



RICHLAND COUNTY COUNCIL

DEVELOPMENT AND SERVICES COMMITTEE

Gwendolyn Kennedy	Damon Jeter	Norman Jackson, Chair	Jim Manning	Bill Malinowski
District 7	District 3	District 11	District 8	District 1

**DECEMBER 22, 2009
5:00 PM**

**2020 Hampton Street
Council Chambers**

CALL TO ORDER

APPROVAL OF MINUTES

1. Regular Session: November 24, 2009 [pages 4-6]

ADOPTION OF AGENDA

ITEMS FOR ACTION

2. A Resolution to recognize, endorse, and support the "Richland County Neighborhood Council." [pages 8-11]
3. Approval for Additional Services for County's On-Call Proactive Maintenance Contractor (Public Works) [pages 13-15]

4. Farmers' Market: Pineview Property Follow-up [pages 17-19]
5. Funding for Alternative Paving [pages 21-23]
6. Implementation of the Renaissance Plan (Decker Blvd) [pages25-33]
7. Ordinance Amendments Regarding Commercial Enforcement of Unlicensed Vehicles and Weeds and Rank Vegetation (Overgrown Lots) [pages 35-41]
8. Quit Claim, Hunter's Road [pages 43-54]
9. Quit Claim: Pilgrim Road@Bruce Street and Ashbury Street [pages 56-64]

OTHER ITEMS

10. Contractual Matter: Offer to Purchase/Lease County Property [Executive Session Item] [page 65]

ADJOURNMENT



Richland County Council Request of Action

Subject

Regular Session: November 24, 2009 [pages 4-6]

Reviews

**Richland County Council
Development and Services Committee
November 24, 2009
5:00 PM**



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

Members Present:

Chair: Norman Jackson
Member: Damon Jeter
Member: Gwendolyn Davis Kennedy
Member: Bill Malinowski

Absent: Jim Manning

Others Present: Paul Livingston, L. Gregory Pearce, Jr., Kelvin Washington, Michelle Cannon-Finch, Milton Pope, Tony McDonald, Sparty Hammett, Roxanne Ancheta, Randy Cherry, Larry Smith, Amelia Linder, Daniel Driggers, Michael Byrd, Dale Welch, Jennifer Dowden, Tamara King, Sara Salley, David Chambers, Monique Walters, Michelle Onley

CALL TO ORDER

The meeting was called to order at approximately 5:05 p.m.

APPROVAL OF MINUTES

October 27, 2009 (Regular Session) – Mr. Malinowski moved, seconded by Mr. Jeter, to approve the minutes as distributed. The vote in favor was unanimous.

ADOPTION OF AGENDA

Mr. Jackson stated that Mr. Manning had requested that Items #2 and 4 be deferred.

Mr. Malinowski moved, seconded by Mr. Jeter, to defer Items #2 and 4. The vote in favor was unanimous.

Mr. Pope requested that a conservation property donation be added to the agenda.

Mr. Jeter moved, seconded by Mr. Malinowski, to add the conservation property donation to the agenda as Item #7 and adopt the agenda as amended. The vote in favor was unanimous.

ITEMS FOR ACTION

A Resolution to recognize, endorse, and support the “Richland County Neighborhood Council – This item was deferred to the December D&S Committee meeting.

Discharge of Firearms in Certain areas unlawful – Mr. Malinowski moved, seconded by Mr. Jeter, to forward this item to Council with a recommendation for approval. The vote in favor was unanimous.

Implementation of the Renaissance Plan (Decker Blvd)– This item was deferred to the December D&S Committee meeting.

Ordinance Amendments regarding Commercial Enforcement of Unlicensed Vehicles and Weeds and Rank Vegetation – Mr. Malinowski moved, seconded by Ms. Kennedy, to defer this item to the December D&S Committee meeting. The vote in favor was unanimous.

What would it take for qualified Fire Engine Drivers to be able to Drive an EMS ambulance in an emergency situation – Mr. Malinowski moved, seconded by Mr. Jeter, to forward this item to Council with a recommendation for approval and to direct the Administrator to draft a MOU for the City of Columbia’s consideration and acceptance. The vote in favor was unanimous.

Conservation Property Donation – Mr. Jeter moved, seconded by Ms. Kennedy, to forward this item to Council with a recommendation for approval. The vote in favor was unanimous.

ITEMS FOR DISCUSSION/INFORMATION

Pineview Property Follow Up – Mr. Malinowski moved, seconded by Ms. Kennedy, to forward this item to the December D&S Committee meeting for action with the stipulation that staff obtain additional information to include regional markets legislation/appropriations and a sketch of the potential farmers’ market. The vote in favor was unanimous.

Planning Commission Members and Occupations – Mr. Malinowski moved, seconded by Mr. Jeter, to forward this item to the Rules & Appointments Committee. The vote in favor was unanimous.

OTHER ITEMS

Contractual Matter: Offer to Purchase/Lease County Property [Executive Session Item] – The Committee went into Executive Session at approximately 5:33 p.m. and came out at approximately 5:41 p.m. This item was received as information.

ADJOURNMENT

The meeting adjourned at approximately 5:41 p.m.

Submitted by,

Norman Jackson, Chair

The minutes were transcribed by Michelle M. Onley

Richland County Council Request of Action

Subject

A Resolution to recognize, endorse, and support the "Richland County Neighborhood Council." [pages 8-11]

Reviews

Richland County Council Request for Action

Subject: A Resolution to recognize, endorse, and support the “Richland County Neighborhood Council”

A. Purpose

County Council is requested to consider a Resolution that would recognize, endorse, and support the Richland County Neighborhood Council as a non-partisan body that offers membership to all neighborhoods in the County for the purpose of educating residents, exchanging information, and actively addressing matters of the greater community.

B. Background / Discussion

On November 3, 2009, a motion was made and County Council forwarded a directive to staff to “draft and present to Council a proposal to create a Richland County Neighborhood Council sanctioned and supported by the County”. Upon further clarification from the Honorable Jim Manning, staff understood the intent of the motion was to recognize the RCNC as an official component of Richland County government without setting it up as a Committee or Board through ordinance where Council would appoint members. Therefore, a Resolution was drafted to accomplish this purpose, which is now attached for Council’s consideration.

C. Financial Impact

None.

D. Alternatives

1. Approve the Resolution.
2. Approve an amended Resolution.
3. Do not approve a Resolution

E. Recommendation

This request is at Council’s discretion.

Recommended by: Councilman Manning

Date: November 3, 2009

F. Approvals

(Please **SIGN** your name, ✓ the appropriate box, and support your recommendation before routing. Thank you!)

Finance

Reviewed by Daniel Driggers:

Date: 11/13/09

Recommend Council approval

Recommend Council denial

Comments regarding recommendation: No recommendation. This request is at Council's discretion

Planning

Reviewed by: Director of Planning

Date: 11/16/09

X Recommend Council approval

Recommend Council denial

Comments regarding recommendation: The RCNC can be an effective forum for citizens to address neighborhood concerns.

Legal

Reviewed by: Larry Smith

Date: 11/16/09

Recommend Council approval

Recommend Council denial

Comments regarding recommendation: No recommendation. This request is at Council's discretion.

Administration

Reviewed by: Sparty Hammett

Date: 11/16/09

X Recommend Council approval

Recommend Council denial

Comments regarding recommendation:

Paul Livingston, Chair
Richland County Council

ATTEST this ____ day of December, 2009

Michielle R. Cannon-Finch
Clerk of Council

Richland County Council Request of Action

Subject

Approval for Additional Services for County's On-Call Proactive Maintenance Contractor (Public Works) [pages 13-15]

Reviews

Richland County Council Request of Action

Subject: Approval for Additional Construction Services for County's On-Call Proactive Maintenance Contractor from Richland County Department of Public Works Stormwater Management Division Budget

A. Purpose

"County Council is requested to approve assigning additional construction services for proactive maintenance on-call contractor from Richland County Department of Public Works Stormwater Management Division Budget."

B. Background / Discussion

In an effort to complete maintenance on storm water structural controls (ponds, bio-retention areas etc) in a timely manner, Stormwater Management proposed to have support from private on-call professional contractor. The initiative was approved by Administration in February 2009 for performing construction services on storm water controls on need basis.

Stormwater Management in association with Procurement prepared the scope of work, bid documents and advertised for construction services in May 2009. The proposals were solicited (Solicitation #RC-022-P-0809) for FY10 on-call contractor with a due date of June 10, 2009. Proposals were received from three contractors with the most responsive bidder being Nature Chem, LLC. The contract (PO # 9001968) was awarded in July 2009 to Nature Chem and the construction started per the outlined scope. As of today, maintenance on nearly twenty (20) ponds stands complete and the initiative proved to be a success with satisfied Citizens. Total expenditures on the scope to date were approximately \$105,096.68.

There is scope for additional work that can be assigned to the existing scope with maintenance needed on other structural controls for the rest of the six (6) months left in this fiscal year. To be effective these storm water controls require ongoing service and maintenance. Since the project surpassed the \$100,000 threshold, Council is being requested to approve adding funds to the blanket and the addition of scope of work as needed for next six months (i.e. adding maintenance to more ponds, structural controls etc on a need basis).

C. Financial Impact

The Public Work's Stormwater Management Division has funding available for this project in its FY10 adjusted budget. The Division is requesting Council's approval for assigning additional funds and scope of work to the existing contract.

Item	Cost in Dollars
Expenditures to date	\$105,096.68

Additional services as needed	\$100,000.00
Total Project Cost for FY10	\$205,096.68

D. Alternatives

1. Approve the request in full, and exactly as presented by the Department of Public Works Stormwater Management Division. **Reason:** The request involves proactive maintenance and is completely funded in FY10 adjusted budget. This project helps to improve the maintenance efforts, structural controls, water quality and enhance the image of Richland County for having satisfied Citizens with proactive maintenance.
2. Do not approve the recommendations, and send it back to the Department of Public Works Stormwater Management Division. **Consequences:** No contract for additional construction services which either stalls or delays the implementation of proactive structural control maintenance for the next six months. This will negatively impact water quality in the region and the image of Richland County for not performing maintenance proactively.

E. Recommendation

"It is recommended that Council approve assigning additional construction services to proactive maintenance on-call contractor from Richland County Department of Public Works Stormwater Management Division FY10 adjusted budget."

Recommended by: David Hoops, P.E., DPW Director
Srinivas Valavala, DPW Stormwater Manager

Department: Public Works

Date: 11/30/2009

F. Reviews

(Please **SIGN** your name, ✓ the appropriate box, and support your recommendation before routing. Thank you!)

