	\$ 443,000	
10	Bluff Road Park Replacement	\$ 60,405.63
10	Gadsden Park Enlargement	\$ 162,937.51
10	Hopkins Park AAC Replacement and Canteen	\$ 17,586.16
10	Perrin Thomas Community Center	\$ 57,279.28
10	Eastover Park Swimming Pool	\$ 45,508.08
	<b>Total District 10 (Scott)</b> \$ 11,791,000	<b>\$ 343,716.64</b>
11	Projects that should not increase Operational Costs District 11	
	\$ 672,000	
11	Caughman Road Land 10 acres	
	\$ 320,000 L	
11	Southeast Sports Complex Land Only (40 Acres)	
	\$ 1,600,000 L	
11	Cross Roads Park	\$ 44,656.70
11	Garners Ferry AAC and Tech Center	\$ 427,363.29
11	Lower Richland Area (4 Mini Neighborhood Parks)	\$ 35,488.32
	<b>Total District 11 (Jackson)</b> \$ 7,557,000	<b>\$ 507,508.31</b>
	<b>TOTAL LOWER RICHLAND PROJECTS</b> \$ 19,348,000	<b>\$ 851,224.95</b>
1	Projects that should not increase Operational Cost District 1	
	\$ 90,000 U	
1	Friarsgate Park Expansion - Land Purchase	
	\$ 300,000 U	
	<b>Total District 1 (Malinowski)</b> \$ 390,000	
2	Projects that should not increase Operational Cost for District 2	
	\$ 547,000	
2	St. Andrews Park Replacement	\$ 62,388.03
2	Blythewood Park Expansion	\$ 26,154.15
	<b>Total District 2 (Dickerson)</b> \$ 5,049,000	<b>\$ 88,542.18</b>
3	New Castle/Trenholm Acres Community Center	\$ 32,996.37
	\$ 671,000 U	
3	Projects that should not increase Operational Costs District 3	
	\$ 300,000	
	<b>Total District 3 (Jeter)</b> \$ 971,000	<b>\$ 32,996.37</b>
4	Ridgewood Community Center	\$ 41,621.18
	\$ 516,000 U	
	<b>Total District 4 (Livingston)</b> \$ 516,000	<b>\$ 41,621.18</b>
7	Projects that should not increase Operational Costs District 7	
	\$ 687,000	
7	RCRC Headquarters -Land Purchase	
	\$ 835,000 U	
7	Crane Creek Gym	\$ 114,986.40
7	RCRC Headquarters Building Replacement	\$ 225,373.79
7	Meadowlake Park - Three Press Boxes, Canteen and Storage	\$ 3,175.55
	<b>Total District 7 (McEachern)</b> \$ 8,052,000	<b>\$ 343,535.74</b>
8	Projects that should not increase Operational Costs District 8	
	\$ 1,865,000	
8	Polo Road - Chelsea Rd Land Purchase	
	\$ 2,267,500 U	
8	Polo Road Enlargement	\$ 213,985.71
	<b>Total District 8 (Montgomery)</b> \$ 7,932,500	<b>\$ 213,985.71</b>
9	Projects that should not increase Operational Costs District 9	
	\$ 230,000	
9	North Springs Park Expansion	\$ 70,097.70
9	Royal Pines Mini Neighborhood Park	\$ 8,872.08
9	Candlewood Mini Neighborhood Park	\$ 8,872.08
	<b>Total District 9 (Hutchinson)</b> \$ 2,642,000	<b>\$ 87,841.86</b>
	<b>TOTAL UPPER RICHLAND PROJECTS</b> \$ 25,562,500	<b>\$ 808,523.04</b>
	<b>TOTAL BOND PROJECTS</b> \$ 44,900,500	<b>\$ 1,659,747.99</b>

**Richland County Recreation Commission  
2008 Bond Projects Approved by RCRC Board on August 14, 2008  
Grouped by Lower/Upper Richland Areas**

<u>District</u>		<u>Initial Cost</u>		<u>Projected Annual Increases in Current Operational Costs for Specific Projects When They Come On-line</u>
	1a Projects that should not increase Operational Cost	\$ 1,115,000.00	L	
11	3 Caughman Road Land (10 acres)	\$ 320,000.00	L	
11	5 Southeast Sports Complex Land Only (40 Acres)	\$ 1,600,000.00	L	
10	9 Bluff Road Park Replacement	\$ 4,070,000.00	L	\$ 60,405.63
11	11 Cross Roads Park	\$ 1,240,000.00	L	\$ 44,656.70
10	14 Gadsden Park Enlargement	\$ 3,000,000.00	L	\$ 162,937.51
10	16 Hopkins Park AAC Replacement and Canteen	\$ 1,188,000.00	L	\$ 17,586.16
10	18 Perrin Thomas Community Center	\$ 1,700,000.00	L	\$ 57,279.28
10	20 Eastover Park Swimming Pool	\$ 1,390,000.00	L	\$ 45,508.06
11	23 Gamers Ferry AAC and Tech Center	\$ 3,245,000.00	L	\$ 427,363.29
11	26 Lower Richland Area (4 Mini Neighborhood Parks)	\$ 480,000.00	L	\$ 35,488.32
	<b>Total Lower Richland Projects</b>	<b>\$ 19,348,000.00</b>		<b>\$ 851,224.95</b>
	1b Projects that should not increase Operational Cost	\$ 3,709,000.00	U	
1	2 Friarsgate Park Expansion - Land Purchase	\$ 300,000.00	U	
7	4 RCRC Headquarters - Land Purchase	\$ 835,000.00	U	
8	8 Polo Road - Chelsea Rd Land Purchase	\$ 2,267,500.00	U	
2	10 St. Andrews Park Replacement	\$ 3,979,000.00	U	\$ 62,388.03
3	12 New Castle/Trenholm Acres Community Center	\$ 671,000.00	U	\$ 32,996.37
4	13 Ridgewood Community Center	\$ 516,000.00	U	\$ 41,621.18
7	15 Crane Creek Gym	\$ 2,170,000.00	U	\$ 114,986.40
2	17 Blythewood Park Expansion	\$ 523,000.00	U	\$ 26,154.15
7	21 RCRC Headquarters Building Replacement Meadowlake Park - Three Press Boxes, Canteen and	\$ 3,880,000.00	U	\$ 225,373.79
7	22 Storage	\$ 480,000.00	U	\$ 3,175.55
8	24 Polo Road Enlargement	\$ 3,810,000.00	U	\$ 213,985.71
9	25 North Springs Park Expansion	\$ 2,172,000.00	U	\$ 70,097.70
9	27 Royal Pines Mini Neighborhood Park	\$ 120,000.00	U	\$ 8,872.08
9	29 Candlewood Mini Neighborhood Park	\$ 120,000.00	U	\$ 8,872.08
	<b>Total Upper Richland Projects</b>	<b>\$ 25,552,500.00</b>		<b>\$ 808,523.04</b>
	<b>TOTAL LOWER AND UPPER RICHLAND AREA PROJECTS</b>	<b>\$ 44,900,500.00</b>		<b>\$ 1,659,747.99</b>

**KEY:**

L" Lower Richland Area  
U" Upper Richland Area

**Richland County Recreation Commission**  
**2008 Bond Projects**  
 Projects Deleted by RCRC Board at Called Meeting on August 14, 2008

<u>District</u>		<u>Initial Cost</u>	
9	Kelly Mill Land ONLY (126 acres)	\$2,955,000	U
10	Eastover Park Land Only (123 Acres)	\$430,500	L
7	Adult Activity Center Enlargement	\$80,000	U
11	Southeast Sports Complex Development	\$3,347,000	L
9	Kelly Mill Park Development	<u>\$6,086,000</u>	U
<b>TOTAL DELETED PROJECTS</b>		<b>\$12,898,500</b>	

"L" Lower Richland Area

"U" Upper Richland Area

Draft Document for Discussion Purposes Only

Projects Remaining from the Original Bond Petition List By Park

That should NOT increase Operational Costs when replaced:

Lower Richland Area

<u>District</u>	<u>Project</u>	<u>Amount</u>	
*11	Ball field Lighting at Cross Roads Park	\$60,000	
*11	Replace Fencing at Cross Roads Park	40,000	
*11	Cross Roads Park Playground System Replacement	<u>70,000</u>	
	Sub Total		\$170,000
*10	Replace Outdoor Restrooms at Eastover Park	160,000	
*10	Replace Fencing at Eastover Park	<u>47,000</u>	
	Sub Total		\$207,000
*11	Replace Outdoor Restrooms at Caughman Road Park	150,000	
*11	Replace Fencing at Caughman Road Park	162,000	
*11	Replace Caughman Road Racquetball Court and Climbing Wall	<u>120,000</u>	
	Sub Total		\$432,000
*10	Replace Fencing at Bluff Road Park	<u>55,000</u>	
	Sub Total		\$55,000
*10	Replace Fencing at Hopkins Park	66,000	
	Picnic Shelter at Hopkins Park	<u>45,000</u>	
	Sub Total		\$111,000
*10	Olympia Park Playground	<u>70,000</u>	
	Sub Total		\$70,000
*11	Garners Ferry Sports Complex Playground	<u>70,000</u>	
	Sub Total		\$70,000
<b>Lower Richland Area for Projects that should NOT increase operational costs – Grand Total</b>			<b><u>\$1,115,000</u></b>

\*Operational Costs should not increase with replacement



Draft Document for Discussion Purposes Only

Projects Remaining from the original Bond Petition List

By Park that should Not Increase Operational Costs when replaced:

Upper Richland Area

<u>District</u>	<u>Project</u>	<u>Amount</u>	<u>Subtotal</u>
*7	Tennis Center Replacement on Parklane Road	\$425,000	
	Sub Total		\$425,000
*2	Ball field Lighting for Blythewood Park	\$240,000	
*2	Replace Fencing at Blythewood Park	\$99,000	
*2	Irrigation Improvements	\$48,000	
	Sub Total		\$387,000
*2	Replace St. Andrews Park Outdoor Restrooms	\$160,000	
	Sub Total		\$160,000
*8	Polo Road Park Outdoor Restrooms	\$160,000	
*8	Replace Fencing at Polo Road Park	\$202,000	
*8	Parking Lot Paving for Polo Road Park	\$1,250,000	
*8	Stairs down to Soccer Fields at Polo Road Park	\$42,000	
*8	Irrigation Improvements and Commercial Well	\$136,000	
	Sub Total		\$1,790,000
*7	Replace Fencing at Killian Park	\$70,000	
	Sub Total		\$70,000
*8	Replacement of Fencing at Trenholm Road Park	\$65,000	
	Sub Total		\$65,000
*7	Replace Racquetball Court at Meadowlake Park	\$20,000	
*7	Irrigation Improvement	\$32,000	
*7	Replacement of Playground System at Meadowlake Park	\$70,000	
	Sub Total		\$122,000
*1	Replace Racquetball Court at Friarsgate Park	\$20,000	
*1	Replacement of Playground System at Friarsgate Park	\$70,000	
	Sub Total		\$90,000
*9	Replace Racquetball Court at North Springs Park	\$20,000	
*9	Replacement of Playground System at North Springs Park	\$70,000	
*9	Irrigation Improvements	\$140,000	
	Sub Total		\$230,000
*7	Replacement of Playground System at Summerhill Park	\$70,000	
	Sub Total		\$70,000
*3	Greenview Park Drainage Project Partnership with City of Columbia	\$300,000	
	Sub Total		\$300,000
<b>Total Upper Richland Area For projects that should NOT Increase Operational Costs</b>			<b><u>\$3,709,000</u></b>

\*Operational Costs should not increase with replacement

2008 Bond Project  
**Richland County Recreation Commission**  
 Possible Scenarios as of August 14, 2008

Example of ONE Possible Selection Process  
OF MANY that could be used to Prioritize  
 Bond Petition Projects

<u>District</u>		<u>Initial Cost</u>		<u>Projected Annual Increases in Current Operational Costs for Specific Projects When They Come On-line</u>
	1a Projects that should not increase Operational Cost	\$ 1,115,000.00	L	
	1b Projects that should not increase Operational Cost	\$ 3,709,000.00	U	
	<b>Subtotal</b>	<b>\$ 4,824,000.00</b>		
1	2 Friarsgate Park Expansion - Land Purchase	\$ 300,000.00	U	
11	3 Caughman Road Land 10 acres	\$ 320,000.00	L	
7	4 RCRC Headquarters -Land Purchase	\$ 835,000.00	U	
11	5 Southeast Sports Complex Land Only (40 Acres)	\$ 1,600,000.00	L	
9	6 Kelly Mill Land ONLY	\$ 2,955,000.00	U	
10	7 Eastover Park Land Only (123 Acres)	\$ 430,500.00	L	
8	8 Polo Road - Chelsea Rd Land Purchase	\$ 2,195,000.00	U	
	<b>Subtotal Land</b>	<b>\$ 8,635,500.00</b>		<b>\$ -</b>
10	9 Bluff Road Park Replacement	\$ 4,070,000.00	L	\$ 60,405.63
2	10 St. Andrews Park Replacement	\$ 3,979,000.00	U	\$ 62,388.03
11	11 Cross Roads Park	\$ 1,240,000.00	L	\$ 44,656.70
3	12 New Castle/Trenholm Acres Community Center	\$ 671,000.00	U	\$ 32,996.37
	<b>Subtotal</b>	<b>\$ 9,960,000.00</b>		<b>\$ 185,036.52</b>
	<b>TOTAL</b>	<b>\$ 23,419,500.00</b>		<b>\$ 185,036.52</b>
4	13 Ridgewood Community Center	\$ 516,000.00	U	\$ 41,621.18
10	14 Gadsden Park Enlargement	\$ 3,774,000.00	L	\$ 162,937.51
7	15 Crane Creek Gym	\$ 2,170,000.00	U	\$ 114,986.40
10	16 Hopkins Park AAC Replacement and Canteen	\$ 1,188,000.00	L	\$ 17,586.16
2	17 Blythewood Park Expansion	\$ 523,000.00	U	\$ 26,154.15
10	18 Perrin Thomas Community Center	\$ 1,700,000.00	L	\$ 57,279.28
7	19 Adult Activity Center Enlargement	\$ 80,000.00	U	\$ 6,000.00
10	20 Eastover Park Swimming Pool	\$ 1,390,000.00	L	\$ 45,508.06
7	21 RCRC Headquarters Building Replacement	\$ 3,880,000.00	U	\$ 225,373.79
7	22 Meadowlake Park - Three Press Boxes, Canteen and Storage	\$ 480,000.00	U	\$ 3,175.55
11	23 Gamers Ferry AAC and Tech Center	\$ 3,245,000.00	L	\$ 427,363.29
8	24 Polo Road Enlargement	\$ 3,810,000.00	U	\$ 213,985.71
9	25 North Springs Park Expansion	\$ 2,172,000.00	U	\$ 70,097.70
	<b>TOTAL</b>	<b>\$ 24,928,000.00</b>		<b>\$ 1,370,447.60</b>
	<b>GRAND TOTAL</b>	<b>\$ 48,347,500.00</b>		<b>\$ 1,612,515.51</b>
11	26 Lower Richland Area (4 Mini Neighborhood Parks)	\$ 480,000.00	L	\$ 35,488.32
9	27 Royal Pines Mini Neighborhood Park	\$ 120,000.00	U	\$ 8,872.08
11	28 Southeast Sports Complex Development	\$ 3,347,000.00	L	\$ 141,881.70
9	29 Candlewood Mini Neighborhood Park	\$ 120,000.00	U	\$ 8,872.08
9	30 Kelly Mill Park Development	\$ 6,086,000.00	U	\$ 169,418.10
	<b>TOTAL</b>	<b>\$ 10,153,000.00</b>		<b>\$ 364,532.28</b>
	<b>FINAL TOTAL</b>	<b>\$ 58,500,500.00</b>		<b>\$ 1,977,047.79</b>

**KEY:**  
 "L" Lower Richland Area  
 "U" Upper Richland Area

*Richland County Recreation Commission, South Carolina*  
*(Comprehensive Capital Funding Program)*



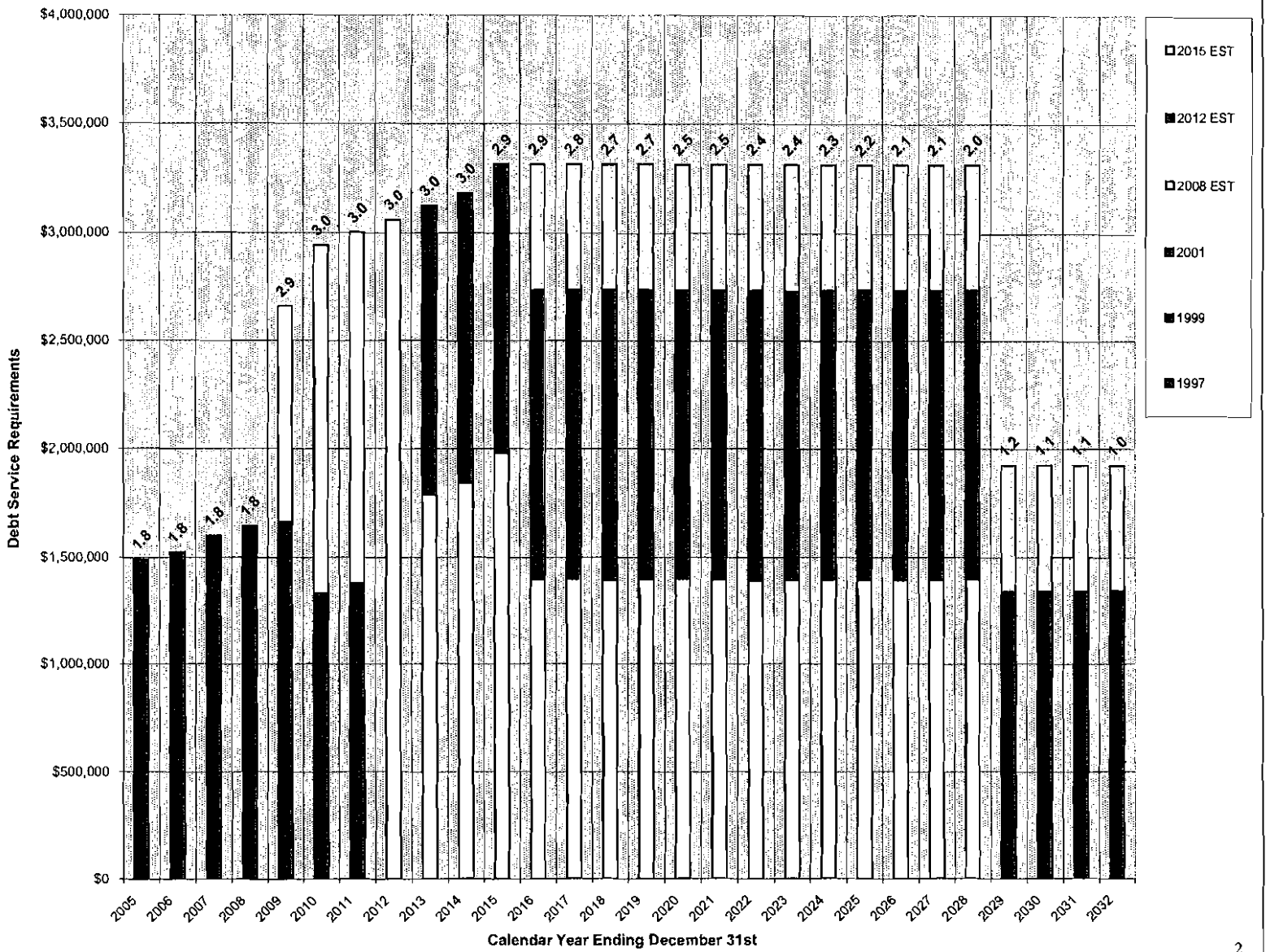
8/28/2008

*Debt Capsule Report*

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Bond Series	Original Par Amount	Current Amount Outstanding	Interest Rate Range	Final Maturity	Call Information
1997	\$5,000,000	\$875,000	4.700%	2009	Non-Callable
1999	\$5,000,000	\$2,500,000	5.000%	2011	March 2009 @101%
2001	\$2,000,000	\$691,978	4.365%	2011	Non-Callable
Totals:	\$12,000,000	\$4,066,978	---	---	---

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**Debt Service Structure Report**

(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)
Calendar Year	Series 1997 Bonds	Series 1999 Bonds	Series 2001 Bonds	\$20.70MM Series 2008 EST Bonds	\$17.36MM Series 2012 EST Bonds	\$6.85MM Series 2015 EST Bonds		Total Payments
2005	\$755,275	\$485,000	\$251,083					\$1,491,358
2006	\$777,450	\$494,375	\$251,083					\$1,522,908
2007	\$845,950	\$502,500	\$251,083					\$1,599,533
2008	\$885,100	\$509,375	\$251,083					\$1,645,558
2009	\$895,563	\$515,000	\$251,083	\$998,289				\$2,659,935
2010		\$1,080,000	\$251,083	\$1,612,075				\$2,943,158
2011		\$1,127,500	\$251,083	\$1,623,550				\$3,002,133
2012				\$3,060,900				\$3,060,900
2013				\$1,785,700	\$1,339,350			\$3,125,050
2014				\$1,842,700	\$1,343,375			\$3,186,075
2015				\$1,977,363	\$1,338,938			\$3,316,300
2016				\$1,398,056	\$1,340,750	\$577,950		\$3,316,756
2017				\$1,399,375	\$1,340,050	\$579,963		\$3,319,388
2018				\$1,393,263	\$1,343,250	\$580,200		\$3,316,713
2019				\$1,399,450	\$1,339,463	\$578,563		\$3,317,475
2020				\$1,398,725	\$1,338,650	\$580,663		\$3,318,038
2021				\$1,394,994	\$1,341,456	\$582,163		\$3,318,613
2022				\$1,393,088	\$1,341,763	\$582,613		\$3,317,463
2023				\$1,393,925	\$1,339,525	\$581,994		\$3,315,444
2024				\$1,395,875	\$1,340,600	\$580,738		\$3,317,213
2025				\$1,393,750	\$1,343,600	\$578,338		\$3,315,688
2026				\$1,393,750	\$1,343,356	\$579,663		\$3,316,769
2027				\$1,395,625	\$1,340,975	\$580,088		\$3,316,688
2028				\$1,399,125	\$1,340,000	\$579,031		\$3,318,156
2029					\$1,340,125	\$581,350		\$1,921,475
2030					\$1,342,375	\$582,481		\$1,924,856
2031					\$1,341,625	\$581,750		\$1,923,375
2032					\$1,342,750	\$579,125		\$1,921,875
<b>Totals:</b>	<b>\$4,159,338</b>	<b>\$4,713,750</b>	<b>\$1,757,579</b>	<b>\$31,049,577</b>	<b>\$26,821,975</b>	<b>\$9,866,669</b>		<b>\$78,368,887</b>

*Cash Flow Analysis Report*

(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)
Calendar Year	Millage Valuation	Millage Growth	Other Sources	Debt Service	Millage Target	Millage Requirement	Millage Remaining
2005*	\$885,962			\$1,491,358		1.80	
2006*	\$878,437	-0.85%		\$1,522,908		1.80	
2007*	\$906,162	3.16%		\$1,599,533		1.80	
2008	\$900,000	-0.68%		\$1,645,558		1.80	
2009	\$918,000	2.00%		\$2,659,935	2.90	2.90	\$2,265
2010	\$982,260	7.00%		\$2,943,158	3.00	3.00	\$3,622
2011	\$1,001,905	2.00%		\$3,002,133	3.00	3.00	\$3,583
2012	\$1,021,943	2.00%		\$3,060,900	3.00	3.00	\$4,930
2013	\$1,042,382	2.00%		\$3,125,050	3.00	3.00	\$2,097
2014	\$1,063,230	2.00%		\$3,186,075	3.00	3.00	\$3,614
2015	\$1,137,656	7.00%		\$3,316,300	3.00	2.92	\$96,668
2016	\$1,160,409	2.00%		\$3,316,756	3.00	2.86	\$164,471
2017	\$1,183,617	2.00%		\$3,319,388	3.00	2.80	\$231,464
2018	\$1,207,290	2.00%		\$3,316,713	3.00	2.75	\$305,156
2019	\$1,231,435	2.00%		\$3,317,475	3.00	2.69	\$376,831
2020	\$1,317,636	7.00%		\$3,318,038	3.00	2.52	\$634,870
2021	\$1,343,989	2.00%		\$3,318,613	3.00	2.47	\$713,353
2022	\$1,370,868	2.00%		\$3,317,463	3.00	2.42	\$795,142
2023	\$1,398,286	2.00%		\$3,315,444	3.00	2.37	\$879,413
2024	\$1,426,251	2.00%		\$3,317,213	3.00	2.33	\$961,542
2025	\$1,526,089	7.00%		\$3,315,688	3.00	2.17	\$1,262,579
2026	\$1,556,611	2.00%		\$3,316,769	3.00	2.13	\$1,353,063
2027	\$1,587,743	2.00%		\$3,316,688	3.00	2.09	\$1,446,541
2028	\$1,619,498	2.00%		\$3,318,156	3.00	2.05	\$1,540,337
2029	\$1,651,888	2.00%		\$1,921,475	3.00	1.16	\$3,034,188
2030	\$1,767,520	7.00%		\$1,924,856	3.00	1.09	\$3,377,704
2031	\$1,802,870	2.00%		\$1,923,375	3.00	1.07	\$3,485,236
2032	\$1,838,928	2.00%		\$1,921,875	3.00	1.05	\$3,594,908
Totals:	---	---	\$0	\$78,368,887	---	---	\$24,273,579

