

# **RICHLAND COUNTY**

## **DEVELOPMENT AND SERVICES COMMITTEE**

### **AGENDA**



**THURSDAY NOVEMBER 21, 2024**

**5:00 PM**

**COUNCIL CHAMBERS**

# Richland County Council 2024



Derrek Pugh  
District 2  
Vice Chair



Jason Branham  
District 1



Gretchen D. Barron  
District 7



Yvonne McBride  
District 3



Paul Livingston  
District 4



Allison Terracio  
District 5



Don Weaver  
District 6



Overture E. Walker  
District 8



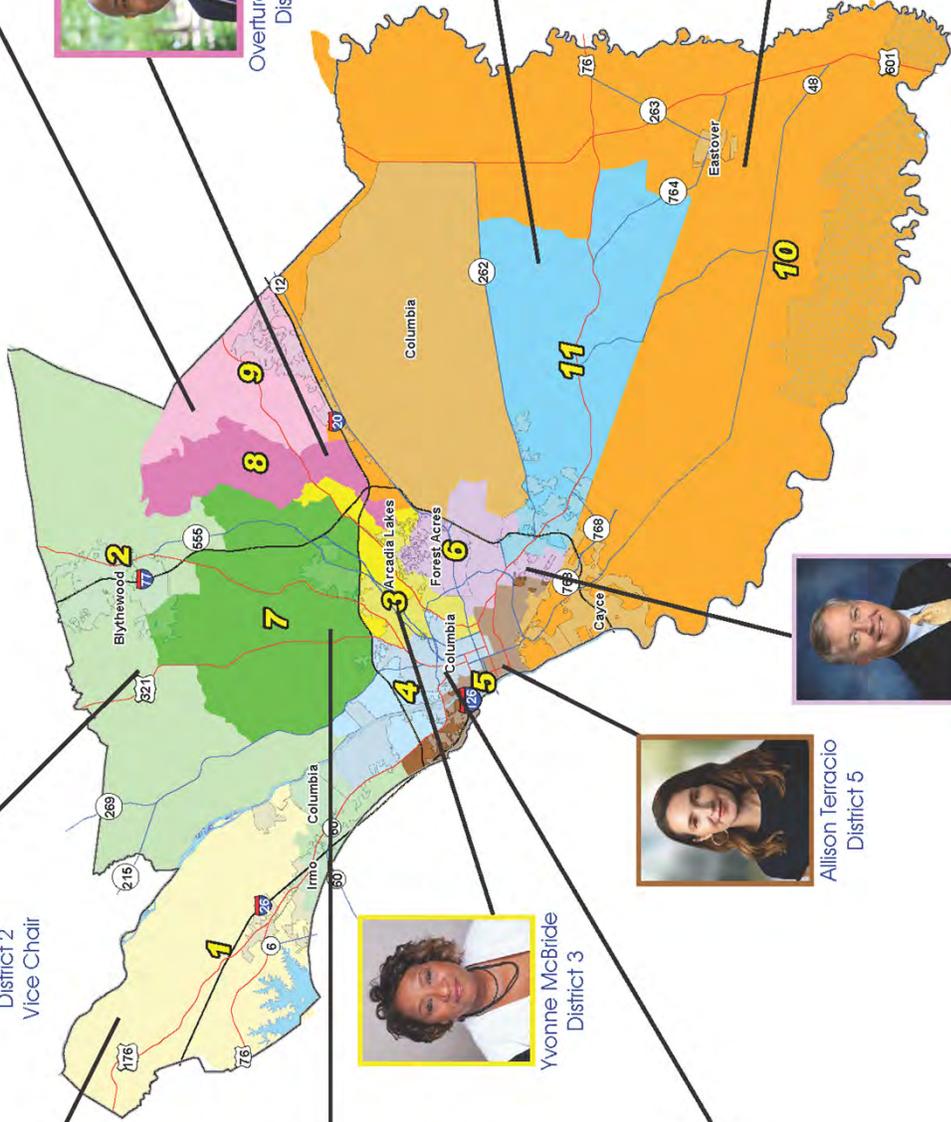
Chakisse Newton  
District 11



Cheryl D. English  
District 10



Jessica Mackey  
District 9  
Chair





**Richland County  
Development and Services Committee**

**AGENDA**

November 21, 2024 - 5:00 PM  
2020 Hampton Street, Columbia, SC 29204

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

1. **CALL TO ORDER** The Honorable Chakisse Newton
  
2. **APPROVAL OF MINUTES** The Honorable Chakisse Newton
  - a. October 22, 2024 **[PAGES 5-7]**
  
3. **ADOPTION OF AGENDA** The Honorable Chakisse Newton
  
4. **ITEMS PENDING ANALYSIS: NO ACTION REQUIRED** The Honorable Chakisse Newton
  - 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/NEWTON, PUGH, and BARRON - January 3, 2023] **[PAGES 8-13]**
  
  - b. 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, ENGLISH, and NEWTON - July 2, 2024] **[PAGE 14]**
  