Finance

Reviewed by: Daniel Driggers

Date: 12/07/09

✓ Recommend Council approval

Recommend Council denial

Comments regarding recommendation: Based on recommendation of DPW Director and available funding.

Procurement

Reviewed by: Rodolfo Callwood

Date: 12/08/09

Recommend Council approval

Recommend Council denial

Comments regarding recommendation:

Comments regarding recommendation:

Legal

Reviewed by: Larry Smith

✓ Recommend Council approval

Comments regarding recommendation:

Date: 12/08/09

Recommend Council denial

Administration

Reviewed by: Sparty Hammett

✓ Recommend Council approval

Comments regarding recommendation:

Date: 12/8/09

Recommend Council denial

Richland County Council Request of Action

Subject

Farmers' Market: Pineview Property Follow-up [pages 17-19]

Reviews

Richland County Council Request of Action

Subject: Farmers' Market: Pineview Property Follow-Up

A. Purpose

County Council is requested to provide direction to staff with regards to the Pineview Property.

B. Background / Discussion

The following occurred at the November 24, 2009 D&S Committee Meeting:

Pineview Property Follow up – The committee recommended that this item be moved to the December Committee meeting as an action item. Staff is to gather information on regional markets legislation / appropriations. Mr. Jackson has information, including sketches, that he will provide to staff.

Staff will share the drawings obtained from Mr. Jackson at the Committee meeting, as the documents are too large to provide in the D&S Committee Agenda packet.

Further, the following information was obtained from the South Carolina Association of Counties regarding the regional markets legislation / appropriations.

From: Josh Rhodes [mailto:Josh@scac.state.sc.us]

Sent: Wednesday, December 02, 2009 2:31 PM

To: Randy Cherry

Subject: Regional Farmers' Market

Mr. Cherry,

Yesterday you called asking whether the state has made appropriations to regional farmer's markets, more specifically Richland County's. **The state has not made any such appropriation to the regional farmer's markets directly or through the Department of Agriculture.** In fiscal year 2006, the state appropriated funds, including \$15 million in Capital Reserve Funds, for the relocation of the state farmers' market. The relocation was originally going to be within Richland County but in 2008, the legislature passed a resolution authorizing the relocation to be in Lexington County. In that resolution, which is attached, the state allowed the Department of Agriculture to use the \$15 million for the relocation to Lexington County. The Department, through a public-private agreement, had enough capital to cover the cost of the relocation so they proposed to the legislature that the \$15 million be used to aid regional farmers' markets. In that same year the state saw severe revenue reductions so they recommitted the \$15 million to the state general fund and did not move forward with the Department's proposal. This was the only proposal to make state appropriations to regional farmers' markets, including Richland County's, and no such appropriations have been made. I hope this helps and please let me know if I can be of any further assistance.

http://www.scstatehouse.gov/sess117_2007-2008/bills/1066.htm

Thanks,
Joshua C. Rhodes
Staff Attorney
SC Association of Counties
1919 Thurmond Mall
PO BOX 8207
Columbia, SC 29202
803.252.7255 voice
803.252.0379 fax
800.922.6081 toll-free
josh@scac.state.sc.us
www.sccounties.org

Further, at the November 3, 2009 Council Meeting, Council voted to suspend consideration of using public funds to invest in a Richland County farmers' market, and to work with current local markets in promotional activities. Staff is developing a plan for the promotional activities, and will provide further information to Council during the budget process.

Therefore, it is at this time that staff requests direction from Council regarding this item.

C. Financial Impact

Uncertain, as staff needs direction from Council regarding this item.

D. Alternatives

1. Pursue the development of a farmers' market at the Pineview Property. Provide clarification and direction to staff.
2. Do not pursue the development of a farmers' market at the Pineview Property, or at any other site in Richland County, which is consistent with the motion that was approved at the November 3, 2009 Council Meeting.

E. Recommendation

It is recommended that Council provide direction to staff regarding this item.

Recommended by: J. Milton Pope Date: December 7, 2009

F. Reviews

(Please replace the appropriate box with a ✓ and then support your recommendation in the Comments section before routing on. Thank you!)

Finance

Reviewed by: Daniel Driggers

Date: 12/07/09

Recommend Council approval

Recommend Council denial

No recommendation

Comments regarding recommendation: Financial impact will be reviewed based on direction of project.

Legal

Reviewed by: Larry Smith

Date:

Recommend Council approval

Recommend Council denial

✓ No recommendation

Comments regarding recommendation: This is a matter that is within the discretion of the Council. However, if Council's vote on November 3, regarding suspending the use of public funds to invest in a Richland County farmers market was intended to apply to this project, in order to move forward, Council would need to rescind or reconsider that action.

Administration

Reviewed by: J. Milton Pope

Date: 12-10-09

Recommend Council approval

Recommend Council denial

✓ No recommendation

Comments regarding recommendation: Committee/Council direction...Administration concurs with the comments of the County Attorney.

Richland County Council Request of Action

Subject

Funding for Alternative Paving [pages 21-23]

Reviews

Alternative Dirt Road Paving – Staff Recommendation

- As indicated in Public Works July 2nd report, we have a total of 27.5 miles of dirt roads with deeded right of way.
- These roads were analyzed for conformance to the Low Volume Traffic criteria.
- A total of 17 miles did not meet the criteria and an additional 1.3 miles are presently funded for improvement.
- As a result, we have 9.2 miles of dirt roads that have deeded right of way which meet conformance to the Low Volume Paving Criteria.
- The preliminary estimated cost for paving these 9.2 miles in \$3.6 million.
- Staff recommends that we proceed with paving these roads as Phase I of the dirt road paving project. The \$3.6 million cost could be funded through the Roads and Drainage fund balance. Funding options are provided for funding \$30 million and \$67 million for Phase II of the dirt road paving project (Alternative Paving Plan Options follow).
- Phase II would run on a parallel track and involve an analysis of the remaining dirt roads (the largest category of which is 169 miles of roads with prescriptive easements). The following steps would be needed to determine the estimated cost of paving the remaining roads:
 - Determine whether the roads meet the Low Volume Traffic criteria.
 - All owners of property fronting on a road proposed for improvement would be notified by registered mail. If 25% of those owners object, by a procedure described in the notice, the road would be removed from the improvement program.
 - For the roads that meet the Low Volume Traffic criteria and the required percentage of owners agree with paving, staff would go through the process of obtaining the right of way.
- Public Works has completed an initial Phase II analysis of all dirt roads without complete dedicated public right of way for conformance to the Low

Traffic Volume Regulations. If Council authorizes proceeding with the process, the next steps will include a site assessment and notification of property owners.

- The initial analysis of all remaining dirt roads indicated that 68.67 additional miles would qualify for Alternative Paving with a total estimated cost of \$26,105,616. The following is a break-down by Council District: District 1 – 12.18 miles; District 2 – 11.76 miles; District 3 - .32 miles; District 4 - .03 miles; District 5 - .72 miles; District 6 - .08 miles; District 7 – 9.15 miles; District 8 – 1.11 miles; District 9 – 3.32 miles; District 10 – 22.68 miles; and District 11 – 7.32 miles.

Alternative Paving Plan

*All numbers are estimates based on available information and are subject to change

Current funding sources	c-funds(1)	current Road Maintenance fee(2)	Annual Total (a)	Road Maintenance - fund balance(3)
Annual funding available	500,000	500,000	1,000,000	
One-time funds available				4,400,000

- 1 Current county allocation of c-funds is approximately \$1m annually. Estimate includes the dedication of \$500k annually to be diverted to the Alternative Paving Project without having a negative effect to on-going maintenance
- 2 Estimates include the dedication of \$500k for the Alternative Paving Plan of the current road maintenance fee which generates approximately \$5m annually
- 3 Estimate includes the use of all current undesignated fund balance in the road maintenance fund

	Proposed project cost	est annual debt service(b)	annual available - current sources(a)	additional annual funding needed	Funding Options					
					Additional RM Fee	Property Tax mills	Homeowner Contribution	Use of fund balance	Sales Tax	
Option 1	67,000,000	5,100,000	1,000,000	4,100,000	16	2.9	undetermined	na	na	
Option 2	30,000,000	2,300,000	1,000,000	1,300,000	5	0.9	undetermined	na	na	
Option 3	3,600,000	300,000	1,000,000	na	na	na	na	3,600,000	na	

b Debt Service estimate based on 20-year bonds due to life expectancy of road surface

Richland County Council Request of Action

Subject

Implementation of the Renaissance Plan (Decker Blvd) [pages25-33]

Reviews



MEMORANDUM

TO: Richland County Development & Services Committee
FROM: Erica Hink, Planning Department
DATE: December 10, 2009
RE: Update: Implementation of The Renaissance Plan (Decker Blvd)

At the July 7, 2009 County Council meeting, the Honorable Jim Manning made the following motion:

*“Motion to direct staff to establish specific plans of action and associated target dates for the Project Tasks listed in the Implementation Strategies Section of The Renaissance Plan for Decker Boulevard / Woodfield Park Area for which the County is referenced in the column entitled: Implemented By on pages 52, 53 & 54 of the Neighborhood / Community Master Plan and report back to Council within 2 months of this date. Manning]: Referred to the D&S Committee. **ACTION: ADMINISTRATION, PLANNING”***

Based on the above referenced motion, the Planning Department offers the following memo as an update to the implementation of The Renaissance Plan, which is intended to revitalize the Decker Boulevard Corridor and the Woodfield Park community. All of the implementation strategies listed below are outlined specifically in The Renaissance Plan (adopted June 19, 2007) as a tool for implementing this master plan. Each project/task has an identified implementation time frame.

PUBLIC/PRIVATE PARTNERSHIPS

Many of the projects below require the successful execution of public-private or public-public partnerships. Endeavors of this nature require full commitment by all parties involved. Other than the on-site retention project and the Jackson Creek wetlands & Floodway project, NIP has not received tremendous interest from investors for Decker implementation strategies to date. We hope interests increase with the revival of our economic climate and the community support for improvement projects.

FUNDING MECHANISMS

Costs to complete the major capital improvement projects far exceed the fiscal abilities of NIP. However, there are alternative means to generating funds for capital improvement projects. Staff is currently exploring best practices utilized by other local governments to finance projects of this nature. If interested, we are happy to present our findings to County Council.



IMPLEMENTATION COMPLETE

PROJECT/TASK: Develop new use & development standards for Redevelopment Overlay District (RD) Zoning.

IMPLEMENTATION TIME FRAME: 1-5 years.

STATUS: **This project is complete.** The Corridor Redevelopment District (CRD) overlay for the Decker Blvd. corridor was adopted by County Council on March 18, 2008. The Decker Blvd/Woodfield Park (DBWP) overlay was adopted by Council on February 19, 2009. They are currently being utilized as optional overlays.