\* Actual Collectable Value per Audited Financial Statements

**Constitutional Debt Limitation Report**

(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	(K)
June 30th	Series 1997 Bonds	Series 1999 Bonds	Series 2001 Bonds	Series 2008 EST Bonds	Series 2012 EST Bonds	Series 2015 EST Bonds	Property Assessed Valuation	Growth Rate	Eight Percent Capacity	Capacity Available
2007							\$939,322,228			
2008	\$825,000	\$375,000	\$211,640				\$958,108,673	2.00%	\$76,648,694	\$51,881,716
2009	\$875,000	\$400,000	\$220,878	\$115,000			\$977,270,846	2.00%	\$78,181,668	\$55,025,567
2010		\$1,000,000	\$230,519	\$705,000			\$1,045,679,805	7.00%	\$83,654,384	\$62,433,803
2011		\$1,100,000	\$240,581	\$740,000			\$1,066,593,401	2.00%	\$85,327,472	\$66,187,472
2012				\$2,235,000			\$1,087,925,269	2.00%	\$87,034,022	\$52,769,022
2013				\$1,025,000	\$570,000		\$1,109,683,775	2.00%	\$88,774,702	\$56,104,702
2014				\$1,125,000	\$590,000		\$1,131,877,450	2.00%	\$90,550,196	\$59,595,196
2015				\$1,310,000	\$605,000		\$1,211,108,872	7.00%	\$96,888,710	\$60,998,710
2016				\$775,000	\$630,000	\$285,000	\$1,235,331,049	2.00%	\$98,826,484	\$64,626,484
2017				\$810,000	\$655,000	\$295,000	\$1,260,037,670	2.00%	\$100,803,014	\$68,363,014
2018				\$840,000	\$685,000	\$305,000	\$1,285,238,424	2.00%	\$102,819,074	\$72,209,074
2019				\$885,000	\$710,000	\$315,000	\$1,310,943,192	2.00%	\$104,875,455	\$76,175,455
2020				\$925,000	\$740,000	\$330,000	\$1,402,709,216	7.00%	\$112,216,737	\$85,511,737
2021				\$965,000	\$775,000	\$345,000	\$1,430,763,400	2.00%	\$114,461,072	\$89,841,072
2022				\$1,010,000	\$810,000	\$360,000	\$1,459,378,668	2.00%	\$116,750,293	\$94,310,293
2023				\$1,060,000	\$845,000	\$375,000	\$1,488,566,241	2.00%	\$119,085,299	\$98,925,299
2024				\$1,115,000	\$885,000	\$390,000	\$1,518,337,566	2.00%	\$121,467,005	\$103,697,005
2025				\$1,170,000	\$930,000	\$405,000	\$1,624,621,196	7.00%	\$129,969,696	\$114,704,696
2026				\$1,230,000	\$975,000	\$425,000	\$1,657,113,620	2.00%	\$132,569,090	\$119,934,090
2027				\$1,295,000	\$1,020,000	\$445,000	\$1,690,255,892	2.00%	\$135,220,471	\$125,345,471
2028				\$1,365,000	\$1,070,000	\$465,000	\$1,724,061,010	2.00%	\$137,924,881	\$130,949,881
2029					\$1,125,000	\$490,000	\$1,758,542,230	2.00%	\$140,683,378	\$135,323,378
2030					\$1,185,000	\$515,000	\$1,881,640,186	7.00%	\$150,531,215	\$146,871,215
2031					\$1,245,000	\$540,000	\$1,919,272,990	2.00%	\$153,541,839	\$151,666,839
2032					\$1,310,000	\$565,000	\$1,957,658,450	2.00%	\$156,612,676	\$156,612,676
Totals:	\$1,700,000	\$2,875,000	\$903,618	\$20,700,000	\$17,360,000	\$6,850,000	---	---	---	---



**STATE OF SOUTH CAROLINA  
COUNTY COUNCIL FOR RICHLAND COUNTY  
ORDINANCE NO. \_\_\_-08HR**

**AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES; CHAPTER 16, LICENSES AND MISCELLANEOUS BUSINESS REGULATIONS; ARTICLE I, IN GENERAL; SO AS TO ADDRESS BUSINESS REVENUES GENERATED BY INTERSTATE COMMERCE.**

**WHEREAS**, the Richland County Council wishes to enhance Richland County's business environment, and

**WHEREAS**, businesses contribute to the economic and financial health of the Richland County community, and

**WHEREAS**, Richland County in turn provides services to businesses located within Richland County, and

**WHEREAS**, businesses conducting businesses in whole or in part outside South Carolina do not require the same level of services from Richland County on that part of its business operations; and

**WHEREAS**, Richland County Council wishes to provide a discount on business license fees charged to businesses generating revenues from interstate commerce;

**NOW, THEREFORE**, pursuant to the authority by the Constitution of the State of South Carolina and the General Assembly of the State of South Carolina, BE IT ENACTED BY RICHLAND COUNTY COUNCIL:

**SECTION I.** The Richland County Code of Ordinances; Chapter 16, Licenses and Miscellaneous Business Regulations; Article I, In General; Business License Fee Schedule, is hereby amended by the addition of the following language:

(4) **Interstate Commerce Declining Rates**

These declining rates apply in all classes for gross revenues generated by interstate commerce, i.e., the sale of goods across South Carolina state lines, for which a business license was not paid for and obtained in another jurisdiction outside South Carolina.

<u>Interstate Commerce Revenue</u> (in millions)	<u>Discount on the Business</u> <u>License Fee</u>
1.00 – 4.99	5%
5.00 – 9.99	10%

10.00 – 14.99	15%
15.00 – 19.99	20%
20.00 – 24.99	25%
25.00 – 29.99	30%
30.00 – 34.99	35%
35.00 – 39.99	40%
40.00 – 44.99	45%
45.00 or greater	50%

**SECTION II.** Severability. If any section, subsection, or clause of this article shall be deemed unconstitutional or otherwise invalid, the validity of the remaining sections, subsections, and clauses shall not be affected thereby.

**SECTION III.** Conflicting Ordinances. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

**SECTION IV.** Effective Date. This amendment shall be effective on and after January 1, 2009.

RICHLAND COUNTY COUNCIL

BY: \_\_\_\_\_  
Joseph McEachern, Chair

ATTEST THIS THE \_\_\_\_ DAY

OF \_\_\_\_\_, 2008

\_\_\_\_\_  
Michielle R. Cannon-Finch  
Clerk of Council

RICHLAND COUNTY ATTORNEY'S OFFICE

\_\_\_\_\_

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

First Reading:  
Second Reading:  
Public Hearing:  
Third Reading:

40

STATE OF SOUTH CAROLINA  
COUNTY COUNCIL FOR RICHLAND COUNTY  
ORDINANCE NO. \_\_\_-08HR

AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES; CHAPTER 16, LICENSES AND MISCELLANEOUS BUSINESS REGULATIONS; ARTICLE I, IN GENERAL; SO AS TO ADDRESS BUSINESS REVENUES GENERATED BY INTERSTATE COMMERCE.

WHEREAS, interstate commerce is defined as the trading in goods and commodities between citizens or businesses of different states; and

**Deleted:** WHEREAS, the Richland County Council wishes to enhance Richland County's business environment, and  
WHEREAS, businesses

WHEREAS, revenues generated by interstate commerce can be required to be reported for business license purposes pursuant to and in keeping with the 1977 US Supreme Court decision in Complete Auto Transit, Inc. v. Brady; and

WHEREAS, business license fees are charged for the privilege of doing business within the jurisdiction, and the value of the privilege is measured by the businesses' gross receipts; and

WHEREAS, Richland County's business license ordinance included an exemption from business license fees for revenues generated by interstate commerce exemption starting from the ordinance's initial approval in 1987; and

WHEREAS, in July 2007 Richland County Council exercised its right to remove that exemption from the business license ordinance in order to update the ordinance to reflect the Supreme Court decision and to standardize the ordinance with cities' and counties' ordinances across the state; and

WHEREAS, Richland County Council recognizes that businesses located within its jurisdiction contribute to the economic and financial health of the Richland County community, and

WHEREAS, Richland County Council wishes to enhance the economic environment in which these businesses operate, and

**Deleted:** in turn provides services  
**Deleted:** located within Richland County

WHEREAS, Richland County Council, in the spirit of promoting interstate commerce and bolstering the economic wellbeing of businesses located within unincorporated Richland County, is exercising its right to provide a discount on business license fees to businesses within Richland County engaged in interstate commerce for their economic benefit;

**Deleted:** businesses conducting businesses in whole or in part outside South Carolina do not require the same level of services from

NOW, THEREFORE, pursuant to the authority by the Constitution of the State of South Carolina and the General Assembly of the State of South Carolina, BE IT ENACTED BY RICHLAND COUNTY COUNCIL:

**Deleted:** on that part of its business operations; and  
WHEREAS,

**SECTION I.** The Richland County Code of Ordinances; Chapter 16, Licenses and Miscellaneous Business Regulations; Article I, In General; Business License Fee Schedule, is hereby amended by the

**Deleted:** Council wishes  
**Deleted:** charged  
**Deleted:** generating revenues from  
**Deleted:** ;  
**Deleted:** 08

the addition of the following language:

(4) **Interstate Commerce Declining Rates**

These declining rates apply in all classes for gross revenues generated by interstate commerce, i.e., the sale of goods across South Carolina state lines, for which a business license was not paid for and obtained in another jurisdiction outside South Carolina.

<u>Interstate Commerce Revenue</u> (in millions)	<u>Discount on the Business</u> <u>License Fee</u>
1.00 – 4.99	5%
5.00 – 9.99	10%
10.00 – 14.99	15%
15.00 – 19.99	20%
20.00 – 24.99	25%
25.00 – 29.99	30%
30.00 – 34.99	35%
35.00 – 39.99	40%
40.00 – 44.99	45%
45.00 or greater	50%

... [1]

**SECTION II. Severability.** If any section, subsection, or clause of this article shall be deemed unconstitutional or otherwise invalid, the validity of the remaining sections, subsections, and clauses shall not be affected thereby.

**SECTION III. Conflicting Ordinances.** All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

**SECTION IV. Effective Date.** This amendment shall be effective on and after January 1, 2009.

Deleted: 08

RICHLAND COUNTY COUNCIL

BY: \_\_\_\_\_  
Joseph McEachern, Chair

ATTEST THIS THE \_\_\_\_ DAY

OF \_\_\_\_\_, 2008

\_\_\_\_\_  
Michielle R. Cannon-Finch  
Clerk of Council

RICHLAND COUNTY ATTORNEY'S OFFICE

\_\_\_\_\_  
Approved As To LEGAL Form Only  
No Opinion Rendered As To Content

First Reading: July 15, 2008  
Second Reading: September 9, 2008 [Tentative]  
Public Hearing: September 9, 2008 [Tentative]  
Third Reading: September 16, 2008 [Tentative]

Deleted: 08 \_\_\_\_\_

{ 07/17/08 ..... 3 .....



## Richland County Business Service Center

2020 Hampton Street, Suite 1050  
P.O. Box 192  
Columbia, SC 29202

Phone: (803) 576-2287  
Fax: (803) 576-2289  
[bsc@rcgov.us](mailto:bsc@rcgov.us)  
<http://www.rcgov.us/bsc>

### **Projection of Financial Impact to the County If the Interstate Commerce Exemption is Allowed**

The projected financial impact to Richland County if all interstate commerce is allowed to be deducted is \$2.5 million.

The FY 09 budget was adopted with the assumption of receiving \$9 million in revenue from business licenses, which does not include the interstate commerce exemption. Therefore, if the interstate commerce exemption is reinstated in its entirety, there will be a \$2.5 million shortfall in business license revenues.

#### 2007 Information

- The total revenue in 2007 generated by 122 businesses claiming the interstate commerce deduction was almost \$5.4 billion.
- 85%, or \$4.6 billion, of this revenue was deducted in 2007 for interstate commerce.
- The total business license fees paid by these businesses in 2007 was \$423,241 (based on the new rate structure).

#### 2008 Information

- The total revenue in 2008 generated by these businesses was \$4.8 billion. (Much of this reduction in total revenue is a result of improved revenue reporting, i.e., reporting revenue generated only at Richland County locations.)
- 0% of this revenue was deducted in 2008 for interstate commerce.
- The total fees paid by these businesses in 2008 was \$3 million (also based, of course, on the new rate structure).

STATE OF SOUTH CAROLINA  
COUNTY COUNCIL OF RICHLAND COUNTY  
ORDINANCE NO. \_\_\_\_-08HR

AN ORDINANCE OF THE COUNTY COUNCIL OF RICHLAND COUNTY, SOUTH CAROLINA, AMENDING THE ZONING MAP OF UNINCORPORATED RICHLAND COUNTY, SOUTH CAROLINA, TO CHANGE THE ZONING DESIGNATION FOR THE REAL PROPERTY DESCRIBED AS A PORTION OF TMS # 21300-01-02 FROM RU (RURAL DISTRICT) TO RC (RURAL COMMERCIAL DISTRICT); AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

Pursuant to the authority granted by the Constitution of the State of South Carolina and the General Assembly of the State of South Carolina, BE IT ENACTED BY RICHLAND COUNTY COUNCIL:

Section I. The Zoning Map of unincorporated Richland County is hereby amended to change a portion of the real property described as TMS # 21300-01-02 from RU (Rural District) zoning to RC (Rural Commercial District) zoning.

Section II. 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 III. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section IV. This ordinance shall be effective from and after \_\_\_\_\_, 2008.

RICHLAND COUNTY COUNCIL

By: \_\_\_\_\_  
Joseph McEachern, Chair

Attest this \_\_\_\_\_ day of  
\_\_\_\_\_, 2008.

\_\_\_\_\_  
Michielle R. Cannon-Finch  
Clerk of Council



RICHLAND COUNTY ATTORNEY'S OFFICE

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

Public Hearing: July 22, 2008  
First Reading: July 22, 2008  
Second Reading: September 9, 2008 (tentative)  
Third Reading:

STATE OF SOUTH CAROLINA  
COUNTY COUNCIL OF RICHLAND COUNTY  
ORDINANCE NO. \_\_\_\_-08HR

AN ORDINANCE OF THE COUNTY COUNCIL OF RICHLAND COUNTY, SOUTH CAROLINA, AMENDING THE ZONING MAP OF UNINCORPORATED RICHLAND COUNTY, SOUTH CAROLINA, TO CHANGE THE ZONING DESIGNATION FOR THE REAL PROPERTY DESCRIBED AS TMS # 16910-02-06 FROM RM-HD (RESIDENTIAL, MULTI-FAMILY – HIGH DENSITY DISTRICT) TO OI (OFFICE AND INSTITUTIONAL DISTRICT); AND TO CHANGE THE ZONING DESIGNATION FOR THE REAL PROPERTY DESCRIBED AS TMS # 16910-02-07 FROM GC (GENERAL COMMERCIAL DISTRICT) TO OI (OFFICE AND INSTITUTIONAL DISTRICT); AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

Pursuant to the authority granted by the Constitution of the State of South Carolina and the General Assembly of the State of South Carolina, BE IT ENACTED BY RICHLAND COUNTY COUNCIL:

Section I. The Zoning Map of unincorporated Richland County is hereby amended to change the real property described as TMS # 16910-02-06 from RM-HD (Residential, Multi-Family – High Density District) zoning to OI (Office and Institutional District) zoning; and to change the real property described as TMS # 16910-02-07 from GC (General Commercial District) zoning to OI (Office and Institutional District) zoning.

Section II. 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 III. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section IV. This ordinance shall be effective from and after \_\_\_\_\_, 2008.

RICHLAND COUNTY COUNCIL

By: \_\_\_\_\_  
Joseph McEachern, Chair

Attest this \_\_\_\_\_ day of  
\_\_\_\_\_, 2008.

\_\_\_\_\_  
Michielle R. Cannon-Finch  
Clerk of Council

RICHLAND COUNTY ATTORNEY'S OFFICE

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

Public Hearing: July 22, 2008  
First Reading: July 22, 2008  
Second Reading: September 9, 2008 (tentative)  
Third Reading:

STATE OF SOUTH CAROLINA  
COUNTY COUNCIL OF RICHLAND COUNTY  
ORDINANCE NO. \_\_\_\_-08HR

AN ORDINANCE OF THE COUNTY COUNCIL OF RICHLAND COUNTY, SOUTH CAROLINA, AMENDING THE ZONING MAP OF UNINCORPORATED RICHLAND COUNTY, SOUTH CAROLINA, TO CHANGE THE ZONING DESIGNATION FOR THE REAL PROPERTY DESCRIBED AS A PORTION OF TMS # 22900-02-09; FROM C-3 (GENERAL COMMERCIAL DISTRICT) TO C-1 (NEIGHBORHOOD COMMERCIAL DISTRICT); AND FROM C-1 (NEIGHBORHOOD COMMERCIAL DISTRICT) TO C-3 (GENERAL COMMERCIAL DISTRICT); AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

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 Zoning Map of unincorporated Richland County is hereby amended to change the property (a portion of TMS # 22900-02-09) described in Exhibit A as a shaded parcel labeled “proposed C-1 zoning”, which is attached hereto, from C-3 General Commercial District zoning to C-1 Neighborhood Commercial District zoning.

Section II. The Zoning Map of unincorporated Richland County is hereby amended to change the property (a portion of TMS # 22900-02-09) described in Exhibit A as a shaded parcel labeled “proposed C-3 zoning”, which is attached hereto, from C-1 Neighborhood Commercial District zoning to C-3 General Commercial District zoning.

Section III. 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 IV. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section V. This ordinance shall be effective from and after \_\_\_\_\_, 2008.

RICHLAND COUNTY COUNCIL

By: \_\_\_\_\_  
Joseph McEachern, Chair

Attest this \_\_\_\_\_ day of  
\_\_\_\_\_, 2008.

\_\_\_\_\_  
Michielle R. Cannon-Finch  
Clerk of Council

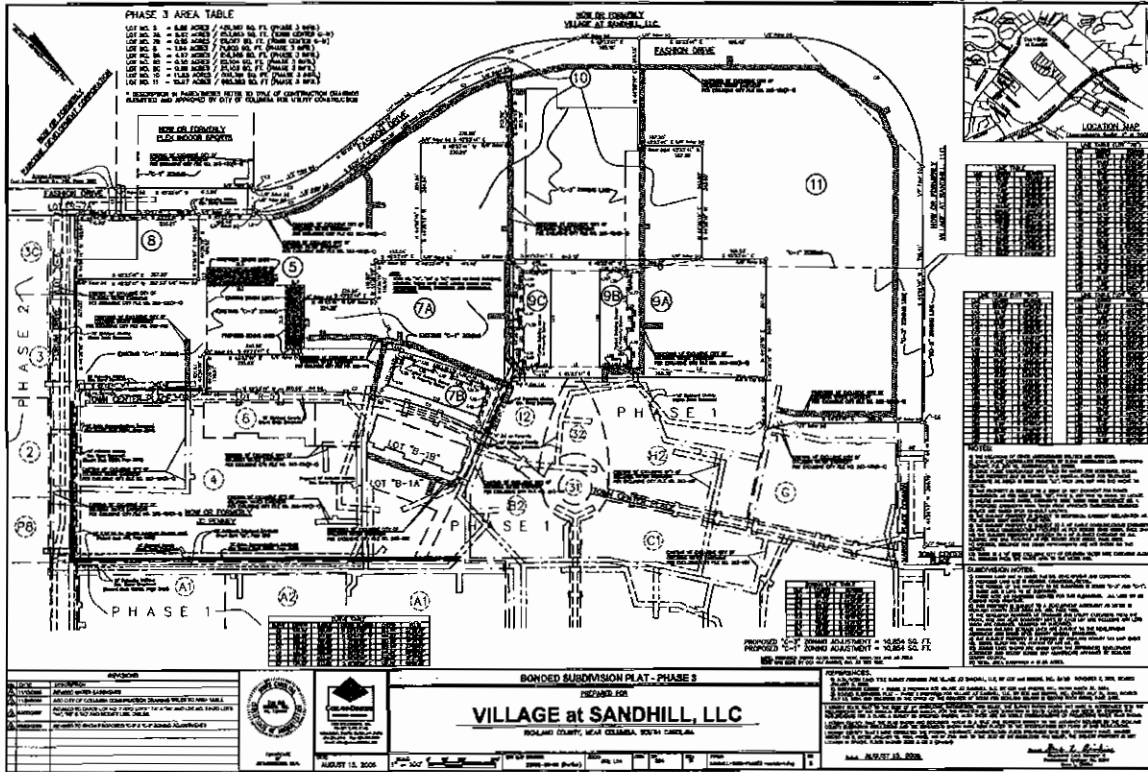
RICHLAND COUNTY ATTORNEY'S OFFICE

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

Public Hearing: July 22, 2008  
First Reading: July 22, 2008  
Second Reading: September 9, 2008 (tentative)  
Third Reading:

# Exhibit A Property Description



STATE OF SOUTH CAROLINA  
COUNTY COUNCIL FOR RICHLAND COUNTY  
ORDINANCE NO. \_\_\_\_-08HR

AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES; CHAPTER 26, LAND DEVELOPMENT; ARTICLE VII, GENERAL DEVELOPMENT, SITE, AND PERFORMANCE STANDARDS; SECTION 26-180, SIGNS; SUBSECTION (D), SIGNS EXEMPT FROM PERMIT REQUIREMENTS; PARAGRAPH (4), POLITICAL SIGNS.

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 VII, General development, Site, and Performance Standards; Section 26-180, Signs; Subsection (d), Signs Exempt from Permit Requirements; Paragraph (4), Political Signs; is hereby amended to read as follows:

- (4) *Political signs.* Political signs shall not be located within a public road right-of-way and shall not be attached to trees, utility poles, or publicly owned property. Such signs shall not be illuminated, and. ~~Such signs shall not exceed six (6)~~ thirty-two (32) square feet in area and ~~four (4)~~ six (6) feet in height, if freestanding. Political signs may be displayed during a period beginning sixty (60) days prior to an election, but must be removed within seven (7) days after the election or referendum has been decided. It shall be the responsibility of the candidate to have such signs removed.

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

SECTION IV. Effective Date. This ordinance shall be enforced from and after \_\_\_\_\_, 2008.

RICHLAND COUNTY COUNCIL

BY: \_\_\_\_\_  
Joseph McEachern, Chair

ATTEST THIS THE \_\_\_\_\_ DAY

OF \_\_\_\_\_, 2008

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Michielle R. Cannon-Finch  
Clerk of Council

RICHLAND COUNTY ATTORNEY'S OFFICE

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

First Reading: July 22, 2008  
Public Hearing: July 22, 2008  
Second Reading: September 9, 2008 (tentative)  
Third Reading:



STATE OF SOUTH CAROLINA  
COUNTY COUNCIL FOR RICHLAND COUNTY  
ORDINANCE NO. \_\_\_-08HR

AN ORDINANCE AMENDING 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 (74), WAREHOUSES (SELF-STORAGE), SO AS TO DELETE THE REQUIREMENT OF A FENCE OR WALL AROUND THE PERIMETER OF THE DEVELOPMENT.

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 VI, Supplemental Use Standards; Section 26-151, Permitted Uses with Special Requirements; Subsection (c), Standards; Paragraph (74) is hereby amended to read as follows:

(74) *Warehouses (self-storage.)*

- a. Use districts: Rural Commercial, General Commercial, M-1 and LI Light Industrial.
- ~~b. Fencing or walls shall be required around the perimeter of the development. The fence or wall shall be a minimum of six (6) feet in height.~~
- eb. Any side of the building providing doorways to storage areas shall be set back from the property line not less than an additional twenty-five (25) feet of the required setback.
- ec. Off-street parking shall be as follows:
  - 1. One space for each ten (10) storage cubicles. This parking requirement may be satisfied with parking lanes as established below.
  - 2. Two parking spaces for any manager's quarters.
  - 3. In addition to subsection 1. above, one (1) space for every fifty (50) storage cubicles, to be located adjacent to the project office for the use of prospective clients.
- ed. On-site driveway widths shall be required as follows:

1. All one-way driveways shall provide for one ten (10) feet parking lane and one fifteen (15) feet travel lane. Traffic direction and parking shall be designated by signage or painting.
2. All two-way driveways shall provide for one ten (10) feet parking lane and two twelve (12) feet travel lanes.
3. The parking lanes may be eliminated when the driveway does not directly serve any storage cubicles.

fe. Retail and wholesale uses, and the storage of hazardous materials, shall be prohibited in self storage warehouses. Notice of such prohibition shall be given to customers by a conspicuous sign posted at the entrance to the property, or by provisions in the lease agreement, or both.

gf. Any outside storage area for vehicles, trailers, campers, boats, or the like shall be separate from any structures and located to one side or to the rear of the development. Spaces shall be located a minimum of twenty-five (25) feet from any adjacent property line, and in no case shall these spaces be counted towards meeting the parking requirements of this subsection d. above.

hg. All lights shall be shielded so as to direct light onto the uses established, and away from adjacent property; but lighting may be of sufficient intensity to discourage vandalism and theft.

