

RICHLAND COUNTY

DEVELOPMENT AND SERVICES COMMITTEE

AGENDA



TUESDAY JULY 23, 2024

5:00 PM

COUNCIL CHAMBERS



Jessica Mackey
District 9
Chair



Overture E. Walker
District 8



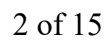
Yvonne McBride
District 3



Dr. Robert M. Mendenhall, Jr.

[illegible]

Don Weaver
District 6





**Richland County
Development and Services Committee**

AGENDA

July 23, 2024 05:00 PM
2020 Hampton Street, Columbia, SC 29204

The Honorable Jason Branham	The Honorable Allison Terracio	The Honorable Gretchen Barron	The Honorable Cheryl English	The Honorable Chakisse Newton, Chair
County Council District 1	County Council District 5	County Council District 7	County Council District 10	County Council District 11

1. **CALL TO ORDER** The Honorable Chakisse Newton
2. **APPROVAL OF MINUTES** The Honorable Chakisse Newton
 - a. Minutes of June 25, 2024 [\[Pages 5-7\]](#)
3. **ADOPTION OF AGENDA** The Honorable Chakisse Newton
4. **ITEMS FOR ACTION** The Honorable Chakisse Newton
 - a. Department of Public Works - Engineering - Dominion Energy Easement Request at 1403 Jim Hamilton Blvd. [\[Pages 8-13\]](#)
5. **ITEMS PENDING ANALYSIS: NO ACTION REQUIRED** The Honorable Chakisse Newton
 - a. I move that County Council direct the County Administrator to research and provide to Council (1) ways to secure title to subdivision roads that were developed but never had ownership transferred to the County and (2) to recommend changes to county ordinances and/or protocols to better assure that future development of subdivision roads includes conveyance of title to the county (unless there is an understanding between the developer and the County that the subdivision roads will intentionally remain privately owned and maintained). [Branham (District 1), English (District 10), Newton (District 11)] [\[Pages 14-15\]](#)
6. **ADJOURNMENT** The Honorable Chakisse Newton



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



Richland County Council
DEVELOPMENT AND SERVICES COMMITTEE
MINUTES
June 25, 2024 – 5:00 PM
Council Chambers
2020 Hampton Street, Columbia, SC 29204

COMMITTEE MEMBERS PRESENT: Chakisse Newton, Chair (via Zoom); Jason Branham, Allison Terracio, Gretchen Barron, and Cheryl English

OTHERS PRESENT: Michelle Onley, Ashiya Myers, Angela Weathersby, Patrick Wright, Anette Kirylo, Kyle Holsclaw, Dale Welch, John Thompson, Jackie Hancock, Aric Jensen, Lori Thomas, Bill Davis, Michael Maloney, Shirani Fuller, Stacey Hamm, Leonardo Brown, Dante Roberts, Thomas Gilbert, and Quinton Epps

1. **CALL TO ORDER** – Councilwoman Allison Terracio called the meeting to order at approximately 5:00 PM.
2. **APPROVAL OF MINUTES**
 - a. May 21, 2024 – Ms. English moved to approve the minutes as distributed, seconded by Ms. Barron.
In Favor: Branham, Terracio, Barron, English, and Newton
The vote in favor was unanimous.
3. **ADOPTION OF AGENDA** – Ms. Barron moved to adopt the agenda as published, seconded by Ms. English.
In Favor: Branham, Terracio, Barron, English, and Newton
The vote in favor was unanimous.
4. **ITEMS FOR ACTION**
 - a. Direct the Administrator to research and present to Council current laws and benefits of enacting impact fees in Richland County. The purpose is to help reduce the tax burden on residents by not having to pay the complete cost of development in Richland County [Malinowski (Pugh; Newton) January 3, 2023] – Assistant County Administrator Aric Jensen stated impact fees are an important tool in making sure development occurs properly, and costs are bore appropriately. It is also a complicated and challenging issue. Before the committee, today is a preliminary report from Tischler Bise suggesting there are five impact fees Council could consider moving forward with. The next step would be for Council to engage in a full study and consider which, if any, the County would like to pursue. Staff recommends scheduling a work session where the topics could be fleshed out.