  - c. I move to direct the County Administrator to commission an analysis of the County's residential development permitting processes and standards

related to noise, flooding, air pollution, and other environmental impacts, in order to ensure that the County has adopted and is following the most current industry best practices to reduce negative environmental impacts. This may include recommendations for improving and enhancing the County's Land Development Code, Land Development Design Manual, Comprehensive Plan, Zoning Map, and related documents. [NEWTON, PUGH, and BARRON - September 10, 2024] **[PAGES 15-16]**

- d. I move that the Administrator explore the possibility and present a draft ordinance to place a moratorium on demolition and new construction in the Olympia area of Richland County [TERRACIO - September 17, 2024] **[PAGES 17-18]**
  
- e. For the purpose of preserving the historical character of the Olympia neighborhood, I move to within 12 months create a neighborhood character overlay in tandem with an update to the neighborhood plan for the Olympia neighborhood. During this time a moratorium on new construction, rezoning, demolition, and substantial rehabilitation (50% or more of lot area, building square footage, change in use) will be in place. **[PAGES 17-18]**

**5. 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  
Development and Services Committee  
**MINUTES**  
October 22, 2024 – 5:00 PM  
Council Chambers  
2020 Hampton Street, Columbia, SC 29204

COUNCIL MEMBERS PRESENT: Chakisse Newton, Jason Branham, Allison Terracio, Gretchen Barron, and Cheryl English (arrived at 5:12 PM)

OTHERS PRESENT: Derrek Pugh, Angela Weathersby, Anette Kirylo, Jackie Hancock, Aric Jensen, Michael Maloney, Michelle Onley, Kenny Bowen, Stacey Hamm, Leonardo Brown, Ashiya Myers, Synithia Williams, Kyle Holsclaw, John Thompson, Lori Thomas, Michael Byrd, Quinton Epps, Geo Price, Jennifer Wladischkin, and Patrick Wright

1. **CALL TO ORDER** –Chairwoman Chakisse Newton called the meeting to order at approximately 5:00 PM.
2. **APPROVAL OF MINUTES**
  - a. July 23, 2024 – Ms. Barron moved to approve the minutes as distributed, seconded by Ms. Terracio.  
In Favor: Branham, Terracio, Barron, and Newton  
Not Present: English  
The vote in favor was unanimous.

3. **ADOPTION OF AGENDA** – Ms. Terracio moved to adopt the agenda as published, seconded by Ms. Barron.  
In Favor: Branham, Terracio, Barron, and Newton  
Not Present: English  
The vote in favor was unanimous.

4. **ITEMS FOR DISCUSSION**
  - 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/NEWTON, BARRON, and PUGH, January 3, 2023] – Ms. Newton noted there was a work session on this item earlier today.

Mr. Branham stated his inquiry to the presenter was related to the amount of revenue that might be generated and how it relates to the potential needs and costs to meet those needs. The presenter indicated that much greater revenue would be generated by non-residential development. He pointed out that he sees a non-residential fee schedule on p. 43 of the agenda packet, "Exhibit A"—General Development Impact Fee Schedule. He requested that models that show projected revenue from impact fees be available at the next meeting.

Ms. Barron indicated she could use more time to dig deeper into some topics and talk scenarios. She noted as we experience growth impacted by Scout Motors, she does not want us to hurry through it. She suggested an additional presentation from staff and/or the consultant. She asserted that if this is done correctly, it can positively impact our bottom line, budgets, and projects we have to fund.

Ms. Newton stated that the report left her more encouraged than she thought she would be because there are many limitations on how impact fees can be used. She inquired what the smallest next step would be to continue the conversation in committee.

The County Administrator, Leonard Brown, stated that, from his perspective, we need some modeling to get a better sense of what can be done. He inquired whether the modeling could be true to Richland County.

Assistant County Administrator Aric Jensen pointed out typically, the consultant does the research and so forth as a part of the process, but there are some basic things we can do.

Ms. Newton asked if there is a productive intermediate step before a great expenditure of funds occurs. If Council is ready to pursue some of the modeling further, will it require an RFP, or will it be included in the budget?

Mr. Jensen responded that the RFP/RFQ process would hire the consultant. He would feel comfortable gathering information from the CIP and saying, "We know in the next 5-10 years we are going to expend this much for the Magistrate's Office, EOC, etc." We could also estimate how many building permits and square footage of industrial development are coming in. It might be worth our time to pursue those categories quickly, but regardless, it is the consultant who will give us the firm information we want.

Ms. Barron inquired if the consultant who presented at the work session would be the consultant who would do the research or if we had completed our contractual obligations with them.

Mr. Jensen responded our contractual obligations have been completed. Therefore, we would need to put out another RFP, or if our procurement process allows it, we would extend the contract.

Mr. Wright stated that depending on what we are requesting them to do, we may be able to revise the scope so we do not have to go through the full RFP process.

Ms. Barron noted she is in favor of continuing with this particular consultant. She requested that when staff present proposals/options, they include all of them, no matter their complexity, so that we can have a fair assessment. Just because it may be easy, it may not be our priority.

Mr. Jensen indicated that Council will likely have to allocate funds through the budget amendment or the FY25-26 budget.

Ms. Terracio inquired if we were to implement an impact fee and then wanted to add an additional category; would it require three readings and a public hearing?

Mr. Jensen replied in South Carolina it would be by ordinance; therefore, it would require three readings and a public hearing to add a category.