PROJECT/TASK: Apply the RD zoning overlay.

IMPLEMENTATION TIME FRAME: 1-5 years.

STATUS: **This project is complete.** The Corridor Redevelopment District (CRD) overlay for the Decker Blvd. corridor was adopted by County Council on March 18, 2008. The Decker Blvd/Woodfield Park (DBWP) overlay was adopted by Council on February 19, 2009.

PROJECT/TASK: Develop marketing/branding campaign.

IMPLEMENTATION TIME FRAME: 1-5 years.

STATUS: **This project is complete.** Decker Blvd has been branded Richland County's International Corridor. This brand has been placed on banners, which were placed on selected light poles along Decker creating an identity among the community.

CURRENT PROJECTS/TASKS BEING PURSUED

PROJECT/TASK: Support planning efforts for a commuter rail/mass transit station near Decker corridor.

IMPLEMENTATION TIME FRAME: 1-5 years.

STATUS: The Central Midlands Council of Governments (CMCOG) is currently working on several feasibility studies for light rail in the Midlands. The NIP staff is involved in this process.

PROJECT/TASK: Reclaim developed areas of Jackson Creek wetlands & Floodway.

IMPLEMENTATION TIME FRAME: 1-5 years.

STATUS: The Planning Department is currently working with Richland County Soil & Water Conservation developing a mitigation plan for parcels along Jackson Creek. We have made contact with the owner of several parcels along the Creek.

- On October 12, 2009, the Department sent a letter to Mr. Ken Rentiers, Deputy Director, Land, Water and Conservation, S.C. Department of Natural Resources, formally requesting floodplain restoration funding. The Department identified a property being offered for sale, and suggested the County & DNR purchase the site, demolish the former restaurant, remove the asphalt parking lot, and restore the site to its natural condition so it can again act as a part of the Colonel's Creek floodplain. Mr Rentiers is scheduling a follow-up meeting for continued discussion.



PROJECT/TASK: Gateway treatments at key intersections.

IMPLEMENTATION TIME FRAME: 1-5 years.

STATUS: Three intersections along the Decker corridor are currently being considered for gateway signage: Percival, Two Notch, & Trenholm Road Extension. We have acquired estimates for gateway enhancements and determined this is a feasible project for NIP to fund. However, installation of the entrance signs on Decker Blvd requires agreements between Richland County, landowners and SCDOT. We are currently investigating the best approach to move this project forward.

PROJECT/TASK: Install pedestrian scale lighting.

IMPLEMENTATION TIME FRAME: 1-5 years.

STATUS: SCE&G conducted a lighting study of Decker Blvd and Greater/Woodfield Park. Below are the findings.

Decker: Commercial portion

1. Currently there is no lighting on Decker. There are opportunities to add lights to existing poles.
2. There is good pole distribution on Decker, SCANA will provide the exact pole count. All poles are on the west side of the road.
3. Overhead lights can be placed on these poles and light the street and the sidewalk. SCANA recommended the Cobra as it casts the most light.
4. SCANA will install these lights for free.
5. Potential Problem: The individual property owner would have to pay the monthly light bill even though the light is facing the street and is not really intended to light their parking lot or building.
6. The business/property owner must agree to a 5 year lease on the light. If they cancel prior to the 5 years, they have to pay a \$75 cancellation fee.
7. Decorative lighting would light only the sidewalk, not the street and would be very costly (potentially \$80-\$90k per mile – Decker is 2 miles)

Woodfield Park: Residential

1. Lighting is needed in this area.
2. There are currently lights in the neighborhood, but they are sporadic and paid for by random property owners (ex: 3 owners share the cost of 1 light).
3. The best solution here is installing the needed lights in the community and convincing all neighbors to pay the same rate (some neighbors pay nothing now, but they have no lighting)
4. There are currently 125 lights. SCANA is recommending an additional 132 (for a total of 257 lights for 1029 lots). Each resident would be billed approximately \$4.00 per month.
5. This would require a petition to be signed by 75% of the residents.
6. There is opportunity to adjust some of the lights, turning them towards the street rather than the yard/house.

NIP received the findings and forwarded to the Woodfield Neighborhood Association and the Decker Business Coalition.



PROJECT/TASK: Promote the recent SC Retail Facilities Revitalization Act to owners of vacant retail property.

IMPLEMENTATION TIME FRAME: 1-5 years.

STATUS: Information on the SC Retail Facilities Revitalization act has been distributed to property owners along the Decker corridor. NIP needs direction from Council to move forward with the 25% credit against real property tax.

PROJECT/TASK: Demonstration projects for on-site retention in area parking lots.

IMPLEMENTATION TIME FRAME: 2-5 years.

STATUS: The Department negotiated with a property owner to collaborate on a landscaped bio-retention rain garden for their commercial site on Decker Blvd. The landscaping will enhance the aesthetics of Decker while capturing and cleaning stormwater before water reaches Jackson Creek. We are currently working out the legal issues with this proposal: easements and approval of adjacent properties, liability and maintenance agreements.

Due to the nature of this project, NIP recommends the using a design-build process to implement this project. NIP will need Council approval to move forward.

PROJECT/TASK: Develop park/greenway/natural areas in reclaimed Jackson Creek wetlands floodway.

IMPLEMENTATION TIME FRAME: 2-5 years.

STATUS: The Planning Department is currently working with Richland County Soil & Water Conservation developing a mitigation plan for parcels along Jackson Creek. We have made contact with the owner of several parcels along the Creek. A greenway is being explored in conjunction with the mitigation of Jackson Creek.

The Department has initiated discussion with a property owner of a closed commercial site, discussing redevelopment of ½ of the site and restoring the natural floodplain on the other ½ of the site. Although the property owner is intrigued at the flexibility of the CRD regulations and financial benefits of mitigation credits, the property owner has not formally committed to redeveloping the site.

IMPLEMENTATION TIMELINE: 1-5 YEARS

PROJECT/TASK: Rezone commercial parcels between Faraway and Percival to Neighborhood Commercial.

IMPLEMENTATION TIME FRAME: 1-5 years.

STATUS: Property owners have not requested rezoning. Therefore, this is not being pursued. However, this task can quickly be initiated at the direction of County Council.



PROJECT/TASK: Develop signed bicycle routes.

IMPLEMENTATION TIME FRAME: 1-5 years.

STATUS: Decker Blvd is a state roadway; no roadway improvements are currently planned. If/when the SCDOT installs bike lanes along Decker, signage will be included.

PROJECT/TASK: Develop plans for reuse of Decker Mall site as a festival market place.

IMPLEMENTATION TIME FRAME: 1-5 years.

STATUS: The implementation of this task is the responsibility of private property owners. The Decker Boulevard Business Coalition (DBBC) President, Sylvia Hanna, is spearheading this event and confirmed that this event is scheduled to take place in spring of 2010. These are the only details provided to NIP at this time.

PROJECT/TASK: Improve pedestrian/bicycle access to schools.

IMPLEMENTATION TIME FRAME: 1-5 years.

STATUS: Due to the current economic climate and budget constraints, this project is not currently being pursued.

PROJECT/TASK: Remove free flow right turn lane at northwest corner of Trenholm Road/Decker intersection.

IMPLEMENTATION TIME FRAME: 1-5 years.

STATUS: This is the jurisdiction of SCDOT. Due to the current economic climate and budget constraints, no roadway improvements are currently planned.

PROJECT/TASK: Decker Blvd proposed street design (planning, design, and construction).

IMPLEMENTATION TIME FRAME: 1-5 years.

STATUS: Decker Blvd is the jurisdiction of SCDOT. Due to the current economic climate and budget constraints, no roadway improvements are currently planned.

With Council approval NIP could fund the preparation of engineered plans for future street design, specifically streetscaping, for the Decker Blvd corridor. Engineered plans would enhance the feasibility of grant funding to implement roadway improvements.

PROJECT/TASK: Brookfield Rd. proposed street design (planning, design, construction)

IMPLEMENTATION TIME FRAME: 1-5 years.

STATUS: Due to the current economic climate and budget constraints, no roadway improvements are currently planned.

PROJECT/TASK: Proposed intersection improvements along Decker (Trenholm, O'Neil Ct, Brookfield, Faraway, Percival)

IMPLEMENTATION TIME FRAME: 1-5 years.

STATUS: This is the jurisdiction of SCDOT. Due to the current economic climate and budget constraints, no roadway improvements are currently planned.



PROJECT/TASK: Access management recommendations for Decker.

IMPLEMENTATION TIME FRAME: 1-5 years.

STATUS: Controlled access must be addressed for eliminating the plethora of curb cuts along Decker. However, this will take coordination with the SCDOT (this is a state road) and a great deal of commitment from the public and private sector to eliminate/close existing curb cuts and focus on

shared access. NIP is preparing to fund the preparation of engineered plans, which may include access management recommendations. Specific projects have yet to be selected. Due to budget constraints within the Department, NIP cannot fund engineered plans for all projects listed.

PROJECT/TASK: Develop local Community Development Corporation.

IMPLEMENTATION TIME FRAME: 1-5 years.

STATUS: CDCs are nonprofit organizations that require staff and 501 c3 status. At the request of County Council the NIP will explore this option.

IMPLEMENTATION TIMELINE: 2-5 YEARS

PROJECT/TASK: Develop joint use park/school playing fields on school district owned land across for Richland Northeast High School.

IMPLEMENTATION TIME FRAME: 2-5 years.

STATUS: The NIP program has notified the Richland Two School district, identifying this project as a component of the Decker Master Plan. The School District has not formally committed to this project.

PROJECT/TASK: Purchase lake front property from East Richland Sewer District for a lake front park.

IMPLEMENTATION TIME FRAME: 2-5 years.

STATUS: Due to the current economic climate and budget constraints, this project is not currently being pursued.

PROJECT/TASK: Construct midblock crossings, pedestrian refuge islands on Decker.

IMPLEMENTATION TIME FRAME: 2-5 years.

STATUS: This is the jurisdiction of the SCDOT. Given the extensive road backlog with the SCDOT, it is unlikely that these non-vehicular improvements will be implemented. (Decker Blvd is not currently listed in the 2035 Long Range Transportation Plan or the Transportation Improvement Plan (10/1/09 - 9/31/15)). If the County wishes these amenities, the County will need to fully fund these enhancements. A possible funding source, federal transportation grants, require fully engineered construction plans as a condition of grant funding. If the County wishes to proceed with Decker Blvd enhancements, we should prepare an RFP, hire an engineering consultant and prepare construction plans for these improvements. Due to the cost of sidewalk installation, the Department is not currently pursuing this option. However, we are considering the use of NIP monies to fund the preparation of engineered plans for future sidewalks. Specific projects have yet to be selected. Due to budget



constraints within the Department, NIP cannot fund engineered plans for all projects listed in the master plan.