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

SECTION IV. Effective Date. This ordinance shall be enforced from and after \_\_\_\_\_, 2008.

RICHLAND COUNTY COUNCIL

BY: \_\_\_\_\_  
Joseph McEachern, Chair

ATTEST THIS THE \_\_\_\_ DAY

OF \_\_\_\_\_, 2008

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Michielle R. Cannon-Finch  
Clerk of Council

RICHLAND COUNTY ATTORNEY'S OFFICE

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

Public Hearing: July 22, 2008  
First Reading: July 22, 2008  
Second Reading: September 9, 2008 (tentative)  
Third Reading:

STATE OF SOUTH CAROLINA  
COUNTY COUNCIL FOR RICHLAND COUNTY  
ORDINANCE NO. \_\_\_\_-08HR

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 WITH SPECIAL REQUIREMENTS, AND SPECIAL EXCEPTIONS; “BUSINESS, PROFESSIONAL AND PERSONAL SERVICES” AND “INSTITUTIONAL, EDUCATIONAL AND CIVIC USES” OF TABLE 26-V-2.; AND “RECREATIONAL USES” OF TABLE 26-V-2.; AND ARTICLE VI, SUPPLEMENTAL USE STANDARDS; SECTION 26-151, PERMITTED USES WITH SPECIAL REQUIREMENTS, AND SECTION 26-152, SPECIAL EXCEPTIONS; SO AS TO PERMIT CERTAIN CHILD DAY CARES (SIX OR LESS) WITH SPECIAL REQUIREMENTS AND TO REMOVE THE SPECIAL EXCEPTION REQUIREMENTS FOR TATTOO FACILITIES IN THE GC GENERAL COMMERCIAL DISTRICTS AND TO PERMIT CERTAIN CLUBS AND LODGES AS A SPECIAL EXCEPTION IN THE RURAL ZONING DISTRICTS.

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; “Institutional, Educational and Civic Uses” of Table 26-V-2.; is hereby amended to read as follows:

(ORDINANCE CONTINUES ON NEXT PAGE)

TROS	RU	RR	RS-E	RS-LD	RS-MD	RS-HD	MH	RM-MD	RM-HD	OI	NC	RC	GC	M-1	LI	HI
<u>Civic</u>																
	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
ns																
	SE															
ion (6 or	SE	SE	SE	SE	SE	SE	SE	SE	SE	SR	SR	SR	SR	SR	SR	SR
are,	SE	SE	SE	SE	SE	SE	SE	SE	SE	SR	SR	SR	SR	SR	SR	SR
)	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR
ee, Home	SE	SE	SE	SE	SE	SE	SE	SE	SE	SR	SR	SR	SR	SR	SR	SR
er																
	P	P	P	P	P	P	P	P	P	SR	SR	SR	SR	SR	SR	SR
Not																
	SR	SR	SR	SR	SR	SR	SR	SR	SR	P	P	P	P	P	P	P
es	SE	SE			P				P	P	P	P	P	P	P	P
	SE	SE			SE				SE	P	P	P	P	P	P	P

	TROS	RU	RR	RS-E	RS-LD	RS-MD	RS-HD	MH	RM-MD	RM-HD	OI	NC	RC	GC	M-1	LI	HI
		SR	SR	SE	SE	SE	SE	SE	SR	SR	P	P	SR	P	P	P	P
		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
											P	P	P	P	P	P	P
distribution														P	P	P	
es											P	P	P	P	P	P	
id											P	P	P	P	P	P	
											P	P	P	P	P	P	
											P	P	P	P	P	P	
private, to s)		SR	SR	SR	SR	SR	SR	SR	SR	SR	P	P	P	P	SE		
except											P	P	P	P	P	P	
														P	P	P	P
		SE									SE		SE	SR	SR		

SECTION II. 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; “Business, Professional and Personal Services” of Table 26-V-2.; is hereby amended to read as follows:

(ORDINANCE CONTINUES ON NEXT PAGE)

	TROS	RU	RR	RS-E	RS-LD	RS-MD	RS-HD	MH	RM-MD	RM-HD	OI	NC	RC	GC	M-1	LI	HI
<b>nal Services</b>																	
ckeping, and											P	P	P	P	P	P	
Related Agencies											P	P	P	P	P		
											P	P	P	P	P	P	P
											P	P	P	P	P	P	P
g Storage													P	P	P	P	P
orage Services															P	P	P
ices											P	SR	SR	P	P	P	
Related Services		SR							SR	SR	P	P	P	P	P	P	
		P	SR						SR	SR	P	P	SR	P	P		
ot Otherwise Listed														P	P	P	P
also Truck Washes)													SR	P	P	P	P
ervices														P	P	P	P
wear Repairs											P	P	P	P	P		
lated Services											P	P	P	P	P	P	P
e															SR	SR	P
orage											P	P	P	P	P	P	P
e Storage															SR	SR	P
side Storage															P	P	P
Outside Storage															SR	SR	P
out Outside Storage											P	P	P	P	P	P	P
											P	P	P	P	P	P	
lated Services											P	P	P	P	P	P	





		RU	RR	SR-E	RS-LD	RS-MD	RS-HD	MH	RM-MD	RM-HD	OI	NC	RC	GC	M-1	LI	HI
ical Services, Not											P	P	P	P	P	P	
														P	P	P	P
											P	P	P	P	P		
creation Camps		SR															
ge														SR	P	P	P
orage													P	P	P	P	P
													SR	SR	SR	SR	P
															P	P	P
													P	P	P	P	P
Boat															P		P
Boat															P	P	P
oment															P	P	P
Home														P	P	P	
Personal and												P	P	P	P	P	
Television, Radio,												P	P	P	P	P	
es											SR			P	P	P	P
														P	P	P	
													P		P		P

	RU	RR	SR-E	RS-LD	RS-MD	RS-HD	MH	RM-MD	RM-HD	OI	NC	RC	GC	M-1	LI	HI
											P	P	P	P		
													SEP			
												P	P	P	P	
													P	P		
												SE	SE	P	SE	
ian Drive-Ins											SE	P	P	P	P	
														P		P
ses or Other										P	P	P	P	P		
herwise Listed												P	P	P		
es													P	P	P	P
														P	P	P
rk, May Include d in Connection										SR	SR	P	P	P	P	
										P	P	P	P	P		
										P	P	P	P	P		

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; Paragraph (24) is hereby amended to read as follows and Paragraph (25) is hereby deleted in its entirety, and all remaining paragraphs are renumbered in appropriate chronological order.

(24) Day Care, Child, Family Day Care, Home Occupation (~~5~~ 6 or less) - (~~RU, RR, RS-E, RS-LD, RS-MD, RS-HD, MH, RM-MD, RM-HD, OI, NC, RC, GC~~)

~~(25) Day Care, Child, Group Day Care, Home Occupation (6 to 12) (OI, NC, RC, GC)~~

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 (24) is hereby amended to read as follows and Paragraph (25) is hereby deleted in its entirety, and all remaining paragraphs are renumbered in appropriate chronological order.

(24) *Day care, child, family day care, home occupation (~~five~~ six or less).*

- a. Use districts: Rural; Rural Residential; Residential, Single-Family – Estate; Residential, Single-Family – Low Density; Residential, Single-Family – Medium Density; Residential, Single-Family – High Density; Manufactured Home; Residential, Multi-Family – Medium Density; Residential, Multi-Family – High Density; Office and Institutional; Neighborhood Commercial; Rural Commercial; General Commercial.
- b. A child family day care home occupation, must be operated in an occupied residence.
- ~~b.c.~~ Any outdoor play area shall be fenced or otherwise enclosed on all sides and shall not include driveways, parking areas, or land otherwise unsuited for children’s play space.
- ~~ed.~~ Client pick-up and drop-off shall not obstruct traffic flow on adjacent public roads.
- ~~de.~~ All other state and federal regulations shall be met.

~~(25) Day care, child, group day care, home occupation (6 to 12).~~

- a. — ~~Use districts: Office and Institutional; Neighborhood Commercial; Rural Commercial; General Commercial.~~
- b. — ~~A child group day care home occupation, must be operated in an occupied residence.~~
- c. — ~~Any outdoor play area shall be fenced or otherwise enclosed on all sides and shall not include driveways, parking areas, or land otherwise unsuited for children's play space.~~
- d. — ~~Client pick up and drop off shall not obstruct traffic flow on adjacent public roads.~~
- e. — ~~All other state and federal regulations shall be met.~~

SECTION V. 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; “Recreational Uses” of Table 26-V-2.; is hereby amended to read as follows:

(ORDINANCE CONTINUES ON NEXT PAGE)

	TROS	RU	RR	SR-E	RS-LD	RS-MD	RS-HD	MH	RM-MD	RM-HD	OI	NC	RC	GC	M-1	LI	HI
backgrounds														SR	SR	SR	
												P	P	P	P		
	SR	SE	SE	SE	SE	SE	SE	SE	SE	SE	P	SR	SR	P	P		
														SR	SR	SR	
														P	P		
														P	P		
es	SR	<u>SR SE</u>									P	P	P	P	P		
	SR	SR	SE	SE	SE	SE	SE	SE	SE	SE				SR	SR	SR	
											P	P	P	P	P		
ar Small														SR	P		P
	SR	SR	SE	SE	SE	SE	SE	SE	SE	SE				SR	SR	SR	
													P	P	P	P	
ling)	SR												SR	SR	SR	SR	
		P															
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SECTION VI. 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 (16), Clubs or Lodges, is hereby deleted in its entirety, and all remaining paragraphs are renumbered in appropriate chronological order.

SECTION VII. 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; is hereby amended to read as follows:

- (1) Athletic Fields - (RU, RR, RS-E, RS-LD, RS-MD, RS-HD, MH, RM-MD, RM-HD)
- (2) Bars and Other Drinking Places - (OI, NC)
- (3) Borrow Pits - (RU, RR, M-1, LI)
- (4) Buildings, High-Rise, Six (6) or More Stories - (RM-HD, GC)
- ~~(5) Clubs or lodges - (RU)~~
- ~~(56)~~ Continued Care Retirement Communities - (RU, RR)
- ~~(67)~~ Correctional Institutions - (RU, LI, HI)
- ~~(78)~~ Country Clubs with Golf Courses - (RR, RS-E, RS-LD, RS-MD, RS-HD, MH, RM-MD, RM-HD)
- ~~(89)~~ Day Care, Adult, Home Occupation (6 or Less) - (RU, RR, RS-E, RS-LD, RS-HD, MH, RM-MD, RM-HD)
- ~~(9) Day Care, Child, Family Day Care, Home Occupation (5 or less) - (RU, RR, RS-E, RS-LD, RS-MD, RS-HD, MH, RM-MD, RM-HD)~~
- ~~(10) Day Care, Child, Group Day Care, Home Occupation (6 to 12) - (RU, RR, RS-E, RS-LD, RS-MD, RS-HD, MH, RM-MD, RM-HD)~~
- ~~(4110)~~ Dormitories - (OI, GC)
- ~~(4211)~~ Dwellings, Single Family, Zero Lot Line, Common - RS-MD, RS-HD)
- ~~(4312)~~ Dwellings, Manufactured Homes on Individual Lots - (M-1)
- ~~(4413)~~ Fabricated Metal Products - (LI)



- (~~15~~14) Glass and Glass Products – (LI)
- (~~16~~15) Group Homes (10 or more) – (RM-HD, OI, NC, RC, GC)
- (~~17~~16) Landfills, Sanitary and Inert Dump Sites - (RU, HI)
- (~~18~~17) Machinery – (LI)
- (~~19~~18) Manufacturing, Not Otherwise Listed – (LI)
- (~~20~~19) Nursing and Convalescent Homes – (RU, RR)
- (~~21~~20) Orphanages - (RU, RR, RM-MD, RM-HD)
- (~~22~~21) Places of Worship – (RS-E, RS-LD, RS-MD, RS-HD, MH)
- (~~23~~22) Race Tracks and Drag Strips – (HI)
- (~~24~~23) Radio, Television, and Telecommunications and other Transmitting Towers – (RU, OI, NC, RC, GC, LI, HI)
- (~~25~~24) Rooming and Boarding Houses – (RM-HD, OI, NC, RC)
- (~~26~~25) Scrap and Recyclable Materials – (M-1, LI, HI)
- (~~27~~26) Shooting Ranges, Outdoor - (RU, HI)
- (~~28~~27) Special Congregate Facilities - (OI, GC)
- (~~29~~28) Swimming and Tennis Clubs - (RU, RR, RS-E, RS-LD, RS-MD, RS-HD, MH, RM-MD, RM-HD, OI, NC, RC, LI)
- (~~30~~) ~~Tattoo Facilities~~ – (~~GC~~)
- (~~31~~29) Textile Product Mills – (LI)
- (~~32~~30) Theaters, Motion Picture, Drive-Ins - (RC, GC, LI)
- (~~33~~31) Theaters, Motion Picture, Other Than Drive-Ins - (NC)
- (~~34~~32) Transportation Equipment - (LI)
- (~~35~~33) Waste Collection, Hazardous - (HI)
- (~~36~~34) Waste Treatment and Disposal, Hazardous – (HI)

(3735) Zoos and Botanical Gardens – (RU, OI, RC)

SECTION VIII. The Richland County Code of Ordinances; Chapter 26, Land Development; Article VI, Supplemental Use Standards; Section 26-152, Special Exceptions; Subsection (d), Standards; is hereby amended to read as follows:

(d) *Standards.*

(1) *Athletic fields.*

- a. Use districts: Rural; Rural Residential; Residential, Single-Family, Estate; Residential, Single-Family, Low Density; Residential, Single-Family, Medium Density; Residential, Single-Family, High Density; Manufactured Home Park; Residential, Multi-Family, Medium Density; Residential, Multi-Family, High Density.
- b. Parking lots for athletic fields shall have primary access to collector or thoroughfare roads.
- c. Lights shall be positioned so as not to shine onto adjacent properties.
- d. Loud speaker systems shall not be operated before 8:00 a.m. or after 10:00 p.m.

(2) *Bars and other drinking places.*

- a. Use districts: Office Institutional; Neighborhood Commercial.
- b. Lots used for bars or drinking places shall be located no closer than four hundred (400) feet from any other lot used as a bar or drinking place, and shall be no closer than six hundred (600) feet to any lot which contains a school (public or private) or a place of worship.
- c. A minimum six (6) foot high opaque fence or wall shall be erected adjacent to the property line of any abutting residences.
- d. Parking areas related to the establishment shall be located no closer than thirty (30) feet to the property lines of any abutting residences.

(3) *Borrow pits.*

- a. Use districts: Rural; Rural Residential; M-1 and LI Light Industrial.
- b. Proposals for borrow pits will only be permitted where:

1. There are overriding environmental or other planning benefits compared to obtaining materials from alternative sources;
  2. Alternative materials of the required specification are unavailable in sufficient quantities;
  3. They are contiguous with or close to the projects they are intended to serve;
  4. They are time-limited to the life of the project and material is to be used only for the specified project;
  5. Proposals include appropriate reclamation measures that make full use of surplus spoil from the project;
  6. The site can be restored to its original levels or an alternative acceptable landform only utilizing materials from the construction project;
  7. Any impacts on the environment or local communities can be controlled to acceptable levels; and
  8. The project area is less than ten (10) acres.
- c. All borrow pits subject to this subsection shall comply with the following requirements:
1. The average slope of any cut bank measured from a point located ten (10) feet from the boundary of any abutting property to the bottom of the cut bank in the pit shall not exceed a horizontal to vertical ratio of 2:1. The owner of the borrow pit is responsible for maintaining this condition;
  2. The top of the cut bank of the borrow pit shall, at no time, be closer than ten (10) feet from the property boundary of any abutting landowner;
  3. The depth of the borrow pit is limited to a maximum of twelve feet below the average seasonal high water table or three feet above a confining or semi-confining unit, whichever is shallower;
  4. No excavation shall occur within two hundred (200) feet of a wetland or other surface water;

5. Best management practices shall be used to control erosion and sediment transport during and after the excavation activities;
6. The borrow pit slopes shall be stabilized with native vegetation within six months following completion of the excavation;
7. Upon completion of the excavation area, side slopes shall be no steeper than 4 (horizontal):1 (vertical) out to a depth of two feet below the average water elevation;
8. No on-site grading or sorting of materials shall occur; and
9. The active excavation, processing, and transportation of fill material shall only occur between 8:00 a.m. and 8:00 p.m.

(4) *Buildings, high-rise, six (6) or more stories.*

- a. Use districts: Residential, Multi-Family, High-Density; Office and Institutional; General Commercial.
- b. The minimum lot size to establish a high-rise building shall be one (1) acre.
- c. The minimum lot width to establish a high-rise building shall be one hundred and fifty (150) feet.
- d. A high-rise structure shall be set back a minimum of twenty-five (25) feet from all property lines.
- e. In the RM-HD District, the maximum lot coverage for a high-rise building shall be thirty-five percent (35%). In the GC and OI Districts, the maximum lot coverage for a high-rise building shall be forty-five percent (45%).
- f. Increase of allowable lot coverage:
  1. Additional lot coverage may be allowed on a foot for foot basis equal to the number of square feet provided on the structure above the first level in the form of landscaped roof gardens, solariums, recreational spaces, and the like made available generally to tenants. In no case shall such an increase in coverage exceed an amount equal to ten percent (10%) of the total lot area upon which the high-rise structure is located.

2. Parking lots or structures to accommodate required parking may be erected to cover not more than thirty percent (30%) of the total lot area in addition to the coverage listed in subsections e. and f.1. above.
- g. No portion of any high-rise building shall project through imaginary planes leaning inward over the lot from the exterior lot lines of the parcel at angles representing two (2) feet in height for each one (1) foot of horizontal distance from such lot line.
- h. Parking and loading facilities shall be provided as required by Section 26-173 of this chapter. No parking lots shall be permitted within any required setback.
- i. High-rise buildings over fifteen (15) stories in height are only permitted on lots located at the intersection of major thoroughfares or interstate highway interchanges.
- j. In the Office and Institutional District the maximum height for a high rise shall be seventy-five (75) feet.

(5) Clubs or lodges.

- a. Use districts: Rural.
- b. A club or lodge may not be used after 12:00 midnight, Sunday through Thursday, and after 1:00 a.m. on Fridays and Saturdays.
- c. Sexually oriented businesses are not permitted in a club or lodge.

(56) Continued care retirement communities.

- a. Use districts: Rural; Rural Residential.
- b. The minimum lot size to establish a continued care retirement community shall be one (1) acre.
- c. No parking space or drive aisle shall be located closer than twenty (20) feet to any other residence not a part of the community.
- d. The front setback shall be the same as permitted in the respective district, but shall not be less than the lesser setback of any existing homes on adjacent lots. The side and rear setbacks shall be as set forth for the district.
- e. All facilities shall be solely for the use of the residents and their guests.

(67) *Correctional institutions.*

- a. Use districts: Rural; LI Light Industrial; Heavy Industrial.
- b. Off-street parking requirements shall be as listed in Section 26-173 of this chapter.

(78) *Country clubs with golf courses.*

- a. Use districts: Rural Residential; Residential, Single-Family, Estate; Residential, Single-Family, Low Density; Residential, Single-Family, Medium Density; Residential, Single-Family, High Density; Manufactured Home Park; Residential, Multi-Family, Medium Density; Residential, Multi-Family, High Density.
- b. There shall be a minimum fifty (50) foot setback between clubhouses, swimming pools, lighted tennis courts, or athletic fields and adjacent residentially zoned or used properties.

(89) *Day care, adult, home occupation (six or less).*

- a. Use districts: Rural; Rural Residential; Residential, Single-Family, Estate; Residential, Single-Family, Low Density; Residential, Single-Family, Medium Density; Residential, Single-Family, High Density; Manufactured Home Park; Residential, Multi-Family, Medium Density; Residential, Multi-Family, High Density.
- b. An adult day care, home occupation, with six (6) or fewer attendees must be operated in an occupied residence.
- c. Client pick-up and drop-off shall not obstruct traffic flow on adjacent public roads.
- d. Parking shall not be located in the front yard.
- e. All other state and federal regulations shall be met.

~~(9) *Day Care, Child, Family Day Care, Home Occupation (5 or less)*~~

- ~~a. Use districts: Rural; Rural Residential; Residential, Single Family, Estate; Residential, Single Family, Low Density; Residential, Single Family, Medium Density; Residential, Single Family, High Density; Manufactured Home Park; Residential, Multi Family, Medium Density; Residential, Multi Family, High Density.~~
- ~~b. A child group family day care home occupation must be operated in an occupied residence.~~

- ~~e. Any outdoor play area shall be fenced or otherwise enclosed on all sides and shall not include driveways, parking areas, or land otherwise unsuited for children's play space.~~
- ~~d. Client pick-up and drop-off shall not obstruct traffic flow on adjacent public roads.~~
- ~~e. Parking shall not be located in the front yard.~~
- ~~f. All other state and federal regulations shall be met.~~

~~(10) Day Care, Child, Group Day Care, Home Occupation (6 to 12).~~

- ~~a. Use districts: Rural; Rural Residential; Residential, Single Family, Estate; Residential, Single Family, Low Density; Residential, Single Family, Medium Density; Residential, Single Family, High Density; Manufactured Home Park; Residential, Multi-Family, Medium Density; Residential, Multi-Family, High Density.~~
- ~~b. A child group day care home occupation must be operated in an occupied residence.~~
- ~~e. Any outdoor play area shall be fenced or otherwise enclosed on all sides and shall not include driveways, parking areas, or land otherwise unsuited for children's play space.~~
- ~~d. Client pick-up and drop-off shall not obstruct traffic flow on adjacent public roads.~~
- ~~e. Parking shall not be located in the required front yard.~~
- ~~f. All other state and federal regulations shall be met.~~

~~(1110) Dormitories.~~

- a. Use districts: Office and Institutional; General Commercial.
- b. The property on which the use is located shall be within a one-half (½) mile radius of property developed as the primary campus of the representing college or university.

~~(1211) Dwellings, single-family, zero lot line, common.~~

- a. Use districts: Residential, Single-Family, Medium Density; Residential, Single-Family, High Density.

- b. The lot proposed for zero lot line development must be under the same ownership at the time of initial construction or the owner of adjacent properties must record an agreement or deed restriction in writing to the development of zero setback. The maintenance and drainage easement required in e. below must be provided as part of this agreement and deed restriction.
- c. One (1) dwelling unit shall be placed on one interior side property line with a zero (0) setback and the dwelling unit setback on the other interior side property line shall be a minimum of twelve (12) feet. Patios, pools, garden features, and other similar elements shall be permitted within the twelve (12) foot setback area, provided, however, no structure shall be placed within easements required by e. below.
- d. The wall of a dwelling located on the lot line shall have no windows, doors, air conditioning units, or any other types of openings. An atrium or court shall be permitted on the zero lot line side when such court or atrium is enclosed by two (2) walls of the dwelling unit and a solid wall of at least six (6) feet in height is provided on the zero lot line extending to the front and/or rear of the dwelling unit. Said wall shall be constructed of the same materials as exterior walls of the unit.
- e. A perpetual five (5) foot maintenance easement shall be provided on the lot adjacent to the zero lot line property which shall be kept clear of structures. This easement shall be shown on the plat and incorporated into each deed transferring title to the property. Roof overhangs and footings may penetrate the easement on the adjacent lot a maximum of twenty-four (24) inches, but the roof shall be so designed that water runoff from the dwelling placed on the lot line is controlled by gutters or other approved methods.

~~(4312)~~ *Dwellings, Manufactured Homes on Individual Lots.*

- a. Use districts: M-1 Light Industrial.
- b. Manufactured homes must meet the standards set by the Federal Manufactured Housing Construction and Safety Standards Act of 1974 (which became effective June 15, 1976), as revised and in effect on the date the application is made for a land development permit.
- c. The tongue, axles, transporting lights, and removable towing apparatus must be removed subsequent to final placement.



- d. Manufactured home skirting or a continuous, permanent masonry foundation, unpierced except for openings required by the building code for ventilation, utilities and access, shall be installed under the manufactured home.

(~~14~~13) *Fabricated metal products.*

- a. Use districts: LI Light Industrial.
- b. Any building used for the manufacture of fabricated metal products shall be no greater than thirty thousand (30,000) square feet in gross floor area.
- c. Operations standards set forth in Section 26-178 of this chapter shall be examined in detail during the special exception review process.

(~~15~~14) *Glass and glass products.*

- a. Use districts: LI Light Industrial.
- b. Any building used for the manufacture of glass and glass products shall be no greater than thirty thousand (30,000) square feet in gross floor area.
- c. Operations standards set forth in Section 26-178 of this chapter shall be examined in detail during the special exception review process.

(~~16~~15) *Group homes (10 or more).*

- a. Use districts: Residential, Multi-Family, High Density; Office and Institutional; Neighborhood Commercial; Rural Commercial; General Commercial.
- b. Parking shall not be located in the required front yard, except in the General Commercial District.

(~~17~~16) *Landfill, sanitary and inert dump sites.*

- a. Use districts: Rural; Heavy Industrial.
- b. All required local, state, and federal permits must be obtained.
- c. Ingress and egress to the site must be from a thoroughfare or collector road.

