

RICHLAND COUNTY

DEVELOPMENT AND SERVICES COMMITTEE

AGENDA



TUESDAY DECEMBER 17, 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



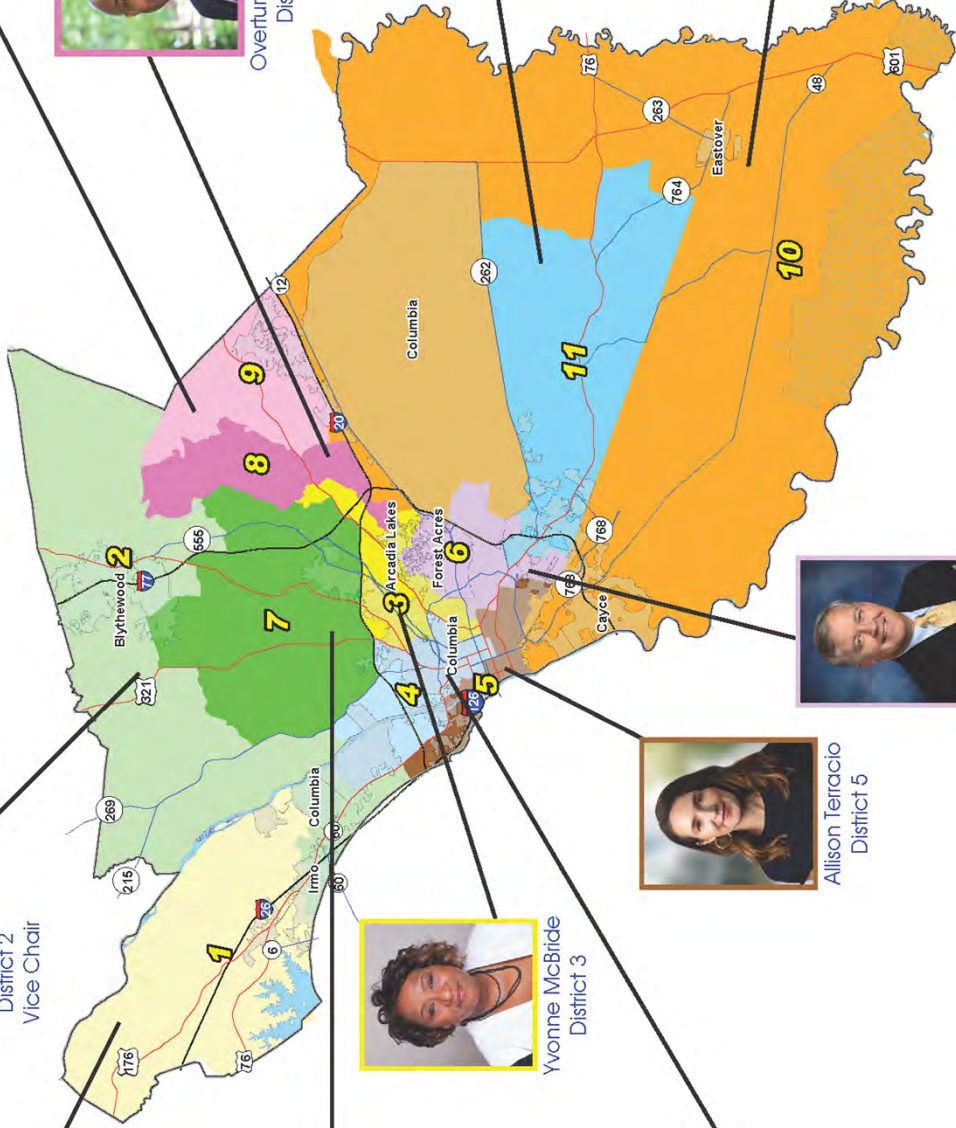
Paul Livingston
District 4



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

December 17, 2024 - 5:00 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. November 21, 2024 [\[PAGES 6-8\]](#)
- 3. ADOPTION OF AGENDA** The Honorable Chakisse Newton
- 4. ITEMS FOR ACTION** The Honorable Chakisse Newton
 - a. Department of Public Works - Airport - S Pickens Townhome Development Easement [\[PAGES 9-14\]](#)
 - b. 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] [\[PAGES 15-26\]](#)
 - c. 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. [TERRACIO and ENGLISH - October 15, 2024] [\[PAGES 15-26\]](#)
- 5. 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] [\[PAGES 27-32\]](#)
- 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] [\[PAGE 33\]](#)
- 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, BARRON, and TERRACIO - September 10, 2024] [\[PAGES 34-35\]](#)
- d. I move that the county consider developing a Neighborhood Master Plan that establishes policies and goals related to preservation and development in the Ballentine community with the goal to preserve and promote the desired character of the community while also conserving and protecting the waters and watershed of Lake Murray. [BRANHAM - November 19, 2024] [\[PAGE 36\]](#)

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
Development and Services Committee
MINUTES
November 21, 2024 – 5:00 PM
Council Chambers
2020 Hampton Street, Columbia, SC 29204

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

OTHERS PRESENT: Don Weaver, Angela Weathersby, Anette Kirylo, Jackie Hancock, Aric Jensen, Michael Maloney, Michelle Onley, Kenny Bowen, Stacey Hamm, Leonardo Brown, Ashiya Myers, Synithia Williams, Kyle Holsclaw, Michael Byrd, 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. October 22, 2024 – Ms. English moved to approve the minutes as distributed, seconded by Mr. Branham.

