

RICHLAND COUNTY

DEVELOPMENT AND SERVICES COMMITTEE

AGENDA



TUESDAY MARCH 25, 2025

5:00 PM

COUNCIL CHAMBERS

Richland County Council 2024-2025



Jessica Mackley
District 9
Chair



Tish Dozier Alleyne
District 8



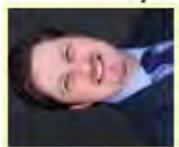
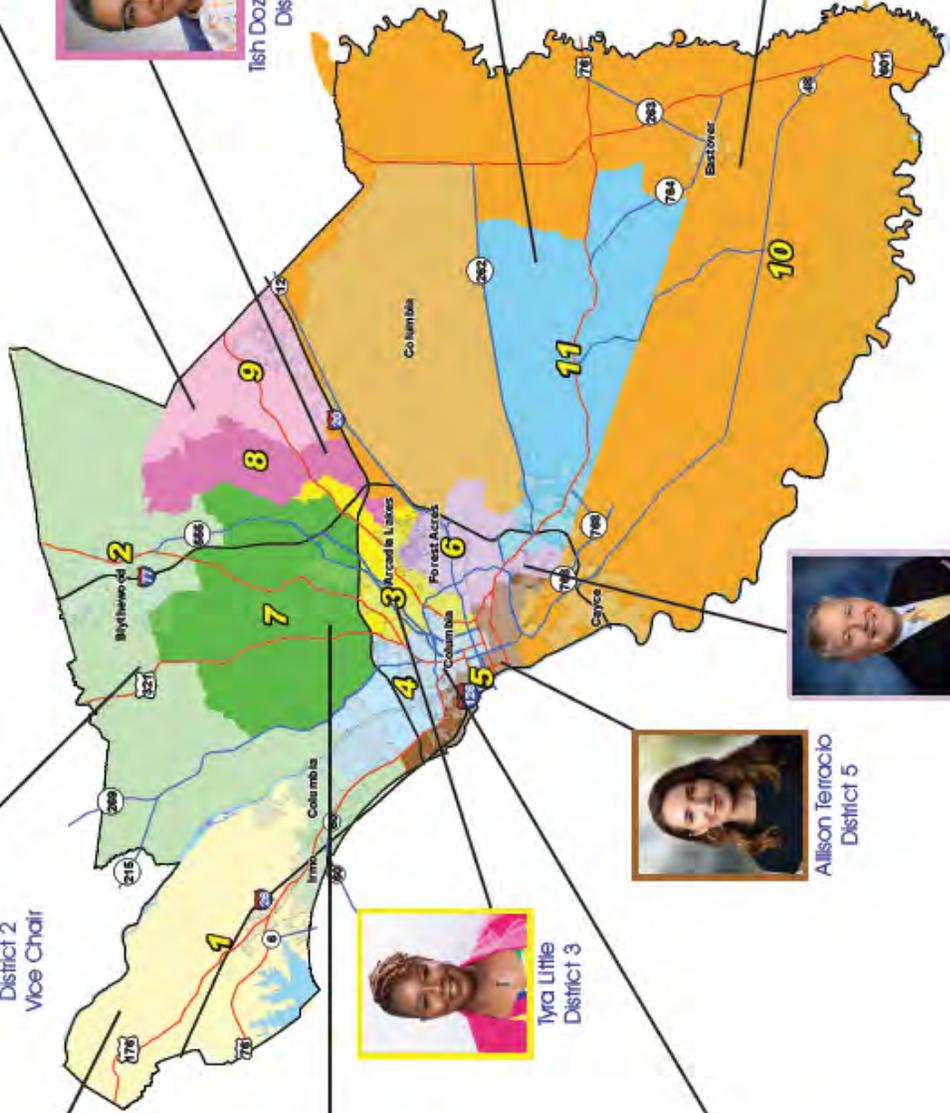
Chakisse Newton
District 11



Cheryl D. English
District 10



Derrek Pugh
District 2
Vice Chair



Jason Branham
District 1



Gretchen D. Barron
District 7



Iyra Little
District 3



Allison Terracio
District 5



Paul Livingston
District 4



Don Weaver
District 6



**Richland County
Development and Services Committee**

AGENDA

March 25, 2025 - 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, Chair
 - a. Roll Call

2. **APPROVAL OF MINUTES** The Honorable Chakisse Newton
 - a. February 25, 2025 [\[PAGES 6-10\]](#)

3. **ADOPTION OF AGENDA** The Honorable Chakisse Newton

4. **ITEMS FOR INFORMATION** The Honorable Chakisse Newton
 - a. Neighborhood Improvement Program/Neighborhood Master Plan Discussion [\[PAGES 11-22\]](#)

5. **ITEMS FOR DISCUSSION/ACTION** 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] [\[PAGES 23-96\]](#)

6. **ITEMS PENDING ANALYSIS: NO ACTION REQUIRED** The Honorable Chakisse Newton
 - a. I move that County Council direct the County Administrator to research and provide to Council (1) ways to secure title to subdivision roads that were developed but never had ownership transferred to the County and (2) to recommend changes to county

ordinances and/or protocols to better assure that future development of subdivision roads includes conveyance of title to the county (unless there is an understanding between the developer and the County that the subdivision roads will intentionally remain privately owned and maintained). [BRANHAM, ENGLISH, and NEWTON - July 2, 2024] [\[PAGES 97-99\]](#)

- b.** I move to direct the County Administrator to commission an analysis of the County’s residential development permitting processes and standards related to noise, flooding, air pollution, and other environmental impacts, in order to ensure that the County has adopted and is following the most current industry best practices to reduce negative environmental impacts. This may include recommendations for improving and enhancing the County’s Land Development Code, Land Development Design Manual, Comprehensive Plan, Zoning Map, and related documents. [NEWTON, PUGH, BARRON, and TERRACIO - September 10, 2024] [\[PAGES 100-101\]](#)
- 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] [\[PAGE 102\]](#)
- 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] [\[PAGE 103\]](#)

7. ADJOURNMENT

The Honorable Chakisse Newton



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



Richland County Council
Development and Services Committee Meeting
MINUTES
February 25, 2025 – 5:00 PM
Council Chambers
2020 Hampton Street, Columbia, SC 29204

COUNCIL MEMBERS PRESENT: Chakisse Newton, Chair, Jason Branham, Allison Terracio, Gretchen Barron, and Cheryl English

OTHERS PRESENT: Don Weaver, Tish Dozier Alleyne, Anette Kirylo, Patrick Wright, Ashiya Myers, Angela Weathersby, Lori Thomas, Michelle Onley, Kenny Bowen, Leonardo Brown, Aric Jensen, Jackie Hancock, Jennifer Wladischkin, Kyle Holsclaw, Stacey Hamm, Bill Davis, and Synithia Williams

1. **CALL TO ORDER** – Chairwoman Chakisse Newton called the meeting to order at approximately 5:00 PM.
2. **ELECTION OF CHAIR** – Ms. Terracio moved to nominate Ms. Newton for the position of Chair, seconded by Ms. Barron.

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

The vote in favor was unanimous.

3. **APPROVAL OF MINUTES**

- a. **December 17, 2024** – Ms. Barron moved to approve the minutes as distributed, seconded by Ms. English.

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

The vote in favor was unanimous.

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

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

The vote in favor was unanimous.

5. **ITEMS FOR DISCUSSION/ACTION**

- a. **Direct the Administrator to research and present to Council current law 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** – Assistant Administrator Aric Jensen noted that impact fees could only be used prospectively. They are for new development, not correcting things in the past. He mentioned he wanted the committee to consider how the County would benefit from an impact fee.

- The process of creating an impact fee program and ordinance would have a significant cost and require substantial expertise
- Impact fee schedules are jurisdiction-specific; the process would produce different results in different communities

- To prepare an impact fee, you would need to analyze the service level, an estimated cost of applicable infrastructure based on the existing service level, and determine if infrastructure is cost attributable to new development
- The consultant recommended Council consider impact fees in the following categories:
 - Sheriff
 - Transportation
 - EMS
 - Fire
 - Solid Waste
 - Water and Sewer
- The consultant also identified the potential for a Stormwater impact fee but could not recommend it at this time because the County does not have a masterplan adequately identifying future needs
- Staff reviewed 11 jurisdictions that have impact fees in South Carolina
- The impact fee structures varied in the different jurisdictions
- There is no existing impact fee structure the County can “copy” – Richland County is unique
- Impact fees can only be used for infrastructure and to off-set the costs of new development
- Impact fees cannot pay for improvements over the base service level to “fix” or “raise up” existing areas to current standards
- Is it worth our time to take the next step? He indicated an impact fee studies will cost approximately \$100,000
- Impact fees would add costs to development

Considerations for the Committee:

- What services does the County provide?
- What services are impacted by new growth?
- How does the County fund service-related infrastructure?
- What effects could impact fees have on: Residential or Economic Development

Ms. English inquired if impact fees could be utilized to develop the 911 Center.

Mr. Jensen responded impact fees could pay for infrastructure retroactively if it is part of the impact fee program, and you have budgeted and allocated the funds. In other words, as new homes come on board, they could pay for their share of the 911 Center. He noted you have to include in your impact fee plan a specific project that states, “We anticipate it going to be this infrastructure, at this cost, and we are going to allocate “X” amount.” The fee has to recoup the actual impact of the development.

Ms. Barron asked whether these fees are being paid by the residents coming into the new development or by both the residents and the developer.

Mr. Jensen maintained it depends on how the developer and the County structure it. There are places where the impact is recouped through property taxes. The developer could also pay the impact fee when they get a building permit.

Ms. Barron noted that when she co-sponsored the motion, she did not intend for current residents to pay an impact fee but for the developer to absorb the costs. In addition, she inquired as to what infrastructure would qualify for impact fees.

Mr. Jensen assured Ms. Barron existing residents would never pay an impact fee. If you do not have an impact, the existing homeowners effectively pay for a part of the infrastructure cost. He indicated it has to be a capital item valued over \$100,000 (i.e., fire truck, police substation, etc.)

Mr. Weaver inquired if impact fees could be used to pay for bonds and if the funds could be mixed with other funding.

Mr. Jensen replied anything that qualifies as infrastructure under the State Code can be bonded, and the impact fees could be used to repay the excess capacity. He pointed out the mixing of funding is the norm. The impact fee usually pays a portion of the new infrastructure.

Mr. Branham mentioned that at a previous committee meeting, the consultant indicated that more revenue would be generated from non-residential development. We also discussed running some numbers to see what would be generated based on land disturbance.

Mr. Jensen pointed out that the PowerPoint presentation table(s) are based on the fee schedules from the 11 jurisdictions utilizing our 2023 permit fee data.

Ms. Terracio inquired if it is common to see impact fees in other South Carolina counties and municipalities.

Mr. Jensen stated he does not believe it is common for South Carolina counties or municipalities to utilize impact fees. Counties that have experienced growth are more apt to have undertaken the effort than those that have not.

Ms. Newton noted some jurisdictions have so much leverage they do not need impact fees. She presented the following scenario and asked if impact fees could be used this way. "If the level of service on the road is 'B' and you want to bring in a development, then the level of service must remain a 'B.'"

Mr. Jensen maintained the general idea of impact fees is to do exactly what Ms. Newton described: establish a baseline service level and maintain it at that level.

Ms. Newton asked if impact fees could cover neighborhood issues and address Countywide issues.

Mr. Jensen responded the impact fees could address issues that are adjacent, nearby, far away, or even all three.

Ms. Barron stated, for example, we would have our impact fee structure in place so that when a new development is proposed, we can assess them based on what they plan to build.

In response to Ms. Barron's example, Mr. Jensen stated an impact fee has to be set in advance and be fair and equitable across the board. He noted impact fees are typically proactive and used for water and sewer infrastructure, while roads are usually more reactive.

Ms. Newton inquired if the committee wishes to pursue hiring a consultant to assist in preparing recommendations on impact fees and, if so, if we are planning to budget for it this year. In addition, does the committee feel like this item needs to be held in committee for further discussion?

Ms. Barron moved to hold this item in committee, seconded by Ms. English.

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

The vote in favor was unanimous.

Ms. Newton requested the Clerk of Council to email the other Council members to request their feedback on the consultant's report before the committee agenda deadline.