PROJECT/TASK: Install bicycle lanes at identified locations.

IMPLEMENTATION TIME FRAME: 2-5 years.

STATUS: Given the extensive road backlog with the SCDOT, it is unlikely that these non-vehicular improvements will be implemented. (Decker Blvd is not currently listed in the 2035 Long Range Transportation Plan or the Transportation Improvement Plan (10/1/09 - 9/31/15)). If the County wishes these amenities, the County will need to fully fund these enhancements. A possible funding source, federal transportation grants, require fully engineered construction plans as a condition of grant funding. If the County wishes to proceed with Decker Blvd enhancements, we should prepare an RFP, hire an engineering consultant and prepare construction plans for these improvements.

IMPLEMENTATION TIMELINE: 1-10 YEARS

PROJECT/TASK: Develop new street and bike/ped connections.

IMPLEMENTATION TIME FRAME: 1-10 years.

STATUS: Given the extensive road backlog with the SCDOT, it is unlikely that these non-vehicular improvements will be implemented. (Decker Blvd is not currently listed in the 2035 Long Range Transportation Plan or the Transportation Improvement Plan (10/1/09 - 9/31/15)). If the County wishes these amenities, the County will need to fully fund these enhancements. A possible funding source, federal transportation grants, require fully engineered construction plans as a condition of grant funding. If the County wishes to proceed with Decker Blvd enhancements, we should prepare an RFP, hire an engineering consultant and prepare construction plans for these improvements.

PROJECT/TASK: Construct sidewalks in priority locations.

IMPLEMENTATION TIME FRAME: 1-10 years.

STATUS: This is the jurisdiction of the SCDOT. Given the extensive road backlog with the SCDOT, it is unlikely that these non-vehicular improvements will be implemented. (Decker Blvd is not currently listed in the 2035 Long Range Transportation Plan or the Transportation Improvement Plan (10/1/09 - 9/31/15)). If the County wishes these amenities, the County will need to fully fund these enhancements. A possible funding source, federal transportation grants, require fully engineered construction plans as a condition of grant funding. If the County wishes to proceed with Decker Blvd enhancements, we should prepare an RFP, hire an engineering consultant and prepare construction plans for these improvements. Due to the cost of sidewalk installation, the Department is not currently pursuing this option. However, we are considering the use of NIP monies to fund the preparation of engineered plans for future sidewalks. Specific projects have yet to be selected. Due to budget constraints, NIP cannot fund engineered plans for all projects listed.

PROJECT/TASK: Traffic calming on neighborhood streets.

IMPLEMENTATION TIME FRAME: 1-10 years.

STATUS: Due to the current economic climate and budget constraints, this project is not currently being pursued. The NIP office is currently working with Public Works to install traffic calming



measures in Candlewood (another master plan area). The successful implementation of this pilot project will result in discussions with DPW for initial installation of some speed bumps for areas meeting installation requirements by 2015.

PROJECT/TASK: Market the area to potential homebuyers and commercial tenants/investors.

IMPLEMENTATION TIME FRAME: 1-10 years.

STATUS: This is the responsibility of the private land owner. However the Department is very willing to work with private developers to enhance their properties. In addition, the Department is considering public-private partnerships for façade, stormwater, and landscaping improvements along Decker.

IMPLEMENTATION TIMELINE: WITHIN 10+ YEARS

PROJECT/TASK: Plant street trees.

IMPLEMENTATION TIME FRAME: Within 10+ years.

STATUS: NIP is preparing to use monies to fund the preparation of engineered plans for future street design, specifically streetscaping, for the Decker Blvd corridor. Specific projects have yet to be selected. Due to budget constraints within the Department, NIP cannot fund engineered plans for all projects listed.

PROJECT/TASK: Plan redevelopment options for Bi-Lo shopping center.

IMPLEMENTATION TIME FRAME: Within 10+ years.

STATUS: This is the responsibility of the private land owner. However the Department is very willing to work with private developers to enhance their properties. In addition, the Department is considering public-private partnerships for façade, stormwater, and landscaping improvements along Decker.

PROJECT/TASK: Promote & facilitate neighborhood infill development concepts.

IMPLEMENTATION TIME FRAME: Within 10+ years.

STATUS: This is the responsibility of the private land owner. However the Department is currently working to educate landowners in the master plan area on the incentives of the optional CRD & DBWP overlays. NIP is hopeful that this will promote and facilitate infill and redevelopment.

PROJECT/TASK: Work with area partners to fund new housing development and housing programs.

IMPLEMENTATION TIME FRAME: Within 10+ years.

STATUS: This project is not currently being pursued. However, the 2009 Comprehensive Plan focuses heavily on infill and redevelopment. As we move forward with master plan implementation, it is the intent of NIP to work closely with Richland County Community Development on this task.

PROJECT/TASK: Consolidate properties at Trenholm/Decker intersection to create opportunities for retail development.

IMPLEMENTATION TIME FRAME: Within 10+ years.



STATUS: The implementation of this task depends on investment and commitment from private property owners. Due to the current economic climate and budget constraints, this project is not currently being pursued. However, the Neighborhood Improvement Program (NIP) has been investigating possibilities for commercial demolition of unsafe structures along the Decker corridor.

IMPLEMENTATION TIMELINE: 5-10+ YEARS

PROJECT/TASK: Underground/relocate overhead utility lines.

IMPLEMENTATION TIME FRAME: 5-10+ years.

STATUS: This project is extremely costly. Due to budget constraints, it is not currently being pursued.

Richland County Council Request of Action

Subject

Ordinance Amendments Regarding Commercial Enforcement of Unlicensed Vehicles and Weeds and Rank Vegetation (Overgrown Lots) [pages 35-41]

Reviews

Richland County Council Request of Action

Subject: Ordinance Amendments Regarding Commercial Enforcement of Unlicensed Vehicles and Weeds and Rank Vegetation (Overgrown Lots).

A. Purpose:

To amend the Richland County Code of Ordinances; Chapter 17, Motor Vehicles and Traffic, Section 17-10 to address unlicensed vehicles in unincorporated commercial areas of the county. Also, to amend the Richland County Code of Ordinances; Chapter 18, Section 18-4, as it relates to weeds and rank vegetation (overgrown lots) in unincorporated commercial areas of the county.

B. Background/Discussion:

During its October 27th 2009 meeting, the Development and Services Committee directed staff to bring back draft ordinance regarding commercial enforcement of unlicensed vehicles and overgrown lots in unincorporated areas of the county.

C. Financial Impact:

Not known at this time. However, the addition of these types of enforcement on commercial properties in the unincorporated portions of the County will have an impact on staff resources (time, dollars, etc.).

D. Alternatives:

1. Approve the request to amend the ordinances.
2. Do not approve the request to amend the ordinances.

E. Recommendation

Recommended by: D&S Committee **Date:** October 27, 2009

F. Reviews

(Please replace the appropriate box with a ✓ and then support your recommendation in the Comments section before routing on. Thank you!)

Finance

Reviewed by: Daniel Driggers

Date: 11/13/09

Recommend Approval

Recommend Denial

Comments: Based on section c, we would recommend that an estimate of the cost of enforcement be obtained and a funding source identified prior to approval.

Planning

Reviewed by: Joseph Kocy

Date: 11/16/09

Recommend Approval

Recommend Denial

Based on section c, we would recommend that an estimate of the cost of enforcement be obtained and a funding source identified prior to approval.

Legal

Reviewed by: Larry Smith

Date: 11/16/09

Recommend Approval

Recommend Denial

This is a decision that is within the discretion of the Council. However, since the code enforcement officers that are currently enforcing overgrown lots and unlicensed vehicles for residential lots are in the Sheriff's Department, I would recommend that the issue regarding who will have authority over the code enforcement officers that will be performing this function for commercial property, be determined before this is approved.

Administration

Reviewed by: Sparty Hammett

Date: 11/19/09

Recommend Approval

Recommend Denial

Based on section c, I would recommend that an estimate of the cost of enforcement be obtained and a funding source identified prior to approval.

**STATE OF SOUTH CAROLINA
COUNTY COUNCIL FOR RICHLAND COUNTY
ORDINANCE NO. ____-09HR**

AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES; CHAPTER 17, MOTOR VEHICLES AND TRAFFIC; ARTICLE II, GENERAL TRAFFIC AND PARKING REGULATIONS; SECTION 17-10, PARKING IN RESIDENTIAL ZONES; SO AS TO INCLUDE ENFORCEMENT IN COMMERCIAL AREAS.

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

SECTION I. The Richland County Code of Ordinances; Chapter 17, Motor vehicles and traffic; Article II, General traffic and parking regulations; Section 17-10 is hereby amended to read as follows:

Sec. 17-10. Parking in residential and commercial zones of the county.

(a) It shall be unlawful for a truck tractor, a semi-trailer having more than two (2) axles, or a trailer having more than two (2) axles to be parked on any public street, road, right-of-way or as otherwise prohibited by the Richland County Code of Ordinances in the unincorporated portions of the county which are or hereafter shall be designated as Rural Residential, Single-Family Residential, Manufactured Home, or General Residential under the Richland County Zoning Ordinance and the "Zoning Map of Unincorporated Richland County", as amended. For the purpose of this paragraph, the following definitions shall apply:

(1) *Truck tractor* means every motor vehicle designed and used primarily for drawing other vehicles, and not so constructed as to carry a load other than a part of the weight of the vehicle and the load so drawn.

(2) *Semi-trailer* means every vehicle having more than two (2) axles, with or without motive power, other than a pole trailer, designed for carrying persons or property and for being drawn by a motor vehicle, and so constructed that some part of its weight and that of its load rests upon or is carried by another vehicle.

(3) *Trailer* means every vehicle having more than two (2) axles, with or without motive power, other than a pole trailer, designed for carrying persons or property and for being drawn by a motor vehicle, and so constructed that no part of its weight rests upon the towing vehicle.

(b) It shall be unlawful for an automobile, motor vehicle, or wheeled conveyance of any kind required by law to be licensed that is unlicensed, or is displaying an expired or invalid licenses to be parked on any public street, road, or right-of-way or as otherwise prohibited by the Richland County Code of Ordinances in the unincorporated portions of the county which are or hereafter shall be designated as Rural Residential, Single-Family Residential, Manufactured

Home, or Multi-Family Residential under the Richland County Zoning Ordinance and the "Zoning Map of Unincorporated Richland County," as amended.