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

The vote in favor was unanimous.

3. **ADOPTION OF AGENDA** – Ms. English moved to adopt the agenda as published, seconded by Ms. Terracio.

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

The vote in favor was unanimous.

4. **ITEMS PENDING ANALYSIS: NO ACTION REQUIRED**

- 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]

On October 22, 2024, Council held a work session with Mr. Carson Bise from Tischler Bise, during which they presented and discussed impact fees. As an outcome of the subsequent Development & Services Committee meeting, Council members requested that staff further research the applicability of impact fees in Richland County and provide a report to the Committee at a later date.

- 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]

Staff from the Community Planning and Development Department, the 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 the legal obligations of the owners of road parcels;*
- *Once the 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.*

- 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

Richland County adopted the updated Land Development Manual (LDM) in 2022. The LDM incorporates practices to mitigate environmental stormwater impacts that 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 is 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, a 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 based 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.*
- 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 and ENGLISH, September 17, 2024]
- e. For the purpose of preserving the historical character of the Olympia neighborhood, I move to within 12 months to 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 [TERRACIO and ENGLISH – October 15, 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 are invited to attend the "We Are Olympia" meeting on November 18, 2024, at St. Luke Church at 5:30 p.m. More community meetings may be necessary based on feedback at the public meeting.

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 its purpose and duration.

NEXT STEPS:

- *Present the recommended guidelines at the We Are Olympia meeting on November 18th.*
- *Notify property owners in the area via 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 creating 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.*

6. **ADJOURNMENT** – Ms. Terracio 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 5:19 PM.

**RICHLAND COUNTY
ADMINISTRATION**

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



Agenda Briefing

Prepared by:	Peter Cevallos	Title:	Division Manager
Department:	Public Works	Division:	Airport
Date Prepared:	November 25, 2024	Meeting Date:	December 17, 2024
Legal Review	Elizabeth McLean via email	Date:	December 10, 2024
Budget Review	Maddison Wilkerson via email	Date:	December 2, 2024
Finance Review	Stacey Hamm via email	Date:	December 2, 2024
Approved for consideration:		Assistant County Administrator	John M. Thompson, Ph.D., MBA, CPM, SCCEM
Meeting/Committee	Development & Services		
Subject	Approval of Avigation Easement for S. Pickens St. Townhome Development		

RECOMMENDED/REQUESTED ACTION:

Staff and the Airport Commission recommend approval of an avigation easement for a housing development at 480 S. Pickens Street.

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.

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:

This action is supported and follows the guidance of Title 14 CFR, Chapter 1, Subchapter E, Part 77.

MOTION OF ORIGIN:

There is no associated Council motion of origin

STRATEGIC & GENERATIVE DISCUSSION:

An avigation easement has been drafted for a proposed housing development of approximately 13 to 14 townhomes within the City of Columbia limits at 480 S. Pickens Street. The housing development is located less than one mile to the northwest of the Jim Hamilton - L. B. Owens Airport, off of the northwest end of the runway, and is incompatible due the inherent risk of being under the approach to the Airport.

The easement will enforce airspace protection over the property, holding the County and the Airport harmless for aircraft passing through the airspace at any altitude above the property. The easement also recognizes the right of the aircraft to cause noise, vibrations, fumes, deposits of dust, fuel particles (incidental to the normal operation of aircraft); fear, interference with sleep or communication, and any other effects associated with the normal operation of the Airport.

Since the development is within the City of Columbia limits, this easement will be recorded with the City of Columbia as part of their permitting process.

The Richland County Airport Commission unanimously voted at their regularly scheduled meeting November 18, 2024 in favor of this item.

ASSOCIATED STRATEGIC GOAL, OBJECTIVE, AND INITIATIVE:

Goal: Commit to Fiscal Responsibility

Objective: Prioritize initiatives to align with available resources

ADDITIONAL COMMENTS:

This item supports the County's goal to maintain aeronautical facilities for the safe and efficient use of general aviation aircraft in support of transportation needs and economic development of the County. Approval of the easement prevents the encroachment into the operation of the airport flights

ATTACHMENTS:

1. Avigation Easement - 480 S. Pickens Street Townhome Development

SURFACE AND OVERHEAD AVIGATION EASEMENT

WHEREAS, Cirrus Living 001, LLC, hereinafter called the Grantor is the fee owner of the following specifically described parcel of land situated in the City of Columbia, Richland County, South Carolina:

Land Description - Parcel A

All that parcel of land located in the City of Columbia, County of Richland, State of South Carolina containing 1.62 acres (70,539 square feet) and being shown as Parcel “A” on ALTA/NSPS Land Title Survey prepared for Stratus Property Group, LLC by Baxter Land Surveying Co., Inc. dated September 8, 2021 and having the following courses and boundaries:

Beginning at the center line of Superior Street, the point of commencement (POC), and running North 37 degrees 03 minutes 15 seconds East a distance of 40.79 feet to a No. 4 rebar (0), thence continuing South 74 degrees 50 minutes 57 seconds West a distance of 21.06 feet to a No. 4 rebar (0), the point of beginning (POB), thence running North 34 degrees 59 minutes 22 seconds West a distance of 279.13 feet thence running North 54 degrees 34 minutes 17 seconds East a distance of 150.20 feet, thence running North 41 degrees 57 minutes 50 seconds West a distance of 18.29 feet, thence running North 56 degrees 15 minutes 10 seconds East a distance of 124.98 feet , thence running South 45 degrees 48 minutes 37 seconds East a distance of 207.75 feet, thence running South 41 degrees 49 minutes 17 seconds West a distance of 151.65, thence running South 35 degrees 39 minutes 11 seconds West a distance of 50.77 feet, thence running South 34 degrees 41 minutes 05 seconds West a distance of 111.20 feet, thence running South 47 degrees 23 minutes 19 seconds West a distance of 12.22 feet to the POB.