Ms. Terracio pointed out that the committee needs to be mindful of the budget timeline to ensure this matter is included in the FY26 budget process.

Mr. Leonardo Brown, County Administrator, indicated if the committee were unable to decide whether to include the matter in the budget, any Council member could make a motion to include it.

6. **ITEMS FOR INFORMATION**

- a. I move to direct the Administrator to draft a moratorium ordinance and bring back to Council – Ms. Synithia Williams, Community Planning & Development Director, noted they are working on drafting the requirements for the Olympia Overlay District. At the same time, they are working on the language for the moratorium ordinance, which would slow down development in the Olympia area during the

drafting of the overlay district. She indicated a draft moratorium ordinance has been forwarded to the County Attorney's office for review.

Several meetings have been held in the Olympia area. Most of the feedback is related to internal processes and procedures and how the overlay would be implemented. The goal is to present the feedback to the Planning Commission at their March meeting.

7. **ITEMS PENDING ANALYSIS**

- a. I move that County Council direct the County Administrator to research and provide to Council (1) ways to secure title to subdivision roads that were developed but never had ownership transferred to the County and (2) to recommend changes to county ordinances and/or protocols to better assure that future development of subdivision roads includes conveyance of title to the county (unless there is an understanding between the developer and the County that the subdivision roads will intentionally remain privately owned and maintained.) [BRANHAM, ENGLISH, and NEWTON – July 2, 2024] – Staff from Community Planning & Development, Public Works, and the County Attorney's Office met to discuss the various ways to handle conveyance of the roads back to the County. The team agreed the next steps should be:

- Finalize the list of roads that need to be conveyed to the County
- Continue to research legal obligations of the owners of road parcels
- Once 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

The Department of Public Works is compiling the list of roads to be accepted. Once this is complete, the team will discuss options with the County Attorney's Office.

Ms. Barron stated as the County grows, having this structure in place will help us move forward.

Mr. Patrick Wright, County Attorney, indicated that some of these roads are in litigation, and the County does not want to take on a road that is in litigation and thereby assume liability for it. Furthermore, if a road is not up to County standards, then the County becomes responsible if anything happens on that road.

Mr. Branham inquired if there was a cutoff for the first batch of roads we will address.

Ms. Williams responded that the Public Works Department will focus on the internal list of roads the County agreed to examine. The challenge is identifying the roads that were not originally agreed upon to be examined and any additional roads. The list of roads should be provided by the end of March.

- b. I move to direct the County Administrator to commission an analysis of the County's residential development permitting processes and standards related to noise, flooding, air pollution, and other environmental impacts, in order to ensure that the County has adopted and is following the most current industry best practices to reduce negative environmental impacts. This may include recommendations for improving and enhancing the County's Land Development Code, Land Development Design Manual, Comprehensive Plan, Zoning Map, and related documents. [NEWTON, PUGH, BARRON, and TERRACIO – September 10, 2024] – Mr. Brown indicated the recommendation is to include the best practices identified during the update of the Comprehensive Plan in the next update of the Land Development Manual and Land Development Code.
- c. 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] – Ms. Williams noted neighborhood master plans were identified by Council in 2005. At that time, it was adopted through budget ordinances. Council agreed to create a Neighborhood Planner position and later approved funding to create the neighborhood master plans. Council identified 10 areas where they wanted the original master plans to happen.

In 2016, criteria was developed for future master plans. The criteria was as follows:

Scale: Neighborhood Master Plans had to be limited to an area within a 1/4-mile radius of an identified central point.

Substructure: An established network that will be responsible for implementing the plan. (i.e., homeowners association).

Cost-benefit analysis: Ensures as many citizens as possible have access to the resources offered by the Neighborhood Improvement Program.

When we took those criteria and specifically looked at the Ballentine area, it was a very small scale. Staff does not believe it meets the intent of what was requested through the Neighborhood Master Plan. It would not fully cover the concerns regarding commercial development, growth around Lake Murray, or touch subdivisions. Therefore, going off the 2016 criteria, we do not feel our current criteria would achieve what residents want to see in that area.

Ms. Newton acknowledged this motion was made to achieve a specific objective in the community. She reiterated the County will continue to work toward achieving the community's goal, but not through a master plan.

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

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

The vote in favor was unanimous.

The meeting adjourned at approximately 5:55 PM.



Informational Agenda Briefing

Prepared by:	Synithia Williams	Title:	Director
Department:	Community Planning & Development	Division:	
Date Prepared:	February 28, 2025	Meeting Date:	March 25, 2025
Approved for consideration:	Assistant County Administrator	Aric A Jensen, AICP	
Meeting/Committee	Development & Services		
Subject:	Richland County's Neighborhood Improvement Program		

The Neighborhood Improvement Program was established by County Council in the 2003/2004 Fiscal Year. The program began with the approval of a Neighborhood Planner in March 2004 followed by the identification of funds for the program in May 2004. The Neighborhood Improvement Program has several programs including:

- Development of Neighborhood Master Plans
- Neighborhood Improvement Grants
- Monthly Leadership Trainings
- Yearly Neighborhood Conference
- Yearly Neighborhood Block Party

Neighborhood Master Plans:

A Neighborhood Master Plan is a detailed study of specific planning issues related to a residential subdivision and its commercial component. The first priority areas for neighborhood master plans were identified by County Council in 2005. Those areas are outlined below:

Neighborhood	Adoption Date
Southeast Richland Neighborhoods	January 2006
Broad River Neighborhoods	October 2007
Decker Blvd/Woodfield Park	July 2007
Candlewood	March 2009
Crane Creek	January 2010
Trenholm Acres/Newcastle Neighborhoods	January 2010
Broad River Corridor	December 2010
Spring Hill	March 2014
Lower Richland	March 2014
Capital Mill District	November 2017

Though not included in the original priority areas, County Council adopted the Sandhills Neighborhood Master Plan in June 2021.

In 2016, criteria for identifying the need for future neighborhood master plans were presented as a Council motion and later approved as an administrative policy. The 2016 criteria include:

Scale: Neighborhood Master Plans should be limited to fit areas within a 1/4-mile radius from an identified central point

Substructure: There should be an established network that will be responsible for aiding with the implementation of the plan

Cost benefit analysis: Ensure as many citizens as possible have access to the resources offered by the Neighborhood Improvement Program.

Once adopted, a neighborhood master plan is incorporated by reference into the County's Comprehensive Plan; however, the relationship between the master plans and the Richland County Comprehensive Plan is not entirely clear, and implementation of neighborhood master plans is disconnected from initiatives in the County's Comprehensive plan. Also, due to their age, many of the existing Neighborhood Master Plans do not align with the recommendations in the County's current Comprehensive Plan. This makes it challenging for staff, the Planning Commission, and Council to review proposals and make zoning change decisions. And perhaps more significantly, it does not convey a clear policy message to the residents and property owners in those areas.

Richland County Neighborhood Council:

In February 2010, Richland County Council passed a resolution to endorse and support the Richland County Neighborhood Council; a non-partisan body that offers membership to all neighborhoods/communities in the County for the purpose of educating residents, exchanging information, and actively addressing matters of the community. The County supports the Neighborhood Council by providing a location for the Council to host their monthly meetings. The Neighborhood Planning section also includes the Neighborhood Council in their training events.

Program Needs and Considerations:

The current criteria for identifying future neighborhood master plan areas limits the area served and may not align with the outcomes of the 2025 Comprehensive Plan. Staff recommends that, as priority areas are identified in the upcoming Comprehensive Plan, those priority areas be considered for new and/or updated master plans. Criteria for when master plans should be reviewed and updated, including a timeline similar to the comprehensive plan update timeline, should be adopted.

Capital projects identified in previous neighborhood master plans, such as building parks or installing sidewalks, have historically faced implementation challenges related to funding and long-term maintenance. Future master plans can continue to emphasize the need for these items, but the neighborhood program should focus more on projects, programs, and policies that can be managed by the Community Planning and Development staff in collaboration with the appropriate departments or programs.

For specific challenges to a neighborhood, corridor, or growing community, a neighborhood master plan may not be the best answer. Overlay districts or ordinances related to signage, facades, etc. should also be considered.

ATTACHMENTS:

1. Richland County's Neighborhood Improvement Program PowerPoint Presentation



Richland County's Neighborhood Improvement Program

Development & Services Committee

March 25, 2025

Contents

- History of the Program
- Neighborhood Master Plans
- Neighborhood Council
- Program Recommendations

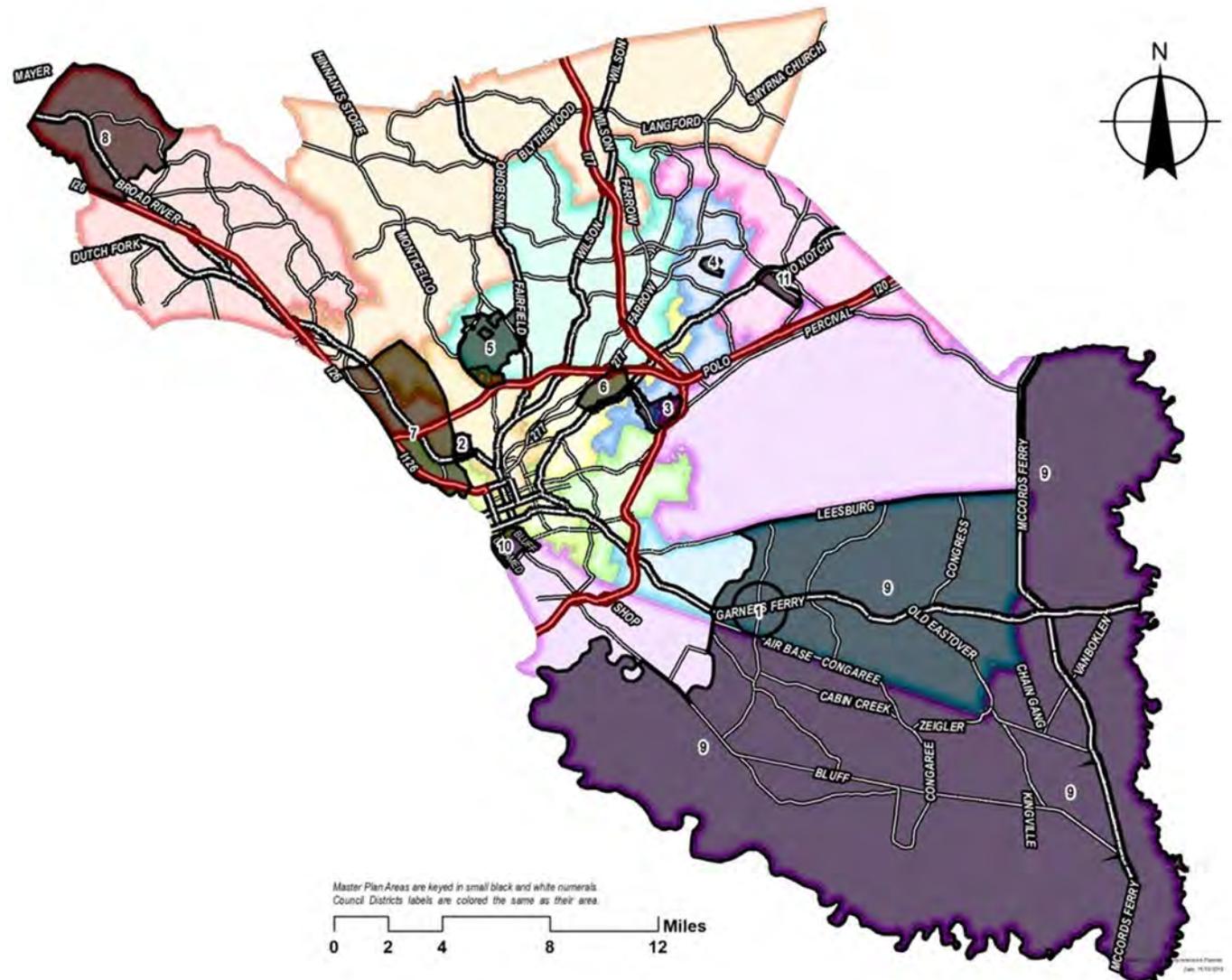
History of the Neighborhood Program

- Established by County Council in the 2003/2004 Fiscal Year
- Approved Neighborhood Planner in March 2004
- Identified funds for program in May 2004
- Program Functions:
 - Neighborhood Master Plans
 - Monthly Trainings
 - Yearly Neighborhood Conference
 - Yearly Neighborhood Block Party