Ms. Barron asserted she would like to hold a work session before the body takes any action.

Ms. Newton suggested the work session be scheduled for late July/August.
 - b. Department of Public Works – Engineering – City of Columbia – Sewer Easement Request – 1817 Omarest Drive – Assistant County Administrator John Thompson indicated the City of Columbia is requesting a sewer easement to install a new sanitary sewer line.

Ms. English stated she has experienced instances where other municipalities have not contacted residents regarding the installation. She requested that the residents be notified before any work commences.

Shirani Fuller, County Engineer, stated that the City of Columbia is the utility provider for this easement request and the two subsequent items on the agenda. Richland County owns all three properties, so no other entities or residents are involved. She noted that an easement is a legal process, and the property owner is required to sign a form.

- c. Department of Public Works – Engineering – City of Columbia – Sewer Easement Request – Jim Hamilton Blvd.
- d. Department of Public Works – Engineering – City of Columbia – Sewer Easement Request – R13608-01-13

Ms. English moved to forward to Council a recommendation to provide an easement to the City of Columbia for the installation of a new sanitary sewer line on Richland County property located at 1871 Omarest Drive, TMS # R07415-01-01, the installation of an additional storm drainage pipe on Richland County property located at 1403 Jim Hamilton Boulevard (also known as Owens Field), TMS # R13702-01-30, and reconstruction of a sanitary sewer main on Richland County property, TMS # R13608-01-13, described as south of Plowden Road, a portion of Jim Hamilton Airport, seconded by Ms. Barron.

In Favor: Branham, Terracio, Barron, English, and Newton

The vote in favor was unanimous.

- e. Department of Public Works—Engineering—Land Manual Revision 2024 Update – Ms. Fuller indicated that this item is an update to the Land Manual approved in 2021 and became effective in February 2022. It provides general guidance and assists designers, owners, developers, and inspectors with implementing standards, policies, and procedures within unincorporated Richland County. It is intended to be a living document. On p. 86 of the agenda, there is a chart with the proposed revisions. Those revisions are as follows:

- (All) General Updates Throughout – Updates made for consistency with the 2024 Land Development Code, State Law, and clarification of existing content.
- (Ch. 3) Infiltration BMP Design Requirements – Updated content to streamline infiltration BMP testing requirements.
- (Ch. 6) Easements proposed for public dedication – Updates made to reflect Richland County's current easement dedication policy.
- (Ch. 7) Road Geometric Design, Visibility at Intersections – General updates to reference SCDOT and FHWA requirements for horizontal and vertical curves.

Ms. Newton and Ms. Barron thanked staff for being proactive in undertaking an annual review of the manual.

Ms. Barron noted the strikethroughs in the document reflect the changes to the Land Development Code.

Ms. Barron moved to forward to Council with a recommendation to adopt the proposed updates to the Land Development Manual (LDM), seconded by Ms. English.

In Favor: Branham, Terracio, Barron, English, and Newton

The vote in favor was unanimous.

- f. Department of Public Works – Solid Waste – Drop-Off Center Hours of Operation – Mr. Michael Maloney, Public Works Director, stated this item will align the hours of operation at the Lower Richland Boulevard and Clemson Road drop-off centers. The centers will be open from 8:00 AM to 4:30 PM every Tuesday through Saturday, with Sunday and Monday serving as their weekend. He pointed out the problem with being open on Sunday is that no vendors are available to take the materials when the containers reach capacity.

Ms. English requested that the Lower Richland residents be informed of the proposed change.

Dr. Thompson noted that staff will post the change in operating hours at the drop-off centers 45 days in advance.

Ms. Newton stated she appreciates staff putting up notices at the site, but we also need to ensure we provide other forms of notification.

Ms. English moved to forward a recommendation to Council to approve the adjustment to the hours of operation at the Lower Richland Boulevard and Clemson Road drop-off centers, seconded by Ms. Barron.

In Favor: Branham, Terracio, Barron, English, and Newton

The vote in favor was unanimous.