~~(1817)~~ *Machinery.*

- a. Use districts: LI Light Industrial.
- b. Any building used for the manufacture of machinery shall be no greater than thirty thousand (30,000) square feet in gross floor area.
- c. Operations standards set forth in Section 26-178 of this chapter shall be examined in detail during the special exception review process.

~~(1918)~~ *Manufacturing, not otherwise listed.*

- a. Use districts: LI Light Industrial.
- b. Any building used for manufacturing processes fitting in this classification shall be no greater than thirty thousand (30,000) square feet in gross floor area.
- c. Operations standards set forth in Section 26-178 of this chapter shall be examined in detail during the special exception review process.

~~(2019)~~ *Nursing and convalescent homes.*

- a. Use districts: Rural; Rural Residential.
- b. Minimum lot size to establish a nursing and/or a convalescent home shall be one (1) acre.
- c. The front setback shall be the same as permitted in the applicable zoning district. Side and rear setbacks shall be twenty-five (25) feet from property lines.
- d. No parking space or drive shall be located closer than twenty (20) feet from any road line or property line. No parking shall be permitted in the front yard.

~~(2120)~~ *Orphanages.*

- a. Use districts: Rural; Rural Residential; Residential, Multi-Family, Medium Density; Residential, Multi-Family, High Density.
- b. Minimum lot size to establish an orphanage shall be one (1) acre.

- c. The front setback shall be the same as permitted in the applicable zoning district. Side and rear setbacks shall be twenty-five (25) feet from property lines.
- d. No parking space or drive shall be located closer than twenty (20) feet from any road line or property line. No parking shall be permitted in the front yard.

(2221) *Places of worship.*

- a. Use districts: Residential, Single-Family, Estate; Residential, Single-Family, Low Density; Residential, Single-Family, Medium Density; Residential, Single-Family, High Density; Manufactured Home Park.
- b. Facilities for a place of worship located on a site of three (3) acres or more shall have primary access to the facility from a collector of thoroughfare road.
- c. No parking space or drive shall be located closer than twenty (20) feet to a residence not associated with the place of worship. No parking area may be located in the front setback.
- d. The front setback shall be the same as permitted in the respective district, but shall not be less than the lesser setback of any existing homes on adjacent lots. The side and rear setbacks shall be thirty (30) feet.

(2322) *Racetracks and drag strips.*

- a. Use districts: Heavy Industrial.
- b. All racetracks and drag strips shall be fully secured by fencing.
- c. All outside edges of any racing surface or principal building that is part of the operation of a racetrack or drag strip shall be at least one thousand five hundred (1,500) feet from any part of the property line. No development, including (but not limited to) parking areas, accessory buildings, or drives, may be located in the buffer, except for permissible entryways and exits.
- d. No racing event may be conducted during the hours of 11:00 p.m. and 9:00 a.m. Racing events may be conducted for a maximum of three consecutive days, a maximum of five (5) days in a calendar week, and a maximum of six (6) hours per day.

- e. A traffic plan, noise mitigation plan, fire protection plan, and lighting plan shall be provided and reviewed as part of the special exception process. Adequate outdoor lighting shall be provided, however, all outdoor lighting fixtures shall be installed and operated in such a manner as to protect the roads and neighboring properties from direct glare or hazardous interference of any kind.

(2423) *Radio, television and telecommunications and other transmitting towers.*

- a. Use districts: Rural; Office and Institutional; Neighborhood Commercial; Rural Commercial; General Commercial; LI Light Industrial; Heavy Industrial.
- b. Communication towers shall have a maximum height of three hundred (300) feet. For towers on buildings, the maximum height shall be twenty (20) feet above the roofline of buildings forty (40) feet or four stories in height or less. For buildings greater than four stories or forty-one (41) feet in height, the maximum height of communication towers shall be forty feet above the roofline.
- c. The minimum setbacks for communication towers from certain uses shall be as follows:
  - 1. In no case shall a communication tower be located within fifty (50) feet of a residential zoning district or an inhabited residential dwelling.
  - 2. For towers in excess of fifty (50) feet, the setback shall increase one (1) foot for each foot of height of the tower as measured from the base of the tower. The maximum required separation being two hundred fifty (250) feet.
- d. The proposed user must show proof of an attempt to collocate on existing communication towers, and must be willing to allow other users to collocate on the proposed tower in the future subject to engineering capabilities of the structure. Evidence of an attempt to collocate must show that alternative towers, buildings, or other structures are not available for use within the applicant's tower site search area that are structurally capable of supporting the intended antenna or meeting the applicant's necessary height criteria, or provide a location free of interference from other communication towers.
- e. Towers shall be illuminated as required by the Federal Communications Commission, Federal Aviation Administration, or other regulatory agencies. However, no nighttime strobe lighting

shall be incorporated unless required by the Federal Communications Commission, the Federal Aviation Administration, or other regulatory agency.

- f. Each communication tower and associated buildings shall be enclosed within a fence at least seven (7) feet in height.
- g. Each communication tower site shall be landscaped in accordance with the requirements of Section 26-176 of this chapter.
- h. No signage may be attached to any portion of a communications tower. Signs for the purpose of identification, warning, emergency function or contact or other as required by applicable state or federal rule, law, or regulation may be placed as required by standard industry practice.
- i. A communications tower which is no longer used for communications purposes must be dismantled and removed within one hundred twenty (120) days of the date the tower is taken out of service.

(2524) *Rooming and boarding houses.*

- a. Use districts: Residential, Multi-Family, High Density; Office Institutional; Neighborhood Commercial; Rural Commercial.
- b. The owner or the manager of the boarding house shall reside on the premises.
- c. Not over fifty percent (50%) of the heated floor area of the rooming or boarding house shall be used for sleeping quarters.
- d. Parking shall be provided as required in Section 26-173 of this chapter. Parking shall be located on the same lot on which the boardinghouse is located, at the rear of the lot and screened from the adjacent properties with vegetation.

(2625) *Scrap and recyclable materials.*

- a. Use district: M-1 and LI Light Industrial; Heavy Industrial.
- b. Stocks and supplies shall be either stored inside enclosed structures or screened by solid walls, opaque fences, dense evergreen shrubbery or the like so that they are not visible from any public road or from the ground level of adjacent property used for residential or office purposes.

- c. Any required front or secondary front yard shall not be used for storage.
- d. The side yard setback for storage areas and buildings adjacent to residential or office uses shall be at least twenty-five (25) feet.
- e. The wholesale business shall be conducted in such a manner as to prevent tracking and spillage of debris onto adjacent properties or roads.

(2726) *Shooting ranges, outdoor.*

- a. Use districts: Rural; Heavy Industrial.
- b. Adequate provision shall be made for the safety of surrounding property owners.
- c. Setback requirements shall be at least 200 yards from adjacent property lines.
- d. Hours of operation shall be limited to 9:00 a.m. to 10:00 p.m.

(2827) *Special congregate facilities.*

- a. Use districts: Office and Institutional; General Commercial.
- b. The facility shall be operated and contained within the building of and operated by a governmental agency or a nonprofit organization.
- c. The facility operator(s) shall provide continuous on-site supervision by an employee(s) and/or a volunteer(s) during the hours of operations.
- d. No such facility shall be located within one quarter (1/4) mile of an existing congregate facility. The Board of Zoning Appeals may, however, in reviewing a special exception application, permit the clustering of special congregate facilities if it is determined that the location of such uses will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

(2928) *Swim and tennis clubs.*

- a. Use districts: Rural; Rural Residential; Residential, Single-Family, Estate; Residential, Single-Family, Low Density; Residential,

Single-Family, Medium Density; Residential, Single-Family, High Density; Manufactured Home Park; Residential, Multi-Family, Medium Density; Residential, Multi-Family, High Density; Office and Institutional; Neighborhood Commercial; Rural Commercial, L-I Light Industrial.

- b. There shall be a minimum fifty (50) foot setback between clubhouses, swimming pools, lighted tennis courts, or athletic fields and adjacent residentially zoned or used property.
- c. Lights shall be positioned so as not to shine onto adjacent properties.
- d. Swimming pools shall be protected by a fence or equal enclosure, a minimum of four (4) feet in height and equipped with a self-closing gate provided with hardware for permanent locking.

~~(30)~~ *Tattoo Facilities.*

- ~~a. Use districts: General Commercial.~~
- ~~b. The applicant must receive a license from the South Carolina Department of Health and Environmental Control (SCDHEC) to operate the facility.~~

~~(3129)~~ *Textile product mills.*

- a. Use districts: LI Light Industrial.
- b. Any building used for the manufacture of textile products shall be no greater than thirty thousand (30,000) square feet in gross floor area.
- c. Operations standards set forth in Section 26-178 of this chapter shall be examined in detail during the special exception review process.

~~(3230)~~ *Theaters, motion picture, drive-ins.*

- a. Use districts: Rural Commercial; General Commercial; LI Light Industrial.
- b. Drive-in theaters shall be located a minimum of one hundred (100) feet from any property zoned or utilized for residential purposes.
- c. Access shall be provided from thoroughfare or collector roads.

(~~3331~~) *Theaters, motion picture, other than drive-ins.*

- a. Use districts: Neighborhood Commercial.
- b. Buildings shall have a maximum seating capacity of three hundred (300) seats.

(~~3432~~) *Transportation equipment.*

- a. Use districts: LI Light Industrial.
- b. Any building used for the manufacture of transportation equipment shall be no greater than thirty thousand (30,000) square feet in gross floor area.
- c. Operations standards set forth in Section 26-178 of this chapter shall be examined in detail during the special exception review process.

(~~3533~~) *Waste collection, hazardous.*

- a. Use districts: Heavy Industrial.
- b. Compliance with state and federal regulations is required.
- c. Access shall be provided only onto thoroughfare and collector roads.
- d. Operations shall be located no closer than one hundred (100) feet to any adjacent property line.

(~~3634~~) *Waste treatment and disposal, hazardous.*

- a. Use districts: Heavy Industrial.
- b. Compliance with state and federal regulations is required.
- c. Access shall be provided only onto thoroughfare and collector roads.
- d. Operations shall be located no closer than one hundred (100) feet to any adjacent property line.

(~~3735~~) *Zoos and Botanical Gardens.*



- a. Use districts: Rural District; Office and Institutional; Rural Commercial.
- b. There shall be a minimum one hundred (100) foot setback between all activities associated with the use and any adjacent residential property.
- c. All zoos and botanical gardens shall have primary access to collector or thoroughfare roads.

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

SECTION XI. Effective Date. This ordinance shall be enforced from and after \_\_\_\_\_, 2008.

RICHLAND COUNTY COUNCIL

BY: \_\_\_\_\_  
Joseph McEachern, Chair

ATTEST THIS THE \_\_\_\_ DAY  
OF \_\_\_\_\_, 2008

\_\_\_\_\_  
Michielle R. Cannon-Finch  
Clerk of Council

RICHLAND COUNTY ATTORNEY'S OFFICE

\_\_\_\_\_  
Approved As To LEGAL Form Only  
No Opinion Rendered As To Content

Public Hearing: July 22, 2008  
First Reading: July 22, 2008  
Second Reading: September 9, 2008 (tentative)  
Third Reading:



# RICHLAND COUNTY COUNCIL

## DEVELOPMENT AND SERVICES COMMITTEE

Bernice G. Scott  
District 10

Damon Jeter  
District 3

Norman Jackson, Chair  
District 11

Kit Smith  
District 5

Bill Malinowski  
District 1

*Tuesday, July 22, 2008*  
*4:00 PM*

### Recommendations

**Note:** These items were forwarded to the September 9, 2008 meeting of Richland County Council. All other committee items were taken up during the special called meeting on July 22, 2008.

#### I. Items for Action

- A. **Request to approve a contract for the purpose of undertaking petroleum and hazardous substance Brownfield assessments at sites identified throughout the county (Vendor recommendation will be presented to council for approval)** – The committee recommended that council approve the request, with the vendor to be reported back to council in September. The vote in favor was unanimous.
  
- B. **Request to approve a contract for the purchase of a new 911 system (Vendor recommendation will be presented to council for approval)** – The committee recommended that council approve the request, with the vendor to be reported back to council in September. The vote in favor was unanimous.

Staffed by Joe Cronin

## Richland County Council Request of Action

**Subject:** Emergency Services – 911 System Procurement ESD0908002A

### **A. Purpose**

The purpose of this report is to authorize the county administrator and staff to negotiate a price and award a contract to the vendor that was selected to provide a new 911 system. This is a time sensitive procurement and Council's approval is needed. Council has previously appropriated the funds.

### **B. Background / Discussion**

Richland County is in the process of replacing the County's 911 system that serves the entire county including all municipalities, the University of South Carolina and Fort Jackson. The current system is over ten years old and must be replaced. The system will be linked to the new Computer Aided Dispatch (CAD) system that Council has previously authorized. Seven vendors submitted proposals:

- AT&T
- Interact Public Safety Solutions
- Motorola
- Ramsey Emergency Services, Inc.
- Siemens
- Synergem Emergency Services
- Wireless Communications

A committee reviewed all proposals and determined three finalists:

- Interact Public Safety Solutions
- Motorola
- Wireless Communications

Each finalist made a presentation to the committee demonstrating their proposed solution. After the presentations, the committee recommended Motorola as the most responsible and responsive bidder. The committee found that Motorola proposed a state of the art 911 telephony system which offers many advantages to the user, system administrator and owner of the system. They offer a single point of contact with redundancy in operations and maintenance. They had a solid system design including our main County/City 911 PSAP center and all remote PSAP centers. They have a team of engineers and specialist located in Columbia to assist in the implementation, operations and maintenance of the 911 system. They have experience in integrating the new CAD (TriTech) into the Plant/CML switch and have experience in system integrations and live "cutovers."

### **C. Financial Impact**

Funding for the 911 system has been previously approved by Council so no other funding will be required.

**D. Alternatives**

1. Approve the request to authorize the administrator and staff to negotiate a price and award a contract to Motorola not to exceed \$2,000,000
2. Do not authorize the county administrator to negotiate and award a contract.
3. Select another vendor.
4. Rebid the project

**E. Recommendation**

It is recommended that Council authorize the administrator to negotiate a price, not to exceed \$2,000,000, and award a contract to Motorola to replace Richland County's 911 system.

**Submitted by:** Michael A. Byrd **Department:** Emergency Services **Date:** September 4, 2008



# RICHLAND COUNTY COUNCIL

## ADMINISTRATION AND FINANCE COMMITTEE

Paul Livingston  
District 4

Greg Pearce  
District 6

Joyce Dickerson, Chair  
District 2

Mike Montgomery  
District 8

Val Hutchinson  
District 9

*Tuesday, July 22, 2008*  
*5:00 PM*

### Recommendations

**Note:** These items were forwarded to the September 9, 2008 meeting of Richland County Council. All other committee items were taken up during the special called meeting on July 22, 2008.

#### I. Items for Action

- A. **Sheriff - Request to approve a grant for a full-time Cold Case Investigator, equipment, and supplies (1 new position, no match required)** – The committee voted to forward this item to the full council without a recommendation. The committee recommended that approval of the request be contingent upon the development of a financial plan with the Sheriff.
- B. **Sheriff - Request to approve a Community Oriented Policing Universal Hiring Program grant (10 new positions and \$588,530 match required)** – The committee voted to forward this item to the full council without a recommendation. The committee recommended that approval of the request be contingent upon the development of a financial plan with the Sheriff.
- C. **Sheriff - Request to approve a grant for a Marijuana Analysis Technician (1 new position, no match required)** – The committee voted to forward this item to the full council without a recommendation. The committee recommended that approval of the request be contingent upon the development of a financial plan with the Sheriff.
- D. **Sheriff - Request to approve a grant for motorcycle safety and enforcement (2 new positions and \$43,595 match required)** – The committee voted to forward this item to the full council without a recommendation. The committee recommended that approval of the request be contingent upon the development of a financial plan with the Sheriff.
- E. **Sheriff - Request to approve a Sex Offender Registry Enhancement and**

**Enforcement grant (1 new position and \$33,510 match required)** – The committee voted to forward this item to the full council without a recommendation. The committee recommended that approval of the request be contingent upon the development of a financial plan with the Sheriff.

- F. Sheriff - Request to approve a School Resource Officer grant (Continuation of 1 position, no match required)** – The committee voted to forward this item to the full council without a recommendation. The committee recommended that approval of the request be contingent upon the development of a financial plan with the Sheriff.

Staffed by Joe Cronin

STATE OF SOUTH CAROLINA )  
 )  
 )  
 COUNTY OF RICHLAND ) **MEMORANDUM OF UNDERSTANDING**  
**BETWEEN THE SOUTH EAST RURAL**  
**COMMUNITY OUTREACH MINISTRY AND**  
**RICHLAND COUNTY, SOUTH CAROLINA**

THIS MEMORANDUM OF UNDERSTANDING is made and entered into this \_\_\_\_ day of \_\_\_\_\_, 2008, by and between the South East Rural Community Outreach Ministry (hereinafter “Recipient”) and Richland County, South Carolina.

WHEREAS, Richland County has imposed a local hospitality tax, as provided in §§6-1-700 et seq., S.C. Code 1976, as amended, the funds from which must be used in accordance with State law; and

WHEREAS, the Recipient, a 501(c)(3) non-profit organization under the United States Internal Revenue Code, was created to provide cultural diversity, outreach, resources, partnerships and initiatives within the community in order to bridge the gaps of disparities and to provide a platform to address these issues; and

WHEREAS, the Recipient plans to develop the Lower Richland Heritage Corridor in partnership with the Harriet Barber House, the Kensington Mansion and the Congaree National Park by offering a variety of events that will attract a diverse audience to the historic Harriet Barber House, the Kensington Mansion and the Congaree National Park, as well as other areas of the Lower Richland Heritage Corridor; and

WHEREAS, the Richland County Council recognizes the positive contributions the Recipient can make toward improving the lives of citizens in Richland County and attracting tourism to Richland County, and desires to take full advantage of these contributions; and

WHEREAS, the Richland County Council, in exchange for the aforementioned contributions and services to the community, has determined that it is appropriate to award the

sum of Two Hundred Fifty Thousand (\$250,000.00) Dollars to the Recipient for fiscal year 2008/2009, from the Local Hospitality Tax Revenue Fund.

NOW, THEREFORE, in consideration of the mutual benefits, covenants and agreements described herein, the parties hereto agree as follows:

- 1) The Recipient will continue to work towards developing the Lower Richland Heritage Corridor by holding annual events at the Harriet Barber House, the Kensington Mansion and the Congaree National Park, and other Lower Richland Heritage Corridor sites.
- 2) Richland County agrees to award the Recipient the sum of Two Hundred Fifty Thousand (\$250,000.00) Dollars for fiscal year 2008/2009. Such funds are to be used as program operating funds and **shall only be applied towards tourism related activities.**
- 3) The Recipient shall request disbursement of approved funding by writing to the Richland County Budget Department on a quarterly basis, with the quarters being July-September, October-December, January-March and April-June. Such requests shall include a balance sheet and expenditure summary as of the end of the preceding quarter. The requests for disbursements should be mailed to:  
Richland County Budget Department, Hospitality Tax Disbursements, P.O. Box 192, Columbia, SC 29202;
- 4) The parties hereto understand that the funding for this award is for fiscal years 2008/2009 only, and that the appropriations herein agreed to shall be subject to the availability of funds for Richland County during each fiscal year.
- 5) The parties understand that the Recipient shall submit a budget plan for the



complete Two Hundred Fifty Thousand (\$250,000.00) Dollar award, which must be approved by Richland County Council before disbursement of any funds.

- 6) The parties understand the Recipient shall submit, on a form provided by Richland County, a report of expenditures and the impact on tourism for the preceding calendar year and a plan for the upcoming calendar year to the County Administrator on or before March 1 of each year. The parties further understand that it is the intent of Richland County to conduct a yearly review of the recipient agency herein to determine whether to continue funding of the recipient agency and at what level, contingent on the availability of funds in successive fiscal years;
- 7) This Agreement shall remain in full force and effect for fiscal years 2008/2009, subject to paragraph 4 above, provided the Recipient continues to carry out its above-stated mission and uses the award for tourism related activities. If at any time Richland County Council finds that the awarded funds are not being used in accordance with Local Hospitality Tax requirements, as provided in applicable State law and the Richland County Code, Chapter 23, Article 6 or the provisions of this Memorandum of Understanding, Richland County shall have the right to immediately terminate this Memorandum of Understanding.
- 8) The parties hereto expressly agree that the tendering of this award by Richland County and the acceptance thereof by the Recipient in no way creates any agency relationship between the parties or any relationship which would subject Richland County to any liability for any acts or omissions of the recipient entity or entities. The Recipient shall indemnify and hold harmless Richland County, its parent,

subsidiaries and affiliates and all their respective directors, council members, officers, agents and employees (hereafter collectively referred to as the "Indemnatee") from liability, damages, losses, costs, expenses, demands, claims, suits, actions and causes of action on account of illness, personal injury or death to employees or any other persons, damage to property of Richland County or others or other loss or liability arising from or in connection with the Recipient's performance of any services funded by this award. Further, the Recipient, at its own expense, shall defend any demand, claim, suit, action or cause of action brought against the Indemnatee where such demand, claim, suit, action or cause of action arises from any cause for which the Indemnatee may be entitled to be indemnified and held harmless pursuant to this agreement, arising from or in connection with such demand, claim, suit, action or cause of action; provided, however, that the Indemnatee shall be entitled to participate in such defense.

- 9) Any such employees, volunteers or persons authorized to conduct or carry out the mission of the Recipient shall be the sole responsibility of the Recipient, which shall ensure that such persons comply with all applicable laws, rules, regulations or decisions of any federal, state, county or municipal governmental authority (including all requirements of state, federal or other grant authorities to ensure a drug-free workplace).
- 10) Recipient must at all times during the term of this Memorandum of Understanding be a non-profit corporation in good standing with the South Carolina Secretary of State, and must fully comply with all applicable State, Federal, and local laws, rules and regulations as they apply to non-profit corporations. If, in the sole

opinion of Richland County, Recipient violates this provision, it shall be considered a breach of this Memorandum of Understanding and Richland County shall have the right to immediately terminate this Memorandum of Understanding.

- 11) Recipient must use all awarded Hospitality Tax Funds as provided in its budget approved by Richland County Council. Any changes in funds expenditures must be pre-approved by the Richland County Council before funds disbursement. Expenditure of funds not in accordance with the pre-approved budget or approved by Richland County Council is a breach of this Memorandum of Understanding and Richland County shall have the right to immediately terminate this Memorandum of Understanding.
- 12) Any awarded Hospitality Tax Funds not expended during the fiscal year for which they are awarded shall be promptly returned to Richland County.
- 13) No contract may be awarded to, nor may any awarded Hospitality Tax Funds be used to compensate any relative of any Board Member of Recipient within the second degree of consanguinity or affinity, except with the prior approval of the Richland County Council.
- 14) By accepting the awarded Hospitality Tax funds, Recipient hereby agrees to use the funds only on the following specifically delineated projects. Expenditure of funds not in accordance with the below list or with specific pre-approval of Richland County Council is a breach of this Memorandum of Understanding and Richland County shall have the right to immediately terminate this Memorandum of Understanding.

- a) Congaree Swamp Fest (Kensington Mansion, Harriett Barber House and Congaree National Park)
- b) Christmas Lights Tours (Kensington Mansion, Harriett Barber House and Congaree National Park)
- c) Memorial Day Celebration (Harriett Barber House and Government Cemetery)
- d) Sweet Potato Pie Festival (Kensington Mansion, Harriett Barber House and Congaree National Park)
- e) Heritage Corridor Signage Project (Lower Richland Historic sites)
- f) Heritage Corridor Promotional Projects (statewide)
- g) Black History Celebration (Harriett Barber House)
- h) Kensington Spring Textile Exhibit (Kensington Mansion)
- i) Lower Richland Veterans Day Parade and Celebration (Hopkins Park)

IN WITNESS WHEREOF WE THE UNDERSIGNED have this \_\_\_\_\_ day of \_\_\_\_\_, 2008, set our hand and seal hereon.

SOUTH EAST RURAL COMMUNITY  
OUTREACH MINISTRY

WITNESSES:

\_\_\_\_\_  
Executive Director

\_\_\_\_\_  
\_\_\_\_\_

RICHLAND COUNTY

WITNESSES:

\_\_\_\_\_  
Joseph McEachern  
Chairman, Richland County Council

\_\_\_\_\_  
\_\_\_\_\_

Proposed Amendments to SERCOM Hospitality Tax Grant

- If approved, the following will be incorporated into the SERCOM MOU for FY2008-2009

1. SERCOM's administrative & clerical services is suggested at \$45,000, which is 18% of the \$250,000. Expenses should not be more than 10% especially when it benefits the organization. 10% would be \$25,000 leaving \$20,000. After checking with the rules, page 4 Hospitality Tax Funding Request, Richland County does not allow expenses for Personnel/Salaries and Wages. Therefore the \$45,000 is taken out. If Richland County allows this then we will set a precedence and have to allow other organizations the same privileges.  
**Available \$45,000**

2. Festival souvenirs and contest prizes total \$7,000. Is not allowed in this type grant.  
**Available \$7,000**

3. Promotions should not exceed 10% of total budget. \$68,400 is too high and should be no more than \$25,000, leaving \$43,400.  
**Available \$43,400**

4. Total projected expenses of \$250,000 is incorrect. The total is actually \$218,930, leaving a balance of \$31,070.  
**Available \$31,070**

**SUM –**

**Total Available = from the \$250,000 is \$45,000 + \$7,000 + \$43,400 + \$31,070 = \$126,470 Available. \$123,530 remains for existing projects.**

**Proposed Use of Adjusted Budget (from above)**

**Of the \$126,470 Available**

**\$20,000** for SC Gospel Fest

**\$10,000** for Golf for Goodness Sake

**\$20,000** for Lower Richland Diamond Day

**\$7,000** for All Timers Track Meet at LR High

**\$20,000** for Kingsville Historical and Reunion Festival

**\$3,000** for Annual Snowman Run

**\$10,000** for Eastover Lower Richland Business Association (Showcase Festival)

**Total \$90,000**

\$126,470 Available - \$90,000 Added Projects = \$36,470 + \$123,530 = \$160,000

\$160,000 + \$90,000 = \$250,000

\$20,000 for Sweet Potato Fest already included in budget but with other projects. (Should be \$20,000 for Sweet Potato Fest only for 2009.)