Land Description – Parcel B

All that parcel of land located in the City of Columbia, County of Richland, State of South Carolina containing .22 acre (9,751 square feet) and being shown as Parcel “B” on ALTA/NSPS Land Title Survey prepared for Stratus Property Group, LLC by Baxter Land Surveying Co., Inc. dated September 8, 2021 and having the following courses and boundaries:

Beginning at the center line of Superior Street, the point of commencement (POC), and running North 37 degrees 03 minutes 15 seconds East a distance of 40.79 feet to a No. 4 rebar (0), the point of beginning (POB). Thence running North 41 degrees 37 minutes 25 seconds East a distance of 273.42 feet, thence running North 54 degrees 34 minutes 17 seconds East a distance of 51.40 feet, thence running South 34 degrees 59 minutes 22 seconds East a distance of 279.13 feet, thence running South 74 degrees 50 minutes 57 seconds West a distance of 21.06 feet to the POB.

hereinafter called “Grantor’s property” and outlined on an attached Exhibit A survey.

NOW, THEREFORE, in consideration of the sum of \$10.00 and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Grantor, for itself, its successors and assigns does hereby grant the following appurtenant rights and benefits to Richland County/Hamilton-Owens Airport hereinafter called the “Grantee” upon the Grantor’s Property described above and shown in Exhibit A for the use and benefit of the public.

The appurtenant rights and benefits are the uses, rights and restrictions described as follows:

1. The unobstructed use and passage of all types of aircraft in and through the airspace at any height or altitude above any improvements now or hereafter lawfully erected thereon.
2. The right of said aircraft to cause noise, vibrations, fumes, deposits of dust, fuel particles (incidental to the normal operation of aircraft); fear, interference with sleep or communication, and any other effects associated with the normal operation of aircraft taking off, landing or operating in the vicinity of Hamilton-Owens Airport.

As used herein, the term “aircraft” shall mean any and all types of aircraft, whether now in existence or hereafter manufactured and developed, to include jet, propeller-driven, civil, military or commercial aircraft; helicopters, regardless of existing or future noise levels, for the purpose of transporting persons or property through the air, by whoever owned or operated.

In granting this easement, the Grantor agrees to make no material modifications to the following “accepted” structures lying within the bounds of the easement area of the Grantor’s property without such approval as may be required by the City of Columbia Unified Development Ordinance as may be amended from time to time:

Structures, buildings, and improvements as are
permitted in the approved building plans by the City of Columbia.

The Grantor agrees that during the life of this easement, it will not construct, erect, suffer to permit or allow any structure on the surface of the burdened property except as are authorized by the City of Columbia. The Grantor may develop the burdened property as is permitted by the City of Columbia and trees and vegetation are allowed. The maximum height of any structure or tree cannot exceed 35 feet above ground level (AGL) in accordance with Aeronautical Study No. 2024-ASO-13926-OE a copy of which is attached hereto as Exhibit B.

The Grantor agrees to keep the easement area free of the following: structures (permanent or temporary) that create glare or contain misleading lights; fuel handling and storage facilities; and creation of any means of electrical interference that could affect the movement of aircraft over the easement area with the exception of any structure, use, or activity associated with the same that has been approved by The City of Columbia.

Grantor agrees to defend, indemnify, and hold the City of Columbia and Richland County harmless from and against any and all liability, loss, damages, claims, suits, actions, costs, attorney fees, expenses, damages to property, persons or otherwise, or judgments of any nature whatsoever of which the City of Columbia or Richland County may suffer, sustain, incur or in any way be subjected to, on account of death of or injury to any person whomsoever, and for damage to or loss of or destruction of any property whatsoever, including, but not limited to, caused by, resulting from or arising out of, directly or indirectly, from the violation of any terms and/or conditions of this easement on the subject property.

TO HAVE AND TO HOLD said easement and right of way, and all rights appertaining thereto unto the Grantee, its successors, and assigns, until said Hamilton-Owens Airport shall cease to be used for public airport purposes. It is understood and agreed that all provisions herein shall run with the land and shall be binding upon the Grantor, its successors and assigns until such time that the easement is extinguished or Hamilton-Owens Airport shall cease to be used for public airport purposes.

IN WITNESS WHEREOF, the Grantor has set its hand and seal this _____ day of November, 2024.

WITNESSES:

GRANTOR
Cirrus Living 001, LLC

By: _____
Its Authorized Member

STATE OF SOUTH CAROLINA
COUNTY OF RICHLAND

ACKNOWLEDGEMENT

I, _____, a Notary Public for South Carolina, do hereby certify that _____, the authorized member of Cirrus Living 001, LLC, the Grantor, personally appeared before me this day and acknowledged the due execution of the foregoing Grant of Easement by the Grantor(s).