(c) All motor vehicles and/or trailers without a valid state-issued license plate permitting operation on public roads and highways, which are stored, parked or located on a lot in any zoning district in the unincorporated areas of the county, except for those parcels that are five (5) acres or greater in the (RU) Rural zoning district, are required to be kept in a garage, carport, or protected from the elements by a fitted cover; provided, however, in the case of a vehicle protected from the elements by a cover, such vehicle shall not be visible from the public right-of-way. Licensed automobile dealerships, persons licensed to conduct businesses involving storage and sale of junk and scrap, trailers utilized as temporary structures in conjunction with construction activities, and vehicles used in agricultural operations and which are not operated on the public roads and highways are exempt.

(d) Any motor vehicle and/or trailer that is not capable of operating in accordance with South Carolina law and/or capable of moving under its own power (even if it has a valid state-issued license plate permitting operation on public roads and highways) shall not be stored, parked, or located on a lot in any residential or commercial zoning district in the unincorporated areas of the county (except for those parcels that are five (5) acres or greater in the (RU) Rural zoning district) for more than a single period of thirty (30) consecutive days during any calendar year unless it is kept in an enclosed garage, in a carport attached to the residence, or protected from the elements by a fitted cover; provided, however, in the case of a vehicle protected from the elements by a cover, such vehicle shall not be visible from the public right-of-way.

(e) *Penalties.* Unless otherwise prescribed by law, any owner and/or operator of a motor vehicle and/or trailer violating the provisions of this section shall be deemed guilty of a misdemeanor. In addition, any owner and/or occupant of the residential or commercial property on which a motor vehicle and/or trailer is parked in violation of this section shall be deemed guilty of a misdemeanor.

(f) *Administration and enforcement.* The Sheriff of the county shall be authorized to enforce the provisions of this section and to engage a towing service to remove any vehicle parked in violation of these regulations, provided the cost of towing services shall be charged to the registered owner of any vehicle so removed.

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

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

SECTION IV. Effective Date. This ordinance shall be effective from and after _____.

RICHLAND COUNTY COUNCIL

BY: _____
Paul Livingston, Chair

ATTEST THIS THE ____ DAY
OF _____, 2009

Michielle R. Cannon-Finch
Clerk of Council

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

**STATE OF SOUTH CAROLINA
COUNTY COUNCIL FOR RICHLAND COUNTY
ORDINANCE NO. ____-09HR**

AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES;
CHAPTER 18, OFFENSES; SECTION 18-4, WEEDS AND RANK VEGETATION; SO AS
TO INCLUDE ENFORCEMENT IN COMMERCIAL AREAS.

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

SECTION I. The Richland County Code of Ordinances; Chapter 18, Offenses; Section 18-4 is hereby amended to read as follows:

Sec. 18-4. Weeds and rank vegetation.

(a) *Definition.* For purpose of this section, the term "weeds and rank vegetation" means dense, uncultivated, herbaceous overgrowth over two (2) feet in height, or briars and trailing vines exceeding ten (10) feet in length.

(b) *Declaration of nuisance.* Weeds and other rank vegetation allowed to grow to a height of two (2) feet and stand upon any lot or parcel of land in a developed residential area or commercial area within the county may be deemed and declared a nuisance in the judgment of the sheriff. For the purpose of this action, "residential area" is defined as property zoned for a residential use, platted for residential use with a plat having been begun, installation of utilities having been begun and construction of residential units being commenced. "Commercial area" shall be defined as it is in section 26-21 of this code.

(c) *Duty of owner, etc., to cut.* It shall be the duty of any owner, lessee, occupant, agent, or representative of the owner of any lot or parcel of land in a developed residential area or commercial area within the county to cut, or cause to be cut, all weeds and other rank vegetation, as described in this section, as often as may be necessary to prevent the growth of such weeds and other rank vegetation. However, lots of one acre or more are not required to be cut back more than fifty (50) feet from the road and each side property line.

(d) *Notice to owner, etc., to cut.* Whenever the sheriff shall find that weeds or other rank vegetation has been allowed to stand upon any lot or parcel of land in a developed residential area or commercial area within the county in such a manner as to constitute a nuisance, s/he may serve written notice upon the owner, or the occupant of the premises, or upon the agent or representative of the owner of such land having control thereof to comply with the provisions of this section. It shall be sufficient notification to deliver the notice to the person to whom it is addressed or to deposit a copy of such in the United States mail, properly stamped, certified, and directed to the person to whom the notice is addressed, or to post a copy of the notice upon such premises.

(e) *Failure to comply with notice.* If the person to whom the notice is directed, under the provisions of the preceding subsection, fails or neglects to cause such weeds or other rank vegetation to be cut and removed from any such premises within ten (10) days after such notice has been served or deposited in the United States mail, or posted upon premises, such person shall be deemed guilty of a misdemeanor and subject to the penalty provisions of section 1-8 of this code.

(f) *Removal by county.* In the event any property is determined to be a nuisance, and twenty (20) days has elapsed after such notice has been served, deposited in the United States Mail, or posted upon the premises, then the department of public works or its duly authorized

agent or representative may enter upon any such lands and abate such nuisance by cutting and removing such weeds or other rank vegetation, and the cost of doing so may become a lien upon the property affected, or may be recovered by the county through judgment proceedings initiated in a court of competent jurisdiction.

(g) *Work may be done by county upon request.* Upon the written request by the owner or the person in control of any lot or parcel of land covered by this section, and the payment to the county for the services, the department of public services works may enter upon any such lands and cut and remove the weeds or other rank vegetation therefrom, the charge and cost of such service to be paid into the county treasury.

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

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

SECTION IV. Effective Date. This ordinance shall be effective from and after _____.

RICHLAND COUNTY COUNCIL

BY: _____
Paul Livingston, Chair

ATTEST THIS THE _____ DAY
OF _____, 2009

Michielle R. Cannon-Finch
Clerk of Council

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

Richland County Council Request of Action

Subject

Quit Claim, Hunter's Road [pages 43-54]

Reviews

Richland County Council Request of Action

Subject: Quit Claim, Hunter's Road

A. Purpose

The purpose of this report is to request County Council's consideration of a quit-claim deed by which Richland County releases its interest in part of the right of way for an abandoned section of Hunters Road to Malika R. Snipe and Ms. Aramide Mitchell.

B. Background / Discussion

Hunter's Road was taken into the Richland County Road system in September 28, 1987 as part of the Quail Creek, Phase 2B, Section One. This stub out of a street was not paved and it was to provide access to future development. However, this future development was not built and now another subdivision has been built without using this portion of road as an access. Letters were sent to both property owners and they responded by showing an interest in acquiring this vacant property.

C. Financial Impact

Section 21-14 of the Richland County Code of Ordinances states that:

“The County Council may require the grantee(s) to pay up to the fair market value, as determined by the County Assessor's Office, in exchange for the conveyance of the right of way.”

The privately owned lots immediately adjacent to the right of way in question is on the tax roll for 14,000 per lot. The calculations are on the Assessor Data View Sheet attached. The lot at 2420 Partridge Drive South figures \$4,470 for 4270 sq. feet and the lot at 2500 Partridge Drive South figures \$4,580 for 4369.9 sq. feet.

D. Alternatives

The alternatives available are:

1. Grant the quit claim without compensation.
2. Grant the quit claim but require compensation.
3. Deny the quit claim.

E. Recommendation

The Engineering Department recommends quit-claiming this portion of right of way back to the adjoining property owners. Quit-claims in the past have been granted both with and without compensation. If the quit-claim is approved, the compensation issue will be left up to the County Council.

Recommended by: David Hoops

Department: Public Works

Date: 12/14/09

F. Reviews

(Please ***SIGN*** your name, ✓ the appropriate box, and support your recommendation before routing. Thank you!)

Finance

Reviewed by: Daniel Driggers

Date: 12/14/09

Recommend Council approval

Recommend Council denial

Comments regarding recommendation: Council discretion

Legal

Reviewed by: Larry Smith

Date:

Recommend Council approval

Recommend Council denial

Comments regarding recommendation: Council discretion:

If the Council desires to abandon this right of way a Petition needs to be filed in Circuit Court indicating the county's intention to do so.

Administration

Reviewed by: Sparty Hammett

Date:

✓ Recommend Council approval

Recommend Council denial

Comments regarding recommendation: Compensation determination is Council discretion.



RICHLAND COUNTY

Department of Public Works

C. Laney Talbert Center

400 Powell Road

Columbia, South Carolina 29203

Voice: (803) 576-2400 Facsimile (803) 576-2499

<http://www.richlandonline.com/departments/publicworks/index.asp>



November 23, 2009

To Whom It May Concern:
2420 Partridge Drive South
Hopkins, SC 29061

To Whom It May Concern:
2500 Partridge Drive South
Hopkins, SC 29061

Re: Vacant Property

On behalf of a citizen, Councilman Norman Jackson has contacted Richland County Administration about the vacant property between the addresses listed above. This property is a proposed extension of Hunters Road which was never extended, and never will be extended due to the fact that there is another subdivision at the end of the proposed extension.

Interest has been shown from an adjoining property owner concerning the Richland County Council's willingness to quit claiming this property to the adjoining property owners.

If you would be interested in acquiring one half of this property, with the property owner on the other side acquiring the other half, please let me know. I could then begin the process of quit claiming this property to the adjoining property owners.

Please indicate your response on this letter and return to me in the enclosed postage paid envelope.

If you have any questions, please give me a call @ 576-2418

Sincerely,

Randy Byrd
Randy Byrd, SR/WA
Richland County

David Hoops, P. E., Public Works Director
Stacy Culbreath, P. E., Assistant Public Works Engineer
Tony McDonald, Assistant County Administrator
David Chambers, Risk Management
Sparty Hammett, Assistant County Administrator
Norman Jackson, Councilperson
File

Nov 27, 2009.

I am interested in acquiring one half of the property between 2420 and 2500 Partridge Dr. South.

Please begin the process of quit claiming the property

Thank you in advance.

Sincerely,

Quinnelle Mitchell
2500 Partridge Dr. South



RICHLAND COUNTY
Department of Public Works
C. Laney Talbert Center
400 Powell Road
Columbia, South Carolina 29203
Voice: (803) 576-2400 Facsimile (803) 576-2499
<http://www.richlandonline.com/departments/publicworks/index.asp>



November 23, 2009

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Please indicate your response on this letter and return to me in the enclosed postage paid envelope.

If you have any questions, please give me a call @ 576-2418

Sincerely,

A handwritten signature in cursive script that reads "Randy Byrd".