# Richland County Council Rules and Appointments Committee



RICHLAND COUNTY COUNCIL  
REGULAR SESSION MEETING  
SEPTEMBER 9, 2008

*Mike Montgomery*  
Chair  
District Eight

*Paul Livingston*  
District Four

*Bill Malinowski*  
District One

Staffed by:

*Monique Walters*  
Assistant to the Clerk of  
Council

## REPORT OF THE RULES AND APPOINTMENTS COMMITTEE

### I. NOTIFICATION OF VACANCIES ON BOARDS, COMMISSIONS, AND COMMITTEES

#### A. Airport Commission-2

There are two terms expiring on this commission in October.

John C.B. Smith	October 5, 2008
Billie E. Turner	October 5, 2008

#### B. Community Relation Council-1

There will be one term expiring on this council in October.

Michael Jacobs	October 4, 2008*
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#### C. Planning Commission-1

There is one expired term on this commission that expired in September.

B. Deas Manning	September 7, 2008*
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#### D. Township Auditorium Board-2

There is currently one vacancy and one expired term on this board.

Tara Robertson-Hart	May 15, 2012 (Resigned)
Ronald A. Thompson	September 2, 2008

### II. NOTIFICATION OF APPOINTMENTS TO BOARDS, COMMISSIONS, AND COMMITTEES

#### A. Accommodations Tax Committee-1

There is one appointment to be made to this committee; and no applications were received.

- B. Airport Commission-2**  
There are two appointments to be made on this commission for open positions.  
  
Dennis L. Dabney, CPA  
Robert C. Pulliam, Professional Pilot and Businessman
- C. Board of Assessment Control-1**  
There is one appointment to be made to this board; one application was received from the following person:  
  
Joseph E. Sharpe, Merchant, Pres. of Fairfield Electric Coop Board\*
- D. Central Midlands Council of Governments-1**  
There is one appointment to make to this council; two applications have been received;  
  
Henry Counts, 10 Plus years in Human Services  
Michael Allan Letts, Development and Financial Service
- E. Community Relations Council-3**  
There are three appointments to make on this council for three expired terms. Applications were received from the following:  
  
Travien L. Capers, Insurance, Ministry, Counseling, Politics  
Karen R. Jenkins, CEO, Integrated Financial Services, LLC  
Celestine Parker, Social Worker, Supervisor, Director\*  
Patsy L. Wallace, 2007 Ronald E. McNair Scholar  
Rebecca A. Williams, US Commission on Civil Rights, SDJJ,  
SCCADVASA
- F. Internal Audit Committee-1**  
There is one appointment to be made to this committee; one application was received from the following:  
  
Alfred Comfort, III., 14 Plus years in government and business Finance; Audit Manager/Director
- G. Lexington/Richland Alcohol Drug Abuse Council-1**  
There is one appointment to be made for an unexpired term. Applications were received from the following:  
  
Paul Ray Bouknight, 23 years with Palmetto Health, Dir of Facility  
Celestine Parker, Social Worker  
Jerry Wayne Williams, 18 years, Dept of Defense and 28 years Army Reserves

**III. MOTION PERIOD AND REVIEW OF POLICY FOR MOTIONS HELD IN  
COMMITTEE FOR MORE THAN SIX MONTHS; AMENDMENT TO THE RULE**

\* Eligible for re-appointment

Report prepared and submitted by:  
Monique Walters, Assistant to the Clerk of Council





**APPLICATION FOR SERVICE ON RICHLAND COUNTY  
COMMITTEE, BOARD OR COMMISSION**

**Applicant must reside in Richland County.**

Name: DENNIS L. DARNEY  
Home Address: 1829 SENATE ST. 150, COLUMBIA, 29201  
Telephone: (home) 803-528-3300 (work) 803-252-2200  
Office Address: 1310 Lady St. 9th Floor, Columbia, 29201  
Email Address: ddarney1@mindspring.com  
Educational Background: BS Accounting - Clemson Univ  
Professional Background: CPA

Male  Female  Age: 18-25  26-50  Over 50

Name of Committee in which interested: Richland County Airport Commission

Reason for interest: Community Interest In Aviation

Your characteristics/qualifications, which would be an asset to Committee/Board/ Commission:

PRIOR 9 YEAR SERVICE AS TREASURER ON AIRPORT COMM.;  
INSTRUMENT RATED PILOT AND AIRCRAFT OWNER

Presently serve on any County Board/Commission/Committee? NO

Any other information you wish to give? \_\_\_\_\_

Recommended by Council Member(s): FRED DEARCKE

Hours willing to commit each month: AS REQUIRED BY SERVICE

**CONFLICT OF INTEREST POLICY**

It is the policy of Richland County to require disclosure of any personal or financial interest that may be influenced by decisions of the board for which any citizen applies for membership.

Such conflict of interest does not preclude service but shall be disclosed before appointment. The Clerk of Council shall be notified of any change on an annual basis and members of all boards shall be required to abstain from voting or influencing through discussion or debate or any other way, decisions of the board affecting those personal and financial interests.

All statements so filed shall be signed and verified by the filer. The verification shall state that the filer has used all reasonable diligence in its preparation, and that to the best of his or her knowledge it is true and complete.

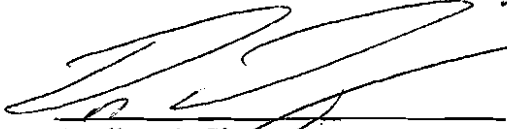
Any person who willfully files a false or incomplete statement of disclosure or no change of condition, or who willfully fails to make any filing required by this article, shall be subject to such discipline, including censure and disqualification from the Board or Commission, as the County Council, by majority vote of the council, shall elect.

**STATEMENT OF FINANCIAL OR PERSONAL INTERESTS**

Do you have any financial or personal interest in any business or corporation (profit or not-for-profit) that could be potentially affected by the actions of the board?

Yes ✓ No \_\_\_\_\_

If so, describe: I HANGAR MY AIRPLANE AT OWENT FIELD  
AND BUY FUEL THERE, AD I HAVE DONE  
THIS LAST 20 YEARS

  
Applicant's Signature

8-4-08  
Date

**Return to:**  
**Clerk of Council, Post Office Box 192, Columbia, SC 29202.**  
**For information, call 576-2060.**

**One form must be submitted for each committee on which you wish to serve.**

**Applications are current for one year.**

Staff Use Only	
Date Received: _____	Received by: _____
Date Sent to Council: _____	
Status of Application:	<input type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> On file



APPLICATION FOR SERVICE ON RICHLAND COUNTY  
COMMITTEE, BOARD OR COMMISSION

Applicant must reside in Richland County.

Name: ROBERT C. PULLIAM  
Home Address: 103 WOODVIEW LANE COLUMBIA, S.C. 29223  
Telephone: (home) 803 600 8060 (work) 803 600 8060  
Office Address: SAME  
Email Address: bpulliam1@msn.com  
Educational Background: BS MET USC  
Professional Background: PROFESSIONAL PILOT & BUSINESSMAN  
Male  Female  Age: 18-25  26-50  Over 50   
Name of Committee in which interested: AIRPORT COMMISSION  
Reason for interest: MY HISTORY WITH THE AIRPORT

Your characteristics/qualifications, which would be an asset to Committee/Board/ Commission:

12 YRS EXPERIENCE AS MEMBER & CHAIRMAN OF THE  
RICH-LEX AIRPORT DISTRICT & FACILITATOR IN  
THE OWNERS FIELD DEVELOPMENT PROJECT. NO  
Presently serve on any County Board/Commission/Committee?

Any other information you wish to give?  
Recommended by Council Member(s): GREG PEARLE  
Hours willing to commit each month: UNLIMITED.

CONFLICT OF INTEREST POLICY

It is the policy of Richland County to require disclosure of any personal or financial interest that may be influenced by decisions of the board for which any citizen applies for membership.

Such conflict of interest does not preclude service but shall be disclosed before appointment. The Clerk of Council shall be notified of any change on an annual basis and members of all boards shall be required to abstain from voting or influencing through discussion or debate or any other way, decisions of the board affecting those personal and financial interests.

All statements so filed shall be signed and verified by the filer. The verification shall state that the filer has used all reasonable diligence in its preparation, and that to the best of his or her knowledge it is true and complete.

Any person who willfully files a false or incomplete statement of disclosure or no change of condition, or who willfully fails to make any filing required by this article, shall be subject to such discipline, including censure and disqualification from the Board or Commission, as the County Council, by majority vote of the council, shall elect.

**STATEMENT OF FINANCIAL OR PERSONAL INTERESTS**

Do you have any financial or personal interest in any business or corporation (profit or not-for-profit) that could be potentially affected by the actions of the board?

Yes \_\_\_\_\_

No X \_\_\_\_\_

If so, describe: \_\_\_\_\_

\_\_\_\_\_

  
Applicant's Signature

2-21-08  
Date

**Return to:**  
**Clerk of Council, Post Office Box 192, Columbia, SC 29202.**  
**For information, call 576-2060.**

**One form must be submitted for each committee on which you wish to serve.**

**Applications are current for one year.**

Staff Use Only	
Date Received: _____	Received by: _____
Date Sent to Council: _____	
Status of Application:	<input type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> On file



APPLICATION FOR SERVICE ON RICHLAND COUNTY COMMITTEE, BOARD OR COMMISSION

Applicant must reside in Richland County.

Name: JOSEPH E. SHARPE
Home Address: 8105 WINNSBORO ROAD, Blythewood
Telephone: (home) 754-1654 (work) 754-8112
Office Address: 8105 WINNSBORO RD, BLYTHEWOOD, SC 29016
Educational Background: High school
Professional Background: Merchant, Pres. of Fairfield Elec. Coop. Assoc.
Male [x] Female [ ] Age: 18-25 [ ] 26-50 [ ] Over 50 [x]

Name of Committee in which interested: Board of Assessment and Control
Reason for interest: Service to Land owners in Richland County

Your characteristics/qualifications, which would be an asset to Committee/Board/ Commission
Own own business, Board President of Utility, Bank board member,

Presently serve on any County Board/Commission/Committee? Board of Assessment + Control

Any other information you wish to give?

Recommended by Council Member(s): Mike Montgomery

Fees willing to commit each month: As much as necessary for job.

CONFLICT OF INTEREST POLICY

It is the policy of Richland County to require disclosure of any personal or financial interest that may be influenced by decisions of the board for which any citizen applies for membership.

Such conflict of interest does not preclude service but shall be disclosed before appointment. The Clerk of Council shall be notified of any change on an annual basis and members of all boards shall be required to abstain from voting or influencing through discussion or debate or any other way decisions of the board affecting those personal and financial interests.

All statements so filed shall be signed and verified by the filer. The verification shall state that the filer has used all reasonable diligence in its preparation, and that to the best of his or her knowledge it is true and complete.

Any person who willfully files a false or incomplete statement of disclosure or no change of condition, or who willfully fails to make any filing required by this article, shall be subject to such discipline, including censure and disqualification from the Board or Commission, as the County Council, by majority vote of the council, shall elect.

**STATEMENT OF FINANCIAL OR PERSONAL INTERESTS**

Do you have any financial or personal interest in any business or corporation (profit or not-for-profit) that could be potentially affected by the actions of the board?

Yes \_\_\_\_\_ No  \_\_\_\_\_

If so, describe: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Jennie E. Sharpe  
Applicant's Signature

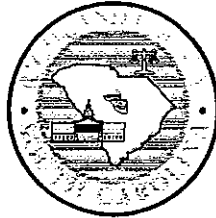
9/2/08  
Date

**Return to:**  
**Clerk of Council, Post Office Box 192, Columbia, SC 29202.**  
**For information, call 576-2060.**

**One form must be submitted for each committee on which you wish to serve.**

**Applications are current for one year.**

<b>Staff Use Only</b>	
Date Received: _____	Received by: _____
Date Sent to Council: _____	
Status of Application:	<input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> On file



**APPLICATION FOR SERVICE ON RICHLAND COUNTY  
COMMITTEE, BOARD OR COMMISSION**

**Applicant must reside in Richland County.**

Name: Henry Counts

Home Address: 201 Hidden Pines Rd. Columbia, SC 29229

Telephone: (home) 803-865-9780 (work) \_\_\_\_\_

Office Address: \_\_\_\_\_

Email Address: Counts2@hotmail.com

Educational Background: Masters of Public Health, Bachelors of Science in Sociology

Professional Background: 10+ years in Human Services.

Male  Female  Age: 18-25  26-50  Over 50

Name of Committee in which interested: Central Midlands Council of Governments

Reason for interest: I want to be an asset to the community and help to improve the quality of life for all citizens

Your characteristics/qualifications, which would be an asset to Committee/Board/ Commission:

I have over 10 plus years of experience in human services and community involvement that I can bring to this board.

Presently serve on any County Board/Commission/Committee? No

Any other information you wish to give? \_\_\_\_\_

Recommended by Council Member(s): [Signature]

Hours willing to commit each month: as needed.

**CONFLICT OF INTEREST POLICY**

It is the policy of Richland County to require disclosure of any personal or financial interest that may be influenced by decisions of the board for which any citizen applies for membership.

Such conflict of interest does not preclude service but shall be disclosed before appointment. The Clerk of Council shall be notified of any change on an annual basis and members of all boards shall be required to abstain from voting or influencing through discussion or debate or any other way, decisions of the board affecting those personal and financial interests.

All statements so filed shall be signed and verified by the filer. The verification shall state that the filer has used all reasonable diligence in its preparation, and that to the best of his or her knowledge it is true and complete.

Any person who willfully files a false or incomplete statement of disclosure or no change of condition, or who willfully fails to make any filing required by this article, shall be subject to such discipline, including censure and disqualification from the Board or Commission, as the County Council, by majority vote of the council, shall elect.

**STATEMENT OF FINANCIAL OR PERSONAL INTERESTS**

Do you have any financial or personal interest in any business or corporation (profit or not-for-profit) that could be potentially affected by the actions of the board?

Yes \_\_\_\_\_ No ✓ \_\_\_\_\_

If so, describe: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Henry Corst  
Applicant's Signature

8-19-08  
Date

**Return to:**  
**Clerk of Council, Post Office Box 192, Columbia, SC 29202.**  
**For information, call 576-2060.**

**One form must be submitted for each committee on which you wish to serve.**

**Applications are current for one year.**

<b>Staff Use Only</b>	
Date Received: _____	Received by: _____
Date Sent to Council: _____	
Status of Application:	<input type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> On file





**APPLICATION FOR SERVICE ON RICHLAND COUNTY  
COMMITTEE, BOARD OR COMMISSION**

**Applicant must reside in Richland County.**

Name: MICHAEL ALLAN LETTS  
Home Address: 2 STAGBRIAR CT.  
Telephone: (home) 803-736-9945 (work) 803-741-8257  
Office Address: 7368 Two Notch Rd. Columbia, SC 29223 (P.O. Box 23489  
Email Address: MICHAEL@REDSEADEU.COM; Mletts@INVESTUSA.ORG Columbia, SC 29224-3489)  
Educational Background: BS - BUSINESS ADMINISTRATION, GRADUATE WORK  
Professional Background: 20+ YEARS SERVICE ON CMCOG WITH ALL THOSE YEARS OF  
Male  Female  ATTENDING AND COMPLETING SCORS. OF REGIONAL COUNCILS BOARD TRAINING  
Age: 18-25  26-50  Over 50   
Name of Committee in which interested: CENTRAL MIDLANDS COUNCIL OF GOVERNMENTS  
Reason for interest: TO CONTINUE TO SERVE THE CITIZENS OF RICHLAND  
COUNTY AND THEIR COUNCIL MEMBERS IN PLANNING FOR THE NEEDS AND  
GROWTH OF OUR COMMUNITIES.  
Your characteristics/qualifications, which would be an asset to Committee/Board/ Commission:  
SERVED OVER 21 YEARS ON CENTRAL MIDLANDS COUNCIL OF GOVERNMENTS,  
CHAIRING - TRANSPORTATION ENVIRONMENT, FINANCE, ECONOMIC DEVELOPMENT  
LOCAL REVIEW COMMITTEES, AND SERVED ON ALL OTHER COMMITTEES.  
Presently serve on any County Board/Commission/Committee? NONE  
Any other information you wish to give? \_\_\_\_\_  
Recommended by Council Member(s): VARIOUS COUNTY COUNCIL MEMBERS  
Hours willing to commit each month: WHATEVER IS NECESSARY TO SERVE THE CITIZENS  
OF RICHLAND COUNTY!

**CONFLICT OF INTEREST POLICY**

It is the policy of Richland County to require disclosure of any personal or financial interest that may be influenced by decisions of the board for which any citizen applies for membership.

Such conflict of interest does not preclude service but shall be disclosed before appointment. The Clerk of Council shall be notified of any change on an annual basis and members of all boards shall be required to abstain from voting or influencing through discussion or debate or any other way, decisions of the board affecting those personal and financial interests.

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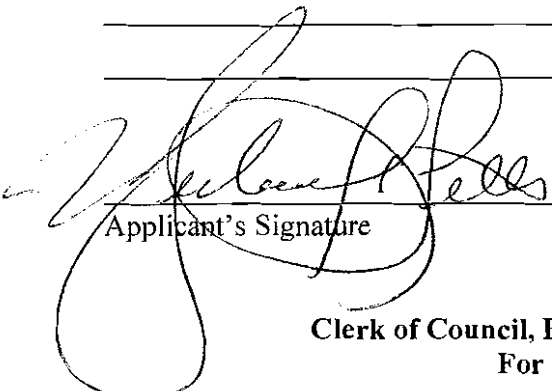
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**STATEMENT OF FINANCIAL OR PERSONAL INTERESTS**

Do you have any financial or personal interest in any business or corporation (profit or not-for-profit) that could be potentially affected by the actions of the board?

Yes \_\_\_\_\_ No X \_\_\_\_\_

If so, describe: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

  
Applicant's Signature

August 28<sup>th</sup>, 2008  
Date

**Return to:**  
Clerk of Council, Post Office Box 192, Columbia, SC 29202.  
For information, call 576-2060.

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**Applications are current for one year.**

Staff Use Only	
Date Received: _____	Received by: _____
Date Sent to Council: _____	
Status of Application:	<input type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> On file



**APPLICATION FOR SERVICE ON RICHLAND COUNTY  
COMMITTEE, BOARD OR COMMISSION**

**Applicant must reside in Richland County.**

Name: Travien L. Capers

Home Address: 112 Westport Drive Columbia, S.C. 29223

Telephone: (home) 843.729.2259 (work) \_\_\_\_\_

Office Address: \_\_\_\_\_

Email Address: capentravien@hotmail.com

Educational Background: BA, Charleston Southern; MA, Columbia International

Professional Background: Insurance, Ministry, Counseling, Politics

Male  Female  Age: 18-25  26-50  Over 50

Name of Committee in which interested: Community Relations Council

Reason for interest: I desire to be an active citizen of this county.

Your characteristics/qualifications, which would be an asset to Committee/Board/ Commission:

Political experience, education, age & race.

Presently serve on any County Board/Commission/Committee? no

Any other information you wish to give? —

Recommended by Council Member(s): n/a

Hours willing to commit each month: as many as needed

**CONFLICT OF INTEREST POLICY**

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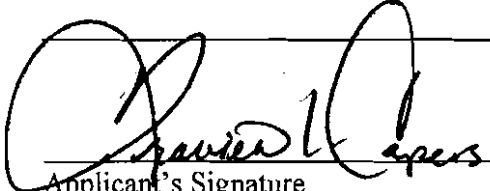
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**STATEMENT OF FINANCIAL OR PERSONAL INTERESTS**

Do you have any financial or personal interest in any business or corporation (profit or not-for-profit) that could be potentially affected by the actions of the board?

Yes \_\_\_\_\_ No  \_\_\_\_\_

If so, describe: \_\_\_\_\_

  
Applicant's Signature

6/15/08  
Date

**Return to:**  
**Clerk of Council, Post Office Box 192, Columbia, SC 29202.**  
**For information, call 576-2060.**

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**Applications are current for one year.**

Staff Use Only	
Date Received: _____	Received by: _____
Date Sent to Council: _____	
Status of Application:	<input type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> On file



APPLICATION FOR SERVICE ON RICHLAND COUNTY  
COMMITTEE, BOARD OR COMMISSION

Applicant must reside in Richland County.

Name: Karen R. Jenkins  
Home Address: 7 Cordata Court Columbia, SC 29229  
Telephone: (home) 803-788-8821 (work) 803-782-1875  
Office Address: 5301 N. Trenholm Rd Ste A. Columbia, SC 29206  
Email Address: kjenkins@intfinancial.com  
Educational Background: MBA (see resume attached)  
Professional Background: CEO (see resume attached)

Male  Female  Age: 18-25  26-50  Over 50

Name of Committee in which interested: Community Relations Council  
Reason for interest: I am interested in utilizing my experience to provide service to my community

Your characteristics/qualifications, which would be an asset to Committee/Board/ Commission:  
certified mortgage Banker, Accredited mortgage Professional, 24 years experience in financial services, leadership and team building, communication skills.  
Presently serve on any County Board/Commission/Committee? CRG Housing Committee

Any other information you wish to give? \_\_\_\_\_

Recommended by Council Member(s): \_\_\_\_\_

Hours willing to commit each month: 5-10 hours per week

CONFLICT OF INTEREST POLICY

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### STATEMENT OF FINANCIAL OR PERSONAL INTERESTS

Do you have any financial or personal interest in any business or corporation (profit or not-for-profit) that could be potentially affected by the actions of the board?

Yes \_\_\_\_\_ No ✓ \_\_\_\_\_

If so, describe: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Karen R Jenkins  
Applicant's Signature

7/29/08  
Date

**Return to:**  
**Clerk of Council, Post Office Box 192, Columbia, SC 29202.**  
**For information, call 576-2060.**

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**Applications are current for one year.**

Staff Use Only	
Date Received: _____	Received by: _____
Date Sent to Council: _____	
Status of Application: <input type="checkbox"/> Approved	<input type="checkbox"/> Denied <input type="checkbox"/> On file

Karen R. Jenkins, CMB, AMP  
7 Cordata Court  
Columbia, SC 29229  
803-788-8821 (H)/803-546-1782 (C)

## **EXECUTIVE SUMMARY**

Solid leader with over twenty two years experience in the financial services industry. Diverse background and skills contribute to a proven track record in ensuring strategic visions are realized. Areas of expertise include:

Sales Management  
Operations Productivity  
Superior Client Business Liaison  
Excellent Public Speaker/Communicator

Marketing  
Strategic Planning  
Project Management  
Business Process Reengineering

## **PROFESSIONAL EXPERIENCE**

**Integrated Financial Services, LLC**  
**Columbia, South Carolina**  
**Chief Executive Officer**  
**March 2007 – Present**

Provide leadership for a mortgage brokerage firm. Provide strategic plans and guidance to ensure overall goals and objectives of the organization are met.

**Netbank, Inc. (formerly RBMG)**  
**Columbia, South Carolina**

**Vice President - Relationship Manager**  
**December 2000 to January 2007**

Designed, developed and implemented new outsourcing division for Netbank. Managed relationships with community banks and other financial institutions. Top producer in loan production 3 consecutive years (2004, 2005 and 2006) with a 70% pull-through ratio. Provided consultative services for Community Bank Presidents, CEOs or other decision makers on mortgage programs. Developed marketing plans to identify, penetrate and grow target markets. Extensive product knowledge in both conforming and governmental programs.

**Loan Review/New Loans Manager - Vice President**

**May 1998 to December 2000**

Managed and directed multiple projects, required strong organizational and leadership skills, excellent public speaking and motivational speaking skills. Managed and directed the activities of the departments. Established and maintained controls to minimize risk and exposure and ensure compliance. Managed a team of 150 employees.

**New Loans Manager - Assistant Vice President**

**March 1996 to May 1998**

Responsible for interacting with all areas of Loan Administration for an \$8 billion servicing portfolio. Managed all departmental activities, assured the timely and accurate

Karen R. Jenkins, CMB, AMP  
7 Cordata Court  
Columbia, SC 29229  
803-788-8821 (H)/803-546-1782 (C)

set up and audit of loan files; increased productivity by 40%, decreased error ratios by 47%.