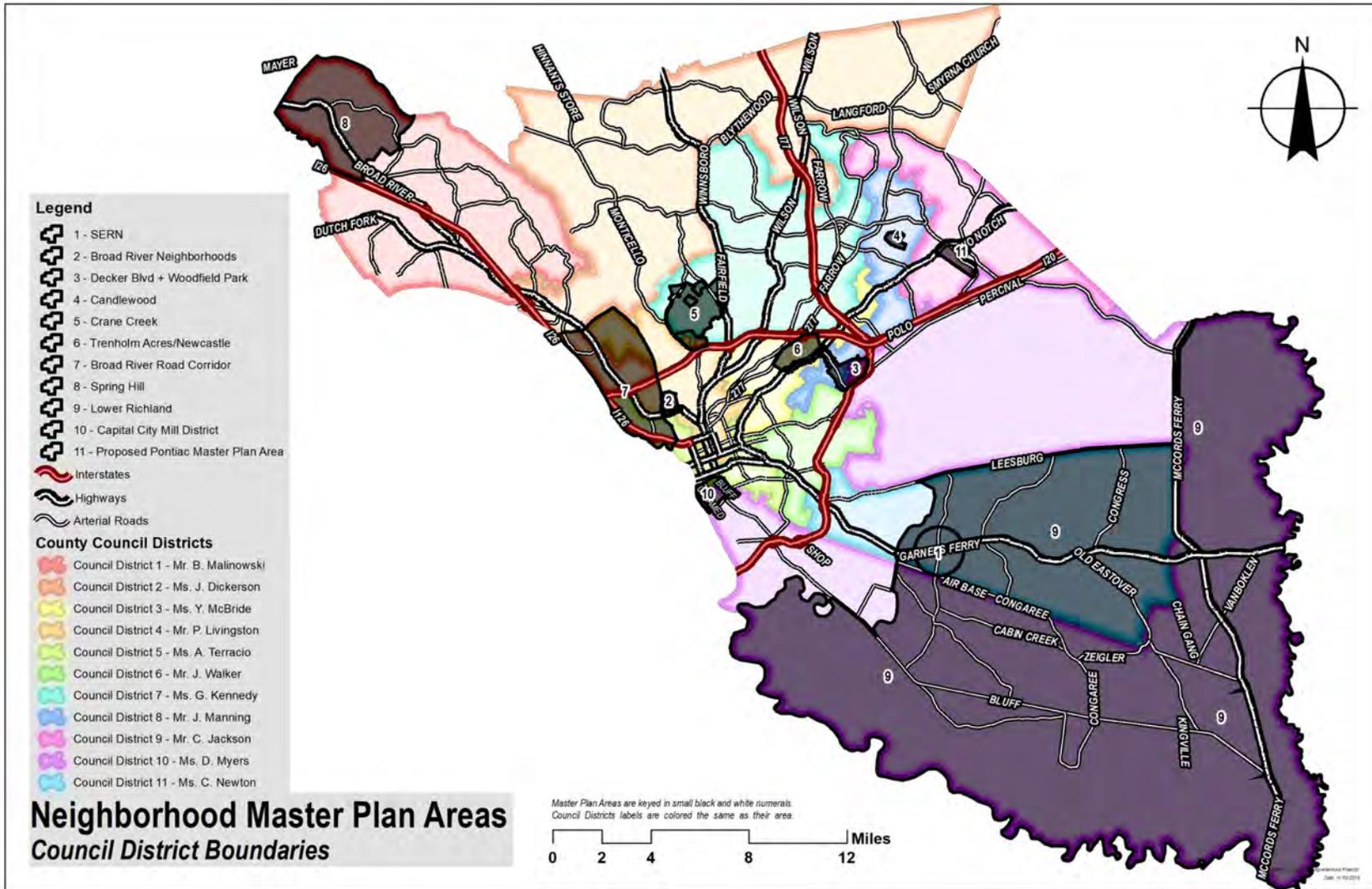


Neighborhood Master Plans

- Detailed study of specific planning issues related to a residential subdivision and its commercial component.
- The first priority areas were identified by County Council in 2005
- Plans have not been updated or revisited after adoption.



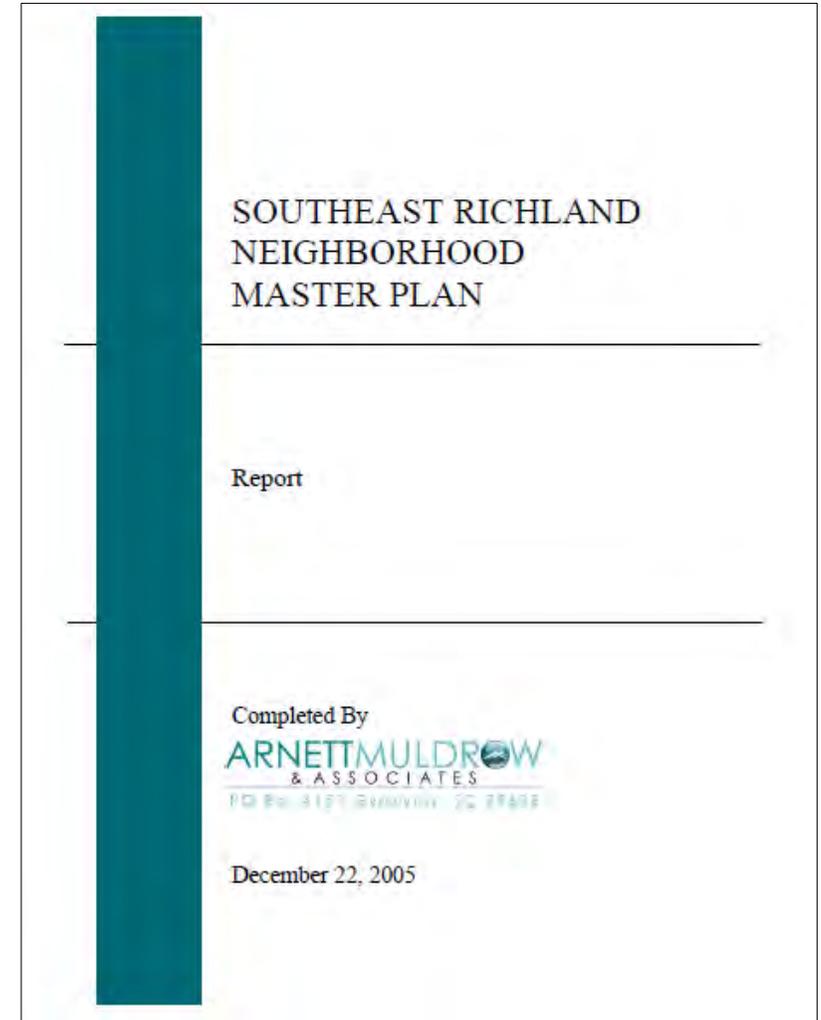
Neighborhood Master Plans



1. Southeast Richland Neighborhoods, Jan. 2006
2. Broad River Neighborhoods, Oct 2007
3. Decker Boulevard + Woodfield Park , July 2007
4. Candlewood, March 2009
5. Crane Creek, January 2010
6. Trenholm Acres + Newcastle Neighborhoods, January 2010
7. Broad River Corridor, December 2010
8. Spring Hill, March 2014
9. Lower Richland, March 2014
10. Capital City Mill District, Nov 2017
11. *Sandhills Neighborhood, June 2021

Neighborhood Master Plans

- Once adopted a Neighborhood Master Plan is incorporated by reference in County's Comprehensive Plan
- No clear relationship between Neighborhood Plans and Comp Plan
 - Neighborhood plans may conflict with Comp Plan
- Disconnection with implementation
- Unclear policy message for Planning Commission, citizens, and business owners.



Neighborhood Master Plan Projects



- Murals
- Monument signs
- Community Clean ups
- Crane Creek Park
- Hopkins Pediatric
- Streetscaping
- Neighborhood & Business Associations
- Olympia Neighborhood Character Overlay

Richland County Neighborhood Council

- February 2010, Council Resolution
- Non-partisan body offering membership to all neighborhoods and communities
- Goal is to educate residents, exchange information, and address matters in the community
- Monthly meetings
- Neighborhood Planning provides no monetary support



Program Recommendations

- Projects stall due to staff turnover
- Identify new priority areas as part of the Comprehensive Plan Update
- Update or develop new plans based on priority area identification
- Create criteria for the ongoing review and update of master plans
- Focus on programs, policies, and projects that can be managed by Community Planning and Development
- Some challenges don't require a master plan:
 - Overlay zones, sign ordinances, etc.



**RICHLAND COUNTY
ADMINISTRATION**

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



Agenda Briefing

Prepared by:	Aric Jensen, AICP	Title:	Assistant County Administrator
Department:	Administration	Division:	
Date Prepared:	January 7, 2025	Meeting Date:	February 25, 2025
Legal Review	Patrick Wright via email	Date:	January 29, 2025
Budget Review	Maddison Wilkerson via email	Date:	January 29, 2025
Finance Review	Stacey Hamm via email	Date:	January 30, 2025
Approved for consideration:	County Administrator	Leonardo Brown, MBA, CPM	
Meeting/Committee	Development & Services		
Subject	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.		

RECOMMENDED/REQUESTED ACTION:

Staff recommends advancing this item to Council for further action with guidance as deemed appropriate.

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:

The feasibility report was budgeted and paid for in FY24. There are no funds allocated in the current FY25 Budget to prepare an impact fee ordinance as contemplated in the feasibility report. A full impact fee study is estimated to cost between \$125,000 and \$150,000.

If the Committee recommends that Council pursue a full impact fee study and ordinance, a budget amendment is required or the item will have to be included in the FY26 budget. Staff recommends including this expenditure in the FY26 Budget.

Applicable fund, cost center, and spend category:

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:

South Carolina Code of laws - Title 6 - Chapter 31 - South Carolina Local Government Development Agreement Act.

MOTION OF ORIGIN:

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.

Council Member	Malinowski (Pugh; Newton)
Meeting	Regular Session
Date	January 3, 2023

STRATEGIC & GENERATIVE DISCUSSION:

On October 22, 2024, County Council held a work session involving a presentation and discussion on impact fees with Mr. Carson Bise from Tischler Bise. As an outcome thereof, Council directed the Administrator to further research the applicability of impact fees in Richland County and provide a report to the D&S Committee at a future date.

In South Carolina, local jurisdictions may operate an impact fee program to collect fees that offset the cost of infrastructure directly attributable to new development. The process to create an impact fee program and ordinance is significant and requires substantial expertise.

The attached feasibility report from Tischler Bise identifies seven different potential impact fee categories, and recommends that the Council consider six of them. The recommendations and a brief summary of each category are found on pages 2-3 of the feasibility report, and include: Sheriff, Fire, EMS, Solid Waste, Transportation, and Water and Sewer. The only category not recommended for further consideration at this time is Stormwater, as the consultant found that the County does not yet have a masterplan adequately defining future needs.

Staff recommends that the Committee conduct its discussion within the framework of anticipated growth and related capital infrastructure needs. In South Carolina, capital equipment and vehicles are defined as items valued at \$100,000 or more with a life span of at least 5 years. Fire trucks, ambulances, and similar equipment are potentially eligible costs within impact fee program. A copy of the South Carolina Impact Fee Act is found on page 16 of the feasibility report.

In addition to the Tischler Bise study, attached is a survey of impact fee scenarios based on the adopted impact fee ordinances of eleven local government jurisdictions in South Carolina. This analysis was generated internally to demonstrate the wide breadth of available options and foster discussion. The details of this survey and how this information could inform policy decisions will be provided in a presentation.

ASSOCIATED STRATEGIC GOAL, OBJECTIVE, AND INITIATIVE:

Goal: Plan for Growth through Inclusive and Equitable Infrastructure

Goal: Establish Operational Excellence

Objective: Address current and future resource needs

ADDITIONAL COMMENTS FOR CONSIDERATION:

Staff encourages the Committee & Council to consider and discuss future capital needs and to identify the impact fees which warrant further exploration and study.