Mr. Wright noted that expanding the impact fees would require an additional study in addition to the three readings and a public hearing.

Ms. Newton stated, for clarification, that it was her understanding if we wanted to expand it in a category for which we do not have numbers, we would have to have a new study, but not if we already had numbers.

Mr. Wright stated it depends on the time period when the study was done and when you wanted to change it.

Ms. Newton requested that it be added to the list of questions.

Mr. Branham pointed out that he does not want to increase the costs for anyone to live, work, or do business in Richland County unless there is a compelling interest in doing so. He noted he would be reluctant to move forward with impact fees only related to residential development.

Mr. Jensen reiterated that staff would typically provide the building permit data. Then, if you wanted to apply the York County numbers, we could take the numbers and provide you with an idea of the scope of what an impact fee system could do.

Ms. Newton requested additional information about how we could use impact fees for transportation.

Mr. Wright stated that the main reason impact fees are allowed is so that industry that comes into an area can provide the local government with funding based on its impact on the community.

## 5. ITEMS PENDING ANALYSIS: NO ACTION REQUIRED

- 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, ENGLISH, and NEWTON, July 2, 2024] – No action was taken.
- b. I move to direct the County Administrator to commission an analysis of the County's residential development permitting processes and standards related to noise, flooding, air pollution, and other environmental impacts, in order to ensure that the County has adopted and is following the most current industry best practices to reduce negative environmental impacts. This may include recommendations for improving and enhancing the County's Land Development Code, Land Development Design Manual, Comprehensive Plan, Zoning Map, and related documents. [NEWTON, PUGH, and BARRON, September 10, 2024] – Ms. Synithia Williams, Community Planning and Development Director, stated she has reached out to Public Works and the consultants that worked on the Land Development Manual to confirm the water quality and flooding recommendations are exceeding industry standards. Once she determines the gap, they can look forward to what other items may be able to bring before the body for consideration.
- c. I move that the Administrator explore the possibility and present a draft ordinance to place a moratorium on demolition and new construction in the Olympia area of Richland County [TERRACIO and ENGLISH, September 17, 2024] – Mr. Wright noted Ms. Terracio made a motion at the October 15<sup>th</sup> Council meeting that will consume per previous motion.

Ms. Williams stated she is working with the Legal Department to draft an ordinance for review. Staff has been compiling guidelines for the Olympia Mill area related to new development, re-zoning, and reconstruction. The Planning Commission toured the area in September and recommended, at their October meeting, to move forward with holding public meetings to introduce the design guidelines to the community. The plan is to hold a public meeting at the beginning of December. In the meantime, they are working on the overlay district wording.

Ms. Terracio indicated that her motion's intent is to align this area's footprint with that of its neighbors in the City of Columbia.

6. **ADJOURNMENT** – Ms. Barron moved to adjourn the meeting, seconded by Ms. Terracio.

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

The vote in favor was unanimous.

The meeting adjourned at approximately 5:38 PM.

**RICHLAND COUNTY  
ADMINISTRATION**

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



**Item Pending Analysis**

<b>Prepared by:</b>	Aric Jensen, AICP	<b>Title:</b>	Assistant County Administrator
<b>Department:</b>	Administration	<b>Division:</b>	
<b>Date Prepared:</b>	November 12, 2024	<b>Meeting Date:</b>	November 21, 2024
<b>Approved for Consideration:</b>	County Administrator	Leonardo Brown, MBA, CPM	
<b>Committee/Meeting:</b>	Development & Services		
<b>Agenda Item/Council Motion:</b>	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), 03 January 2023]		

**EXECUTIVE SUMMARY (NARRATIVE STATUS):**

On October 22, 2024, Council held a work session involving a presentation and discussion on impact fees with Mr. Carson Bise from Tischler Bise. As an outcome of the subsequent Development & Services Committee meeting, Council members requested staff further research the applicability of impact fees in Richland County and to provide a report to the Committee at a future date.

**KEY ACCOMPLISHMENTS/MILESTONES:**

Staff is in the process of assembling the permit data associated with the analysis requested by the Committee. The goal is to have the information available for the December D&S Committee meeting. If that is not possible, the information will be provided at the February 2025 meeting.