**NationsBank, N.A. Carolinas (currently Bank of America)**

**Columbia, South Carolina**

**Item Processing Support/Project Manager - Assistant Vice President**

**August 1992 – March 1996**

Responsible for providing tactical as well as strategic support to the line functions and management staff of Item Processing, maintaining production systems, production problem analysis and resolution, and 24 hour on-call support. Areas of responsibility included: Float Management, Functional Liaison/Business Analyst Team, Contract Courier companies supporting 177 branches throughout the state of South Carolina and the Item Processing training department.

**Masters of Business Administration**

Webster University, St. Louis, Missouri - May 2001

**Bachelor of Science in Business Management**

University of South Carolina, School of Business Administration - May 1990

**Mortgage Banking Association**

School of Mortgage Banking, Certified Mortgage Banker - June 2006

Willis Bryant Scholar Award recipient – September 2006

**South Carolina Bankers School**

College of Business Administration, University of South Carolina - July 1992

**Greater Columbia Chamber of Commerce**

Leadership Columbia - June 2002

**ACTIVITIES**

Columbia Urban League Director \* South Carolina Community Bank – Advisory Board  
\* Center For Learning, Inc. – Board of Directors, President\* Co Chair- Mortgage  
Banker's Association (MBA) -Diversity Committee \* MBA Education Committee \*  
Vice Chair- Sandlapper Elementary School Improvement Council \* President Columbia  
Urban League Guild 2000 – 2004 \* Industry Instructor - Allregs





**APPLICATION FOR SERVICE ON RICHLAND COUNTY  
COMMITTEE, BOARD OR COMMISSION**

**Applicant must reside in Richland County.**

Name: Celestine Parker

Home Address: 416 Meadowbury Dr Columbia, S.C. 29203

Telephone: (home) 786-4144 (work) \_\_\_\_\_

Office Address: \_\_\_\_\_

Email Address: \_\_\_\_\_

Celestineparker@bellsouth.net

Educational Background: BA Degree, Columbia College Public Affairs

Professional Background: Social Worker, Supervisor, Director.

Male  (Female)  Age: 18-25  26-50  (Over 50)

Name of Committee in which interested: Columbia Comm. Relations Council;

Reason for interest: I have served and I think quite well and wishes to continue.

Your characteristics/qualifications, which would be an asset to Committee/Board/ Commission:  
People person, My whole professional career has been in serving people.

Presently serve on any County Board/Commission/Committee? yes

Any other information you wish to give? \_\_\_\_\_

Recommended by Council Member(s): Joe McEachern

Hours willing to commit each month: what ever is necessary

**CONFLICT OF INTEREST POLICY**

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**APPLICATION FOR SERVICE ON RICHLAND COUNTY  
COMMITTEE, BOARD OR COMMISSION**

**Applicant must reside in Richland County.**

Name: Patsy L. Wallace

Home Address: 9 Balfour Court, Columbia, South Carolina 29203

Telephone: (home) (803) 754-1950 (work) (803) 255-9354

Office Address: Post Office Box 11070

Email Address: wallacepatsy@bellsouth.net or patsy.wallace@nelsonmullins.com

Educational Background: 2007 University of South Carolina Graduate

Professional Background: 2007 Ronald E. McNair Scholar

Male      Female       Age: 18-25      26-50      Over 50

Name of Committee in which interested: Community Relations Council

Reason for interest: \_\_\_\_\_

Your characteristics/qualifications, which would be an asset to Committee/Board/ Commission:  
Recently I have been involved in mentoring children at the elementary school level in Richland County; I have been engaged in Richland County Library Projects that inform the public in areas such as African-American History; I am a member an organization that recently raise \$500 for its first Scholarship Fund; I have mentored college students at the University of South Carolina with its sole mission of minority retention and I have worked more than 30 years in the greater Columbia area varying state agencies, corporations and small businesses; I have been a mother to not only my child but others, a sister, and friend to many.

Presently serve on any County Board/Commission/Committee? No.

Any other information you wish to give? I believe I can serve with distinction

Recommended by Council Member(s): The Honorable Joseph McEachern

Hours willing to commit each month: \_\_\_\_\_

**CONFLICT OF INTEREST POLICY**

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### STATEMENT OF FINANCIAL OR PERSONAL INTERESTS

Do you have any financial or personal interest in any business or corporation (profit or not-for-profit) that could be potentially affected by the actions of the board?

Yes \_\_\_\_\_ No  X

If so, describe: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_



April 18, 2008 \_\_\_\_\_

Applicant's Signature

Date

**Return to:**  
**Clerk of Council, Post Office Box 192, Columbia, SC 29202.**  
**For information, call 576-2060.**

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**Applications are current for one year.**

<b>Staff Use Only</b>			
Date Received: _____	Received by: _____		
Date Sent to Council: _____			
Status of Application:	<input type="checkbox"/> Approved	<input type="checkbox"/> Denied	<input type="checkbox"/> On file



**APPLICATION FOR SERVICE ON RICHLAND COUNTY  
COMMITTEE, BOARD OR COMMISSION**

**Applicant must reside in Richland County.**

Name: Rebecca A. Williams

Home Address: 4114 Beecliff Drive Columbia, SC 29205

Telephone: (home) 803-608-7073 (work) 803-256-2900

Office Address: 1320 Richland Street Columbia, SC 29201

Email Address: rwilliams@sccadvasa.org

Educational Background: B.A. Furman University, M.S.W. & M.P.A. USC

Professional Background: U.S. Commission on Civil Rights, SCDJJ, SCCADVASA

Male  Female  Age: 18-25  26-50  Over 50

Name of Committee in which interested: Community Relations Council

Reason for interest: To become a more active participant in making Richland County a warm, welcoming place to visit and live for all groups.

Your characteristics/qualifications, which would be an asset to Committee/Board/ Commission:

I have a great deal of experience in handling social problems, in addition to the development of plans to alleviate such tensions.

Presently serve on any County Board/Commission/Committee? No

Any other information you wish to give? I am skilled in diplomacy and stressful situations.

Recommended by Council Member(s): \_\_\_\_\_

Hours willing to commit each month: 30 hours

**CONFLICT OF INTEREST POLICY**

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### STATEMENT OF FINANCIAL OR PERSONAL INTERESTS

Do you have any financial or personal interest in any business or corporation (profit or not-for-profit) that could be potentially affected by the actions of the board?

Yes   x   No \_\_\_\_\_

If so, describe: I am employed with the SC Coalition Against Domestic and Sexual assault in Columbia. I believe this is something that will enhance my representation on this Council, rather than hinder it, as I deal with social problems on a daily basis.

Rebecca A. Williams  
Applicant's Signature

2-28-08  
Date

**Return to:**  
**Clerk of Council, Post Office Box 192, Columbia, SC 29202.**  
**For information, call 576-2060.**

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**Applications are current for one year.**

Staff Use Only	
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Status of Application:	<input type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> On file



**APPLICATION FOR SERVICE ON RICHLAND COUNTY  
COMMITTEE, BOARD OR COMMISSION**

**Applicant must reside in Richland County.**

Name: Alfred Comfort III

Home Address: 4 Melrose Court, Columbia SC, 29229

Telephone: (home) 803.708.8543 (work) 803.264.2036

Office Address: 7909 Parklane Road, Columbia SC, 29229

Email Address: Alfred@comfortiii.com

Educational Background: Business/Accounting degree from Winthrop University

Professional Background: 14+ year career in government and business finance, with the majority of time spent as an Audit Manager/Director.

Male  Female  Age: 18-25  26-50  Over 50

Name of Committee in which interested: Internal Audit Committee

Reason for interest: I have a strong willingness and desire to volunteer my time, experience and knowledge to assist my community. I have strong history of this type of community service in other municipalities I previously resided in. I offer a vast wealth of enthusiasm to approach the role with respect, humility, and professionalism.

Your characteristics/qualifications, which would be an asset to Committee/Board/ Commission: I have an extensive 14 year career in finance that ranges from state/federal government budgeting and accounting on to corporate finance. I served on many boards of non-profits where my primary contribution to the organization was to provide audit, banking and finance expertise. I have held key leadership roles in prior companies which allowed me to successfully interact with many different levels of management in the organization with the appropriate level of sensitivity while continued emphasis on achieving the goal.

Presently serve on any County Board/Commission/Committee? No, I do not.

Any other information you wish to give? None that I can think of at this time.

Recommended by Council Member(s): I was referred but not recommended.

Hours willing to commit each month: I am willing to serve at least 20 - 40 hours per month.

## CONFLICT OF INTEREST POLICY

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### STATEMENT OF FINANCIAL OR PERSONAL INTERESTS

Do you have any financial or personal interest in any business or corporation (profit or not-for-profit) that could be potentially affected by the actions of the board?

Yes \_\_\_\_\_ No       ✓      

If so, describe: Not Applicable

\_\_\_\_\_

\_\_\_\_\_

*Alfred Comforth*  
Applicant's Signature

7/31/2008  
Date

**Return to:**  
**Clerk of Council, Post Office Box 192, Columbia, SC 29202.**  
**For information, call 576-2060.**

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**Applications are current for one year.**

Staff Use Only	
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Status of Application: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> On file	





**APPLICATION FOR SERVICE ON RICHLAND COUNTY COMMITTEE, BOARD OR COMMISSION**

**Applicant must reside in Richland County.**

Name: Paul Ray Bouknight

Home Address: 1324 Confederate Ave., Columbia, SC 29201

Telephone: (home) 803-255-8015 (work) 803-434-4444

Office Address: 5 Richland Medical Park, Columbia, SC 29203

Email Address: paul.bouknight@palmettohealth.org

Educational Background: BS Clemson University, College of Architecture, Building Science

Professional Background: 23 years with Palmetto Health, Director of Facility

Male  Female  Age: 18-25  26-50  Over 50

Name of Committee in which interested: LRADAC

Reason for interest: I am interested in assisting with their building program and also admire the work that they are doing.

Your characteristics/qualifications, which would be an asset to Committee/Board/ Commission: In excess of 25 years in construction and design. I am also very involved in the neighborhood adjacent to the new location, having served as the president of the Cottontown Neighborhood Association for the past 3 years.

Presently serve on any County Board/Commission/Committee? Richland Lexington Cultural Council

Any other information you wish to give? \_\_\_\_\_

Recommended by Council Member(s): Jodee Douda

Hours willing to commit each month: 10 hours

**CONFLICT OF INTEREST POLICY**

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Such conflict of interest does not preclude service but shall be disclosed before appointment. The

Clerk of Council shall be notified of any change on an annual basis and members of all boards shall be required to abstain from voting or influencing through discussion or debate or any other way, decisions of the board affecting those personal and financial interests.

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**STATEMENT OF FINANCIAL OR PERSONAL INTERESTS**

Do you have any financial or personal interest in any business or corporation (profit or not-for-profit) that could be potentially affected by the actions of the board?

Yes \_\_\_\_\_ No  X  \_\_\_\_\_

If so, describe: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

 \_\_\_\_\_  
Applicant's Signature Date  8/5/08

**Return to:**  
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**For information, call 576-2060.**

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**Applications are current for one year.**

<b>Staff Use Only</b>			
Date Received: _____	Received by: _____		
Date Sent to Council: _____			
2 Status of Application:	<input type="checkbox"/> Approved	<input type="checkbox"/> Denied	<input type="checkbox"/> On file



**APPLICATION FOR SERVICE ON RICHLAND COUNTY  
COMMITTEE, BOARD OR COMMISSION**

**Applicant must reside in Richland County.**

Name: Celestine Parker

Home Address: 416 Meadowbury Dr Columbia, S.C. 29203

Telephone: (home) 786-4144 (work) \_\_\_\_\_

Office Address: \_\_\_\_\_

Email Address: \_\_\_\_\_

celestineparker@bellsouth.net

Educational Background: BA Degree Columbia College Public Affairs

Professional Background: Social Worker

Male Female Age: 18-25 26-50 Over 50

Name of Committee in which interested: ERDAC

Reason for interest: I am a people person

Your characteristics/qualifications, which would be an asset to Committee/Board/ Commission:

Retired Social Worker

Presently serve on any County Board/Commission/Committee? yes

Any other information you wish to give? \_\_\_\_\_

Recommended by Council Member(s): \_\_\_\_\_

Hours willing to commit each month: \_\_\_\_\_ hours that needed \_\_\_\_\_

**CONFLICT OF INTEREST POLICY**

It is the policy of Richland County to require disclosure of any personal or financial interest that may be influenced by decisions of the board for which any citizen applies for membership.

Such conflict of interest does not preclude service but shall be disclosed before appointment. The

Clerk of Council shall be notified of any change on an annual basis and members of all boards shall be required to abstain from voting or influencing through discussion or debate or any other way, decisions of the board affecting those personal and financial interests.

All statements so filed shall be signed and verified by the filer. The verification shall state that the filer has used all reasonable diligence in its preparation, and that to the best of his or her knowledge it is true and complete.

Any person who willfully files a false or incomplete statement of disclosure or no change of condition, or who willfully fails to make any filing required by this article, shall be subject to such discipline, including censure and disqualification from the Board or Commission, as the County Council, by majority vote of the council, shall elect.

**STATEMENT OF FINANCIAL OR PERSONAL INTERESTS**

Do you have any financial or personal interest in any business or corporation (profit or not-for-profit) that could be potentially affected by the actions of the board?

Yes \_\_\_\_\_ No xxxxxx \_\_\_\_\_

If so, describe: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

*Celestine Parker*  
Applicant's Signature

Date 08/08/08

**Return to:**  
**Clerk of Council, Post Office Box 192, Columbia, SC 29202.**  
**For information, call 576-2060.**

**One form must be submitted for each committee on which you wish to serve.**

**Applications are current for one year.**

Staff Use Only	
Date Received: _____	Received by: _____
Date Sent to Council: _____	
Status of Application: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> On file	



**APPLICATION FOR SERVICE ON RICHLAND COUNTY  
COMMITTEE, BOARD OR COMMISSION**

**Applicant must reside in Richland County.**

Name: Jerry Wayne Williams

Home Address: 108 Ash Bay Road Columbia SC 29229

Telephone: (home) 803-462-0126 (work) 803-751-6472

Office Address: Bldg D-627 Boyden Arbor Road Ft Jackson SC 29207

Email Address: (W) jerry.williams@us.army.mil (H) jemor@aol.com

Educational Background: Bachelor Degree in Theology/Certified Alcohol and Drug coordinator for the Army Reserves.

Professional Background: 18 years as a Federal employ for the Department of Defense and 28 years in the Army Reserves.

Male  Female  Age: 18-25  26-50  Over 50

Name of Committee in which interested: Lexington/Richland Alcohol and Drug Abuse Council

Reason for interest: I have two children and I am concerned in about how the Alcohol and Drug problems in Richland Country will affect them

Your characteristics/qualifications, which would be an asset to Committee/Board/ Commission:

I have served as the 7<sup>th</sup> Brigade 108th Training Command Drug and Alcohol for the past 5 years.

I have many different connections to people who run programs in the Army Reserves who can provide insight on how other communities deal with the Alcohol and Drug problems in their area.

Presently serve on any County Board/Commission/Committee? No

Any other information you wish to give? \_\_\_\_\_

Recommended by Council Member(s): \_\_\_\_\_

Hours willing to commit each month: as many as needed.

**CONFLICT OF INTEREST POLICY**

It is the policy of Richland County to require disclosure of any personal or financial interest that may be influenced by decisions of the board for which any citizen applies for membership.

Such conflict of interest does not preclude service but shall be disclosed before appointment. The Clerk of Council shall be notified of any change on an annual basis and members of all boards shall be required to abstain from voting or influencing through discussion or debate or any other way, decisions of the board affecting those personal and financial interests.

All statements so filed shall be signed and verified by the filer. The verification shall state that the filer has used all reasonable diligence in its preparation, and that to the best of his or her knowledge it is true and complete.

Any person who willfully files a false or incomplete statement of disclosure or no change of condition, or who willfully fails to make any filing required by this article, shall be subject to such discipline, including censure and disqualification from the Board or Commission, as the County Council, by majority vote of the council, shall elect.

**STATEMENT OF FINANCIAL OR PERSONAL INTERESTS**

Do you have any financial or personal interest in any business or corporation (profit or not-for-profit) that could be potentially affected by the actions of the board?

Yes \_\_\_\_\_ No:  X

If so, describe: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Jay W. Bellie   
Applicant's Signature

15 Aug 08   
Date

**Return to:**  
**Clerk of Council, Post Office Box 192, Columbia, SC 29202.**  
**For information, call 576-2060.**

**One form must be submitted for each committee on which you wish to serve.**

**Applications are current for one year.**

2

**Staff Use Only**  
Date Received: \_\_\_\_\_ Received by: \_\_\_\_\_

**Proposed changes to council rules regarding motion period items (Rule I) and committee agendas (Rule IV).**

**RULE I: MEETINGS**

...

**1.7 Agenda**

...

- a) Order – the agenda shall consist of the following categories of business, to be taken up by the Chair in the order listed:

...

- 16) Motion Period/Announcements: Any Council member may make an announcement or introduce an item (~~including~~ excluding resolutions and ordinances) for referral to a Committee. However, any Council member wishing to make a motion during the “Motion Period” must have transmitted a written request to the Clerk’s Office by the deadline for posting the agenda of a regularly scheduled meeting of Council in accordance with the South Carolina Freedom of Information Act (i.e., twenty-four hours prior to such meeting) so that the nature of the motion appears on the agenda.

When referring an item to committee, a Council Member must specify the intent of his or her motion. The Council Member may:

- a) Refer an item to a committee for action.
- b) Refer an item to a committee for discussion.
- c) Refer an item to committee for the purpose of receiving information or an update from staff and/or legal counsel.
- d) Refer an item to committee for a presentation.

If a Council Member does not specify the intent of his or her motion, the Chair shall ask the maker of the motion for clarification.

Immediately following each motion, the Chair shall determine the committee to which the item will be referred, according to the guidelines established in Rule 4.1.

Motions for resolutions and ordinances ~~may~~ shall generally be referred to a Committee for further deliberation; ~~or, however,~~ by unanimous consent of council, ~~the~~ a resolution shall be deemed adopted or ~~the an~~ ordinance placed on the agenda 24 hours prior to the meeting may be given first reading and sent forward to Council for second reading.

Further, any Council member may make a motion directing the county administrator to take action on a county-related matter; and upon approval of a majority of members present and voting, the county administrator shall act upon the directive given.

## **RULE IV: COMMITTEES**

...

### **4.6 Legislative Action**

Items referred to a committee for consideration shall be listed under one of the following categories: “Items for Action” or “Items for Information, Discussion, and/or Preliminary Action.” Additional agenda categories (including, but not limited to, “Presentations,” “Notifications,” and “Items Pending Analysis”) may be added to the agenda as needed for items not requiring immediate committee action.

- a) ITEMS FOR ACTION-For all items requiring action, the committee shall take one of the following actions by majority vote:
- 1) Recommend that Council approve the item, which may or may not include amendments or modifications to the original request;
  - 2) Recommend that Council deny the item;
  - 3) Forward the item to Council without a recommendation;
  - 4) Defer consideration of the item to a future committee meeting;
  - 5) Refer the item to another committee or commission; or
  - 6) Table the item.
- b) ITEMS FOR INFORMATION, DISCUSSION AND/OR PRELIMINARY ACTION –For items on the agenda for information, discussion and/or preliminary action, the committee shall take one of the following actions by majority vote:
- 1) Direct the administrator to bring the item back for action at a specified committee meeting;
  - 2) Defer consideration of the item until a specified committee meeting; or
  - 3) Receive the item for information or discussion purposes only, and dispose the item from the committee agenda.

### **4.6 4.7 Reports**

All committee recommendations requiring formal action by Council shall be included in the agenda and distributed to all members of Council prior to consideration and adoption by Council, provided that if any matter is considered by the majority of any committee to be an emergency, copies of such reports may be furnished to each member of Council at the time of said Council meeting.

All items presented to Council by a committee must carry the committee’s disposition of the item, whether that disposition be ~~is to recommend a recommendation for approval, to recommend a recommendation for denial, to make no recommendation at all or to make~~ any other disposition with respect to the item.



Any item ~~defeated, tabled, or not acted on~~ not reported out to the full council by a committee within 90 days of that item having ~~been placed~~ first appeared on the committee's agenda may be placed on the Council agenda when the Clerk's Office has received a written request signed by three members of Council, not less than 24 hours prior to the scheduled meeting.

A minority report may be made if requested. Presentation of the committee's motion at the regular Council meeting does not require a second.

#### **4.7 4.8 Recommitting**

Any item, which may come before the Council, may be committed or recommitted before a final decision thereon.

#### **4.8 4.9 Budget Work Sessions**

The Council shall meet as a Committee of the Whole for budget work sessions prior to first reading of the budget.

## **Southeast Sports Complex Timeline**

### **February 5, 2008, Motion Period:**

**Southeast Sports Complex:** Mr. Jackson forwarded to the A&F Committee the exploration of a Southeast Sports complex.

### **March 25, 2008, A&F Committee:**

**Southeast Sports Complex:** This item was forwarded to the April Committee meeting because Mr. Jackson was absent.

### **April 22, 2008, A&F Committee:**

**Discussion of a proposed Southeast Sports Complex** – The committee discussed this item. No action was taken.

### **June 2, 2008, Second Reading of Budget:**

**Motion List Item, General Fund, Jackson:** Jackson's motion: Complete Geometrics Study of the Lower Richland Sports Complex, Golf Course, and Carolina Bay, \$275,000. This item was forwarded to the motion list for review at Third Reading of the Budget.

### **June 21, Third Reading of the Budget:**

**Motion List Item, General Fund, Jackson:** The feasibility study of the potential Lower Richland Sports Complex, Golf Course, and Carolina Bay was approved up to \$275,000, and the funds are to come from the Hospitality Tax. This project is to take place in phases as was the case with the NE Recreation Complex. An RFP is to be completed and the Procurement process is to be followed.

### **July 24, 2008:**

Submit RFP Advertisement to The State

### **July 27, 2008:**

Advertisement appears in The State

### **August 15, 2008:**

Deadline for RFP Responses

### **August 18 – 29, 2008:**

Evaluation Team reviews Responses

### **September 9, 2008:**

Report Outcome of Evaluation Team's recommendation to Council at Council Meeting / Council vote on contract award

### **December 10, 2008:**

Study Due (90 days from Contract Award, per Jackson's motion)

**December 16, 2008:**

Report Outcome of Study in Work Session / Council vote yes or no on purchase of property at Council meeting that evening

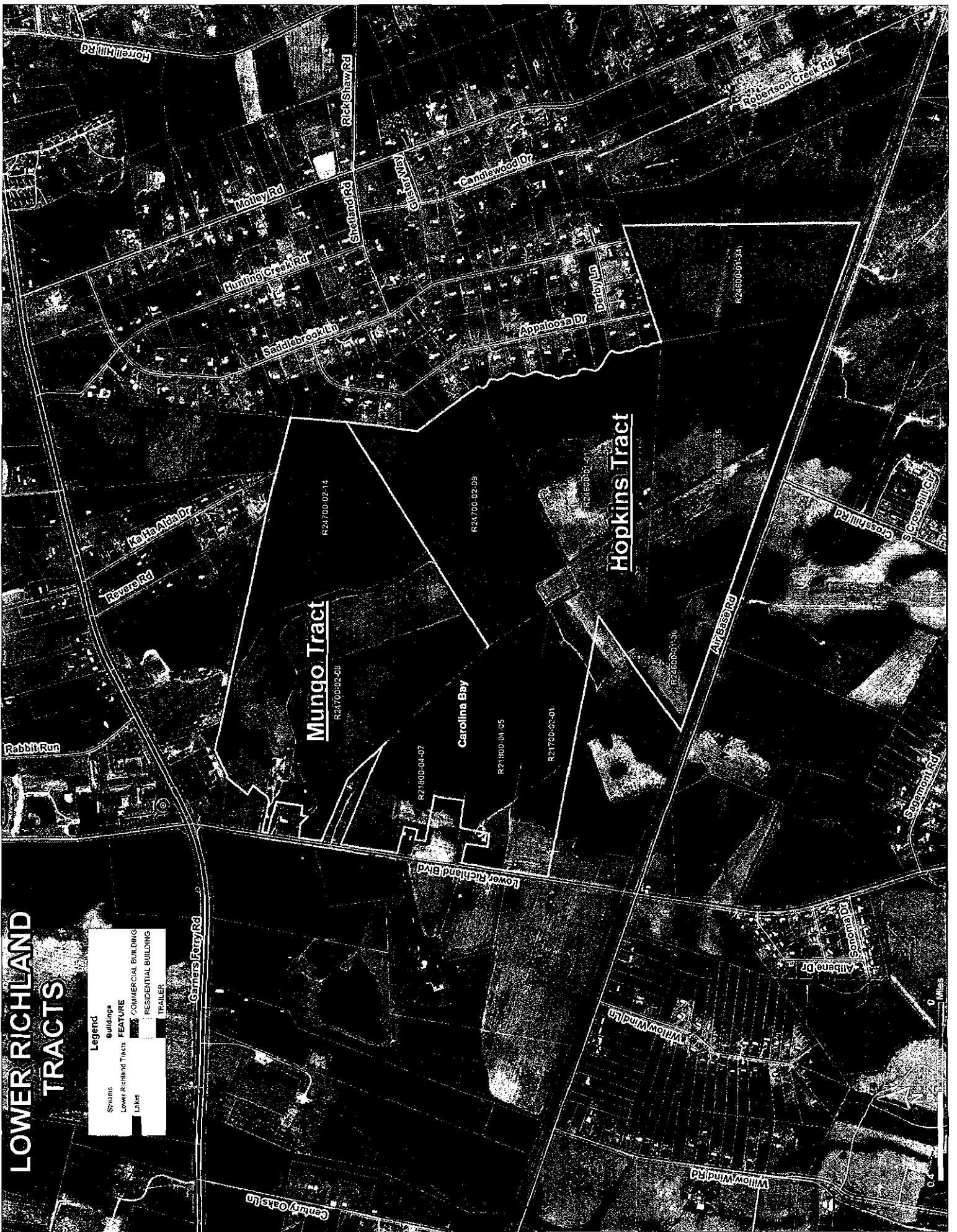
**December 31, 2008:**

Potential Closing by end of the year.