ATTACHMENTS:

1. Tischler Bise Feasibility Study



DEVELOPMENT IMPACT FEE FEASIBILITY STUDY

Prepared for:
Richland County, South Carolina

May 20, 2024

Prepared by:



4701 Sangamore Road
Suite S240
Bethesda, Maryland 20816
800.424.4318
www.tischlerbise.com

[PAGE INTENTIONALLY LEFT BLANK]

TABLE OF CONTENTS

I. EXECUTIVE SUMMARY	1
OVERVIEW OF IMPACT FEES	1
SUMMARY OF FINDINGS	1
RECOMMENDATIONS	2
II. FIRM QUALIFICATIONS	4
III. OVERVIEW OF IMPACT FEES	5
DEFINITION	5
LEGAL FRAMEWORK	5
REQUIRED FINDINGS	6
SOUTH CAROLINA DEVELOPMENT IMPACT FEE ACT	7
METHODOLOGIES AND CREDITS	8
<i>Cost Recovery (Past Improvements)</i>	9
<i>Incremental Expansion (Concurrent Improvements)</i>	9
<i>Plan-Based Fee (Future Improvements)</i>	9
<i>Credits</i>	9
IV. GROWTH/REVENUE ISSUES	10
BACKGROUND AND SETTING	10
DEVELOPMENT TRENDS	10
REVENUE/LEVEL OF SERVICE ISSUES	10
V. IMPACT FEE FEASIBILITY ANALYSIS	12
SHERIFF	12
FIRE	12
EMERGENCY MEDICAL SERVICES (EMS)	13
STORMWATER	13
SOLID WASTE	13
WATER AND SEWER	14
TRANSPORTATION	14
VI. SOUTH CAROLINA DEVELOPMENT IMPACT FEE ACT	16

I. EXECUTIVE SUMMARY

Richland County is interested in examining the feasibility of implementing development impact fees as a way to deal with infrastructure needs resulting from new growth. The County hired TischlerBise, Inc., to evaluate the feasibility of implementing development impact fees as a way to finance these infrastructure needs. TischlerBise, a fiscal, economic, and planning consulting firm, is the national leader in infrastructure financing, specifically impact fees, having prepared over 1,100 impact fees nationally.

OVERVIEW OF IMPACT FEES

Development impact fees are one-time payments used to fund capital improvements necessitated by new growth. Development impact fees have been utilized by local governments in various forms for at least sixty years. Development impact fees are not without limitations and should not be regarded as the total solution for infrastructure financing needs. Rather, they should be considered one component of a comprehensive revenue portfolio to ensure adequate provision of public facilities and maintenance of current levels of service in a community. Any community considering development impact fees should note the following limitations:

- Development impact fees can only be used to finance capital infrastructure and cannot be used to finance ongoing operations and/or maintenance and rehabilitation costs; and
- Development impact fees cannot be deposited in the local government's General Fund. The funds must be accounted for separately in individual accounts and earmarked for the capital expenses for which they were collected; and
- Development impact fees cannot be used to correct existing infrastructure deficiencies unless there is a funding plan in place to correct the deficiency for all current residents and businesses in the community.

SUMMARY OF FINDINGS

A summary of findings from our evaluation is listed below:

- The County has seen steady and increasing development. From 2017 to 2022, there was an average of 1,761 new homes constructed in the County annually. The annual average in the unincorporated parts of the County was 1,038 units. This rate of growth is expected to continue.
- Conversations with County staff indicate that, like most communities across the country, Richland County is finding it harder and harder to keep pace with the rapid growth and fund County services and facilities at desirable levels. The demand on County services and facilities is likely to continue into the foreseeable future. Additionally, 68 percent of existing residents live in the unincorporated areas, placing a higher service burden than residents living in incorporated areas.

During interviews with County staff, it was indicated that there is a need for additional staff and capital facilities in order to maintain the current level of service as growth occurs in the County.

- Like many counties in South Carolina, Richland County's revenue structure lacks diversity. Taxes (property and other) fund approximately 64% of the County's General Fund operations. The next largest source for government operations are Charges for Service and Intergovernmental revenues. Unfortunately, the costs of energy, health, as well as construction materials have increased dramatically and are likely to exceed the rate of housing values in the future. As a result, the County will have to either raise existing rates, find new revenue sources, and/or face deterioration in levels of service and quality of life.

RECOMMENDATIONS

A summary of recommendations from our evaluation is listed below: It should be noted that the County does not provide Parks and Recreation or Library infrastructure. They are provided through independent Districts.

- **Sheriff:** The Richland County Sheriff's Department is one of the largest law enforcement agencies in the state. The Sheriff's Office has experienced an increasing number of calls for service. As the County grows, the volume of demand and types of call will be expanding, placing demand on existing facilities and creating need for new facilities. Conversations with staff indicate the County is currently making improvements to the Detention Center. We also understand the Sheriff's Office will most likely build additional substations to accommodate future development in the unincorporated County. Finally, conversations with staff indicate the County will likely build up to three additional Magistrate facilities throughout the County. Given this level of investment, TischlerBise **recommends that a Sheriff impact fee be prepared.**
- **Fire:** Richland County provides fire service to unincorporated County residents through the Columbia-Richland Fire Department, which was established through an Intergovernmental Agreement in 2012 and renewed again in 2018. Under this Agreement, the County is responsible for all existing County-owned and operated fire stations, while the City is responsible for City-owned and operated fire stations. Additional growth-related fire stations may be constructed by either the City or County at its own expense. The 2018 Agreement lays out the need to identify new locations for 3 to 5 new stations, and the current Capital Improvement Plan has several new pieces of apparatus. **To help support the provision Fire services throughout the unincorporated County, an impact fee that includes components for both station space and apparatus is recommended,** and has the potential to generate significant revenue. However, it would also most likely have the biggest impact on the County's operating budget, as fire suppression is provided through a combination of volunteer and paid positions. This impact fee would be assessed against both residential and nonresidential development.

- **EMS:** Richland County provides EMS protection to residents both in municipalities and in unincorporated areas. EMS is anticipating higher call volumes as the County grows and will need to expand both the floor area of its stations and its fleet. Additionally, the County has plans to construct a new Emergency Operations Center, at an estimated cost of \$28 million. Based on future needs, TischlerBise **recommends that an EMS impact fee be prepared.**
- **Stormwater:** Stormwater is perhaps the most difficult impact fee to implement because the majority of the stormwater infrastructure needs in most communities are a result of inadequate regulatory standards that existed 30-40 years ago. Therefore, a stormwater utility, or a dedicated property tax (as Richland County has) is usually a better solution. It is also recommended that any impact fee be based on a Stormwater master plan with hydrologic modeling by drainage basin. The County is currently developing such a Master Plan. We are hesitant to recommend an impact fee for stormwater until we have a chance to review the Master Plan's findings.
- **Solid Waste:** Richland County currently operates two drop-off centers and a recycling site. Conversations with County staff indicate the County is in the process of actively identifying and acquiring sites for future drop centers. The appropriate methodology will need to be determined to understand growth's share of capital projects, but **TischlerBise recommends that a Solid Waste impact fee be prepared to mitigate growth's capital impacts.**
- **Transportation:** There is little doubt that continued growth will generate an increase in vehicular and person trips on the County's transportation network. The County currently has a voter approved Transportation Penny Tax Program, which uses a 1 percent sales tax to provide transportation projects throughout the County. The County's Transportation Penny Tax Program opens up several opportunities as it relates to transportation infrastructure, especially if the program were to be renewed. If the County chose not to go to the voters to renew the Transportation Penny, the County would be without a dedicated transportation funding source and certainly would need a transportation impact fee to offset growth-related demands for infrastructure. **Therefore, TischlerBise recommends that a transportation impact fee be prepared.**
- **Water and Sewer:** Richland County residents are provided water and sewer service through several service providers. Richland County doesn't have an impact fee or similar system development/capacity charge for the water or sewer system. There is a connection charge, which covers the cost of piping inspections, etc. **TischlerBise recommends County consider an impact fee for its water and sewer systems.** Depending on the availability of excess capacity, the fee(s) could be developed using either a system buy-in approach or a plan-based approach.
- Lastly, the cost for an impact fee study can be included in the impact fee calculation, allowing the County to, over time, recover the cost which was necessitated by growth.

II. FIRM QUALIFICATIONS

TischlerBise, Inc. is a fiscal, economic, and planning consulting firm that specializes in impact fees, fiscal impact analyses, and revenue strategies. Our firm has been providing consulting services to both the public and private sectors for over 45 years. In this time, TischlerBise has prepared over 1,000 impact fee studies – more than any other firm in the country. The table below demonstrates our firm’s experience conducting impact fee analyses in the State of South Carolina.

CLIENT	Roads/Transportation	Sewer	Water	Stormwater	Law Enforcement	Fire/EMS	Parks and Recreation	Trails/Open Space	Libraries	General Government	Schools
Aiken County	◆				◆	◆					
Anderson School District 1											◆
Beaufort County	◆						◆		◆		◆
Clemson		◆	◆			◆	◆				
Clinton		◆	◆		◆	◆	◆				
Clover School District											◆
Easley	◆				◆	◆	◆				
Fort Mill School District					◆	◆	◆				◆
Georgetown County	◆				◆	◆			◆		
Greer	◆										
Horry County					◆	◆	◆		◆		
Jasper County					◆	◆	◆				
Jasper County School District											◆
Lancaster County					◆	◆	◆				
Lancaster County School District											◆
Lexington County, SC					◆	◆					
Pageland		◆	◆		◆	◆	◆				
Summerville	◆					◆	◆			◆	
Tega Cay		◆			◆		◆				
Woodruff					◆	◆	◆				
York School District 1											◆
York County	◆					◆	◆			◆	

Our project manager for this assignment, Carson Bise, AICP, has thirty-three years of fiscal, economic, and planning experience and has conducted fiscal, economic and impact fee evaluations in over forty states. Mr. Bise is a leading national figure in the calculation of impact fees, having completed over 350 impact fee studies for the following categories: parks and recreation, open space, police, fire, schools, water, sewer, roads, municipal power, and general government facilities. Mr. Bise is a past Board of Director for the Growth and Infrastructure Finance Consortium and Chaired the American Planning Association’s Paying for Growth Task Force.

III. OVERVIEW OF IMPACT FEES

DEFINITION

Development impact fees are one-time payments used to fund capital improvements necessitated by new growth. Development impact fees have been utilized by local governments in various forms for at least sixty years. Development impact fees are not without limitations and should not be regarded as the total solution for infrastructure financing needs. Rather, they should be considered one component of a comprehensive revenue portfolio to ensure adequate provision of public facilities and maintenance of current levels of service in a community. Any community considering impact fees should note the following limitations:

- Development impact fees can only be used to finance capital infrastructure and cannot be used to finance ongoing operations and/or maintenance and rehabilitation costs; and
- Development impact fees cannot be deposited in the local government's General Fund. The funds must be accounted for separately in individual accounts and earmarked for the capital expenses for which they were collected; and
- Development impact fees cannot be used to correct existing infrastructure deficiencies unless there is a funding plan in place to correct the deficiency for all current residents and businesses in the community.

LEGAL FRAMEWORK

U. S. Constitution. Like all land use regulations, development exactions, including impact fees, are subject to the Fifth Amendment prohibition on taking of private property for public use without just compensation. Both state and federal courts have recognized the imposition of impact fees on development as a legitimate form of land use regulation, provided the fees meet standards intended to protect against regulatory takings. To comply with the Fifth Amendment, development regulations must be shown to substantially advance a legitimate governmental interest. In the case of impact fees, that interest is in the protection of public health, safety, and welfare by ensuring that development is not detrimental to the quality of essential public services.

There is little federal case law specifically dealing with impact fees, although other rulings on other types of exactions (e.g., land dedication requirements) are relevant. In one of the most important exaction cases, the U. S. Supreme Court found that a government agency imposing exactions on development must demonstrate an "essential nexus" between the exaction and the interest being protected (See *Nollan v. California Coastal Commission*, 1987). In a more recent case (*Dolan v. County of Tigard, OR*, 1994), the Court ruled that an exaction also must be "roughly proportional" to the burden created by development. However, the *Dolan* decision appeared to set a higher standard of review for mandatory dedications of land than for monetary exactions such as impact fees.