**CRITICAL ISSUES:**

No issues identified

**TOP RISKS/CONCERNS:**

No issues identified

**PENDING ACTIONS/DELIVERABLES AND ANTICIPATED COMPLETION DATES:**

- Sample fee revenue analysis based on the existing York County fee structure

**ATTACHMENTS:**

1. York County Impact Fee Schedule
2. York County Annual Report 2023

### Exhibit A General Development Impact Fee Schedule

Land Use Category	Unit of Analysis	10%	50%	50%	Total
		Parks & Recreation	Fire Protection	Municipal Facilities & Equipment	
<b>Residential</b>					
Single Family Home	dwelling unit	\$2,267	\$568	\$788	\$3,623
Apartment	dwelling unit	\$1,408	\$353	\$489	\$2,250
Condominium/Townhome	dwelling unit	\$1,408	\$353	\$489	\$2,250
Mobile Home	dwelling unit	\$1,485	\$372	\$516	\$2,373
<b>Hotel/Motel</b>					
Hotel	room	—	\$117	\$170	\$287
All Suites Hotel	room	—	\$18	\$26	\$44
Business Hotel	room	—	\$24	\$35	\$59
Motel	room	—	\$26	\$38	\$64
Resort Hotel	room	—	\$388	\$562	\$950
<b>Recreational</b>					
Golf Driving Range	tee	—	\$51	\$73	\$124
Movie Theater	1,000 s.f.	—	\$297	\$431	\$728
Multiplex Movie Theater	1,000 s.f.	—	\$273	\$395	\$668
Amusement Park	acre	—	\$1,939	\$2,812	\$4,751
Water Slide Park	acre	—	\$1,816	\$2,633	\$4,449
Recreation Community Center	1,000 s.f.	—	\$214	\$310	\$524
<b>Institutional</b>					
School District Office	1,000 s.f.	—	\$572	\$829	\$1,401
Junior/Community College	1,000 s.f.	—	\$281	\$407	\$688
University/College	1,000 s.f.	—	\$592	\$858	\$1,450
Daycare	1,000 s.f.	—	\$451	\$653	\$1,104
Cemetery	acre	—	\$24	\$35	\$59
Prison	1,000 s.f.	—	\$3,384	\$4,906	\$8,290
Museum	1,000 s.f.	—	\$63	\$91	\$154
Library	1,000 s.f.	—	\$261	\$378	\$639
<b>Medical</b>					
Hospital	1,000 s.f.	—	\$572	\$829	\$1,401
Nursing Home	1,000 s.f.	—	\$461	\$668	\$1,129
Clinic	1,000 s.f.	—	\$834	\$1,210	\$2,044
Animal Hospital/Veterinary Clinic	1,000 s.f.	—	\$341	\$495	\$836
Medical/Dental Office	1,000 s.f.	—	\$808	\$1,172	\$1,980
<b>General Office</b>					
General Office Building	1,000 s.f.	—	\$600	\$870	\$1,470
Small Office Building	1,000 s.f.	—	\$410	\$595	\$1,005
Corporate Headquarters	1,000 s.f.	—	\$695	\$1,008	\$1,703
Single Tenant Office Building	1,000 s.f.	—	\$602	\$873	\$1,475
Government Office Building	1,000 s.f.	—	\$612	\$888	\$1,500
US Post Office	1,000 s.f.	—	\$364	\$527	\$891
State Motor Vehicles Department	1,000 s.f.	—	\$826	\$1,198	\$2,024
Government Office Complex	1,000 s.f.	—	\$517	\$750	\$1,267
Office Park	1,000 s.f.	—	\$632	\$917	\$1,549
Research and Development Center	1,000 s.f.	—	\$691	\$1,002	\$1,693
Business Park	1,000 s.f.	—	\$622	\$902	\$1,524
<b>General Retail</b>					
Building Materials/Lumber	1,000 s.f.	—	\$150	\$217	\$367
Variety Store	1,000 s.f.	—	\$133	\$193	\$326
Free Standing Discount Store	1,000 s.f.	—	\$436	\$633	\$1,069
Hardware Paint Store	1,000 s.f.	—	\$51	\$73	\$124
Nursery (Garden Center)	1,000 s.f.	—	\$630	\$914	\$1,544
Nursery (Wholesale)	1,000 s.f.	—	\$337	\$489	\$826
Shopping Center	1,000 s.f.	—	\$473	\$685	\$1,158
Auto Sales (New)	1,000 s.f.	—	\$503	\$729	\$1,232
Auto Sales (Used)	1,000 s.f.	—	\$438	\$636	\$1,074
Recreation Vehicle Sales	1,000 s.f.	—	\$127	\$185	\$312
Automobile Parts Sales	1,000 s.f.	—	\$331	\$480	\$811
Tire Store	1,000 s.f.	—	\$313	\$454	\$767
Supermarket	1,000 s.f.	—	\$287	\$416	\$703
Convenience Market	1,000 s.f.	—	\$315	\$457	\$772
Convenience Market with Gas Pumps	1,000 s.f.	—	\$517	\$750	\$1,267
Discount Superstore	1,000 s.f.	—	\$455	\$659	\$1,114
Discount Club	1,000 s.f.	—	\$263	\$381	\$644
Sporting Goods Superstore	1,000 s.f.	—	\$1,309	\$1,898	\$3,207
Pharmacy with Drive-Through Window	1,000 s.f.	—	\$319	\$463	\$782
Furniture Store	1,000 s.f.	—	\$117	\$170	\$287
Beverage Container Recycling Depot	1,000 s.f.	—	\$180	\$261	\$441
Liquor Store	1,000 s.f.	—	\$578	\$838	\$1,416
<b>Industrial</b>					
Intermodal Truck Terminal	1,000 s.f.	—	\$531	\$770	\$1,301
General Light Industrial	1,000 s.f.	—	\$329	\$477	\$806
Industrial Park	1,000 s.f.	—	\$234	\$340	\$574
Manufacturing	1,000 s.f.	—	\$321	\$466	\$787
Warehousing	1,000 s.f.	—	\$69	\$100	\$169
Utility	1,000 s.f.	—	\$651	\$943	\$1,594
Specialty Trade Contractor	1,000 s.f.	—	\$556	\$806	\$1,362
<b>Services</b>					
Walk-In Bank	1,000 s.f.	—	\$863	\$1,251	\$2,114
Drive-In Bank	1,000 s.f.	—	\$636	\$923	\$1,559
Copy, Print, and Express Ship Store	1,000 s.f.	—	\$376	\$545	\$921
Quality Restaurant	1,000 s.f.	—	\$935	\$1,356	\$2,291
High-Turnover Restaurant	1,000 s.f.	—	\$1,067	\$1,547	\$2,614
Fast Food without Drive-Through Window	1,000 s.f.	—	\$1,047	\$1,517	\$2,564
Fast Food with Drive-Through Window	1,000 s.f.	—	\$2,091	\$3,032	\$5,123
Fast Food with Drive-Through (No Seating)	1,000 s.f.	—	\$2,699	\$3,913	\$6,612
Quick Lubrication Vehicle Shop	1,000 s.f.	—	\$879	\$1,274	\$2,153
Automobile Care Center	1,000 s.f.	—	\$495	\$718	\$1,213
Automobile Parks and Service Center	1,000 s.f.	—	\$303	\$439	\$742
Gas/Service Station	1,000 s.f.	—	\$881	\$1,277	\$2,158
Gas/Service Station with Convenience	1,000 s.f.	—	\$1,194	\$1,731	\$2,925
Super Convenience with Gas	1,000 s.f.	—	\$733	\$1,063	\$1,796