# LOWER RICHLAND TRACTS

**Legend**

- Streams
- Buildings
- Lower Richland Tracts
- Lakes
- FEATURE
- COMMERCIAL BUILDING
- RESIDENTIAL BUILDING
- TRAILER



STATE OF SOUTH CAROLINA  
COUNTY COUNCIL FOR RICHLAND COUNTY  
ORDINANCE NO. \_\_\_\_-08HR

AN ORDINANCE AUTHORIZING A DEVELOPMENT AGREEMENT BETWEEN RICHLAND COUNTY, SOUTH CAROLINA AND SUMMIT CONTRACTORS GROUP, INC., AND OTHER MATTERS RELATED THERETO.

STATE OF SOUTH CAROLINA    )  
  )  
COUNTY OF RICHLAND         )         DEVELOPMENT AGREEMENT

This Development Agreement is made and entered into this \_\_\_ day of September, 2008, by and between SUMMIT CONTRACTORS GROUP, INC., a Florida Corporation (“Developer”) and COUNTY OF RICHLAND, a political subdivision of the State of South Carolina (“County”).

WHEREAS, the legislature of the State of South Carolina has enacted the “South Carolina Local Government Development Agreement Act” (the “Act”), as set forth in Sections 6-31-10 through 6-31-160 of the South Carolina Code of Laws (1976), as amended; and

WHEREAS, the Act recognizes that “The lack of certainty in the approval of development can result in a waste of economic and land resources, can discourage sound capital improvement planning and financing, can cause the cost of housing and development to escalate, and can discourage commitment to comprehensive planning.” [Section 6-31-10 (B)(1)]; and

WHEREAS, the Act also states: “Development agreements will encourage the vesting of property rights by protecting such rights from the effect of subsequently enacted local legislation or from the effects of changing policies and procedures of local government agencies which may conflict with any term or provision of the development agreement or in any way hinder, restrict, or prevent the development of the project. Development agreements will provide a reasonable certainty as to the lawful requirements that must be met in protecting vested property rights, while maintaining the authority and duty of the government to enforce laws and regulations which promote the public safety, health, and general welfare of the citizens of our State.” [Section 6-31-10 (B)(6)]; and

WHEREAS, the Act further authorizes local governments, including county governments, to enter into development agreements with developers to accomplish these and other goals as set forth in Section 6-31-10 of the Act; and

WHEREAS, the Developer has contracts to purchase: (a) the real property consisting of 28.11± acres and depicted as Parcels 3A and C-2-A on the survey (the “Survey”) prepared by United Design Services, Inc, dated August 30, 2007, entitled “Plat Prepared for Goebel Partners,” and attached hereto as Exhibit “A-1” and incorporated by reference; and (b) the real property consisting of 4.80 ± acres identified on the Survey within Parcel C02. All of such real property is referred to herein as the “Property” and is more fully described by the legal description thereof in Exhibit “A-2.” {{A legal description of the Property is being prepared and will be provided prior to the first hearing considering this Agreement.}}

WHEREAS, Developer desires to ensure proper use and development of the Property as multi-family residences and related uses; and

WHEREAS, Developer intends to effectuate zoning upon said Parcels 3A and C-2-A in such manner so as to confirm, designate and limit the Property to uses typical to and compatible with multi-family residential uses generally permitted within the district classification RM-HD of the Land Development Code of Richland County, South Carolina (Section 26-93 of the Zoning Regulations), it being noted herewith that the said Parcel C02 is already within such zoning classification; and

WHEREAS, the County seeks to protect and preserve the natural environment and to secure for its citizens quality, well planned and designed developments, and a stable and viable tax base; and

WHEREAS, the County finds that the development proposed by the Developer for its Property is consistent with the County's comprehensive land use plan and will further the health, safety, welfare, and economic well being of the County and its residents; and

WHEREAS, the Developer's program for development of the Property presents an opportunity for the County to secure quality planning and growth, thoughtful concern for the environment, and a strengthened tax base, all in accordance with the county's vision plan; and

WHEREAS, this Development Agreement is being made and entered between the Developer and the County for the purpose of providing assurances to the Developer that it may proceed with its development plans under the terms hereof, without encountering future changes of law which materially adversely affect the Developer's ability to develop under its plans, and for the purposes of providing important protection to the natural environment and long term financial stability and a viable tax base to the County of Richland;

NOW, THEREFORE, in consideration of the terms and conditions set forth herein, and other good and valuable consideration, including the potential economic benefits to both the County and the Developer of entering into this Development Agreement, and to encourage well planned developments in the County, the receipt and sufficiency of such consideration being hereby acknowledged, the County and the Developer hereby agree as follows:

1. **Incorporation.** The above recitals are hereby incorporated into this Agreement, together with the South Carolina General Assembly findings as set forth under Section 6-31-10 (B) of the Act.
2. **Definitions.** In addition to the terms which are defined elsewhere in this Agreement, the following terms, as used herein, shall mean:
  - a. "Act" means the South Carolina Local Government Development Agreement Act, as codified in Sections 6-31-10 through 6-31-160 of the Code of Laws of South Carolina (1976), as amended.

- b. "Agreement" means this Development Agreement, including the recitals and exhibits attached hereto.
- c. "County" means the County of Richland, a political subdivision of the State of South Carolina.
- d. "County Council" or "Council" means the elected governing body of the County of Richland.
- e. "Development" means the planning for or carrying out of building activity or site work on or with respect to the Property, and is intended by the Parties to include all activities related to the building of the Project (as defined below), including all uses of, activities upon, or changes to, the Property as are authorized by this Agreement.
- f. "Development Agreement Ordinance" means the ordinance adopted by the County approving this Development Agreement (Ordinance No. \_\_\_\_\_).
- g. "Development Permit" includes building permits, zoning permits, zoning certifications, special exceptions, variances, certificates of occupancy, and any other official actions of the County having the effect of permitting the Development or use of property.
- h. "Development Rights" means Development undertaken by the Developer or Developer(s) in accordance with this Development Agreement.
- i. "DHEC" means the South Carolina Department of Health and Environmental Control (and any successor entity).
- j. "Facilities" means major capital or community improvements including, but not limited to, transportation, sanitary sewer, solid waste, drainage and potable water. The Developer and the County, respectively, are responsible for only those specific Facilities that Developer and County expressly undertake to provide in this Agreement.
- k. "Finished Grade" means the finished ground level adjoining the building at all exterior walls.
- l. "Impervious Surface" means a surface that does not permit the absorption of storm water into the ground.
- m. "Land Development Regulation" means any ordinance or regulation enacted by the County Council for the regulation of any aspect of Development and includes, but is not limited to, zoning, rezoning, subdivision, building design and construction, occupancy, density, aesthetic, environmental, road, or sign regulations, or any other regulation controlling the Development or use of property.



- n. "Parties", unless otherwise specified in context, are the Developer and the County.
- o. "Planning Commission" means the Richland County Planning Commission (and any successor entity).
- p. "Project" means the Development that has occurred and will occur on the Property described in Exhibit "A," and includes any improvements or structures customarily regarded as part of real property, unless otherwise clearly indicated by context of this Agreement.
- q. "SCDHPT" means the South Carolina Department of Highways and Public Transportation (and any successor entity).
- r. "Tract" or "Parcel" or "Portion of the Property" means a more particularized area constituting less than the whole of the Property
- s. "Vested Uses" means the general commercial uses described and authorized on any portion of the Property by this Agreement.
- t. "Zoning Regulations" means the Richland County Land Development Code, effective July 1, 2005.

**3. Relationship.** This Agreement creates a contractual relationship between the County and the Developer, and it is not intended to create, and does not create, the relationship of partnership, joint venture, or any other relationship wherein a party may be held responsible for the acts of the other party. Further, this Agreement is not intended to create, nor does it create, a relationship whereby one party may be rendered liable in any manner for the debts or obligations of the other party, to any person or entity whatsoever, whether such debts or obligations arise under this Agreement or outside of this Agreement.

**4. Successors and Assigns.** The County and the Developer agree that the burdens of this Agreement bind, and the benefits of this Agreement shall inure to, each of them and to their successors in interest.

**5. Plan and Regulations.** The County agrees and represents that this Agreement is consistent with the County's Comprehensive Land Use Plan and Land Development Regulations and with all applicable County ordinances (as of the date of this Agreement).

**6. Legislative Act.** This Agreement constitutes a legislative act of the County Council of Richland County. The County Council entered into this Agreement only after following procedures required by the Act and the adoption of the Development Agreement Ordinance No. \_\_\_\_\_. This Agreement shall not be construed to constitute a debt of the County as referenced in S.C. Code Section 6-31-145. Nothing in this Agreement shall be deemed to be a pledge of the County's general credit or taxing powers.

**7. Applicable Laws and Land Use Regulations.** Except as otherwise provided by this Agreement, the Act, or the Development Agreement Ordinance, the laws applicable to

Development of the Property are those in force at the time of execution of this Agreement. In accordance with Section 6-31-80 of the Act, the County shall not apply any subsequently adopted law or Land Development Regulation to the Property or the Project unless the Council has held a public hearing and has determined: (a) the law is not in conflict with the laws governing the Development Agreement and does not prevent the development set forth in the Development Agreement; (b) it is essential to the public health, safety, or welfare and the law expressly states that it applies to a development that is subject to a development agreement; (c) the law is specifically anticipated and provided for in this Agreement; (d) the Council demonstrates that substantial changes have occurred in pertinent conditions existing at the time of approval of this Agreement, which changes, if not addressed by the Council, would pose a serious threat to the public health, safety, or welfare; or (e) this Agreement is based on substantially and materially inaccurate information supplied by the Developer.

**8. Building Codes and Other Regulations.** In accordance with Section 6-31-160 of the Act, and notwithstanding any provision which may be construed to the contrary in this Agreement, the Developer must comply with any building, housing, electrical, plumbing and gas codes subsequently adopted by the County or other governmental entity, as authorized by the South Carolina Code. This Agreement shall not be construed to supersede or contravene the requirements of any building, housing, electrical, plumbing and gas codes subsequently adopted by the County or other governmental entity, as authorized by the South Carolina Code. The provisions of this Agreement are not intended, nor should they be construed in any way, to alter or amend the rights, duties and privileges of the County to exercise governmental powers and pass laws not applicable to Development of the Property including, but not limited to, the power of eminent domain and the power to levy and collect taxes.

**9. Term of this Agreement.** The term of this Agreement (the "Term") shall commence on the date this Agreement is executed by the County and the Developer and terminate five (5) years thereafter; **provided**, the termination date hereof may be extended at any time by mutual agreement of the parties.

**10. Development.** The Property shall be developed in accordance with this Agreement, which, upon rezoning of the Property as aforesaid, will be consistent with the all zoning regulations and laws applicable to it.

**11. Vested Rights Governing the Development of the Property.** Developer shall have vested rights to undertake Development of any or all of the Property in accordance with the Zoning Regulations and applicable law, as same may be modified in the future pursuant to the terms hereof, for the entirety of the Term and any extension thereof. Future enactments of, or changes or amendments to, County ordinances, including zoning or development standards ordinances, which conflict with the Zoning Regulations or laws shall apply to the Property only if permitted pursuant to the Act. Subject to the provisions of Section 7 of this Agreement, all rights accorded the Developer by this Agreement shall immediately constitute vested rights for the Development of the Property. Section 7 of this Agreement does not abrogate any rights either preserved by Section 6-31-140 of the Act, or that may

have vested pursuant to common law or otherwise in the absence of a development agreement.

12. **Vested Rights as to Permitted Uses for the Property.** The Property will be zoned for high density, multi-family use pursuant to RM-HD zoning district classifications. Upon such rezoning, the uses, development standards, minimum lot areas, maximum densities, minimum lot setbacks, widths, heights, landscaping/buffers, and parking/loading standards, and all other standards and amenities, shall be as prescribed by Section 26-93 of the Richland County Code of Ordinances as of the date of this Agreement and the right to such uses shall become vested in Developer as of such rezoning.

13. **Additional Landscaping and Berm.** In addition to the landscaping buffers called for by the Richland County Land Development Code, Developer will construct a landscaped earthen berm in keeping with the rendering attached hereto as Exhibit "B."

14. **Good Neighbor Allocation.** At such time as it is granted the occupancy permit for the last building in the first phase of the development, Developer will give an amount of no less than Twenty-Five Thousand Dollars (\$25,000.00) as a demonstration of its determination to be a "Good Neighbor," and a positive force in the community, to be shared equally among the following, neighboring Homeowners' Associations:

- a. Villages at Longtown Homeowners' Association;
- b. Brookhaven Homeowners' Association;
- c. Heathergreen Homeowners' Association;
- d. Ivy Square Homeowners' Association;

15. **Entranceway; Gated Community.** The entranceway to the Property will be gated, and designed to present an attractive appearance to passers-by.

16. **Fencing.** Developer will select certain sections of the boundaries of the Property to be fenced with chain-link fencing.

17. **Recreation and Park Areas.** Developer will work with and cooperate with its neighboring landowner which is considering the donation of adjacent tracts of land to the Recreation Commission.

18. **Greenspace; Lake.** That entire Southerly section of the Property, which is denoted, "Existing Natural Area to Remain," and "Lake" on Exhibit "B" will be preserved as such by Developer.

19. **Facilities.** The Developer certifies that the following facilities will be in place (or if not fully in place, the cost of their construction bonded or letter of credit posted) at the time that the Developer submits to the County an application for issuance of a Certificate of Occupancy on the Property.

- A. Private Roads. Roads constructed within the Property may be constructed by the Developer to serve each phase of the development, and shall be maintained by it and/or a Community Association, or dedicated to other appropriate entities. The County will not be responsible for the construction or maintenance of any private roads within the Property, and the Developer and/or a Community Association shall continue the maintenance thereof.

Notwithstanding the generality of the foregoing, in the event that a street or road within the Property is constructed to SCDHPT standards, and is otherwise acceptable to the County for use as a public road, the County may consider a request to take title to and assume responsibility for the maintenance of same upon the request of the person or entity which has title to such street or roads. This provision shall permit, but not require, the County's acceptance of any street within the Property offered for dedication to public use and maintenance. The County's acceptance of any particular street or streets shall not control its decision to accept any other street or streets for public use and maintenance.

The County's acceptance of any drainage systems separate from the acceptance of any streets shall be within the discretion of the Public Works Department.

- (1) Street Design and Construction. Street design and construction standards applicable to roads and streets to be dedicated to the County are provided for by local laws adopted by the County and are generally superintended for compliance by the Richland County Engineer. All streets and roads constructed upon the Property will be professionally designed and constructed in accordance with recognized engineering and construction standards, meeting or exceeding all minimum requirements applicable to the type and proposed uses for such streets and roads.
- (2) No Implied Dedication. The recording of a final plat or plan of the Property shall not constitute an offer to deed or dedicate any or all streets and rights of way shown thereon to the County, unless the plat or plan specifically and expressly makes such an offer.
- (3) Controlled Access. The County agrees that the Developer may reserve the right to limit access to portions of the private roads within the Property, provided the road in question has not been expressly dedicated to the County, or to other public use. This provision shall not be construed to restrict in any manner access to any such roads by fire, EMS, law enforcement or other public service and safety providers.

- B. Public Roads. As of the date of this Agreement, the public roads that serve the Property are under the jurisdiction of the State of South Carolina and/or the federal Highway Commission regarding access, construction, improvements, and maintenance. Developer acknowledges that it must comply with all applicable state statutes, and rules and regulations of the SCDHPT, or its successor and, to the extent applicable, all federal laws and regulation requirements, with respect to public roads. To assist in mitigating the traffic impacts of Development, Developer may donate such additional rights-of-way as may be reasonably necessary to mitigate traffic; the widths and locations of which rights-of-way must be mutually agreed upon by Developer and the receiving governmental entity. It is contemplated that the commercial development of a neighboring tract of land will necessitate traffic signalization at the intersection of Clemson Road and Longreen Parkway, to mitigate traffic congestion, and Developer hereby assents to the installation of such signalization.
- C. Potable Water. Potable water will be supplied to the Property by the City of Columbia or other legally constituted provider allowed to operate in the County. Developer will construct or cause to be constructed all necessary water service infrastructure within the Property, which will be maintained by Developer, a Community Association, or the provider. The County shall not be responsible for any construction, treatment, maintenance, or costs associated with water service to the Property, except as successor-in-interest to a responsible party with respect to such facilities.
- D. Sewage Treatment and Disposal. Sewage treatment and disposal shall be provided to the Property by City of Columbia, or some other legally constituted provider allowed to operate in the County. Developer will construct or cause to be constructed any infrastructure improvements which may be necessary within the Property, which will be maintained by the provider, the Developer or a Community Association. Unless the County shall be the designated service provider, the County will not be responsible for any treatment, maintenance or costs associated with sewage treatment within the Property, except as a successor-in-interest to a responsible party with respect to such facilities.
- E. Drainage. All stormwater runoff and drainage improvements within the Property will be designed in accordance with applicable state and county regulatory guidelines. All stormwater runoff and drainage system improvements will be constructed by Developer and maintained by Developer and/or a Community Association. The County will not be responsible for any construction or maintenance costs associated with the drainage system within the Property, unless the County affirmatively agrees to do so. The County will consider acceptance of any drainage systems separately from acceptance of any streets.

Developer may create drainage easements and may convey drainage easements to a Community Association or to an appropriate governmental entity. Unless otherwise prohibited by the terms of this Agreement or the ordinances or laws of the County, Developer shall have the right to place plantings, fencing, signs, parking lots, and anything else that is not a habitable structure within drainage easements, provided they do not impair drainage and provided Developer, Developer, and/or a Community Association will timely and competently maintain same. The County will have no obligation to maintain drainage easements, unless drainage easements are conveyed to and accepted by the County.

Notwithstanding the foregoing, such drainage facilities as are required upon the Property pursuant to applicable regulations of State DHEC, federal or local governmental units, shall or may require off-site attachment to existing County drainage facilities. To the extent of such lawful requirements, the County agrees to cooperate fully with Developer in effecting such attachments or connections.

- F. Landscape Waste. Developer may provide on-site facilities for the disposal of landscape waste produced within the Property, or Developer may contract with private contractors to dispose of such landscape waste offsite.
- G. Ordinance Standards – Landscaping, Tree Preservation, Lighting, and Signage. Developer agrees that in all matters of landscaping, tree preservation, lighting, and signage applicable to the development of the Property, Developer shall apply and adhere to professional standards and requirements that meet or exceed all present standards and requirements applicable to the Property and its development pursuant to the Richland County Land Development Code.

## 20. Services.

- A. Solid Waste Collection; Recycling Services. The County shall provide solid waste collection and recycling services to the Property on the same basis as said services are provided to other residents and businesses of the County; **provided**, the County shall not be obligated to provide either such service until the later to occur of one (1) year from the effective date of this Agreement, or such time as:
  - (1) The County is requested to provide such service to a specific portion of the Property; and
  - (2) The first Certificate of Occupancy is issued for a residential structure on the Property.
- B. Police Protection. The County, in conjunction with any concurrent jurisdiction of or agreement with any other political jurisdiction, shall provide

police protection services to the Property. The Developer or Community Association may maintain private security on the Property, provided same does not interfere with or in any way hinder the County's law enforcement activities on the Property.

- C. Emergency Medical Services. Emergency medical services to the Property are now provided by the County. The County will continue to provide emergency medical services to the Property.
- D. Fire Services. The County will provide fire services to the Property in the same manner as it currently provides fire services to unincorporated areas of Richland County.
- E. Utility and Other Services. Utility services, including telephone and electric, will be supplied directly by the applicable utility companies. The County will not be responsible for the construction, maintenance or providing of any such utility service. However, the County shall provide such other County-wide services to the Property on the same basis as said services are provided to other residents and businesses within the unincorporated areas of the County. Subsequent to the date of this Agreement, the County shall not impose any moratorium, interruption or limitations of sewer, water or any other services or utilities with the effect of preventing or limiting in any way development of the facilities to be provided to the Property.

**21. Charges or Fees.** Developer shall not be responsible for payment to the County of any charges or fees, including development fees, impact fees, or other similar effect assessments on development, which are not provided for by this Agreement, or for charges or fees enacted by the County subsequent to the effective date of this Agreement and attempted to be made applicable to the Project, except for such charges or fees as shall be allowable by and in conformity with provisions of the Act. (Nothing herein shall be construed as relieving the Developer from payment of any such fees or charges as may be legally assessed against Developer or the Property by governmental entities other than the County. Any charge or fee which is lawfully due to any other governmental entity which is not a party to this Agreement shall not be affected by this Agreement.) Developer shall be subject to the payment of any and all present or future fees enacted by the County that are of County-wide application and that relate to the routine processing of permit applications, building permits and plans, or building inspections or other similar matters applicable to the Property and the Development of the Project.

Nothing in this Agreement shall be construed to prevent the establishment by the County, by agreement with the Developer, of a tax increment, special improvement, or other district on the Property in accordance with applicable provisions of the Laws of South Carolina.

Provided, however, the provisions of this Section 21 shall have no application to or affect upon the County's assessment and collection of ad valorem taxes applicable to the Property or to business license fees applicable to Developer, or any other party operating a business on or in conjunction with the Property and otherwise subject to such fee(s).

22. **Protection of Storm Water.** The County and Developer recognize that real estate development can have negative as well as positive impacts. Specifically, the parties consider the protection of the natural environment adjacent properties and nearby waters to be goals to be achieved and acknowledge that protection of the quality of subsurface waters and nearby ponds and watercourses is a primary goal of the County. Therefore, the Developer shall be required to abide by all provisions of federal, state, and local laws and regulations, including those established by the South Carolina Department of Health and Environmental Control, its successors and assigns, for the handling of storm water, as well as any state or federal mandates that require the County to adopt additional local stormwater controls. In order to protect water quality of subsurface waters and nearby ponds and watercourses, Developer agrees to construct storm water drainage systems in accordance with plans approved by the County Engineer and DHEC and to maintain the systems allowing for proper operation and function.

23. **Modification of Agreement.** This Agreement may be modified or amended as to all or any part of the Property only by the written agreement of the County and the Developer. No statement, action, or agreement hereafter made shall be effective to change, amend, waive, modify, discharge, terminate, or effect an abandonment of this Agreement in whole or in part unless such statement, action, or agreement is in writing and signed by the party against whom such change, amendment, waiver, modification, discharge, termination or abandonment is sought to be enforced. Any requirement of this Agreement requiring consent or approval of one of the parties shall not require amendment *per se* of this Agreement unless the text expressly requires such amendment. Wherever said consent or approval is required, the same shall not be unreasonably withheld or delayed.

24. **Transfer.**

A. **Binding Effect.** This Agreement shall be binding on the successors and assigns of the Developer in the assignment of all or any portion of its contract to purchase the Property or the transfer of ownership or development of any portion of the Property. Notwithstanding anything hereinabove to the contrary the binding provision relating to responsibility for performance under Developer's obligations shall not be imposed upon a mortgagee in possession through foreclosure or deed in lieu of foreclosure. Nevertheless, a mortgagee in possession may utilize Developer's rights under this Agreement by its assumption of Developer's responsibility pertaining to the portion of the property mortgaged to such mortgagee.

B. **Transfer of Contract or Title.** The Developer shall be entitled to assign its contract, or transfer title, to any portion or all of the Property to a purchaser, and assign Developer's rights and obligations under this Agreement, subject to the following: If the Developer intends to make such assignment or transfer, Developer shall notify the County in writing, and same shall be effective upon such written notice to the County. This provision shall not apply, and no prior notice to the County shall be required, if the Developer



transfers any portion of the Property to a mortgagee, either through a foreclosure or a deed in lieu of foreclosure, in which event Developer shall notify the County of the transfer within sixty (60) days after its effective date.

- C. Release of Developer. In the event of any such assignment or transfer in compliance with the conditions set forth herein, the Developer shall be released from any further obligations with respect to this Agreement as to the portion of the Property which is the subject of such assignment or transfer, and such assignee or transferee shall be considered as substituted for the Developer under the Agreement as to the portion of the Property subject to such assignment or transfer.