REQUIRED FINDINGS

There are three reasonable relationship requirements for impact fees that are closely related to “rational nexus” or “reasonable relationship” requirements enunciated by a number of state courts. Although the term “dual rational nexus” is often used to characterize the standard by which courts evaluate the validity of development impact fees under the U. S. Constitution, we prefer a more rigorous formulation that recognizes three elements: “impact or need” “benefit,” and “proportionality.” The dual rational nexus test explicitly addresses only the first two, although proportionality is reasonably implied, and was specifically mentioned by the U.S. Supreme Court in the *Dolan* case.

The reasonable relationship language of the statute is considered less strict than the rational nexus standard used by many courts. We will use the nexus terminology in this feasibility report because it is more concise and descriptive. Individual elements of the nexus standard are discussed further in the following paragraphs.

Demonstrating a Need. All new development in a community creates additional demands on some, or all, public facilities provided by local government. If the supply of facilities is not increased to satisfy that additional demand, the quality, or availability of public services for the entire community will deteriorate. Impact fees may be used to recover the cost of development-related facilities, but only to the extent that the need for facilities is a consequence of development that is subject to the fees. The *Nollan* decision reinforced the principle that development exactions may be used only to mitigate conditions created by the developments upon which they are imposed. That principle clearly applies to impact fees. In this study, the impact of development on improvement needs is analyzed in terms of quantifiable relationships between various types of development and the demand for specific facilities, based on applicable level-of-service standards.

Demonstrating a Benefit. A sufficient benefit relationship requires that impact fee revenues be segregated from other funds and expended only on the facilities for which the fees were charged. Fees must be expended in a timely manner and the facilities funded by the fees must serve the development paying the fees. However, nothing in the U.S. Constitution or South Carolina law requires that facilities funded with impact fee revenues be available *exclusively* to development paying the fees. In other words, existing development may benefit from these improvements as well.

Procedures for the earmarking and expenditure of fee revenues are typically mandated by the State enabling act, as are procedures to ensure that the fees are expended expeditiously or refunded. All of these requirements are intended to ensure that developments benefit from the impact fees they are required to pay. Thus, an adequate showing of benefit must address procedural as well as substantive issues.

Demonstrating Proportionality. The requirement that exactions be proportional to the impacts of development was clearly stated by the U.S. Supreme Court in the *Dolan* case (although the relevance of that decision to impact fees has been debated) and is logically necessary to establish a proper nexus.

Proportionality is established through the procedures used to identify development-related facility costs, and in the methods used to calculate impact fees for various types of facilities and categories of development. The demand for facilities is measured in terms of relevant and measurable attributes of development. For example, the need for road improvements is measured by the number of vehicle trips generated by development.

SOUTH CAROLINA DEVELOPMENT IMPACT FEE ACT

The State of South Carolina grants the power for cities and counties to collect development impact fees on new development pursuant to the rules and regulations set forth in the South Carolina Development Impact Fee Act (Code of Laws of South Carolina, Section 6-1-910 et seq.). The process to create a local development impact fee system begins with a resolution by the County Council directing the Planning Commission to conduct an impact fee study and recommend a development impact fee ordinance for legislative action.

Generally, a governmental entity must have an adopted comprehensive plan to enact development impact fees; however, certain provisions in State law allow counties, cities, and towns that have not adopted a comprehensive plan to impose development impact fees. Those jurisdictions must prepare a capital improvement plan as well as prepare an impact fee study that substantially complies with Section 6-1-960(B) of the Code of Laws of South Carolina. The government entity is also responsible for preparing and publishing an annual report describing the amount of impact fees collected, appropriated, and spent during the preceding year. These updates must occur at least once every five years.

All counties, cities, and towns are also required to prepare a report that estimates the effect of development impact fees on the availability of affordable housing before imposing development impact fees on residential dwelling units. Based on the findings of the study, certain developments may be exempt from development impact fees when all or part of the project is determined to create affordable housing, and the exempt development's proportionate share of system improvements is funded through a revenue source other than impact fees. A housing affordability analysis in support of the development impact fee study is published as a separate report.

Eligible costs may include design, acquisition, engineering, and financing attributable to those improvements recommended in the local capital improvements plan that qualify for impact fee funding. Revenues collected by the county, city, or town may not be used for administrative or operating costs associated with imposing the impact fee. All revenues from development impact fees must be maintained in an interest-bearing account prior to expenditure on recommended improvements. Monies must be returned to the owner of record of the property for which the impact fee was collected if they are not spent within three years of the date they are scheduled to be encumbered in the local capital improvements plan. All refunds to private land owners must include the pro rata portion of interest earned while on deposit in the impact fee account.

Furthermore, communities are restricted to collecting and funding public facilities which fall within one of the following infrastructure categories:

- Water supply production, treatment, laboratory, engineering, administration, storage, and transmission facilities;
- Wastewater collection, treatment, laboratory, engineering, administration, and disposal facilities;
- Solid waste and recycling collection, treatment, and disposal facilities;
- Roads, streets, and bridges including, but not limited to, rights-of-way and traffic signals;
- Storm water transmission, retention, detention, treatment, and disposal facilities and flood control facilities;
- Public safety facilities, including law enforcement, fire, emergency medical and rescue, and street lighting facilities;
- Parks, libraries, and recreational facilities;
- Public education facilities for grades K-12 including, but not limited to, schools, offices, classrooms, parking areas, playgrounds, libraries, cafeterias, gymnasiums, health and music rooms, computer and science laboratories, and other facilities considered necessary for the proper public education of the state’s children;
- Capital equipment and vehicles, with an individual unit purchase price of not less than one hundred thousand dollars including, but not limited to, equipment and vehicles used in the delivery of public safety services, emergency preparedness services, collection and disposal of solid waste, and storm water management and control.

For reference, the South Carolina Development Impact Fee enabling legislation is provided at the end of this report in the appendix.

METHODOLOGIES AND CREDITS

There are three general methods for calculating development impact fees. The choice of a particular method depends primarily on the timing of infrastructure construction (past, concurrent, or future) and service characteristics of the facility type being addressed. Each method has advantages and disadvantages in a particular situation, and can be used simultaneously for different cost components.

Reduced to its simplest terms, the process of calculating development impact fees involves two main steps: (1) determining the cost of development-related capital improvements and (2) allocating those costs equitably to various types of development. In practice, though, the calculation of development impact fees can become quite complicated because of the many variables involved in defining the relationship between development and the need for facilities within the designated service area. The

following paragraphs discuss three basic methods for calculating development impact fees and how those methods can be applied.

Cost Recovery (Past Improvements)

The rationale for recoupage, often called cost recovery, is that new development is paying for its share of the useful life and remaining capacity of facilities already built, or land already purchased, from which new growth will benefit. This methodology is often used for utility systems that must provide adequate capacity before new development can take place. This methodology is based on an existing level of service.

Incremental Expansion (Concurrent Improvements)

The incremental expansion method documents current level-of-service (LOS) standards for each type of public facility, using both quantitative and qualitative measures. This approach ensures that there are no existing infrastructure deficiencies or surplus capacity in infrastructure. New development is only paying its proportionate share for growth-related infrastructure. Revenue will be used to expand or provide additional facilities, as needed, to accommodate new development. An incremental expansion cost method is best suited for public facilities that will be expanded in regular increments to keep pace with development.

Plan-Based Fee (Future Improvements)

The plan-based method allocates costs for a specified set of improvements to a specified amount of development. Improvements are typically identified in a long-range facility plan and development potential is identified by a land use plan. There are two options for determining the cost per demand unit: (1) total cost of a public facility can be divided by total demand units (average cost), or (2) the growth-share of the public facility cost can be divided by the net increase in demand units over the planning timeframe (marginal cost).

Credits

Regardless of the methodology, a consideration of “credits” is integral to the development of a legally defensible development impact fee methodology. There are two types of “credits” with specific characteristics, both of which should be addressed in development impact fee studies and ordinances.

- First, a revenue credit might be necessary if there is a double payment situation and other revenues are contributing to the capital costs of infrastructure to be funded by development impact fees. This type of credit is integrated into the development impact fee calculation, thus reducing the fee amount.
- Second, a site-specific credit or developer reimbursement might be necessary for dedication of land or construction of system improvements funded by development impact fees. This type of credit is addressed in the administration and implementation of the development impact fee program, typically through a development agreement.

IV. GROWTH/REVENUE ISSUES

BACKGROUND AND SETTING

Richland County is a growing County located in central part of South Carolina, and is part of the Columbia, SC Metropolitan Statistical Area. As of the 2020 census, its population was 416,147,[2] making it the second-most populous county in South Carolina, behind only Greenville County. The City of Columbia, with a population of 136,632 according to the 2020 census, is the center of population and employment within the County.

DEVELOPMENT TRENDS

According to conversations with County staff, there is quite a bit of development occurring throughout the County. This is illustrated in the table below, which shows new residential construction from 2017 to 2022 in unincorporated Richland County, as well as municipalities. This data was provided by the Central Midlands Council of Governments. Over the six-year span from 2017 to 2022, there were almost 10,570 housing units constructed, with the majority (6,225) in the unincorporated County. On an average annual basis, this equates to 1,761 housing units annually throughout the County. From a Municipal perspective, the City of Columbia experienced an increase of over 3,600 units. This rate of housing unit growth is projected to continue into the future.

Area	2017	2018	2019	2020	2021	2022	Increase	Avg Annual
Arcadia Lakes	5	7	1	2	2	1	18	3
Blythwood	94	183	87	61	75	16	516	86
Columbia	383	462	430	548	817	986	3,626	604
Eastover	0	0	1	1	0	0	2	0
Forest Acres	13	20	39	15	7	12	106	18
Unincorporated County	952	907	1,023	1,025	1,322	996	6,225	1,038
Irmo	10	5	2	58	0	0	75	13
Total	1,457	1,584	1,583	1,710	2,223	2,011	10,568	1,761

Source: Central Midlands Council of Governments

REVENUE/LEVEL OF SERVICE ISSUES

Conversations with County staff indicate that like most communities across the country, Richland County is finding it harder and harder to fund County services and facilities at desirable levels. As discussed previously, the demand on County services and facilities is likely to continue into the foreseeable future, especially if the commercial and residential pipeline projects reach their anticipated buildouts.

Like many counties in South Carolina, Richland County's revenue structure lacks diversity. Taxes (property and other) fund approximately 64% of the County's General Fund operations. The County's current budget includes \$88 million from the Local Option Sales Tax that is dedicated to transportation infrastructure. The County's next largest source for government operations are Charges for Service and Intergovernmental revenues, which comprise 10.6% and 9.7% of total General Fund revenue, respectively. As a strategic budget initiative, the County intends to evaluate its current fee schedules to align Richland

County with neighboring counties relative in size and demographics. However, any increases in rates will be de minimis in terms of increasing total revenue for General Fund operations. Unfortunately, not all Intergovernmental revenue are growth-related, so increases to this source will be di minimis as well. Unfortunately, the costs of energy, health, as well as construction materials have increased dramatically and are likely to exceed the rate of housing values in the future. As a result, the County will have to either raise existing rates, find new revenue sources, and/or face deterioration in levels of service and quality of life.

During interviews with County staff, it was indicated that there is a need for additional staff and capital facilities in order to maintain the current level of service as growth occurs in the County. As discussed previously, the County’s revenue structure lacks diversity and it is having a hard time meeting service level expectations from new and existing residents. This situation is likely to increase as service expectations of newer residents in the unincorporated County tend to be greater than existing residents since many of these new residents previously resided in more urban areas of the Country.

To the extent the County can supplement its current revenue structure with impact fees there will be more money available to fund operating costs and deferred maintenance on existing capital facilities. To illustrate the amount of revenue an impact fee program could generate for the Richland County, the figure below lists hypothetical impact fee amounts, as well as hypothetical housing unit numbers. It is impractical to estimate an actual fee amount for the County based on the preliminary interviews held as part of this analysis. However, the table below illustrates revenue over a ten-year period with a fee per housing unit ranging from \$500 per unit to \$8,000 per unit, with total residential units ranging from 500 over the ten-year period to 2,000. *Added to these amounts would be the revenues paid by new nonresidential development.* The amount of revenue generated ranges from a low of \$250,000 to a high of \$16 million. This is a substantial amount of money, which would otherwise have to be paid out of other County revenue sources.