- g. Utilities – Southeast Sewer Master Plan – Mr. Bill Davis, the Utilities Director, stated this project is the Southeast Sewer Master Plan, which will take us twenty years into the future and give us a leg up on what we have seen in the past. We have typically been reactive water and sewer providers. Richland County Utilities’ mission is to provide water and sewer services to the unincorporated areas. The master plan is the first step in Phases II and III. These are conceptual in nature to bring us to a sustainable system that can accept industrial, residential, and commercial growth in an area that has been barren of growth for over 50 years.

Ms. Newton indicated her understanding from her discussion with Mr. Davis is that we are looking at what could happen in the short, intermediate, and long term. While this is our effort at master planning and what we think makes the most sense, the Utilities Department would still be agile to make changes.

Mr. Davis said you would make “course corrections” between 2 and 5 years. While we are providing a roadmap for 5, 10, and 20 years, the roadmap may change based on conditions, costs, and technology; the roadmap would take us to the same destination. He noted that if we let gravity take the sewer, it pays for itself in the long run and is a much more sustainable system with a higher level of service.

Ms. English expressed her appreciation for the work that has been done on the master plan.

Ms. English moved to forward to Council with a recommendation to approve the Southeast Sewer Master Plan, seconded by Ms. Barron.

In Favor: Branham, Terracio, Barron, English, and Newton

The vote in favor was unanimous.

5. ADJOURNMENT – Ms. Barron moved to adjourn the meeting, seconded by Ms. English.

In Favor: Branham, Terracio, Barron, English, and Newton

The vote in favor was unanimous.

The meeting adjourned at approximately 5:33 PM.

**RICHLAND COUNTY
ADMINISTRATION**

2020 Hampton Street, Suite 4069
Columbia, SC 29204
803-576-2050



Agenda Briefing

Prepared by:	Shirani W Fuller	Title:	County Engineer
Department:	Public Works	Division:	Engineering
Date Prepared:	July 2, 2024	Meeting Date:	July 23, 2024
Legal Review	Elizabeth McLean via email	Date:	July 5, 2024
Budget Review	Maddison Wilkerson via email	Date:	July 5, 2024
Finance Review	Stacey Hamm vi email	Date:	July 15, 2024
Approved for consideration:		Assistant County Administrator	John M. Thompson, Ph.D., MBA, CPM, SCCEM
Meeting/Committee	Development & Services		
Subject	Dominion Energy Easement Request at 1403 Jim Hamilton Blvd		

RECOMMENDED/REQUESTED ACTION:

Staff recommends providing an easement to Dominion Energy for the location of power at 1403 Jim Hamilton Blvd (R13702-01-30), Richland County owned property.

Request for Council Reconsideration: ☒ Yes

FIDUCIARY:

Are funds allocated in the department's current fiscal year budget?	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No
If not, is a budget amendment necessary?	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No

ADDITIONAL FISCAL/BUDGETARY MATTERS TO CONSIDER:

There is no anticipated fiscal impact to the County.

OFFICE OF PROCUREMENT & CONTRACTING FEEDBACK:

Not applicable.

COUNTY ATTORNEY'S OFFICE FEEDBACK/POSSIBLE AREA(S) OF LEGAL EXPOSURE:

There are no legal concerns regarding this matter.

REGULATORY COMPLIANCE:

Not applicable.

MOTION OF ORIGIN:

There is no associated Council motion of origin.

STRATEGIC & GENERATIVE DISCUSSION:

Dominion Energy requests an easement at 1403 Jim Hamilton Blvd., at the Richland County property commonly known as Owens Field Park. The park is leased by the City of Columbia who has enlisted Dominion to install new underground cable to power a new restrooms and irrigation.

ASSOCIATED STRATEGIC GOAL, OBJECTIVE, AND INTIATIVE:

Goal: Foster Good Governance

Objective: Collaborate with other governments

ATTACHMENTS:

1. Easement document with exhibit
2. Ordinance

INDENTURE, made this _____ day of _____, 2024 by and between **RICHLAND COUNTY**, of the State of South Carolina, hereinafter called "Grantor" (whether singular or plural), and the **DOMINION ENERGY SOUTH CAROLINA, INC.**, a South Carolina corporation, having its principal office in Cayce, South Carolina, hereinafter called "Grantee".