Witness my hand and official seal this _____ day of _____, 2024.

Notary Public for South Carolina
My Commission Expires: _____

The County of Richland, State of South Carolina, by and through its duly authorized officer, does hereby accept this easement.

WITNESSES:

GRANTEE:

By: County of Richland
Duly Authorized Officer

STATE OF SOUTH CAROLINA)
)
COUNTY OF RICHLAND)

**PROBATE
(AS TO GRANTEE)**

PERSONALLY appeared before me the undersigned witness, who after being duly sworn, deposes and says that s/he saw the within named Grantee, by its Duly Authorized Officer, sign, seal and as her/his act and deed, deliver the within written instrument for the uses and purposes therein mentioned, and that s/he with the other witness whose name appears above, witnessed the execution thereof.

Witness

Sworn before me this _____ day
of November, 2024

Notary Public: _____
 (Printed Signature)
My Commission Expires: _____



Informational Agenda Briefing

Prepared by:	Synthia Williams	Title:	Director
Department:	Community Planning & Development	Division:	
Date Prepared:	March 23, 2022	Meeting Date:	December 17, 2024
Approved for consideration:		Assistant County Administrator	Aric A Jensen, AICP
Meeting/Committee	Development & Services		
Subject:	<div>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"</div> <div>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."</div>		

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." [Terracio, 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." [Terracio, 15 October 2024]

The Community Planning and Development staff met with the We Are Olympia group on November 16, 2024. At the meeting, staff presented information on the purpose of an overlay district, the area that would be covered, and addressed what an overlay district regulates versus underlying zoning.

In December, Community Planning and Development will draft a flyer to mail to all residents affected by the proposed overlay district, inviting them to a public meeting in January 2025. Staff will coordinate with the We Are Olympia group to identify a location to hold the public meeting in January.

Staff is working with the County Attorney's Office to develop a draft moratorium ordinance.

ATTACHMENTS:

1. Olympia Overlay District Presentation

Olympia Neighborhood Character Overlay

Richland County Planning

November 18th, 2024

St. Luke Lutheran Church

Purpose of the Overlay

Preserve and protect the architectural style and characteristics of the historic mill houses and other historic structures in the Olympia neighborhood

Encourage any change in the neighborhood, whether through new builds, renovations, or demolitions, to reflect and contribute to the architectural character of the historic neighborhood

Why Olympia qualifies for an overlay

26-3.8.f.2.a – Master Plan requirement

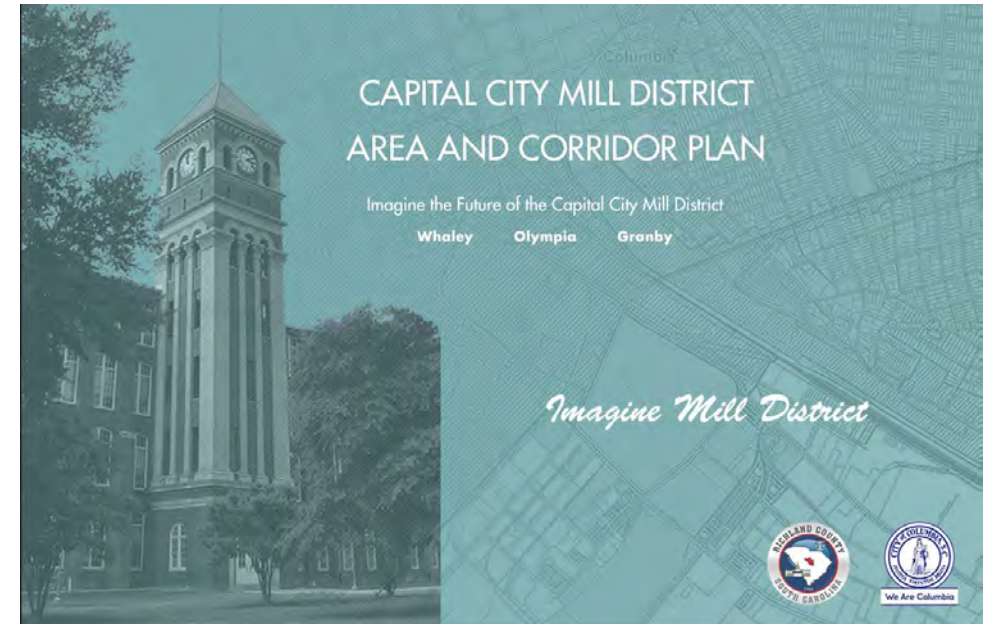
Capital City Mill District Plan

26-3.8.f.3.a – “distinctive, cohesive character”
as applicable to Olympia:

Type of construction/building materials

Lot layouts and setbacks

Historic district



The CCMD Master Plan provides an analysis of the neighborhood and recommends potential policies and projects relevant to the community. It is not written to be an enforceable, regulatory document.