Impact Fee per Housing Unit	Total Revenue 500 Units over 10-Year Period	Total Revenue 1,000 Units over 10-Year Period	Total Revenue 2,000 Units over 10-Year Period
\$500	\$250,000	\$500,000	\$1,000,000
\$1,000	\$500,000	\$1,000,000	\$2,000,000
\$2,000	\$1,000,000	\$2,000,000	\$4,000,000
\$3,000	\$1,500,000	\$3,000,000	\$6,000,000
\$4,000	\$2,000,000	\$4,000,000	\$8,000,000
\$5,000	\$2,500,000	\$5,000,000	\$10,000,000
\$6,000	\$3,000,000	\$6,000,000	\$12,000,000
\$7,000	\$3,500,000	\$7,000,000	\$14,000,000
\$8,000	\$4,000,000	\$8,000,000	\$16,000,000

V. IMPACT FEE FEASIBILITY ANALYSIS

The results of our onsite discussions with Richland County staff and representatives are discussed below. TischlerBise only met with the County departments that fall within the impact fee eligible infrastructure categories.

SHERIFF

The Richland County Sheriff's Department employs more than 700 uniformed officers and 140 non-sworn personnel, making it one of the largest law enforcement agencies in the state. The Sheriff's Office has experienced an increasing number of calls for service. As the County grows, the volume of demand and type of call will be expanding, placing additional demand on existing facilities and creating need for new facilities.

The Sheriff conducts its law enforcement operations out of a main Headquarters facility. The Sheriff is also responsible for the County's Detention Center, the Regional E-911 Center, as well as the Magistrate's Office. Conversations with staff indicate the County is currently making improvements to the Detention Center. If enough capacity is being added, and/or additional bed space will likely be constructed in the future, an impact fee may be feasible/desirable for this component of Public Safety infrastructure. We also understand the Sheriff's Office will most likely build additional substations to accommodate future development in the unincorporated County. Finally, conversations with staff indicate the County would like to build up to three additional Magistrate facilities throughout the County.

This level of potential investment in public safety infrastructure suggests that a Public Safety impact fee should be pursued. This impact fee would be assessed against both residential and nonresidential development. Further discussions would provide guidance as to whether the plan-based or incremental expansion approach would be best. Lastly, under South Carolina impact fee enabling legislation, impact fees cannot be used to fund capital expenses less than \$100,000. Under this limitation, public safety vehicles are not included in the impact fee calculations.

FIRE

The Columbia-Richland Fire Department serves the City of Columbia, as well as a 660-square-mile area of Richland County. This joint City/County Department was created by Intergovernmental Agreement in 2012 and was renewed in 2018. The Agreement is to be reviewed and amended periodically. Under this Agreement, the County is responsible for all existing County-owned and operated fire stations, while the City is responsible for City-owned and operated fire stations. Additional growth-related fire stations may be constructed by either the City or County at its own expense.

As of the 2018 Agreement, Richland County owns and operates 21 stations with 64 pieces of apparatus. The 2018 Agreement lays out the need to identify new locations for 3 to 5 new stations. While the County's current Capital Improvement Plan (CIP) does not contain any future fire stations, it is clear that additional growth in the incorporated areas will necessitate the need for additional station construction

if current levels of service are to be maintained. The current CIP does identify several million dollars in new fire apparatus.

To help support the provision of Fire services throughout the unincorporated County, an impact fee that includes components for both station space and apparatus has the potential to generate significant revenue. It would also most likely have the biggest impact on the County's operating budget, as fire suppression is provided through a combination of volunteer and paid positions. This impact fee would be assessed against both residential and nonresidential development. The appropriate methodology would be determined during the fee study.

EMERGENCY MEDICAL SERVICES (EMS)

Emergency medical services (EMS) are provided by Richland County's award-winning EMS Department. The County's EMS Department responds to more than 74,000 calls each year, and serves both the unincorporated County and the municipalities. The County currently has 14 Emergency Medical stations across the County. Conversations with staff indicate that if the County continues to grow there may be additional stations needed. Regardless of whether new stations are constructed, there will surely be a need for additional ambulances. Additionally, the County has plans to construct a new Emergency Operations Center, at an estimated cost of \$28 million. TischlerBise recommends that an EMS impact fee be prepared. This impact fee would be assessed against both residential and nonresidential development. The appropriate methodology would be determined during the fee study.

STORMWATER

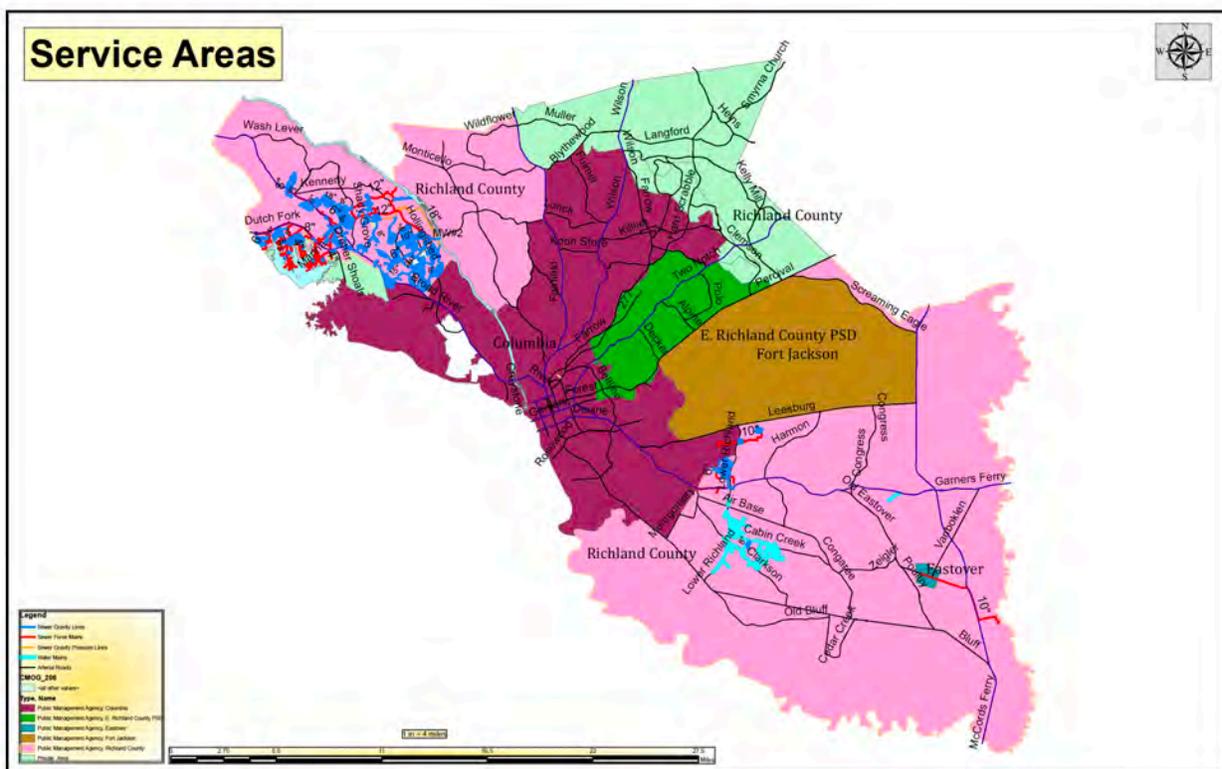
Stormwater is perhaps the most difficult impact fee to implement. One reason is that in the majority of communities TischlerBise work, most of the stormwater infrastructure needs are a result of inadequate regulatory standards that existed 30-40 years ago. New development is typically being required to retain/detain to a standard that shouldn't exacerbate existing problems. Therefore, a stormwater utility fee is usually a better solution. Or, as is the case in Richland County, a dedicated property tax. Additionally, stormwater impact fees are usually implemented by drainage basin in order to satisfy the "benefit" test for those paying the fee, with specific projects identified in a Stormwater Master Plan supported by hydrologic modeling to identify percentage of projects that are benefitting new growth. The County is currently developing a Stormwater Master Plan. We are hesitant to recommend an impact fee for stormwater until we have a chance to review the Master Plan's findings.

SOLID WASTE

Richland County provides solid waste and recycling service to residents and businesses. Current facilities include two drop-off centers and a recycling site. Conversations with County staff indicate the County is in the process of actively identifying and acquiring sites for future drop centers. Associated with future drop off sites will be the need for additional equipment and associated infrastructure. The appropriate methodology will need to be determined to understand growth's share of capital projects, but TischlerBise recommends that a Solid Waste impact fee be prepared to mitigate growth's capital impacts.

WATER AND SEWER

Water and Sewer service is provided to Richland County residents through several service providers. This is illustrated in the map below, where the Richland County service area is shown in pink. Water service providers include Richland County, City of Columbia, Chapin Utilities, and Blue Granite Water Company. Sewer service providers include Richland County, City of Columbia, Chapin Utilities, Blue Granite Water Company, East Richland County Public Service District, Palmetto Utilities, and Synergy Utilities. Richland County doesn't have an impact fee or similar system development/capacity charge for the water system. There is a connection charge, which covers the cost of piping inspections, etc. For the sewer system, there is a connection fee of \$4,000 per residential equivalent unit (REU) for industrial connections. TischlerBise feels the County should consider an impact fee for its water and sewer systems. Depending on the availability of excess capacity, the fee(s) could be developed using either a system buy-in approach or a plan-based approach.



TRANSPORTATION

In 2012, Richland County residents voted to approve a referendum for the Transportation Penny Tax Program, which uses a 1 percent sales tax to provide transportation projects throughout the County. The maximum revenue using the Penny program is \$1.07 billion, which will be collected for 22 years or until the maximum revenue is received, whichever comes first. It is forecasted that the maximum revenue will be accrued in late 2026.

The County's Transportation Penny Tax Program focuses on three areas. There is \$656 million budgeted for roadways, which includes widening and intersection improvements, dirt road paving and resurfacing and special projects. Bikeway, pedestrian improvements and greenways have a budgeted amount of \$80.8 million, and \$300 million is budgeted to improve mass transit.

The County's Transportation Penny Tax Program opens up several opportunities as it relates to transportation infrastructure, especially if the program were to be renewed. First, since many of the County's transportation projects alleviate existing problems while providing capacity for future growth, having a dedicated revenue source makes it much easier for the County to fund the non-growth share of necessary improvements. Second, the County could choose to dedicate sales tax to certain projects and identify impact fee specific projects. This would eliminate the need to include a sales tax credit in the fee methodology, as there would be no danger of "double payment" for the impact fee projects. If the County chose not to go to the voters to renew the Transportation Penny, the County would be without a dedicated transportation funding source and certainly would need a transportation impact fee to offset growth-related demands for infrastructure. Therefore, TischlerBise recommends that a transportation impact fee be prepared. This impact fee would be assessed against both residential and nonresidential development. The appropriate methodology would be determined during the fee study.

VI. SOUTH CAROLINA DEVELOPMENT IMPACT FEE ACT

<https://www.scstatehouse.gov/code/title6.php>

March 22, 2019

CHAPTER 1
General Provisions
ARTICLE 9
Development Impact Fees

SECTION 6-1-910. Short title.

This article may be cited as the “South Carolina Development Impact Fee Act”.

HISTORY: 1999 Act No. 118, Section 1.

SECTION 6-1-920. Definitions.

As used in this article:

(1) “Affordable housing” means housing affordable to families whose incomes do not exceed eighty percent of the median income for the service area or areas within the jurisdiction of the governmental entity.

(2) “Capital improvements” means improvements with a useful life of five years or more, by new construction or other action, which increase or increased the service capacity of a public facility.

(3) “Capital improvements plan” means a plan that identifies capital improvements for which development impact fees may be used as a funding source.

(4) “Connection charges” and “hookup charges” mean charges for the actual cost of connecting a property to a public water or public sewer system, limited to labor and materials involved in making pipe connections, installation of water meters, and other actual costs.