WITNESSETH:

That, in consideration of the sum of One Dollar (\$1.00) received from Grantee, Grantor, being the owner of land situate in the County of **Richland**, State of South Carolina, hereby grants and conveys to Grantee, its successors and assigns, the right to construct, extend, replace, relocate, perpetually maintain and operate an overhead or underground electric line or lines consisting of any or all of the following: poles, conductors, lightning protective wires, municipal, public or private communication lines, cables, conduits, pad mounted transformers, guys, push braces and other accessory apparatus and equipment deemed by Grantee to be necessary or desirable, upon, over, across, through and under land described as follows: a tract or lot of land containing **62.89** acres, more or less, and being the same lands conveyed to Grantor, dated or recorded **1/1/1962**, and filed in the Register of Deeds office for **Richland** County in Deed book **330** at Page **131**.

The property is located at **1403 Jim Hamilton Blvd., Richland County, SC.**

The right of way granted herein is for the installation, operation and maintenance of **DESC** facilities. These facilities are more fully shown on Exhibit "A" attached hereto, which is by reference only made a part hereof. Thee actual final Right of Way to be determined by the final location of the facilities as installed in accordance with the easement.

TMS: **R13702-01-30**

Together with the right from time to time to install on said line such additional lines, apparatus and equipment as Grantee may deem necessary or desirable and the right to remove said line or any part thereof.

Together also with the right (but not the obligation) from time to time to trim, cut or remove trees, underbrush and other obstructions that are within, over, under or through a strip of land ("Easement Space") extending Fifteen (15) feet on each side of any pole lines and Five (5) feet on each side of any underground wires and within, over, under or through a section of land extending Twelve (12) feet from the door side(s) of any pad mounted transformers, elbow cabinets, switchgears or other devices as they are installed; provided, however, any damage to the property of Grantor (other than that caused by trimming, cutting or removing) caused by Grantee in maintaining or repairing said lines, shall be borne by Grantee; provided further, however, that Grantors agree for themselves, their successors and assigns, not to build or allow any structure to be placed on the premises in such a manner that any part thereof will exist within the applicable above specified Easement Space, and in case such structure is built, then Grantor, or such successors and assigns as may be in possession and control of the premises at the time, will promptly remove the same upon demand of Grantee herein. Grantor further agrees to maintain minimum ground coverage of thirty six (36) inches and maximum ground coverage of fifty four (54) inches over all underground primary electric lines.

Together also with the right of entry upon said lands of Grantor for all of the purposes aforesaid.

The words "Grantor" and "Grantee" shall include their heirs, executors, administrators, successors and assigns, as the case may be.

IN WITNESS WHEREOF, Grantor has caused this indenture to be duly executed the day and year first above written.

WITNESS:

RICHLAND COUNTY

1st Witness

2nd Witness

By: _____(SEAL)

Print: _____

Title: _____

ACKNOWLEDGMENT

STATE OF SOUTH CAROLINA

COUNTY OF **RICHLAND**

The foregoing instrument was acknowledged before me, the undersigned Notary, and I do hereby certify that the within named, _____, for **RICHLAND COUNTY**, personally appeared before me this day and that the above named acknowledged the due execution of the foregoing instrument.