Randy Byrd, SR/WA
Richland County

David Hoops, P. E., Public Works Director
Stacy Culbreath, P. E., Assistant Public Works Engineer
Tony McDonald, Assistant County Administrator
David Chambers, Risk Management
Sparty Hammett, Assistant County Administrator
Norman Jackson, Councilperson
File

I am interested in
acquiring one half
of this property.

A handwritten signature in cursive script that reads "Nanka Inipe Lynn".

11/30/09

Item# 8

Attachment number 1
Page 4 of 12

Assessor Data View

The information provided on this page reflects data as of **December 31, 2008** and should be used for reference only. For official assessment information, please contact the Richland County Assessor's Office.

Information presented on the Assessor's Database is collected, organized and provided for the convenience of the user and is intended solely for informational purposes. **ANY USER THEREOF OR RELIANCE THEREON IS AT THE SOLE DISCRETION, RISK AND RESPONSIBILITY OF THE USER.** While every attempt is made to provide information that is accurate at the date of publication, portions of such information may be incorrect or not current. **RICHLAND COUNTY HEREBY DISCLAIMS ANY AND ALL WARRANTIES, EXPRESS OR IMPLIED, AS TO ITS ACCURACY, COMPLETENESS OR FITNESS FOR ANY PARTICULAR PURPOSE.** All official records of the County and the countywide elected officials are on file in their respective offices and may be viewed by the public at those offices.

Owner Information

Tax Map Number:

Owner:

Address 1:

Address 2:

Address 3:

City/State/Zip:

Property Location/Code:

Tax Information

Year:

Property Tax Relief:

Local Option Sales Tax Credit:

Tax Amount:

Paid:

Homestead:

Assessed:

Assessment Information

Year Of Assessment: Legal Residence:

Tax District: Sewer Connection:

Acreage Of Parcel: Water Connection:

Non-Agriculture Value: Agriculture Value:

Building Value: Improvements:

Taxable Value:

Zoning:

Property Information

Legal Description:

Land Type:

Sales History

LOT 13, 373 sq ft 1.0469 / sq ft = \$4470.47 Rounded to
1294 x 33 = 4270.2 sq ft Footage required \$4470.00

[http://www4.rcgov.us/assessorsearchnew/\(S\(uff0oh455lsgzwj50ssvqyvm\)\)/assessorview....](http://www4.rcgov.us/assessorsearchnew/(S(uff0oh455lsgzwj50ssvqyvm))/assessorview....) 12/14/2009

Current Owner Name	Sale Date	Vacant or Improved	Deed Book/Page	Sale Price
SNIFE MALIKA R	11/02/1999	I	R0357/ 2707	\$68,500.00
ROOF MARTIN L JR &	08/00/1988	I	D900 / 815	\$46,000.00
BAILEY & SHARPE BUILDERS	03/00/1988	V	D879 / 300	\$7,200.00
CAMPBELL RICHARD S & MARY	09/00/1985		D760 / 335	\$0.00

Structure Information

Building Number	Year Structure Was Assessed	Building Description	Actual Year Built	Number Of Bathrooms	Number Of Bedrooms	Total Number Of Stories	Heated Square Footage	Total Square Footage
1	2009	SGL FAM - WALL GROUP 3	1988	2.00	3	1.0	1100	1136

Structure Details

Structure Type	Structure Description	Building Number
Building Element	AC TYPE...HEAT PUMP	1
Building Element	ARCHITECTURAL STYLE...RANCH/1 LEVEL	1
Building Element	BUILDING SHAPE...RECTANGLE	1
Building Element	DISHWASHER...DISHWASHER	1
Building Element	DISPOSAL...DISPOSAL	1
Building Element	ELECTRICAL...AVERAGE	1
Building Element	EXTERIOR WALL 1...PREFAB WOOD PANEL	1
Building Element	EXTERIOR WALL 2	1
Building Element	FOUNDATION...PIERS	1
Building Element	HEAT TYPE/FUEL...FORCED AIR DUC/ELEC	1
Building Element	INSULATION...AVERAGE	1
Building Element	INTERIOR FLOOR 1...CARPET	1
Building Element	INTERIOR FLOOR 2	1
Building Element	INTERIOR WALL 1...3-PLASTER/DRYWALL	1
Building Element	INTERIOR WALL 2	1
Building Element	OVEN/RANGE...OVEN/RANGE	1
Building Element	ROOF COVER...ASPALT SHINGLE	1

[http://www4.rcgov.us/assessorsearchnew/\(Suff0oh4551sgzjw50ssvqvm\)/assessorview...](http://www4.rcgov.us/assessorsearchnew/(Suff0oh4551sgzjw50ssvqvm)/assessorview...) 12/14/2009

Assessor Data View

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Owner Information

Tax Map Number: R21911-01-05

Owner: MITCHELL ARAMIDE

Address 1: 2500 PARTRIDGE DR S

Address 2:

Address 3:

City/State/Zip: HOPKINS SC 29061

Property Location/Code: 2500 PARTRIDGE DR S

Tax Information

Year: 2009

Property Tax Relief: (\$747.42)

Local Option Sales Tax Credit: (\$92.08)

Tax Amount: \$710.87

Paid: No

Homestead: No

Assessed: \$3,230.00

Assessment Information

Year Of Assessment: 2009 Legal Residence: Yes

Tax District: 1HF Sewer Connection: CITY

Acreage Of Parcel: 0.00 Water Connection: CITY

Non-Agriculture Value: \$14,000.00 Agriculture Value: \$0.00

Building Value: \$67,600.00 Improvements: \$0.00

Taxable Value: \$80,700.00

Zoning: RS-MD RESIDENTIAL, SINGLE-FAMILY-MEDIUM DE

Property Information

Legal Description: LOT 1 BLK H #SU QUAIL CREEK

102.9X132.3X99.8X131.1 #PR 50-4740

Land Type:

Sales History

101.35 X 131.7 = 13,348.0 sq ft @ 1.0488 / sq ft

132.3 X 33 = 4,365.9 sq ft acquired = 4578.96 ^{Rounded to} 4580.00

[http://www4.rcgov.us/assessorsearchnew/\(S\(z00ngb55w0v3u155u4ml3ifs\)\)/assessorview...](http://www4.rcgov.us/assessorsearchnew/(S(z00ngb55w0v3u155u4ml3ifs))/assessorview...) 12/14/2009

Current Owner Name	Sale Date	Vacant or Improved	Deed Book/Page	Sale Price
MITCHELL ARAMIDE	04/29/1998	I	R0058/ 554	\$1.00
MITCHELL GERALD R & ARAMIDE	01/00/1986		D778 / 462	\$0.00
VIP DEVELOPERS INC	10/00/1985		D763 / 696	\$0.00
QUAIL CREEK II GENERAL PTRN	01/00/1985		D726 / 313	\$0.00

Structure Information

Building Number	Year Structure Was Assessed	Building Description	Actual Year Built	Number Of Bathrooms	Number Of Bedrooms	Total Number Of Stories	Heated Square Footage	Total Square Footage
1	2009	SGL FAM - WALL GROUP 3	1986	2.00	3	1.0	1117	1838

Structure Details

Structure Type	Structure Description	Building Number
Building Element	AC TYPE...HEAT PUMP	1
Building Element	ARCHITECTURAL STYLE...RANCH/1 LEVEL	1
Building Element	BUILDING SHAPE...RECTANGLE	1
Building Element	DISHWASHER...DISHWASHER	1
Building Element	DISPOSAL...DISPOSAL	1
Building Element	ELECTRICAL...AVERAGE	1
Building Element	EXTERIOR WALL 1...PREFAB WOOD PANEL	1
Building Element	EXTERIOR WALL 2	1
Building Element	FOUNDATION...CONTINUOUS FOOTING	1
Building Element	HEAT TYPE/FUEL...FORCED AIR DUC/ELEC	1
Building Element	INSULATION...AVERAGE	1
Building Element	INTERIOR FLOOR 1...CARPET	1
Building Element	INTERIOR FLOOR 2	1
Building Element	INTERIOR WALL 1...3-PLASTER/DRYWALL	1
Building Element	INTERIOR WALL 2	1
Building Element	OVEN/RANGE...OVEN/RANGE	1
Building Element	ROOF COVER...ASPHALT SHINGLE	1

[http://www4.rcgov.us/assessorsearchnew/\(S\(z00ngb55w0v3u155u4ml3ifs\)\)](http://www4.rcgov.us/assessorsearchnew/(S(z00ngb55w0v3u155u4ml3ifs)))/assessorview... 12/14/2009