(5) “Developer” means an individual or corporation, partnership, or other entity undertaking development.

(6) “Development” means construction or installation of a new building or structure, or a change in use of a building or structure, any of which creates additional demand and need for public facilities. A building or structure shall include, but not be limited to, modular buildings and manufactured housing. “Development” does not include alterations made to existing single-family homes.

(7) “Development approval” means a document from a governmental entity which authorizes the commencement of a development.

(8) “Development impact fee” or “impact fee” means a payment of money imposed as a condition of development approval to pay a proportionate share of the cost of system improvements needed to serve the people utilizing the improvements. The term does not include:

(a) a charge or fee to pay the administrative, plan review, or inspection costs associated with permits required for development;

(b) connection or hookup charges;

(c) amounts collected from a developer in a transaction in which the governmental entity has incurred expenses in constructing capital improvements for the development if the owner or developer has agreed to be financially responsible for the construction or installation of the capital improvements;

(d) fees authorized by Article 3 of this chapter.

(9) “Development permit” means a permit issued for construction on or development of land when no subsequent building permit issued pursuant to Chapter 9 of Title 6 is required.

(10) “Fee payor” means the individual or legal entity that pays or is required to pay a development impact fee.

(11) “Governmental entity” means a county, as provided in Chapter 9, Title 4, and a municipality, as defined in Section 5-1-20.

(12) “Incidental benefits” are benefits which accrue to a property as a secondary result or as a minor consequence of the provision of public facilities to another property.

(13) “Land use assumptions” means a description of the service area and projections of land uses, densities, intensities, and population in the service area over at least a ten-year period.

(14) “Level of service” means a measure of the relationship between service capacity and service demand for public facilities.

(15) “Local planning commission” means the entity created pursuant to Article 1, Chapter 29, Title 6.

(16) “Project” means a particular development on an identified parcel of land.

(17) “Proportionate share” means that portion of the cost of system improvements determined pursuant to Section 6-1-990 which reasonably relates to the service demands and needs of the project.

(18) “Public facilities” means:

(a) water supply production, treatment, laboratory, engineering, administration, storage, and transmission facilities;

(b) wastewater collection, treatment, laboratory, engineering, administration, and disposal facilities;

(c) solid waste and recycling collection, treatment, and disposal facilities;

(d) roads, streets, and bridges including, but not limited to, rights-of-way and traffic signals;

(e) storm water transmission, retention, detention, treatment, and disposal facilities and flood control facilities;

(f) public safety facilities, including law enforcement, fire, emergency medical and rescue, and street lighting facilities;

(g) capital equipment and vehicles, with an individual unit purchase price of not less than one hundred thousand dollars including, but not limited to, equipment and vehicles used in the delivery of public safety services, emergency preparedness services, collection and disposal of solid waste, and storm water management and control;

(h) parks, libraries, and recreational facilities;

(i) public education facilities for grades K-12 including, but not limited to, schools, offices, classrooms, parking areas, playgrounds, libraries, cafeterias, gymnasiums, health and music rooms, computer and science laboratories, and other facilities considered necessary for the proper public education of the state’s children.

(19) “Service area” means, based on sound planning or engineering principles, or both, a defined geographic area in which specific public facilities provide service to development within the area defined.

Provided, however, that no provision in this article may be interpreted to alter, enlarge, or reduce the service area or boundaries of a political subdivision which is authorized or set by law.

(20) "Service unit" means a standardized measure of consumption, use, generation, or discharge attributable to an individual unit of development calculated in accordance with generally accepted engineering or planning standards for a particular category of capital improvements.

(21) "System improvements" means capital improvements to public facilities which are designed to provide service to a service area.

(22) "System improvement costs" means costs incurred for construction or reconstruction of system improvements, including design, acquisition, engineering, and other costs attributable to the improvements, and also including the costs of providing additional public facilities needed to serve new growth and development. System improvement costs do not include:

(a) construction, acquisition, or expansion of public facilities other than capital improvements identified in the capital improvements plan;

(b) repair, operation, or maintenance of existing or new capital improvements;

(c) upgrading, updating, expanding, or replacing existing capital improvements to serve existing development in order to meet stricter safety, efficiency, environmental, or regulatory standards;

(d) upgrading, updating, expanding, or replacing existing capital improvements to provide better service to existing development;

(e) administrative and operating costs of the governmental entity; or

(f) principal payments and interest or other finance charges on bonds or other indebtedness except financial obligations issued by or on behalf of the governmental entity to finance capital improvements identified in the capital improvements plan.

HISTORY: 1999 Act No. 118, Section 1; 2016 Act No. 229 (H.4416), Section 2, eff June 3, 2016.

Effect of Amendment

2016 Act No. 229, Section 2, added (18)(i), relating to certain public education facilities.

SECTION 6-1-930. Developmental impact fee.

(A)(1) Only a governmental entity that has a comprehensive plan, as provided in Chapter 29 of this title, and which complies with the requirements of this article may impose a development impact fee. If a governmental entity has not adopted a comprehensive plan, but has adopted a capital improvements plan which substantially complies with the requirements of Section 6-1-960(B), then it may impose a development impact fee. A governmental entity may not impose an impact fee, regardless of how it is designated, except as provided in this article. However, a special purpose district or public service district which (a) provides fire protection services or recreation services, (b) was created by act of the General Assembly prior to 1973, and (c) had the power to impose development impact fees prior to the effective date of this section is not prohibited from imposing development impact fees.

(2) Before imposing a development impact fee on residential units, a governmental entity shall prepare a report which estimates the effect of recovering capital costs through impact fees on the availability of affordable housing within the political jurisdiction of the governmental entity.

(B)(1) An impact fee may be imposed and collected by the governmental entity only upon the passage of an ordinance approved by a positive majority, as defined in Article 3 of this chapter.

(2) The amount of the development impact fee must be based on actual improvement costs or reasonable estimates of the costs, supported by sound engineering studies.

(3) An ordinance authorizing the imposition of a development impact fee must:

(a) establish a procedure for timely processing of applications for determinations by the governmental entity of development impact fees applicable to all property subject to impact fees and for the timely processing of applications for individual assessment of development impact fees, credits, or reimbursements allowed or paid under this article;

(b) include a description of acceptable levels of service for system improvements; and

(c) provide for the termination of the impact fee.

(C) A governmental entity shall prepare and publish an annual report describing the amount of all impact fees collected, appropriated, or spent during the preceding year by category of public facility and service area.

(D) Payment of an impact fee may result in an incidental benefit to property owners or developers within the service area other than the fee payor, except that an impact fee that results in benefits to property owners or developers within the service area, other than the fee payor, in an amount which is greater than incidental benefits is prohibited.

HISTORY: 1999 Act No. 118, Section 1.

SECTION 6-1-940. Amount of impact fee.

A governmental entity imposing an impact fee must provide in the impact fee ordinance the amount of impact fee due for each unit of development in a project for which an individual building permit or certificate of occupancy is issued. The governmental entity is bound by the amount of impact fee specified in the ordinance and may not charge higher or additional impact fees for the same purpose unless the number of service units increases or the scope of the development changes and the amount of additional impact fees is limited to the amount attributable to the additional service units or change in scope of the development. The impact fee ordinance must:

(1) include an explanation of the calculation of the impact fee, including an explanation of the factors considered pursuant to this article;

(2) specify the system improvements for which the impact fee is intended to be used;

(3) inform the developer that he may pay a project's proportionate share of system improvement costs by payment of impact fees according to the fee schedule as full and complete payment of the developer's proportionate share of system improvements costs;

(4) inform the fee payor that:

(a) he may negotiate and contract for facilities or services with the governmental entity in lieu of the development impact fee as defined in Section 6-1-1050;

(b) he has the right of appeal, as provided in Section 6-1-1030;

(c) the impact fee must be paid no earlier than the time of issuance of the building permit or issuance of a development permit if no building permit is required.

HISTORY: 1999 Act No. 118, Section 1.

SECTION 6-1-950. Procedure for adoption of ordinance imposing impact fees.

(A) The governing body of a governmental entity begins the process for adoption of an ordinance imposing an impact fee by enacting a resolution directing the local planning commission to conduct the

studies and to recommend an impact fee ordinance, developed in accordance with the requirements of this article. Under no circumstances may the governing body of a governmental entity impose an impact fee for any public facility which has been paid for entirely by the developer.

(B) Upon receipt of the resolution enacted pursuant to subsection (A), the local planning commission shall develop, within the time designated in the resolution, and make recommendations to the governmental entity for a capital improvements plan and impact fees by service unit. The local planning commission shall prepare and adopt its recommendations in the same manner and using the same procedures as those used for developing recommendations for a comprehensive plan as provided in Article 3, Chapter 29, Title 6, except as otherwise provided in this article. The commission shall review and update the capital improvements plan and impact fees in the same manner and on the same review cycle as the governmental entity's comprehensive plan or elements of it.

HISTORY: 1999 Act No. 118, Section 1.

SECTION 6-1-960. Recommended capital improvements plan; notice; contents of plan.

(A) The local planning commission shall recommend to the governmental entity a capital improvements plan which may be adopted by the governmental entity by ordinance. The recommendations of the commission are not binding on the governmental entity, which may amend or alter the plan. After reasonable public notice, a public hearing must be held before final action to adopt the ordinance approving the capital improvements plan. The notice must be published not less than thirty days before the time of the hearing in at least one newspaper of general circulation in the county. The notice must advise the public of the time and place of the hearing, that a copy of the capital improvements plan is available for public inspection in the offices of the governmental entity, and that members of the public will be given an opportunity to be heard.

(B) The capital improvements plan must contain:

(1) a general description of all existing public facilities, and their existing deficiencies, within the service area or areas of the governmental entity, a reasonable estimate of all costs, and a plan to develop the funding resources, including existing sources of revenues, related to curing the existing deficiencies including, but not limited to, the upgrading, updating, improving, expanding, or replacing of these facilities to meet existing needs and usage;

(2) an analysis of the total capacity, the level of current usage, and commitments for usage of capacity of existing public facilities, which must be prepared by a qualified professional using generally accepted principles and professional standards;

(3) a description of the land use assumptions;

(4) a definitive table establishing the specific service unit for each category of system improvements and an equivalency or conversion table establishing the ratio of a service unit to various types of land uses, including residential, commercial, agricultural, and industrial, as appropriate;

(5) a description of all system improvements and their costs necessitated by and attributable to new development in the service area, based on the approved land use assumptions, to provide a level of service not to exceed the level of service currently existing in the community or service area, unless a different or higher level of service is required by law, court order, or safety consideration;

(6) the total number of service units necessitated by and attributable to new development within the service area based on the land use assumptions and calculated in accordance with generally accepted engineering or planning criteria;

(7) the projected demand for system improvements required by new service units projected over a reasonable period of time not to exceed twenty years;

(8) identification of all sources and levels of funding available to the governmental entity for the financing of the system improvements; and

(9) a schedule setting forth estimated dates for commencing and completing construction of all improvements identified in the capital improvements plan.

(C) Changes in the capital improvements plan must be approved in the same manner as approval of the original plan.

HISTORY: 1999 Act No. 118, Section 1.

SECTION 6-1-970. Exemptions from impact fees.

The following structures or activities are exempt from impact fees:

(1) rebuilding the same amount of floor space of a structure that was destroyed by fire or other catastrophe;

(2) remodeling or repairing a structure that does not result in an increase in the number of service units;

(3) replacing a residential unit, including a manufactured home, with another residential unit on the same lot, if the number of service units does not increase;

(4) placing a construction trailer or office on a lot during the period of construction on the lot;

(5) constructing an addition on a residential structure which does not increase the number of service units;

(6) adding uses that are typically accessory to residential uses, such as a tennis court or a clubhouse, unless it is demonstrated clearly that the use creates a significant impact on the system's capacity;

(7) all or part of a particular development project if:

(a) the project is determined to create affordable housing; and

(b) the exempt development's proportionate share of system improvements is funded through a revenue source other than development impact fees;

(8) constructing a new elementary, middle, or secondary school; and

(9) constructing a new volunteer fire department.

HISTORY: 1999 Act No. 118, Section 1; 2016 Act No. 229 (H.4416), Section 1, eff June 3, 2016.