Sworn to before me this _____ day of _____, 2024

Signature of Notary Public State of SC

My commission expires: _____

Print Name of Notary Public

**RIGHT OF WAY GRANT TO
DOMINION ENERGY SOUTH CAROLINA, INC.**

Line: **Owens Field Ball Park - Bathroom**

County: **RICHLAND**

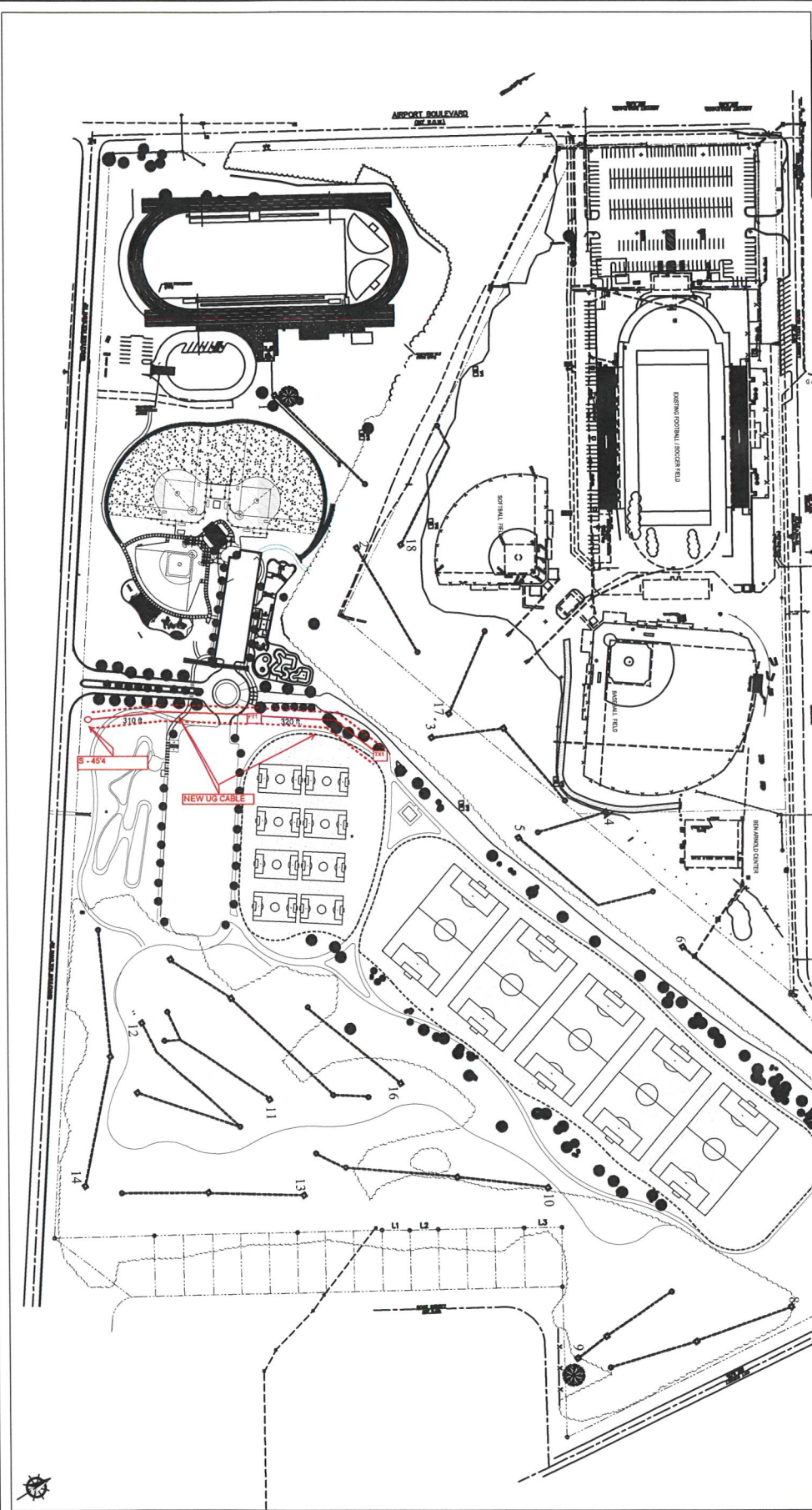
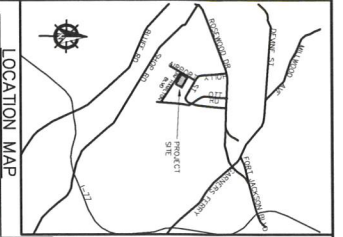
R/W File Number: **27333**

Grantor(s): **RICHLAND COUNTY**

Return to: DESC

EXHIBIT "A"