Area

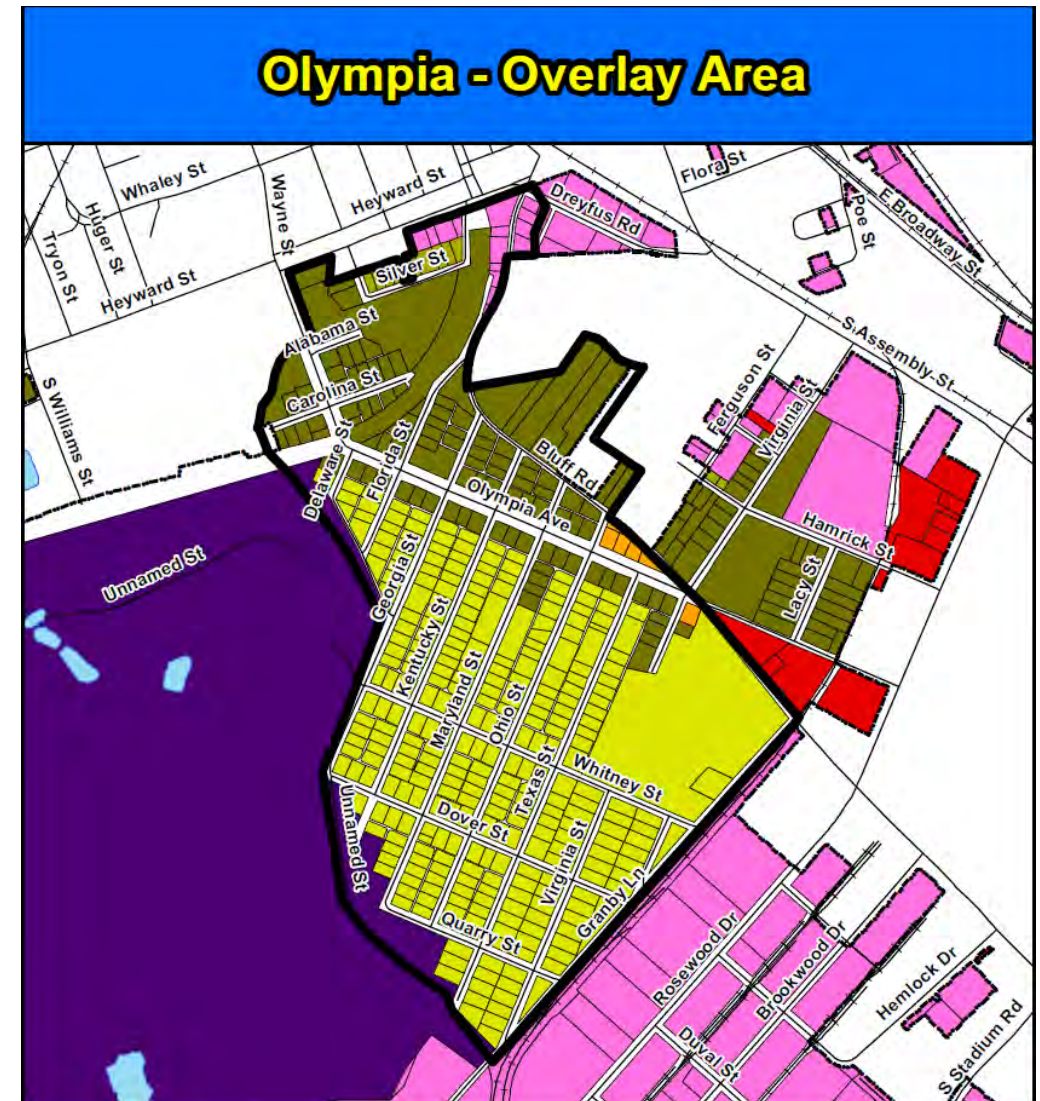
Underlying Zoning and **MAX**
Densities:

R4 – 9 dwelling units per acre

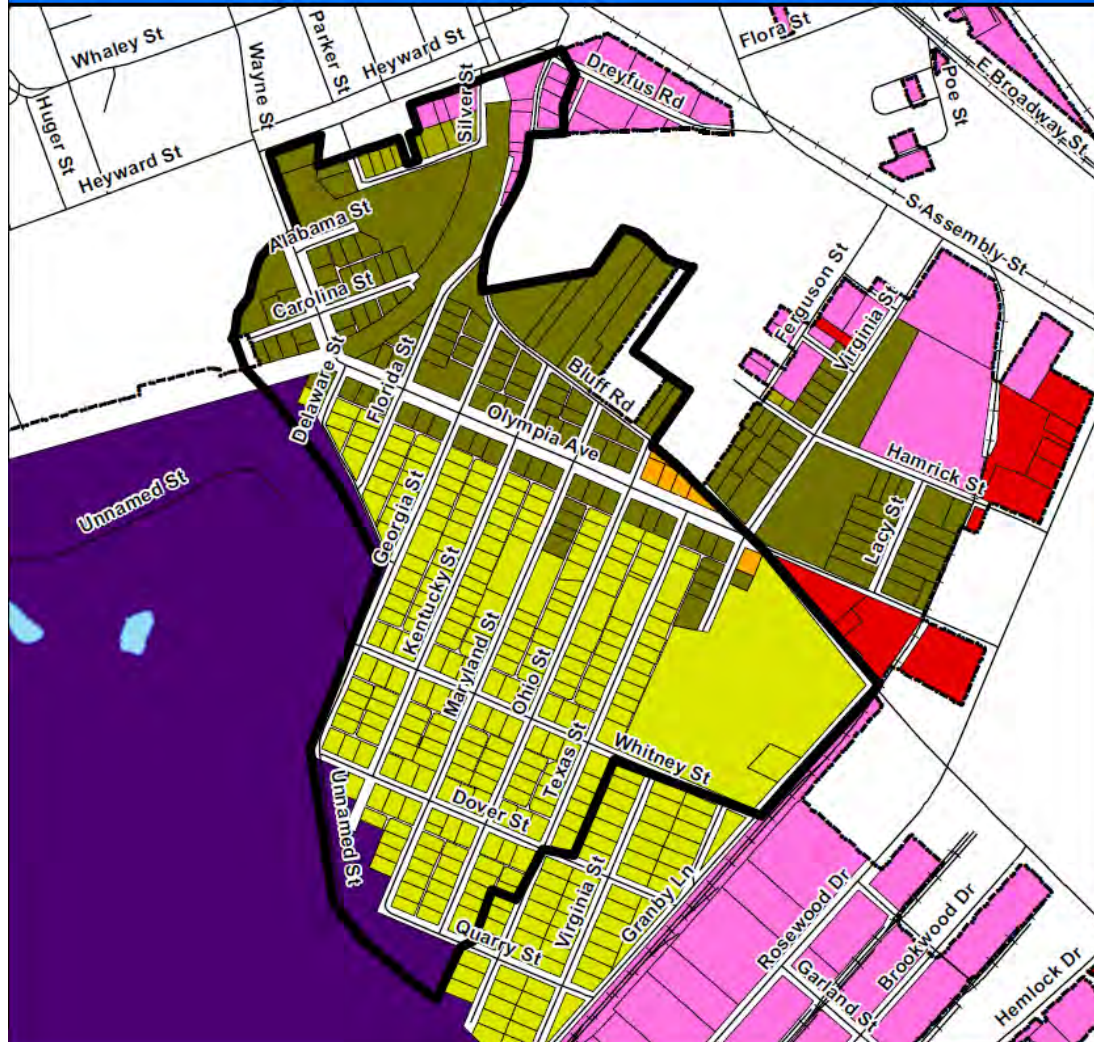
R6 – 18 dwelling units per acre

MU-1 – 10 dwelling units per acre

*Note: Pink areas are zoned Legacy
Light Industrial. Overlay standards
would not be applicable



Olympia - Old Hill



Olympia - New Hill



Housing Types

Period of significance:

Old Hill: 1900-1903, 1914-1915

New Hill: 1940s

Applicability in the Overlay (Section 1)

“The overlay standards shall be applicable for renovations and demolitions to historic structures as determined by architectural type and date of construction within the period of significance. The standards also apply to new construction within the overlay district.”



Old Hill: Type 1.



Old Hill: Type 2.



Old Hill: Type 3.



Old Hill: Type 4.



Old Hill: Type 5.



Old Hill: Type 6.



New Hill: Type 7.



New Hill: Type 8.

What the Overlay does

Dictates that renovations to historic structures preserve the historic architectural character of Olympia

Requires new builds to conform or emulate the historic architectural characteristics of Olympia

Provides a framework to prevent demolition of historic structures

Dictates placement of main structures and accessory structures on the lot

Regulates parking and driveways on the lot

Regulated by Neighborhood Character Overlay

Location of structures on lots (c)

Setbacks (d)

Building height (e)

Building footprint (f)

Building orientation (g)

Exterior building materials (h)

Roof lines (i)

Garage location (j)

Foundation materials (k)

Porches (l)

Landscaping and fences (n)

Driveways (p)

Exterior lighting (q)

Front façade (r)

Additions (t)

Demolitions (v)

Doors, windows, chimneys (w)

Architectural style of new construction (w)

Accessibility (w)

Parking location on lot (w)

Regulated by underlying zoning (R4, R6, MU-1)

Density

Lot size

Lot width

Accessory dwelling units

Impervious surface coverage

Uses

Drainage

Off-street parking requirements

Table 26-5.2(d)(1): Minimum Number of Off-Street Parking Spaces			
Principal Use Category	Principal Use Type	All Other Districts Proposed	MU3 and MU2 Proposed
	Community garden	No minimum	No minimum
	Forestry	No minimum	n/a
	Poultry farm	No minimum	n/a
	Swine farm	No minimum	n/a
Agriculture and Forestry Related	Agriculture research facility	No minimum	n/a
	Agritourism		n/a
	Equestrian center	No minimum	n/a
	Farm distribution hub	1 per 1,000 sf GFA	n/a
	Farm supply and machinery sales and service	1 per 2,500 sf of gross outdoor display area	1 per 2,500 sf of gross outdoor display area
	Farm winery	1 per 1,000 sf GFA	n/a
	Riding or boarding stable	1 per 2 stalls	n/a
	Rural retreat	No minimum	n/a
Residential			
Household Living	Dwelling, Live-Work	2 per du	1.5 per du
	Dwelling, Mansion apartment	2 per du	n/a
	Dwelling, Multi-family	2 per du	n/a
	Dwelling, Single-family detached	2 per du	n/a
	Dwelling, Three-family	1.5 per du	n/a
	Dwelling, Townhouse	2 per du	n/a
	Dwelling, Two-family	2 per du	n/a
	Group home, Family	0.75 per unit	0.75 per unit
	Manufactured home	2 per du	n/a
	Manufactured home park	2 per du	n/a
Group Living	Continuing care community	1 per 4 residents	n/a
	Dormitory	0.75 per bedroom	n/a
	Fraternity or sorority house	1 per 2 bedrooms	n/a
	Group home, Large	3 per 4 units	n/a
	Rooming or boarding house	1 plus 1 per 2 rooms	1 plus 1 per 2 rooms