Effective Date: March 7, 2022

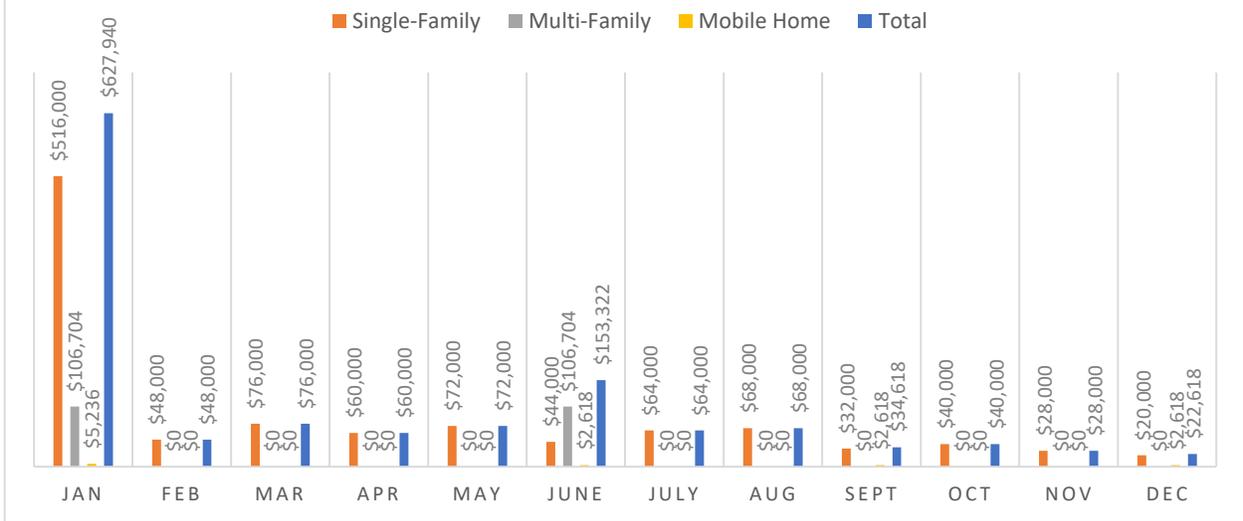
## York County Impact Fee Annual Report

As required under York County Code of Ordinances §153.57(B), the following information relating to impact fees is submitted to York County Council:

- (a) Recommendations on amendments, if appropriate, to these procedures or to specific ordinances adopting impact fees for particular public facilities;
  - County Council adopted Ordinance #6322 on December 19, 2022, to account for amended capital improvement plans in the appropriation of impact fee funds under §153.59(B).
  - There are no recommendations for other procedural amendments.
- (b) Proposed changes to the county comprehensive plan and/or an applicable capital improvements program, or the capital improvement plan for the particular public facility, including the identification of public facility system improvements anticipated to be funded wholly or partially with impact fees;
  - County Council adopted Ordinance #XXX on December 22, 2022, to adopt an amended capital improvements plan for the Fort Mill School District, which is partially funded with public education facility impact fees pursuant to §153.75-82.
  - No other changes are proposed.
- (c) Proposed changes to the boundaries of impact fee districts or subdistricts, as appropriate;
  - No changes proposed.
- (d) Proposed changes to impact fee schedules as set forth in the ordinances imposing and setting specific impact fees;
  - As required by SC Code of Laws § 6-1-950, impact fees shall be reviewed and updated by the Planning Commission on the same review cycle as the Comprehensive Plan (every 5 years). As the current Fort Mill School District public education facilities impact fee was adopted in 2018, the Planning Commission should review the impact fee schedule for the district and provide a recommendation for an update to County Council in 2023.
- (e) Proposed changes to level of service standards;
  - No changes proposed.
- (f) Proposed changes in the impact fee calculation methodology;
  - No changes proposed.
- (g) Other data, analysis or recommendations as the County Manager or a designee may deem appropriate, or as may be requested by the County Council.