- GENERAL NOTES:
1. ALL SURVEY INFORMATION HAS BEEN OBTAINED FROM AVAILABLE SOURCES INCLUDING COG, ROCKLAND COUNTY, AND CITY OF COLUMBIA. ALL INFORMATION HAS NOT BEEN VERIFIED AND SHOULD BE CONSIDERED APPROXIMATE.
 2. LOCATION OF ALL UTILITIES ARE NOT SHOWN. CONTRACTOR IS TO FIELD INVESTIGATE. LOCATION OF ALL EXISTING UNDERGROUND UTILITIES ARE NOT SHOWN. CONTRACTOR IS TO FIELD INVESTIGATE. LOCATION OF ALL EXISTING UNDERGROUND UTILITIES ARE NOT SHOWN. CONTRACTOR IS TO FIELD INVESTIGATE. LOCATION OF ALL EXISTING UNDERGROUND UTILITIES ARE NOT SHOWN. CONTRACTOR IS TO FIELD INVESTIGATE.
 3. ALL PROPOSED DISTURBED AREAS, OR AS A RESULT OF CONSTRUCTION, SHALL BE RESTORED TO THEIR PRE-CONSTRUCTION OR BETTER CONDITION.



SHEET TITLE:		PROJECT TITLE:		REVISION	
OVERALL SITE PLAN		OWENS FIELD PARK RENOVATIONS (SOCCER FIELDS)			
DRAWING INFORMATION		DATE		DESCRIPTION	
DRAWING NO. X		DATE		DESCRIPTION	
SCALE: 1"=100'		DATE		DESCRIPTION	
DATE: X		DATE		DESCRIPTION	
SHEET NO. X		DATE		DESCRIPTION	

STATE OF SOUTH CAROLINA
COUNTY COUNCIL FOR RICHLAND COUNTY
ORDINANCE NO. _____-24HR

AN ORDINANCE AUTHORIZING EASEMENT TO DOMINION ENERGY SOUTH CAROLINA, INC. FOR THE INSTALLATION, OPERATION, AND MAINTENANCE OF DESC FACILITIES AT 1403 JIM HAMILTON BOULEVARD; RICHLAND COUNTY TMS #13702-01-30(P).

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 County of Richland and its employees and agents are hereby authorized to grant an easement for the installation, operation, and maintenance of DESC facilities to DOMINION ENERGY SOUTH CAROLINA, INC., located at 1403 Jim Hamilton Boulevard; a portion of Richland County TMS #13702-01-30, as specifically described in the Easement, which is attached hereto and incorporated herein.

SECTION II. Severability. If any section, subsection, or clause of this ordinance 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 ordinance shall be enforced from and after _____.

RICHLAND COUNTY COUNCIL

By: _____
Jesica Mackey, Chair

Attest this _____ day of _____, 2024.

Anette Kirylo
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:



Informational Agenda Briefing

Prepared by:	Aric Jensen, AICP	Title:	Assistant County Administrator
Department:	Administration	Division:	
Date Prepared:	July 3, 2024	Meeting Date:	July 23, 2024
Approved for consideration:	County Administrator	Leonardo Brown, MBA, CPM	
Meeting/Committee	Development & Services		
Subject:	I move that County Council direct the County Administrator to research and provide to Council (1) ways to secure title to subdivision roads that were developed but never had ownership transferred to the County and (2) to recommend changes to county ordinances and/or protocols to better assure that future development of subdivision roads includes conveyance of title to the county (unless there is an understanding between the developer and the County that the subdivision roads will intentionally remain privately owned and maintained)		

At the 02 July 2024 Council meeting, the following motion was made and assigned to the Development & Services committee:

"I move that County Council direct the County Administrator to research and provide to Council (1) ways to secure title to subdivision roads that were developed but never had ownership transferred to the County and (2) to recommend changes to county ordinances and/or protocols to better assure that future development of subdivision roads includes conveyance of title to the county (unless there is an understanding between the developer and the County that the subdivision roads will intentionally remain privately owned and maintained)."

The Honorable Jason Branham (District 1)
The Honorable Cheryl English (District 10)
The Honorable Chakisse Newton (District 11)

Staff anticipates it will take approximately 6 months to research the topic, consult with County Attorney's Office, and prepare a draft proposal to the Committee. Additionally, there is a possibility that any action may require an ordinance amendment which will extend the approval time once the Committee recommends a course of action to Council.

Proposed Schedule

August 2024 - December 2024	Formation of internal team, research, and brainstorming
January 2025	Prepare draft recommendation and agenda briefing
February 2025	Committee reviews draft and recommends to Council or holds in Committee for further discussion and revisions.
March thru adoption	To be determined