What the Overlay does not do

Prevent renovation or demolition of non-historic structures

Determine the density of the neighborhood (Zoning)

Regulate the interior of the structure (Building Code)

Preserve Olympia Ave median (SCDOT)

Regulate on-street parking (Sheriff's Department, SCDOT)

Encourage owner-occupation of structures

Timeline (tentative)

December-February – Notification Mailers and Public Meetings

March – Planning Commission

April – Council Committee

May – Zoning Public Hearing / 1st Reading

June – Creation of Architectural Review Board

July 2025 – Anticipated Final Reading



Item Pending Analysis

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

		10%	50%	50%	
Land Use Category	Unit of Analysis	Parks & Recreation	Fire Protection	Municipal Facilities & Equipment	Total
Residential					
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
Hotel/Motel					
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
Recreational					
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
Institutional					
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
Medical					
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
General Office					
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
General Retail					
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
Industrial					
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
Services					
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 Foot 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

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:

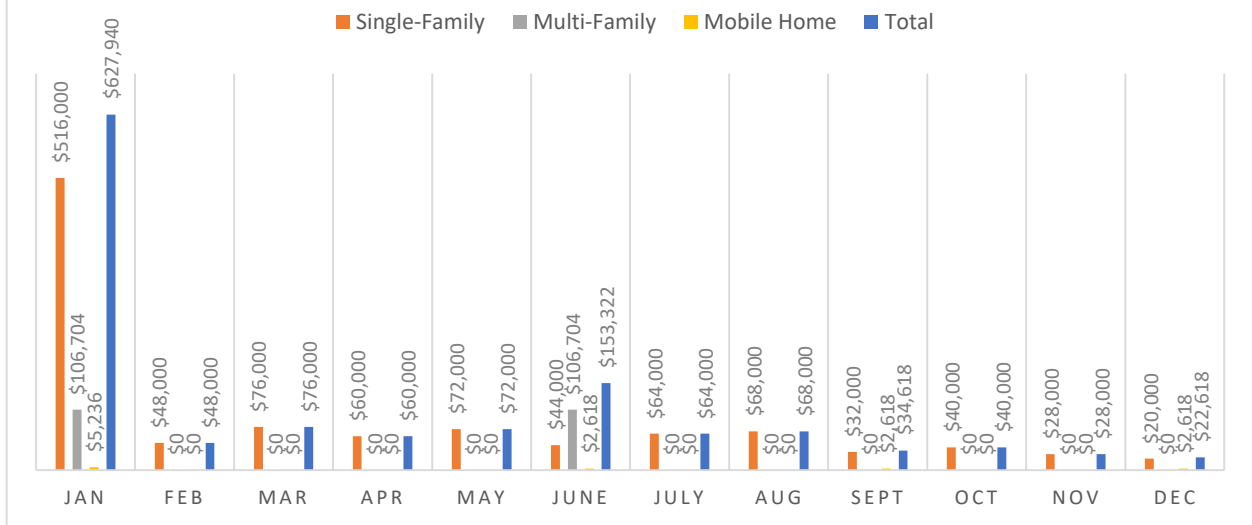
- (a) Recommendations on amendments, if appropriate, to these procedures or to specific ordinances adopting impact fees for particular public facilities;
 - County Council adopted Ordinance #6322 on December 19, 2022, to account for amended capital improvement plans in the appropriation of impact fee 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 (rebuilt): 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 (rebuilt): 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 (rebuilt): 37