**25. Transfer of Development Rights.** The Developer shall be entitled to transfer development rights (without the transfer of title to all or any of the Property) to a developer and to assign Developer's rights and obligations under this Agreement with respect to said Development Rights, subject to the following notification requirement: The Developer shall be required to notify the County, in writing, as and when such development rights are transferred. Such information shall include the identity and address of such transferee, a contact person, and the location and nature of the rights transferred. Any such transferee shall be subject to this same requirement of notification, and any such transferee shall be required to file with the County an acknowledgment of this Agreement and a commitment to be bound by it.

**26. Merger.** This Agreement, coupled with its Exhibits, which are incorporated herein by reference, shall state the final and complete expression of the parties' intentions. All prior negotiations and representations are superseded and merged herein.

**27. Compliance Reviews.** In accordance with Section 6-31-90 of the Act, on the first anniversary of the effective date and every twelfth month thereafter, the Developer shall provide in writing to the County's Zoning Administrator, Planning Director, or to such other appropriate officer(s) designated by the County, a complete assessment of development, at which time the Developer is required to demonstrate good faith compliance with the terms of this Agreement. The Developer, or its designee, shall meet with the County's officer to review Development completed in the prior year and the Development anticipated to be commenced or completed in the ensuing year. The Developer, or designee, shall be required to provide such information as may reasonably for the County to determine Developer's compliance with the terms of this Agreement.

**28. Cooperation.** The parties hereto agree to cooperate with each other to effectuate the provisions of this Agreement and to act reasonably and expeditiously in all performances required under the Agreement. In the event of any legal action instituted by a third party or other governmental entity or official challenging the validity of any provision of this Agreement, the parties hereby agree to cooperate in defending such legal action; provided, however, each party shall retain the right to engage said party's own independent counsel at the party's own expense.

29. **Governing Law.** This Agreement shall be constructed and enforced in accordance with the laws of the State of South Carolina.

30. **Default.** Each party recognizes that the other party may suffer irreparable harm from a material breach of this Agreement and that no adequate remedy at law may exist to enforce this Agreement. Therefore, the failure of either party to comply with the terms of this Agreement shall constitute a default, entitling the non-defaulting party to pursue such remedies as may be deemed appropriate, including injunction and/or specific performance of, or the termination of, this Agreement in accordance with the Act; **provided**, no termination or modification of this Agreement may be declared by the County absent its providing to the Developer with the notice, hearing and opportunities to cure, rebut, or amend, set forth in Section 6-31-90 of the Act, and, **provided further**, that nothing herein shall be deemed or construed to preclude the County from issuing stop work orders or voiding permits issued for Development when such Development contravenes the provisions of the Zoning Regulations or this Development Agreement.

31. **Non-binding Arbitration.** If there is a dispute between the parties concerning the terms, meaning, interpretation, rights, or obligations under this Agreement, the parties agree to submit such dispute to prompt non-binding arbitration as follows. The County and a representative of the Developer shall within five (5) days of receipt of such notice each pick an arbitrator, and the two arbitrators shall select a third. The parties shall then promptly convene a conference with the arbitration panel and present their positions. In this conference the rules of evidence and other legal formalities shall not apply. The arbitrators shall promptly render their decision. Upon the rendering of the arbitration panel's majority decision, any party may then pursue legal proceedings if the decision rendered is not acceptable and no other agreed settlement of the dispute can be achieved. The County and the Developer shall each bear the cost of their appointed arbitrator, and split 50/50 the cost of the third arbitrator as well as any separate expenses associated with the arbitration conference.

32. **Recording.** Within fourteen (14) days after the effective date of this Agreement, the Developer shall record this Agreement in the Office of the Register of Deeds for Richland County and shall provide an "as recorded" copy to the Richland County Legal Department and to the Richland County Planning and Development Services Department.

33. **No Third party Beneficiaries.** Notwithstanding any provision herein to the contrary, this Agreement shall not be interpreted to create or bestow any rights, remedies, or obligations on persons or entities which are not named parties to this Agreement, or successors or assigns of the parties. The provisions of this Agreement may be enforced only by the County and the Developer, or their assignees or grantees pursuant to this Agreement.

34. **Notice.** Any notice, demand, request, consent, approval, or communication which a party is required to or may give to another party hereunder shall be in writing and shall be delivered or addressed to the other at the address set forth below or to such other address as such party may from time to time direct by written notice given in the manner herein prescribed, and such notice or communication shall be deemed to have been given or made

on the actual date of delivery by personal delivery or by independent courier service or by facsimile followed by next day mail, or if by mail on the fifth (5<sup>th</sup>) business day after the deposit thereof in the United States Mail, postage prepaid, registered or certified, addressed as hereinafter provided.

All notices, demands, requests, consents, approvals or communications to the County shall be addressed to the County at:

County of Richland  
2020 Hampton Street (29204)  
P.O. Box 192, Columbia, SC 29202-0192  
Attention: County Administrator  
Fax: (803) 576-2137

And to the Developer at: Summit Contractors Group, Inc.  
ATTN: Mr. Charles Waite  
6877 Phillips Industrial Blvd.  
Jacksonville, FL 32256  
Fax: (904) 252-4288

**35. Estoppel Certificates.** The County or the Developer may, at any time, and from time to time, deliver written notice to the other applicable party requesting such party to certify in writing:

- A. That this Agreement is in full force and effect;
- B. That this Agreement has not been amended or modified, or if so amended, identifying the amendments;
- C. Whether, to the knowledge of such party, the requesting party is in default or is claimed to be in default of the performance of its obligations under this Agreement; and, if so, describing the nature and extent, if any, of any such default or claimed default; and
- D. Whether, to the knowledge of such party, any event has occurred or failed to occur which, with the passage of time or the giving of notice, or both, would constitute a default; and, if so, specifying each such event.

Upon request in writing from the Developer to the County sent by certified or registered mail, return receipt requested, the County will provide a Certificate in recordable form, that solely with respect to the portion of the Property described in the request, there are no violations or breaches of this Agreement, except as otherwise described in the Certificate. The County will respond to such a request within ten (10) business days of the receipt of the request, unless a longer time is mutually agreed to in writing by the parties.

If the County does not respond to such request within ten (10) business days of the date of its receipt, the portion of the Property described in the request will be deemed to be in compliance with all of the covenants and terms of this Agreement. A certification of such failure to respond and deemed compliance may be recorded by the Developer (including a copy of the request and the notice of receipt), and it shall be binding on the County as of its date, and shall have the same effect as a Certificate issued by the County.

**36. State and Federal Laws.** The parties agree, intend, and understand that the obligations imposed by this Agreement are only such as are consistent with state and federal laws. In the event state or federal laws or regulations are enacted after the execution of this Agreement, or decisions are issued by a court of competent jurisdiction, which prevent or preclude compliance with one or more provisions of this Agreement (any one or more of said events being herein referenced "New Law"), the provisions of this Agreement may be modified or suspended as necessary to comply with such New Law. Immediately after enactment of any such New Law, the Developer and the County shall meet and confer in good faith in order to agree upon an appropriate modification or suspension based on the effect such New Law has on the purpose and intent of this Agreement. Should the parties be unable to agree to a modification or suspension, any party may petition a court of competent jurisdiction for an appropriate modification or suspension of this Agreement. In addition, the Developer and the County each shall have the right to challenge the New Law preventing compliance with the terms of this Agreement. In the event that such challenge is successful, this Agreement shall remain unmodified and in full force and effect.

The parties further agree that if any provision of this Agreement is declared invalid as a result of a New Law, the parties may then agree that this Agreement be amended to the extent necessary to make it consistent with the New Law, and the balance of this Agreement, as amended, shall remain in full force and effect.

**37. General Terms and Conditions.**

- A. Agreement to Run with the Land. This Agreement shall be recorded against the Property as described in Exhibit A and this Agreement shall be deemed to run with the land. The burdens of this Agreement are binding upon, and the benefits of this Agreement shall inure to, all successors and assigns of the parties to this Agreement as set forth herein.
- B. Exhibits. Any exhibits attached hereto and/or referred to in this Agreement are incorporated herein as though set forth in full.
- C. Construction. The parties agree that each party and its counsel have reviewed and revised this Agreement and that any rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not apply in the interpretation of this Agreement.

- D. Assignment. Other than as recited herein, no other rights, obligations, duties or responsibilities devolved by this Agreement on or to the Developer or the County are assignable to any other person, firm, corporation, or entity, except by agreement of the parties.
- E. Counterparts. This Agreement may be executed in several counterparts, each of which shall be deemed an original, and such counterparts shall constitute but one and the same instrument.
- F. No Waiver. Failure of a party hereto to exercise any right hereunder shall not be deemed a waiver of any such right and shall not affect the right of such party to exercise at some future time said right or any other right it may have hereunder.
- G. Attorney's Fees. Should any party hereto employ an attorney for the purpose of enforcing this Agreement against another party in any legal proceeding whatsoever, including declaratory relief or other litigation, the prevailing party shall be entitled to receive from the other party thereto reimbursement for all attorney's fees and costs and expenses as determined by the Court exercising jurisdiction over the matter and the parties. Should any judgment or final order be issued in said legal proceeding, said reimbursement amount shall be specified therein.
- H. Entire Agreement. This Agreement sets forth, and incorporates by reference, all of the agreements, conditions and understandings among the County and the Developer relating to the Property and its development and there are no promises, agreements, conditions or understandings, oral or written, expressed or implied, among the parties relative to the matters addressed herein other than as set forth or as referred to herein.

This Agreement constitutes the entire agreement between the parties and supersedes all prior agreements, whether oral or written, covering the same subject matter. This Agreement may not be modified or amended except in writing mutually agreed to by parties to this Agreement as prescribed herein.

**38. Statement of Required Provisions**. The Act requires that a development agreement include certain mandatory provisions, pursuant to Section 6-31-60(A). Although certain of these items are addressed elsewhere in this Agreement, the following listing of the required provisions is set forth for convenient reference. The numbers below correspond to the numbers utilized under Section 6-31-60(A) for the required items:

- 1. Legal Description of Property and Legal and Equitable Owner. The legal description of the Property is set forth in Exhibit A-2 attached hereto. The present owners of the Property are Goebel Partners, a general partnership, and Brickyard Longtown, LLC, a South Carolina limited liability company.

2. Duration of the Agreement. The duration of this Agreement is five (5) years, with provision for extension in accordance with Section 9 of this Agreement; **provided**, nothing in this Agreement shall be interpreted to preclude the Parties from extending the term by mutual agreement or from entering into subsequent development agreements, as permitted by the Act.
3. Permitted Uses; Densities; Building Intensities and Heights. The permitted uses, population densities, building intensities and heights, as well as other development standards, shall be limited to those contained in and permitted by Section 26-93 of the Land Development Code of Richland County, South Carolina, which Section, and the other Sections of the Zoning Regulations referred to therein, are hereby incorporated by reference in this Agreement.
4. Facilities. Facilities and services are described generally above in Section 19 and Section 20. The Zoning Regulations and the said sections of this Agreement provide for availability of roads and utilities to serve the Property on a timely basis.
5. Provisions to Protect Environmentally Sensitive Areas. The wetlands on the Property are identified on the Survey, and will be preserved as such by the Developer. There are no other areas of the Property that have been identified as environmentally sensitive. No species of protected or endangered wildlife (plants or animals) have been identified on the Property. The Zoning Regulations described above, and incorporated herein, contain provisions for environmental protection. All relevant state and federal laws will be fully complied with by Developer in the development of the Property.
6. Local Development Permits. The Development is governed in conformance with the ordinances of the County of Richland. Specific permits must be obtained prior to proceeding with Development, consistent with the standards set forth in the County's zoning, land development, and stormwater regulations. Building permits must be obtained from the County for construction, and other appropriate permits must be obtained from the State of South Carolina when applicable. It is specifically understood that the failure of this Agreement to address a particular permit, condition, term, or restriction does not relieve the Developer, or its successors or assigns, of the necessity of complying with the law governing the permitting requirements, conditions, terms, or restrictions. Identification of known or anticipated licenses and permits are set forth on Exhibit "C" hereto.
7. Comprehensive Plan and Development Agreement. The Development permitted and proposed under the Zoning Regulations is consistent with the County's Comprehensive Plan and with current land development regulations of the County of Richland, State of South Carolina. Specific findings to that effect are contained in the recitals hereinabove adopted as a part of this Development Agreement.

- 8. Terms for Public Health, Safety and Welfare. The County Council, by the adoption of Ordinance No. \_\_\_\_\_ approving this Development Agreement and by Council's execution of this Agreement, has found and confirms that all issues currently relating to public health, safety and welfare have been adequately considered and appropriately dealt with under the terms of this Agreement, the Zoning Regulations, and existing law.
  
- 9. Historical Structures. There are no historic structures to be preserved or restored, and no further archaeological surveys are required.

IN WITNESS WHEREOF this Agreement has been executed in duplicate by the parties on the day and year first above written.

Witnesses:

SUMMIT CONTRACTORS GROUP, INC.,  
A Florida Corporation

\_\_\_\_\_  
\_\_\_\_\_

By: \_\_\_\_\_  
Charles A. Waite, Vice President

COUNTY OF RICHLAND,  
A political subdivision of  
The State of South Carolina

\_\_\_\_\_  
\_\_\_\_\_

By: \_\_\_\_\_  
Joe McEachern, Chairperson

\_\_\_\_\_  
\_\_\_\_\_

By: \_\_\_\_\_  
(Print Name): \_\_\_\_\_,  
Richland County Administrator

THE STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF RICHLAND )

PROBATE

PERSONALLY APPEARED BEFORE ME the undersigned witness, who, being duly sworn, deposes and says that he/she witnessed execution of the foregoing Agreement by the Developer, **Summit Contractors Group, Inc.**, by its Vice President, **Charles A. Waite**, and that said execution was also witnessed by the second witness whose name appears upon the face of the said document.

\_\_\_\_\_  
Witness Signature

SWORN TO BEFORE ME  
This \_\_ day of September, 2008.

\_\_\_\_\_  
(Seal)  
Notary Public for South Carolina  
My Commission Expires: \_\_\_\_\_

THE STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF RICHLAND )

PROBATE

PERSONALLY APPEARED BEFORE ME the undersigned witness, who, being duly sworn, deposes and says that he/she witnessed execution of the foregoing Agreement by the County of Richland, by **Joe McEachern**, Chairperson, Richland County Council, and by \_\_\_\_\_, Richland County Administrator, and that said execution was also witnessed by the second witness whose name appears upon the face of the said document.

\_\_\_\_\_  
Witness Signature

SWORN TO BEFORE ME THIS  
This \_\_ day of September, 2008.

\_\_\_\_\_  
(Seal)  
Notary Public for South Carolina  
My Commission Expires: \_\_\_\_\_



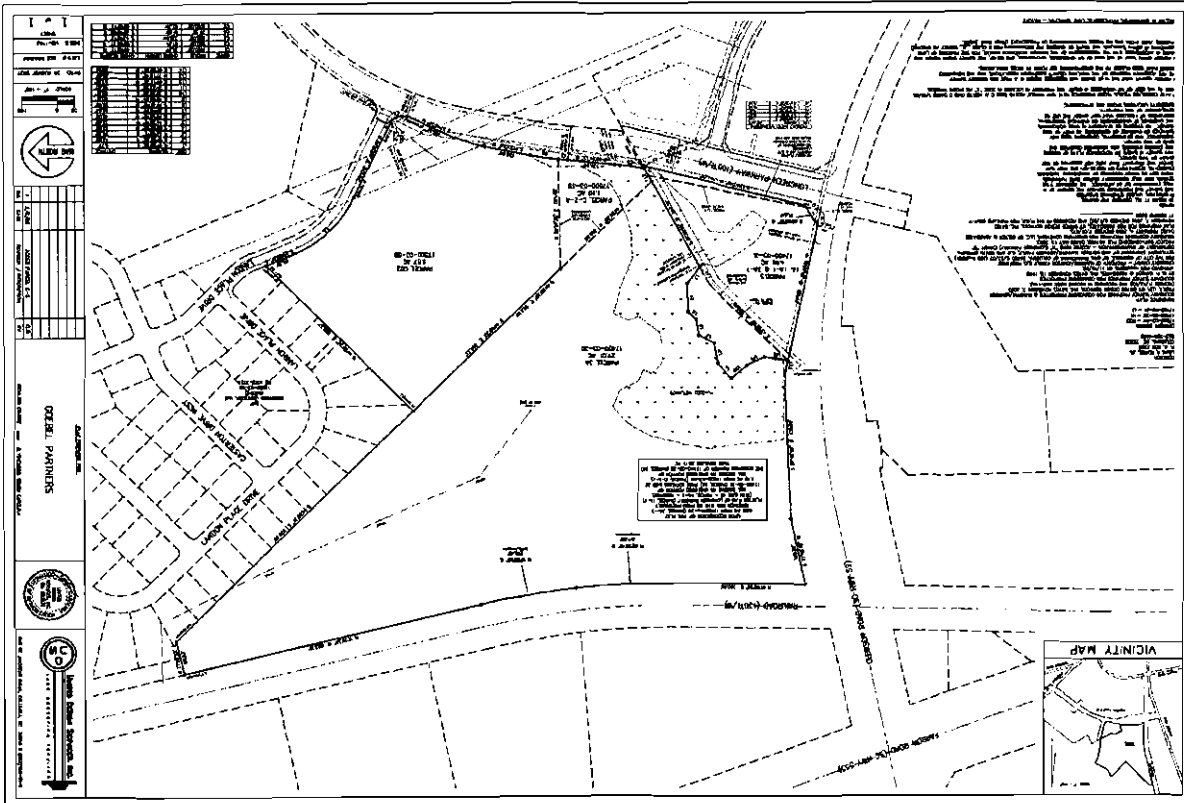
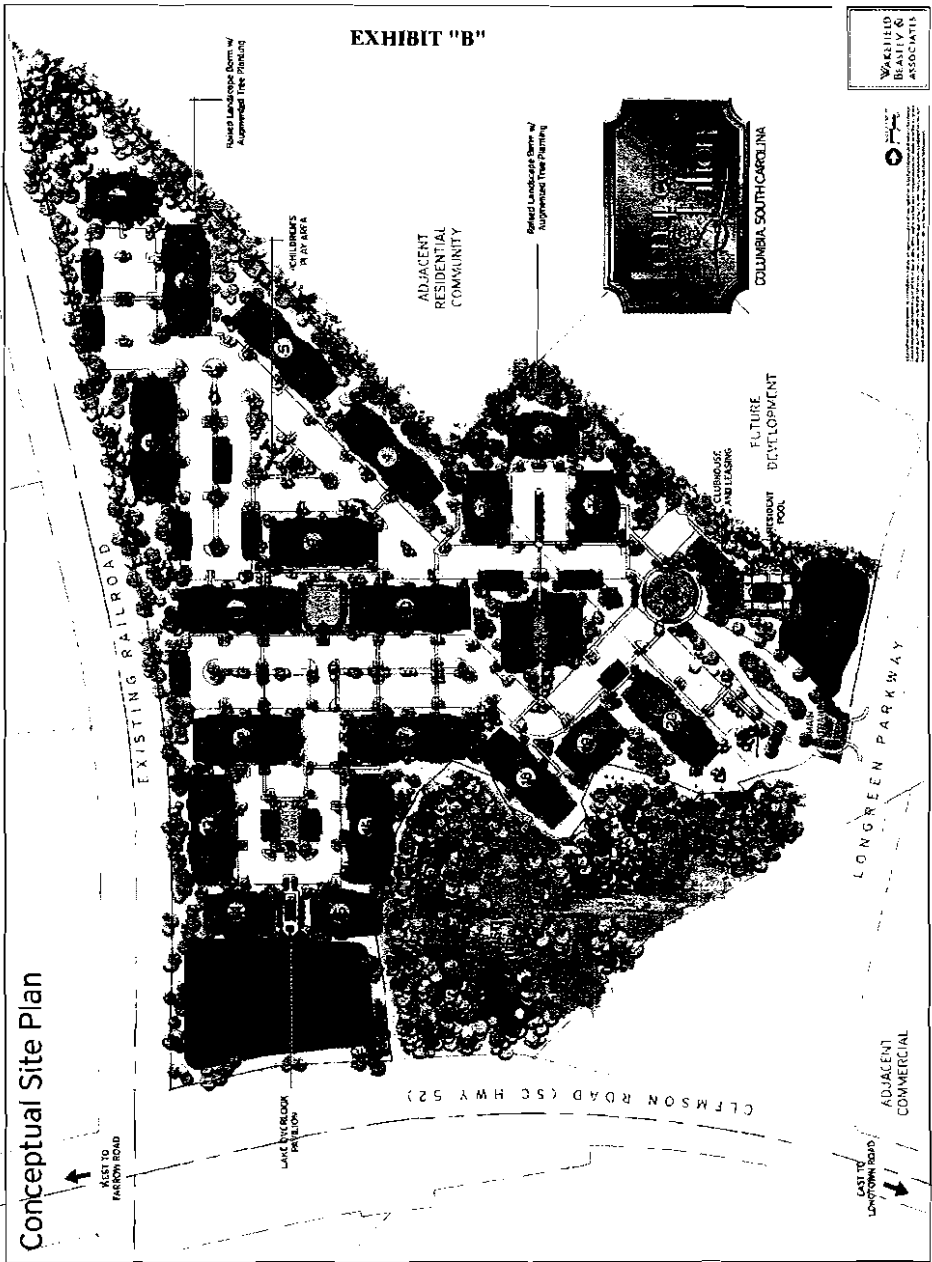


EXHIBIT "A"



## EXHIBIT C

### IDENTIFICATION OF APPLICABLE LOCAL PERMITS

1. Sketch plan review and approval; preliminary subdivision review and approval from the Planning and Development Services Department (hereinafter "PDSD")
2. Subdivision sketch plan approval from the PDSD
3. Site Plan approval from the PDSD
4. Grading permit from the Public Works Department
5. Erosion and Sediment Control Plan approval from the Public Works Department
6. Stormwater Management Plan approval from the Public Works Department
7. Road construction plan approval from the Public Works Department
8. Building permits from the Inspections Division, PDSD
9. Mechanical permits from the Inspections Division, PDSD
10. Plumbing permits from the Inspections Division, PDSD
11. Electrical permits from the Inspections Division, PDSD
12. Gas permits from the Inspections Division, PDSD
13. Landscape Plan approval from the PDSD
14. Sign permits from the PDSD
15. Business license approval from the Business License Service Center, and the County Fire Marshal
16. Certificates of Occupancy from the Inspections Division, PDSD
17. Wetlands permits from the U.S. Army Corps of Engineers
18. Proper burn permits from the County Fire Marshal, S.C. Forestry Commission, and/or DHEC
19. Non-potable water well permits from DHEC
20. Underground fuel storage tank permits from DHEC
21. Water and sewer tap permits from the City of Columbia
22. Air pollution permits from DHEC
23. Food service permits from DHEC — Environmental Health
24. Encroachment permits from S.C. Department of Transportation
25. Approval of Floodplain from PDSD
26. Controlled Clearing Permit(s) from PDSD
27. Addressing approval from PDSD

NOTE: Not all of the above permits may be required for any one project. Verify requirements before proceeding with any phase of development or construction.

In addition, the failure to address a particular permit, condition, term, or restriction does not relieve the developer of the necessity of complying with the law governing the permitting requirements, conditions, terms, or restrictions.

STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF RICHLAND )

**A RESOLUTION**

**A RESOLUTION RECOGNIZING AND DESIGNATING DECKER BOULEVARD  
AS RICHLAND COUNTY'S OFFICIAL INTERNATIONAL CORRIDOR**

**WHEREAS**, The Decker Boulevard Corridor has a history of being one of the first commercial corridors in Northeast Richland County and has been a thriving retail corridor; and

**WHEREAS**, The Decker Boulevard Corridor is currently home to more than one-hundred and eighty dynamic commercial establishments, including international restaurants, retail shops, groceries and many establishments specializing in cultural arts representing virtually every world culture and a variety of entertainment; and

**WHEREAS**, A large percentage of these businesses represent the cultural and ethnic diversity which enriches the quality of life in Richland County and is reflective the ethnic and cultural diversity of Richland County and includes establishments owned by peoples of African, Asian, Latin and South American, European, Middle Eastern, South American and Pacific Island heritage; and

**WHEREAS**, The neighborhood organizations and civic organizations have organized the highly successful Decker International Bazaar and plan to organize a new effort in 2009 to celebrate the cultural and ethnic diversity of the Decker Boulevard International Corridor; and

**WHEREAS**, Richland County Council celebrates the cooperative and civic spirit of the Decker Boulevard Corridor and knows that a community of such diversity represents the very best of Richland County; and

**WHEREAS**, The designation as Richland County's Official International Corridor will further articulate Richland County Council's commitment to the viability of the Decker Boulevard Corridor,

**NOW BE IT RESOLVED** that Richland County Council hereby recognizes the Decker Boulevard Corridor as Richland County's International Corridor. Resolved by action of the members of Richland County Council this 9<sup>th</sup> day of September 2008.

\_\_\_\_\_  
Joe McEachern, Chairman  
Richland County Council

Attest this \_\_\_\_ day of September 2008

\_\_\_\_\_  
Michelle R. Cannon-Finch  
Clerk of Council

STATE OF SOUTH CAROLINA  
COUNTY COUNCIL FOR RICHLAND COUNTY  
ORDINANCE NO. \_\_-08HR

AN ORDINANCE AMENDING THE FISCAL YEAR 2008-2009 BUDGET ORDINANCE.