- The following data are submitted as information on the collection of the FMSD impact fee in 2023:
  - Total Fee Amount Collected: \$7,220,734
  - Total Single-Family Buildings: 303
  - Total Multi-Family Buildings: 143
    - Total Multi-Family Units: 143
  - Number of Fee Refunds (expired permits): 9
  - Number of Fee Waivers (retiree housing): 1
  - Number of Fee Exemptions (rebuids): 6
  
- The following data are submitted as information on the collection of the CSD impact fee in 2023:
  - Total Fee Amount Collected: \$694,558
  - Total Single-Family Buildings: 145
  - Total Multi-Family Buildings: 54
    - Total Multi-Family Units: 54
  - Total Manufactured Home Units: 3
  - Number of Fee Refunds (expired permits): 1
  - Number of Fee Waivers (retiree housing): 47
  - Number of Fee Exemptions (rebuids): 31
  
- The following data are submitted as information on the collection of all school district impact fees in 2023:
  - Total Fee Amount Collected: \$7,915,292
  - Total Single-Family Buildings: 448
  - Total Multi-Family Buildings: 197
    - Total Multi-Family Units: 197
  - Total Manufactured Home Units: 3
  - Number of Fee Refunds (expired permits): 10
  - Number of Fee Waivers (retiree housing): 48
  - Number of Fee Exemptions (rebuids): 37

## 2023 CLOVER SCHOOL DISTRICT IMPACT FEES



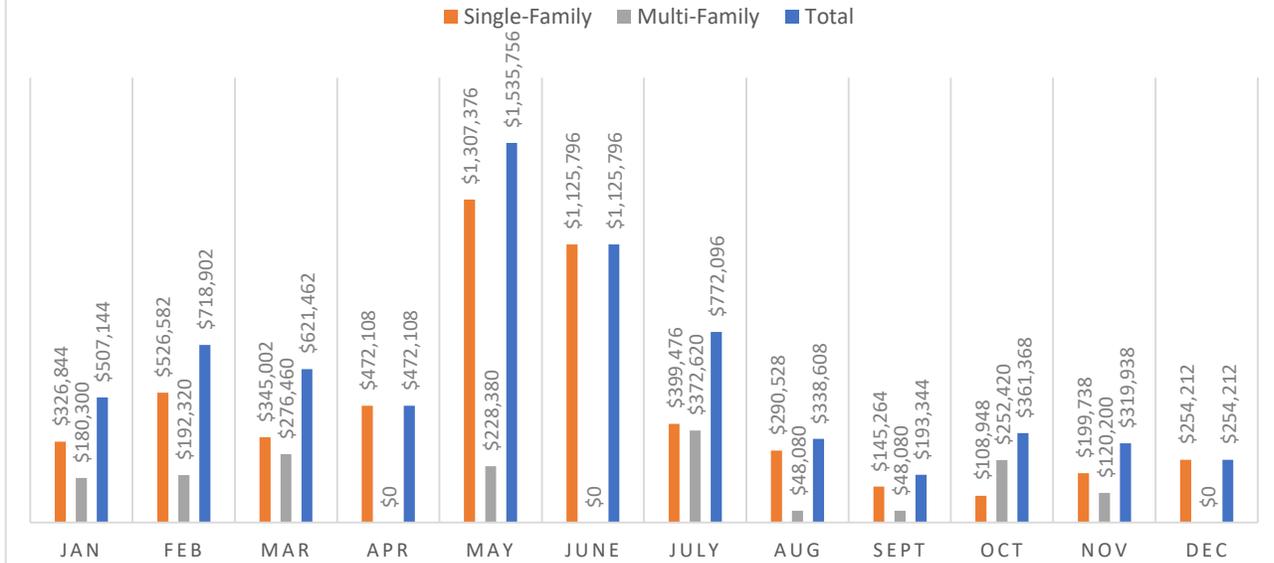
### Clover School District

Year	Impact Fee Totals
2021	\$ 1,927,986.00
2022	\$ 1,726,374.00
2023	\$ 694,558.00