2023 CLOVER SCHOOL DISTRICT IMPACT FEES



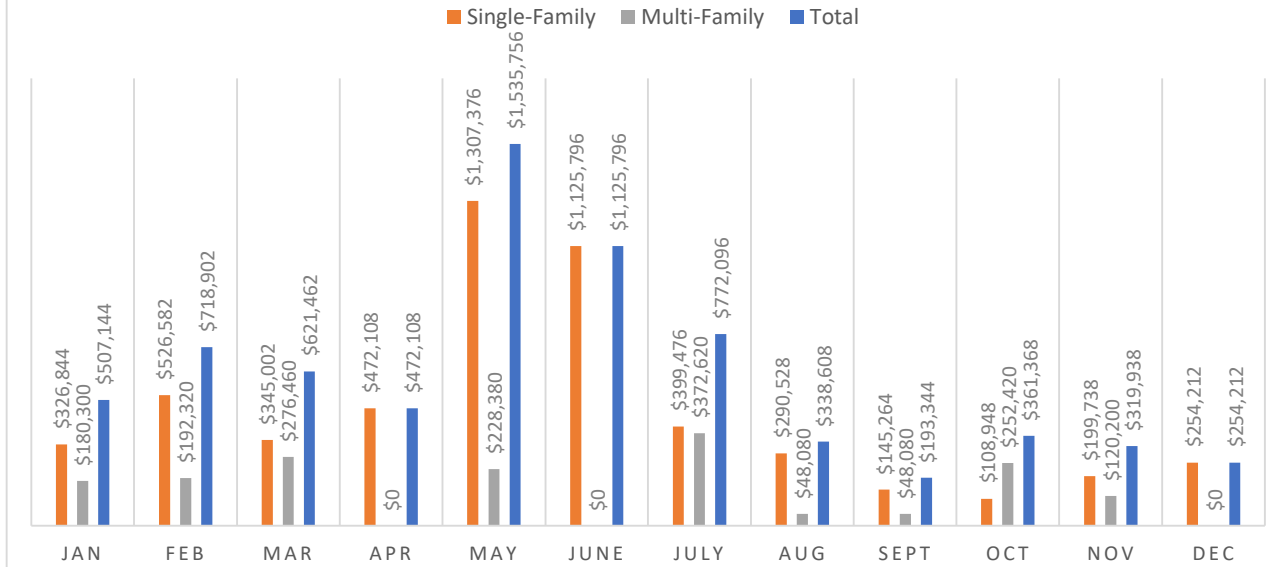
Clover School District

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

Clover Yearly Impact Fee Comparison

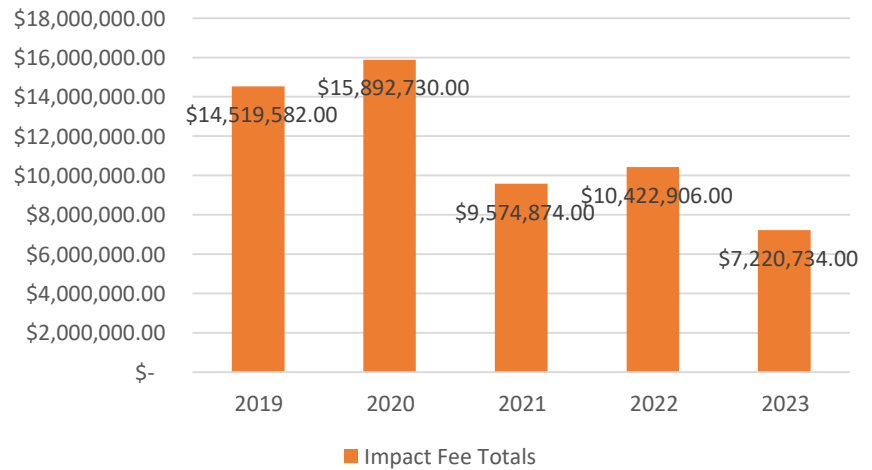


2023 FORT MILL SCHOOL DISTRICT IMPACT FEES



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

Fort Mill Yearly Impact Fee Comparison





Informational Agenda Briefing

Prepared by:	Synithia Williams	Title:	Director
Department:	Community Planning & Development	Division:	
Date Prepared:	March 21, 2022	Meeting Date:	December 17, 2024
Approved for consideration:	Assistant County Administrator	Aric A Jensen, AICP	
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).” [Branham (District 1), English (District 10), Newton (District 11)]

The Department of Public Works continues to work on finalizing the list of outstanding roads. The list is anticipated to be completed by Mid-December. Once the list of roads is finalized, the team will reconvene with the County Attorney’s Office Department to discuss the next steps towards notifying owners of the roads of their responsibilities and review other recommendations related to conveying the road.

An update will be provided at the February 2025 Development & Services Committee meeting.



Informational Agenda Briefing

Prepared by:	Synithia Williams	Title:	Director
Department:	Community Planning & Development	Division:	
Date Prepared:	March 21, 2022	Meeting Date:	December 17, 2024
Approved for consideration:	Assistant County Administrator	Aric A Jensen, AICP	
Meeting/Committee	Development & Services		
Subject:	"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 doesn't exceed pre-development pollutant loading. The LDM also incorporates water quality buffers to protect waterways during and after construction.

In order to qualify for the National Flood Insurance Program (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 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 reach out to 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, it is recommended 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 26 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 based 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

Prepared by:	Synthia Williams	Title:	Director
Department:	Community Planning & Development	Division:	
Date Prepared:	November 26, 2024	Meeting Date:	December 17, 2024
Approved for consideration:	Assistant County Administrator	Aric A Jensen, AICP	
Meeting/Committee	Development & Services		
Subject:	I move that the county consider developing a Neighborhood Master Plan that establishes policies and goals related to preservation and development in the Ballentine community with the goal to preserve and promote the desired character of the community while also conserving and protecting the waters and watershed of Lake Murray. [Branham, 19 November 2024		

At the November 19, 2024 County Council meeting, the following motion was made and assigned to the Development and Services Committee:

"I move that the county consider developing a Neighborhood Master Plan that establishes policies and goals related to preservation and development in the Ballentine community with the goal to preserve and promote the desired character of the community while also conserving and protecting the waters and watershed of Lake Murray." [Branham, 19 November 2024]

The Planning Division of Community Planning and Development will review the requirements for establishing a Neighborhood Master Plan outlined in the 2015 Comprehensive Plan, 2022 Land Development Code, and the original rules created with the first Neighborhood Master Plans adopted in 2005. The results of this review and recommended next steps will be presented at the February Development and Services Committee meeting.