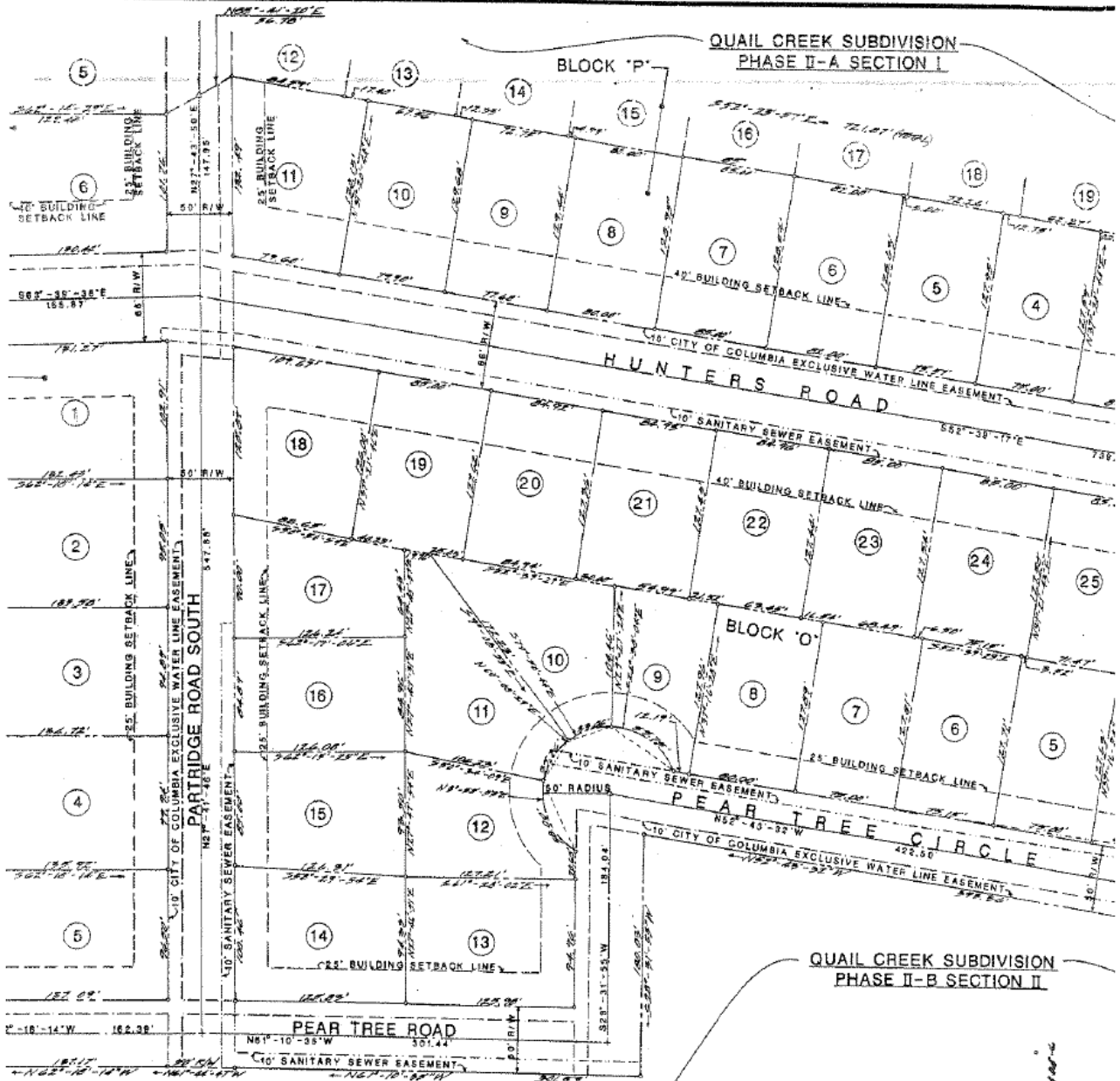


Hatched area to be Quit Claimed

http://www3.richlandmaps.com/ARCIMS/ims?ServiceName=rc_ims_mxd&ClientVersio... 12/14/2009

Item# 8

Attachment number 1
Page 9 of 12



Page 1 of 2

Match Lines

VERIFY THAT FROM AVAILABLE INFORMATION THE CORPS OF ENGINEERS THE LOTS AS PLAT ARE NOT IN THE FLOOD HAZARD

VERIFY THAT THE RATIO OF PRECISION FIELD SURVEY IS 1:2,000 AS N, AND THE AREA WAS DETERMINED

REFERENCES:

1. PLAT PREPARED FOR L.A. COTTER BY J.C. COVINGTON DATED JANUARY 13, 1961.
2. PLAT PREPARED FOR J.T. McALISTER BY PALMETTO ENGINEERING CO. DATED APRIL 6, 1971.
3. PLAT PREPARED FOR J.T. McALISTER BY PALMETTO ENGINEERING CO. DATED MAY 22, 1972.
4. PLAT PREPARED FOR J.T. McALISTER BY PALMETTO ENGINEERING CO. DATED NOVEMBER 9, 1973.

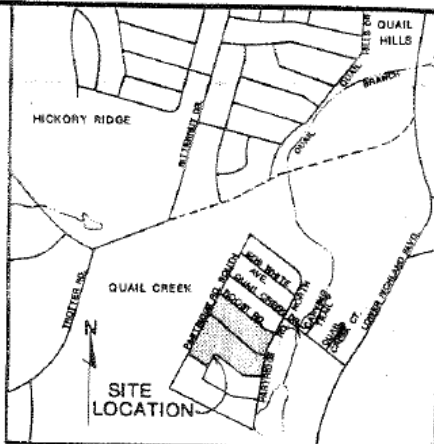
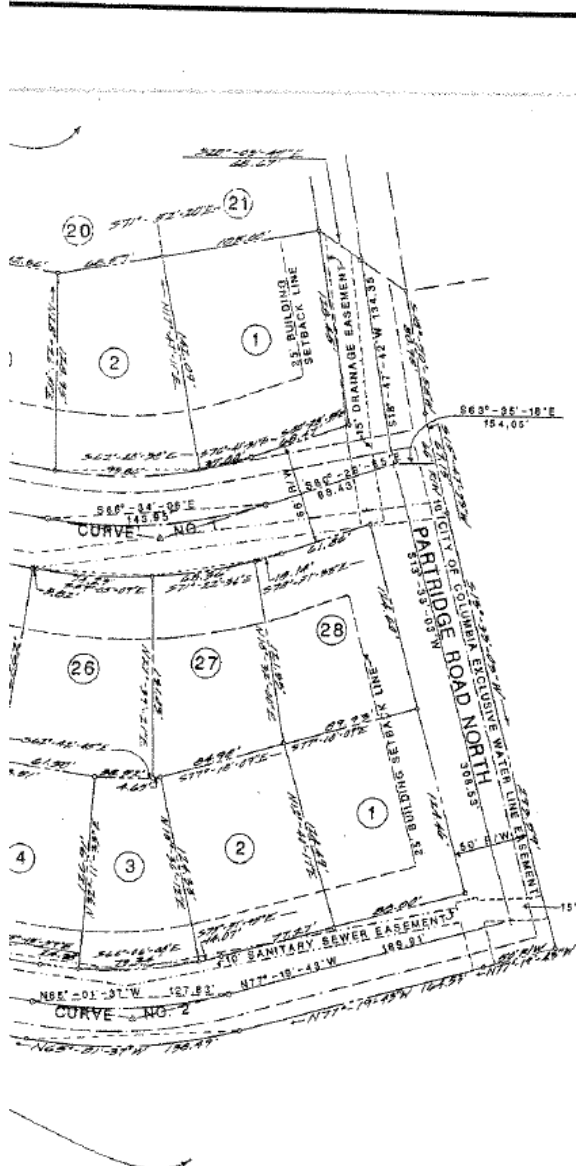
C
CURVE NO
CURVE NO

NOTES

1. ALL CU
2. ALL CL
3. ADDITH
4. REPAR

Item# 8

Attachment number 1
Page 10 of 12



NO.	DATE	BY	REVISION

SC
 SITE CONSULTANTS, INC.
 ENGINEERS, PLANNERS & SURVEYORS
 380 CHRIS DRIVE, S.W. 4007
 CUMMINGS, WEST COLUMBIA, S.C. 29171-8877/88-1877

QUAIL CREEK
 PHASE II-B SECTION I
AS-BUILT STAKING PLAN

OWNER: PORTER KINARD
 P.O. BOX 6751
 COLUMBIA, S.C. 29260
 TOTAL ACREAGE - 15.81 ACRES
 NO. OF LOTS - 45
 SURVEYOR: LUCIUS D. COBB
 ERROR OF CLOSURE - 1:7,500

CERTIFICATE OF ACCURACY
 I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE RICHLAND COUNTY SUBDIVISION REGULATIONS AND THE MONUMENTS SHOWN HAVE BEEN PLACED TO THE SPECIFICATIONS SET FORTH IN SAID REGULATIONS.
 JULY 8, 1985
 REGISTRATION NO. 6039 *Lucius D. Cobb*
 REGISTERED LAND SURVEYOR

March 1985

Page 2 of 2

R V E DATA

DELTA	RADIUS	TANGENT	ARC	CHORD
17°-45'-47"	300.00	74.14	145.37	143.98
14°-36'-11"	300.00	65.42	128.82	127.83

LINE DISTANCES ARE CHORD LENGTHS UNLESS OTHERWISE NOTED.
 LINE BEARINGS ARE CHORD BEARINGS UNLESS OTHERWISE NOTED.
 EASEMENTS FOR UTILITIES SHALL BE RESERVED ALONG THE FRONT OF EACH LOT, ALONG THE FRONT OF EACH LOT.

LEGEND

NEW	EXISTING	
—	—	PROPERTY LINE WITH IRON LOT NUMBER
⊙	⊙	15' DRAINAGE EASEMENT
---	---	10' SANITARY SEWER EASEMENT
---	---	10' WATER LINE EASEMENT

SCALE	1" = 50'
DESIGNED BY	D.E.M.
DRAWN BY	D.G.B.
CHECKED BY	D.E.M.
DATE	JULY 8, 1985
DRAWING NO.	

Richland County Council Request of Action

Subject

Quit Claim: Pilgrim Road@Bruce Street and Ashbury Street [pages 56-64]

Reviews

Richland County Council Request of Action

Subject: Quit Claim: Pilgrim Road@Bruce Street and Ashbury Street

A. Purpose

To request County Council's consideration of a quit-claim deed by which Richland County releases its interest in part of the right of way for Pilgrim Road in exchange for a portion of Lot 63 State Park Acres.

B. Background / Discussion

The pastor of Mount Pilgrim Baptist Church came to Richland County with a proposed land swap. This swap would greatly benefit both Richland County and Mount Pilgrim Baptist Church. The roads in the State Park S/D near the intersection of Farrow Road and Hardscrabble Road were accepted into the county road system in 1961. At that time, all the roads were dirt roads. Since that time, the SCDOT have taken over several roads and paved them. However, Pilgrim Road is still a dirt road. At the west end of Pilgrim, the road makes a hard left. No curve was allowed for in the layout of the road. Over the years, the road has encroached across the northwest corner of Lot 63 of State Park S/D (see attached GIS photo). Mount Pilgrim Baptist Church backs up to Pilgrim Road and also owns Lot No. 63 in the State Park S/D. The trustees of Mount Pilgrim Baptist Church wish to swap a portion of Lot No. 63 where the road encroaches onto Lot 63 in exchange for a portion of the deeded right of way of Pilgrim Road as shown on the attached survey. By virtue of this swap, Richland County would have a road with a curve which meets SCDOT standards and Mount Pilgrim Baptist Church would have a lot where the church sits which would be more in line to zoning regulations in relation to setbacks. The Trustees of Mount Pilgrim Baptist Church have had the property surveyed and the necessary documents drawn up. This would be a win-win situation for all concerned.

C. Financial Impact

There is no financial impact associated with this request as the amount of road maintenance would not change.

D. Alternatives

1. Grant the quit claim and accept the deed for a portion of Lot No. 63.
2. Deny the quit claim and leave everything the way it is.

E. Recommendation

Recommended by: David Hoops Department: Public Works Date: 11/9/09

This will solve a roadway encroachment into private property and will improve geometrics.

F. Reviews

(Please ***SIGN*** your name, ✓ the appropriate box, and support your recommendation before routing. Thank you!)

Finance

Reviewed by: Daniel Driggers

Date: 12/07/09

✓ Recommend Council approval

Recommend Council denial

Comments regarding recommendation: As stated in section c, approval would have no financial impact.