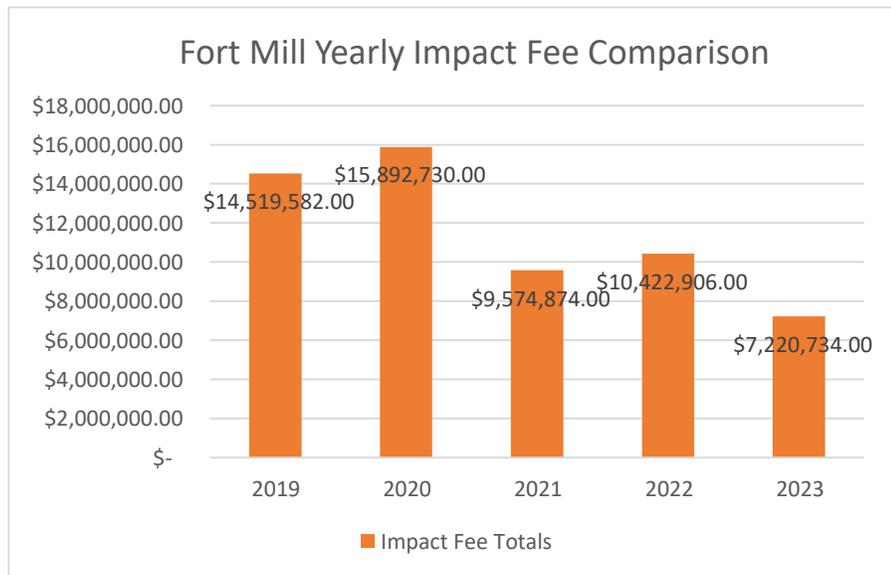
### Clover Yearly Impact Fee Comparison



## 2023 FORT MILL SCHOOL DISTRICT IMPACT FEES



Fort Mill School District	
Year	Impact Fee Totals
2019	\$ 14,519,582.00
2020	\$ 15,892,730.00
2021	\$ 9,574,874.00
2022	\$ 10,422,906.00
2023	\$ 7,220,734.00





**Informational Agenda Briefing**

<b>Prepared by:</b>	Synithia Williams	<b>Title:</b>	Director
<b>Department:</b>	Community Planning & Development	<b>Division:</b>	
<b>Date Prepared:</b>	October 1, 2024	<b>Meeting Date:</b>	November 21, 2024
<b>Approved for consideration:</b>	Assistant County Administrator	Aric A Jensen, AICP	
<b>Meeting/Committee</b>	Development & Services		
<b>Subject:</b>	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)]		

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). [Branham (District 1), English (District 10), Newton (District 11)]

Staff from Community Planning and Development Department, Department of Public Works, and the County Attorney’s Office met on October 28, 2024. The team discussed various ways to handle conveyance of the roads back to the County. The team agreed that the next steps should be:

- Finalize the list of roads that need to be conveyed to the County;
- Continue to research legal obligations of the owners of road parcels;
- Once list is complete: notify the owners of those roads of their responsibilities as the owner of a road and make the offer to transfer that responsibility to the County;
- Consider possible condemnation based on the number of roads.



**Informational Agenda Briefing**

<b>Prepared by:</b>	Synithia Williams	<b>Title:</b>	Director
<b>Department:</b>	Community Planning & Development	<b>Division:</b>	
<b>Date Prepared:</b>	November 1, 2024	<b>Meeting Date:</b>	November 21, 2024
<b>Approved for consideration:</b>	Assistant County Administrator	Aric A Jensen, AICP	
<b>Meeting/Committee</b>	Development & Services		
<b>Subject:</b>	"I move to direct the County Administrator to commission an analysis of the County's residential development permitting processes and standards related to noise, flooding, air pollution, and other environmental impacts, in order to ensure that the County has adopted and is following the most current industry best practices to reduce negative environmental impacts. This may include recommendations for improving and enhancing the County's Land Development Code, Land Development Design Manual, Comprehensive Plan, Zoning Map, and related documents. [NEWTON, PUGH, and BARRON (September 10, 2024)]."		

At the September 10, 2024 Council meeting, the following motion was made and assigned to the Development & Services committee:

"I move to direct the County Administrator to commission an analysis of the County's residential development permitting processes and standards related to noise, flooding, air pollution, and other environmental impacts, in order to ensure that the County has adopted and is following the most current industry best practices to reduce negative environmental impacts. This may include recommendations for improving and enhancing the County's Land Development Code, Land Development Design Manual, Comprehensive Plan, Zoning Map, and related documents. [NEWTON, PUGH, and BARRON (September 10, 2024)]."

Richland County adopted the updated Land Development Manual (LDM) in 2022. The LDM incorporates practices to mitigate environmental stormwater impacts which are above industry standards. For example, the new design standards require a site to infiltrate the runoff from a majority of storm events, show that there is an 85% reduction in the annual total suspended solid loading, or demonstrate the post development pollution loading does not exceed pre-development pollutant loading. The LDM also incorporates water quality buffers to protect waterways during and after construction.

To qualify for the National Flood Insurance Program (NFIP), a federally backed flood insurance program, the County has adopted and enforces a Floodplain Management Ordinance to regulate development in flood hazard areas, protect human life and health, minimize property damage, and encourage appropriate construction practices. The County's Floodplain Manager position is currently open, and the Floodplain Manager duties are were added as additional duties to the County's Zoning Administrator. Having a full time Floodplain Manager who can oversee the Floodplain Management Program and make recommendations for ways to further improve the County's ranking in the NFIP program could strengthen this program.

The new Land Development Code adopted in March 2023 included thorough vetting and input from the public and stakeholders. The new Code includes updated industry standards related to zoning and new

development, but are not in perfect alignment with the 2015 Comprehensive Plan. The update of the Comprehensive Plan in 2025 will generate an updated future land use map which may result in the need to make future revisions to the Land Development Code to meet the goals in the Comprehensive Plan.

One of the requirements of the Comprehensive Plan is to have a natural resources element. The Comprehensive Plan will include an inventory of existing conditions, statement of needs and goals, and provide implementation strategies with time frames. The strategies for natural resource protection may result in recommendations of ways to further improve the County's ordinances or policies.

The County does not issue air quality permits for business or industries. That is a service provided by the SC Department of Environmental Services. However, Section 10-3 of the Richland County Code of Ordinances: Open burning on the premises of undeveloped properties for the purpose of land clearing or right-of-way maintenance prevents open burning associated with land clearing or in the right-of-way during ground level ozone season (April 1 - October 30). Ground level ozone is a pollutant that forms when certain chemicals react in heat and sunlight. Ground level ozone can cause breathing problems for people with respiratory illness, children, or the elderly. It is unclear if this ordinance is currently being enforced, but enforcement of the ordinance can reduce air pollution related to burning associated with land clearing during construction.

County Ordinance 18-3 regulates noise; however, noise generated by any construction, demolition equipment, or mineral extractions is exempt from the regulation. If a complaint about noise from a construction site is received by Community Planning and Development staff, the Building Official will contact the contractor and notify them of the complaint, and, in some cases, if the work is being done in a neighborhood, the contractor will try to start work later in the day and end before it gets dark.

The above-mentioned strategies can be completed with internal staff; however, if a more in-depth review of all County ordinances and regulations is required, staff recommends that an outside consultant is solicited to do an environmental analysis of County Ordinances. This is not currently budgeted and could be considered for inclusion in the Fiscal Year 2026 budget.

#### **NEXT STEPS:**

- Utilizing the results of the County's Stormwater Annual Report, continue to monitor the benefits of the updated water quality standards.
- Proceed with hiring a full time Floodplain Manager to ensure proper implementation and enforcement of the Floodplain Management ordinances. Task the new Floodplain Manager with a goal of identifying ways to improve the County's rating in the National Flood Insurance Program.
- Complete the Comprehensive Plan update and make changes to the County's zoning and land development codes bases on the Plan's recommendations for future land use and natural resource protection.
- Enforce ordinance 10-3 to reduce air pollution associated with land clearing burning during construction.
- Consider budgeting to have an outside consultant provide an environmental assessment of all County ordinances.



**Informational Agenda Briefing**

<b>Prepared by:</b>	Synithia Williams	<b>Title:</b>	Director
<b>Department:</b>	Community Planning & Development	<b>Division:</b>	
<b>Date Prepared:</b>	November 1, 2024	<b>Meeting Date:</b>	November 21, 2024
<b>Approved for consideration:</b>	Assistant County Administrator	Aric A Jensen, AICP	
<b>Meeting/Committee</b>	Development & Services		
<b>Subject:</b>	<ol style="list-style-type: none"> <li>1. "I move that the Administrator explore the possibility and present a draft ordinance to place a moratorium on demolition and new construction in the Olympia area of Richland County"</li> <li>2. "For the purpose of preserving the historical character of the Olympia neighborhood, I move to within 12 months create a neighborhood character overlay in tandem with an update to the neighborhood plan for the Olympia neighborhood. During this time a moratorium on new construction, rezoning, demolition, and substantial rehabilitation (50% or more of lot area, building square footage, change in use) will be in place."</li> </ol>		

At the September 17, 2024 and October 15, 2024 Council meetings, the following motions were made respectively, and assigned to the Development & Services committee:

1. "I move that the Administrator explore the possibility and present a draft ordinance to place a moratorium on demolition and new construction in the Olympia area of Richland County." [17 September 2024]
2. "For the purpose of preserving the historical character of the Olympia neighborhood, I move to within 12 months create a neighborhood character overlay in tandem with an update to the neighborhood plan for the Olympia neighborhood. During this time a moratorium on new construction, rezoning, demolition, and substantial rehabilitation (50% or more of lot area, building square footage, change in use) will be in place." [15 October 2024]

On October 7, 2024, the Planning Commission approved proceeding with conducting public meetings about the proposed Olympia Mill Village Design Guidelines. The purpose of the guidelines is to provide a shared understanding of the principal design characteristics that shape and define the neighborhood. The guidelines aim to: identify important physical characteristics of the neighborhood; conserve cultural and historic buildings; and boost compatible development while maintaining property values.

Community Planning and Development (CP&D) staff is invited to attend the "We Are Olympia" meeting to be held on November 18, 2024 at St. Luke Church at 5:30 p.m. Based on feedback at the public meeting, more community meetings may be necessary.

Proposed changes to the guidelines based on public feedback will go back to Planning Commission for their review and recommendation to County Council for approval.

A moratorium on new construction, rezoning, demolition, and substantial rehabilitation will require the passing of an ordinance that specifies the purpose of the moratorium and the duration of the moratorium.

**NEXT STEPS:**

- Present the recommended guidelines at the We Are Olympia meeting on November 18th.
- Notify property owners in the area via either direct mailings or an additional public meeting of the proposed changes.
- Bring input from the public back to the Planning Commission for review and consideration.
- Meet with the County Attorney's Office concerning next steps in creation of an ordinance concerning a moratorium on new construction, rezoning, demolition, and substantial rehabilitation (50% or more of the lot area, building square footage, change in use) for twelve months.