Legal

Reviewed by: Larry Smith

Date: 12/08/09

✓ Recommend Council approval

Recommend Council denial

Comments regarding recommendation:

Administration

Reviewed by: Sparty Hammett

Date: 12/09/09

✓ Recommend Council approval

Recommend Council denial

Comments regarding recommendation:

PREPARED WITHOUT TITLE EXAMINATION

THE STATE OF SOUTH CAROLINA,

QUIT-CLAIM DEED

TO ALL WHOM THESE PRESENTS MAY COME:

WHEREAS:

NOW, KNOW ALL MEN BY THESE PRESENTS, That Its the said RICHLAND COUNTY in consideration of the premises and also in consideration of the sum of ONE AND NO/100 (\$1.00) dollars with Love and Affection to us in hand paid at and before the sealing and delivery of these presents by MOUNT PILGRIM BAPTIST CHURCH (the receipt whereof is hereby acknowledged) have remised, released and forever quit-claimed, and by these presents do remise, release and forever quit-claim unto the said MOUNT PILGRIM BAPTIST CHURCH:

All that piece, parcel and lot of land located near Columbia, South Carolina in Richland County, being shown as Parcel "B" on a Plat for Mount Pilgrim Baptist Church dated September 8, 2009, by Collingwood Surveying, Inc., and having the following metes and bounds. Beginning at the southern most point on said parcel and proceeding N14°24'53"W along parcel "A" for a distance of one hundred eleven and ninety-three hundredths (111.93') feet; thence turning and running N70°57'42" E along lands of grantee for a distance of one hundred ninety-five and thirty-nine hundredths (195.39') feet; thence turning and running N70°09'04"E along lands of grantee for a distance of one hundred fifty-seven and eighty-two hundredths (157.82') feet; thence turning and running S67°39'32"W along Pilgrim Road Right of way for a distance of one hundred seventy-three and forty-three hundredths (173.43') feet, thence turning and running S66°10'34"W along Pilgrim Road Right of way for a distance of twenty-five and thirteen hundredths (25.13') feet; thence turning and running on an arc along Pilgrim Road Right of way with an arc being S55°23'24"W with an arc length of forty-one and twenty hundredths (41.20') feet; and a cord length of forty and ninety-one hundredths (40.91') feet; and a radius of one hundred (100.00') feet, thence turning and running S41°17'41"W along Pilgrim Road Right of way for a distance of one hundred eighteen and eighty-three hundredths (118.83') feet; thence turning and running along Ashbury Street on an arc with a chord bearing of S14°47'03" W, a chord distance of thirty-eight and forty-two hundredths (38.42') feet; an arc length of thirty-nine and forty-three hundredths (39.43') and a radius of fifty (50.00') feet to the point of beginning.

DERIVATION:

TMS: 17309-01-01

Grantee's Address: 9300 Farrow Road, Columbia, South Carolina

TOGETHER with all and singular the rights, members hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining:

TO HAVE AND TO HOLD all and singular the said premises before mentioned unto the said MOUNT PILGRIM BAPTIST CHURCH, its successor's and assigns, forever--so that neither Its the said RICHLAND COUNTY nor its successor's and assigns heirs, nor any other person or persons claiming under it, shall at any time hereafter, by any way or means, have, claim or demand any right or title to the aforesaid premises or appurtenances, or any part or parcel thereof, forever.

Witness it hand and seal this _____ day of October in the year of our Lord two thousand and nine and in the two hundred and thirty-three year of the Sovereignty and Independence of the United States of America.

RICHLAND COUNTY

By: _____ (L. S.)
Its: _____

Signed, Sealed and Delivered)
in the presence of]

Witnesses:

THE STATE OF SOUTH CAROLINA)
)
COUNTY OF RICHLAND)

PERSONALLY appeared before me _____ and made oath that _____
saw the within-named RICHLAND COUNTY, by _____,
its _____ sign, seal, and as _____ act and deed, deliver the
within-written Deed; and that _____ with _____ witnessed the
execution thereof.

witness

SWORN TO AND SUBSCRIBED BEFORE ME

this ____ day of _____, 2009

Notary Public for
My Commission expires: _____

TO HAVE AND TO HOLD, all and singular the premises before mentioned unto the Grantee, their Heirs and Assigns forever.

And the Grantors does hereby bind Grantor(s) and Grantor's heirs successors and assigns, to warrant and forever defend all and singular the premises unto the Grantee (s), Successors, and Assigns against Grantor(s) and Grantors' Heirs, successors and every person whomsoever lawfully claiming or to claim the same, or any part thereof.

Any reference in this instrument to the singular shall include the plural, and vice versa. Any reference to one gender shall include the others, including the neuter. Such words of inheritance shall be applicable as are required by the gender of the Grantee.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and Seal.

Date: October 26, 2009

Signed, Sealed and Delivered
In the Presence of:

Audrey Hill Shaw
Dollie Branch

Mount Pilgrim Baptist Church

By: Muriel E. Gidder (Seal)
Its: Chapman Smith Board

STATE OF SOUTH CAROLINA)
)
COUNTY OF RICHLAND)

PROBATE

PERSONALLY appeared before me the undersigned witness, who, being duly sworn, says that (s)he saw the within-in named Grantor sign, seal and deliver the within Deed; and that (s)he with the other witness whose signature appears above witnessed the execution thereof.

SWORN to before me (date) 10/26/09

Dollie Branch (Seal)
Notary Public for South Carolina
My Commission expires 2/7/11

Audrey Hill Shaw
(Witness)



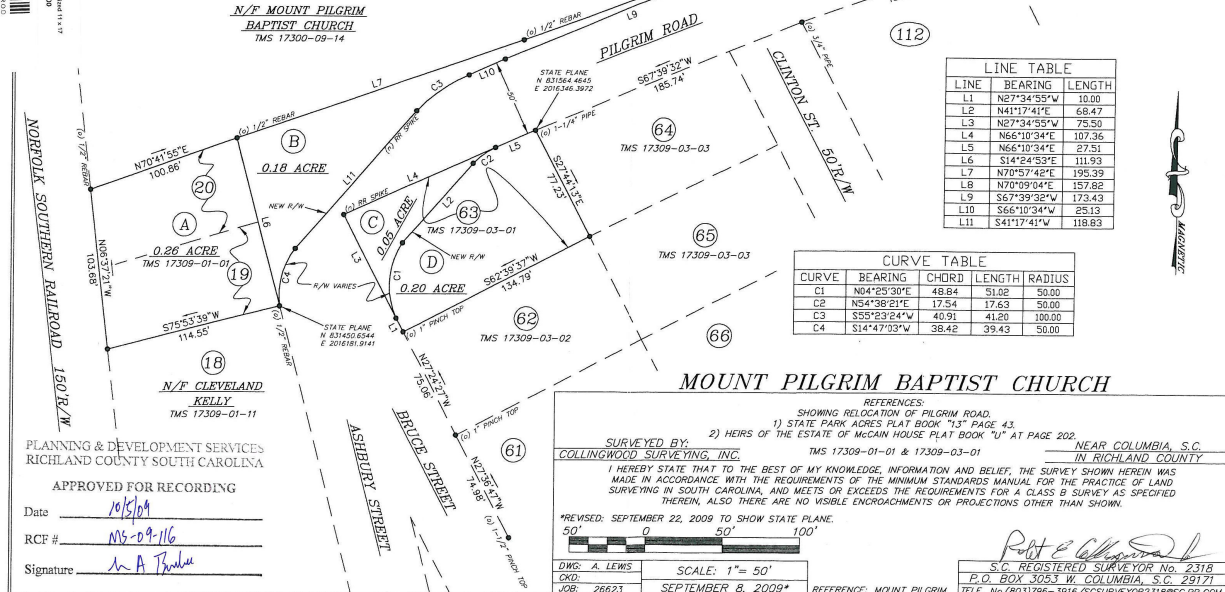
http://www3.richlandmaps.com/ARCIMS/ims?ServiceName=rc_ims_mxd&ClientVersion... 11/9/2009

NOTE: ALL IRONS ARE NEW 1/2" REBAR UNLESS OTHERWISE NOTED.

- NOTES:
- 1) ALL IRONS ARE NEW 1/2" REBARS UNLESS OTHERWISE NOTED.
 - 2) PARCEL "B" TO BECOME AN UNDIVIDED PORTION OF PARCEL "A", T.M.S. 17309-01-01.
 - 3) PARCEL "C" TO BECOME INCLUDED IN R/W OF PILGRIM ROAD.



Book 1529, 315
 COLLINGWOOD SURVEYING, INC. No. 030864
 Filing Office: Columbia, SC 29201
 State Tax: 83.00
 Date: 10/15/09
 Plan: 17309-01-11



LINE	BEARING	LENGTH
L1	N27°34'55"W	10.00
L2	N41°17'41"E	68.47
L3	N27°34'55"W	75.50
L4	N56°10'34"E	107.36
L5	N66°10'34"E	27.51
L6	S14°24'53"E	111.93
L7	N70°57'42"E	195.39
L8	N70°09'04"E	137.82
L9	S67°39'32"W	173.43
L10	S66°10'34"W	25.13
L11	S41°17'41"W	118.83

CURVE	BEARING	CHORD	LENGTH	RADIUS
C1	N04°25'30"E	48.84	51.02	50.00
C2	N54°38'21"E	17.54	17.63	50.00
C3	S55°23'24"W	40.91	41.20	100.00
C4	S14°47'03"W	38.42	39.43	50.00

PLANNING & DEVELOPMENT SERVICES
 RICHLAND COUNTY SOUTH CAROLINA

APPROVED FOR RECORDING
 Date: 10/15/09
 RCF #: NS-09-116
 Signature: A. Lewis

MOUNT PILGRIM BAPTIST CHURCH

REFERENCES:
 SHOWING RELOCATION OF PILGRIM ROAD.
 1) STATE PARK ACRES PLAT BOOK "1" PAGE 43
 2) HEIRS OF THE ESTATE OF MCGAIN HOUSE PLAT BOOK "U" AT PAGE 202. NEAR COLUMBIA, S.C. IN RICHLAND COUNTY

TMS 17309-01-01 & 17309-03-01

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS B SURVEY AS SPECIFIED THEREIN, ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

*REVISED: SEPTEMBER 22, 2009 TO SHOW STATE PLANE.

DWG: A. LEWIS
 Ckd:
 JOB: 26623
 SCALE: 1" = 50'
 SEPTEMBER 8, 2009*
 REFERENCE: MOUNT PILGRIM

S.C. REGISTERED SURVEYOR No. 2318
 P.O. BOX 3093 W. COLUMBIA, S.C. 29171
 TELE. No. (803) 796-3916 / SC SURVEYOR2318@SC. RR.COM

Richland County Council Request of Action

Subject

Contractual Matter: Offer to Purchase/Lease County Property [Executive Session Item] [page 65]

Reviews