Effect of Amendment

2016 Act No. 229, Section 1, added (8) and (9), relating to certain schools and volunteer fire departments.

SECTION 6-1-980. Calculation of impact fees.

(A) The impact fee for each service unit may not exceed the amount determined by dividing the costs of the capital improvements by the total number of projected service units that potentially could use the capital improvement. If the number of new service units projected over a reasonable period of time is less than the total number of new service units shown by the approved land use assumptions at full development of the service area, the maximum impact fee for each service unit must be calculated by dividing the costs of the part of the capital improvements necessitated by and attributable to the projected new service units by the total projected new service units.

(B) An impact fee must be calculated in accordance with generally accepted accounting principles.

HISTORY: 1999 Act No. 118, Section 1.

SECTION 6-1-990. Maximum impact fee; proportionate share of costs of improvements to serve new development.

(A) The impact fee imposed upon a fee payor may not exceed a proportionate share of the costs incurred by the governmental entity in providing system improvements to serve the new development. The proportionate share is the cost attributable to the development after the governmental entity reduces the amount to be imposed by the following factors:

(1) appropriate credit, offset, or contribution of money, dedication of land, or construction of system improvements; and

(2) all other sources of funding the system improvements including funds obtained from economic development incentives or grants secured which are not required to be repaid.

(B) In determining the proportionate share of the cost of system improvements to be paid, the governmental entity imposing the impact fee must consider the:

(1) cost of existing system improvements resulting from new development within the service area or areas;

(2) means by which existing system improvements have been financed;

(3) extent to which the new development contributes to the cost of system improvements;

(4) extent to which the new development is required to contribute to the cost of existing system improvements in the future;

(5) extent to which the new development is required to provide system improvements, without charge to other properties within the service area or areas;

(6) time and price differentials inherent in a fair comparison of fees paid at different times; and

(7) availability of other sources of funding system improvements including, but not limited to, user charges, general tax levies, intergovernmental transfers, and special taxation.

HISTORY: 1999 Act No. 118, Section 1.

SECTION 6-1-1000. Fair compensation or reimbursement of developers for costs, dedication of land or oversize facilities.

A developer required to pay a development impact fee may not be required to pay more than his proportionate share of the costs of the project, including the payment of money or contribution or dedication of land, or to oversize his facilities for use of others outside of the project without fair compensation or reimbursement.

HISTORY: 1999 Act No. 118, Section 1.

SECTION 6-1-1010. Accounting; expenditures.

(A) Revenues from all development impact fees must be maintained in one or more interest-bearing accounts. Accounting records must be maintained for each category of system improvements and the service area in which the fees are collected. Interest earned on development impact fees must be considered funds of the account on which it is earned, and must be subject to all restrictions placed on the use of impact fees pursuant to the provisions of this article.

(B) Expenditures of development impact fees must be made only for the category of system improvements and within or for the benefit of the service area for which the impact fee was imposed as

shown by the capital improvements plan and as authorized in this article. Impact fees may not be used for:

- (1) a purpose other than system improvement costs to create additional improvements to serve new growth;
- (2) a category of system improvements other than that for which they were collected; or
- (3) the benefit of service areas other than the area for which they were imposed.

HISTORY: 1999 Act No. 118, Section 1.

SECTION 6-1-1020. Refunds of impact fees.

(A) An impact fee must be refunded to the owner of record of property on which a development impact fee has been paid if:

- (1) the impact fees have not been expended within three years of the date they were scheduled to be expended on a first-in, first-out basis; or
- (2) a building permit or permit for installation of a manufactured home is denied.

(B) When the right to a refund exists, the governmental entity shall send a refund to the owner of record within ninety days after it is determined by the entity that a refund is due.

(C) A refund must include the pro rata portion of interest earned while on deposit in the impact fee account.

(D) A person entitled to a refund has standing to sue for a refund pursuant to this article if there has not been a timely payment of a refund pursuant to subsection (B) of this section.

HISTORY: 1999 Act No. 118, Section 1.

SECTION 6-1-1030. Appeals.

(A) A governmental entity which adopts a development impact fee ordinance shall provide for administrative appeals by the developer or fee payor.

(B) A fee payor may pay a development impact fee under protest. A fee payor making the payment is not estopped from exercising the right of appeal provided in this article, nor is the fee payor estopped from receiving a refund of an amount considered to have been illegally collected. Instead of making a payment of an impact fee under protest, a fee payor, at his option, may post a bond or submit an irrevocable letter of credit for the amount of impact fees due, pending the outcome of an appeal.

(C) A governmental entity which adopts a development impact fee ordinance shall provide for mediation by a qualified independent party, upon voluntary agreement by both the fee payor and the governmental entity, to address a disagreement related to the impact fee for proposed development. Participation in mediation does not preclude the fee payor from pursuing other remedies provided for in this section or otherwise available by law.

HISTORY: 1999 Act No. 118, Section 1.

SECTION 6-1-1040. Collection of development impact fees.

A governmental entity may provide in a development impact fee ordinance the method for collection of development impact fees including, but not limited to:

- (1) additions to the fee for reasonable interest and penalties for nonpayment or late payment;
- (2) withholding of the certificate of occupancy, or building permit if no certificate of occupancy is required, until the development impact fee is paid;
- (3) withholding of utility services until the development impact fee is paid; and

(4) imposing liens for failure to pay timely a development impact fee.

HISTORY: 1999 Act No. 118, Section 1.

SECTION 6-1-1050. Permissible agreements for payments or construction or installation of improvements by fee payors and developers; credits and reimbursements.

A fee payor and developer may enter into an agreement with a governmental entity, including an agreement entered into pursuant to the South Carolina Local Government Development Agreement Act, providing for payments instead of impact fees for facilities or services. That agreement may provide for the construction or installation of system improvements by the fee payor or developer and for credits or reimbursements for costs incurred by a fee payor or developer including interproject transfers of credits or reimbursement for project improvements which are used or shared by more than one development project. An impact fee may not be imposed on a fee payor or developer who has entered into an agreement as described in this section.

HISTORY: 1999 Act No. 118, Section 1.

SECTION 6-1-1060. Article shall not affect existing laws.

(A) The provisions of this article do not repeal existing laws authorizing a governmental entity to impose fees or require contributions or property dedications for capital improvements. A development impact fee adopted in accordance with existing laws before the enactment of this article is not affected until termination of the development impact fee. A subsequent change or reenactment of the development impact fee must comply with the provisions of this article. Requirements for developers to pay in whole or in part for system improvements may be imposed by governmental entities only by way of impact fees imposed pursuant to the ordinance.

(B) Notwithstanding another provision of this article, property for which a valid building permit or certificate of occupancy has been issued or construction has commenced before the effective date of a development impact fee ordinance is not subject to additional development impact fees.

HISTORY: 1999 Act No. 118, Section 1.

SECTION 6-1-1070. Shared funding among units of government; agreements.

(A) If the proposed system improvements include the improvement of public facilities under the jurisdiction of another unit of government including, but not limited to, a special purpose district that does not provide water and wastewater utilities, a school district, and a public service district, an agreement between the governmental entity and other unit of government must specify the reasonable share of funding by each unit. The governmental entity authorized to impose impact fees may not assume more than its reasonable share of funding joint improvements, nor may another unit of government which is not authorized to impose impact fees do so unless the expenditure is pursuant to an agreement under Section 6-1-1050 of this section.

(B) A governmental entity may enter into an agreement with another unit of government including, but not limited to, a special purpose district that does not provide water and wastewater utilities, a school district, and a public service district, that has the responsibility of providing the service for which an impact fee may be imposed. The determination of the amount of the impact fee for the contracting governmental entity must be made in the same manner and is subject to the same procedures and limitations as provided in this article. The agreement must provide for the collection of the impact fee by the governmental entity and for the expenditure of the impact fee by another unit of government including,

but not limited to, a special purpose district that does not provide water and wastewater utilities, a school district, and a public services district unless otherwise provided by contract.

HISTORY: 1999 Act No. 118, Section 1.

SECTION 6-1-1080. Exemptions; water or wastewater utilities.

The provisions of this chapter do not apply to a development impact fee for water or wastewater utilities, or both, imposed by a city, county, commissioners of public works, special purpose district, or nonprofit corporation organized pursuant to Chapter 35 or 36 of Title 33, except that in order to impose a development impact fee for water or wastewater utilities, or both, the city, county, commissioners of public works, special purpose district or nonprofit corporation organized pursuant to Chapter 35 or 36 of Title 33 must:

- (1) have a capital improvements plan before imposition of the development impact fee; and
- (2) prepare a report to be made public before imposition of the development impact fee, which shall include, but not be limited to, an explanation of the basis, use, calculation, and method of collection of the development impact fee; and
- (3) enact the fee in accordance with the requirements of Article 3 of this chapter.

HISTORY: 1999 Act No. 118, Section 1.

SECTION 6-1-1090. Annexations by municipalities.

A county development impact fee ordinance imposed in an area which is annexed by a municipality is not affected by this article until the development impact fee terminates, unless the municipality assumes any liability which is to be paid with the impact fee revenue.

HISTORY: 1999 Act No. 118, Section 1.

SECTION 6-1-2000. Taxation or revenue authority by political subdivisions.

This article shall not create, grant, or confer any new or additional taxing or revenue raising authority to a political subdivision which was not specifically granted to that entity by a previous act of the General Assembly.

HISTORY: 1999 Act No. 118, Section 1.

SECTION 6-1-2010. Compliance with public notice or public hearing requirements.

Compliance with any requirement for public notice or public hearing in this article is considered to be in compliance with any other public notice or public hearing requirement otherwise applicable including, but not limited to, the provisions of Chapter 4, Title 30, and Article 3 of this chapter.

HISTORY: 1999 Act No. 118, Section 1.

**RICHLAND COUNTY
ADMINISTRATION**

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



Agenda Briefing Addendum

Prepared by:	Aric A Jensen, AICP	Title:	Assistant County Administrator
Department:	Administration	Division:	
Date Prepared:	February 26, 2025	Meeting Date:	March 25, 2025
Approved for Consideration:	County Administrator		Leonardo Brown, MBA, CPM
Committee/Meeting:	Development & Services		
Agenda Item:	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.		

COUNCIL INQUIRY #1:

Committee Member Branham requested the data used to create the tables within the presentation.

Reply:

Attached is a copy of the spreadsheet. The data for each community spans two pages in order to make the print size large enough to read.

ATTACHMENTS:

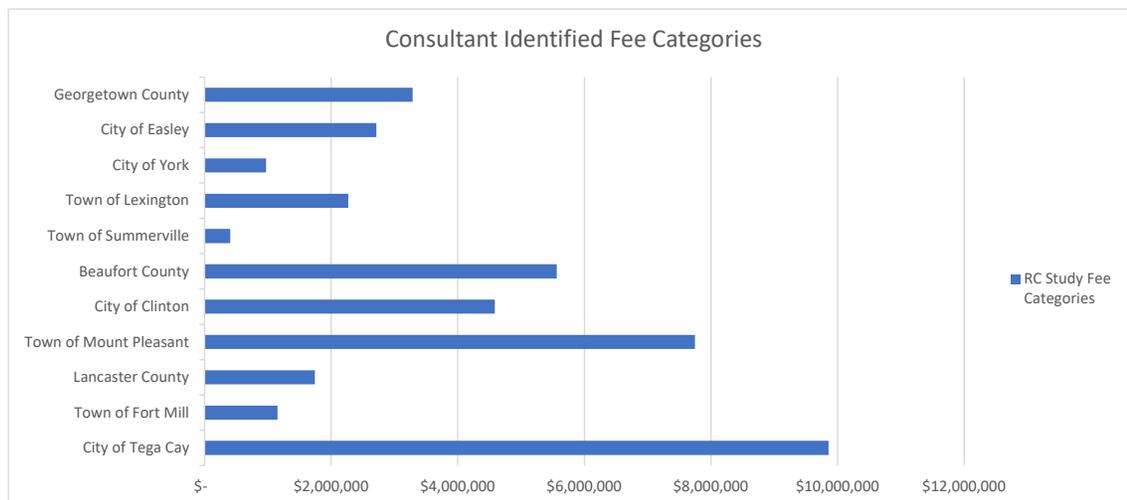
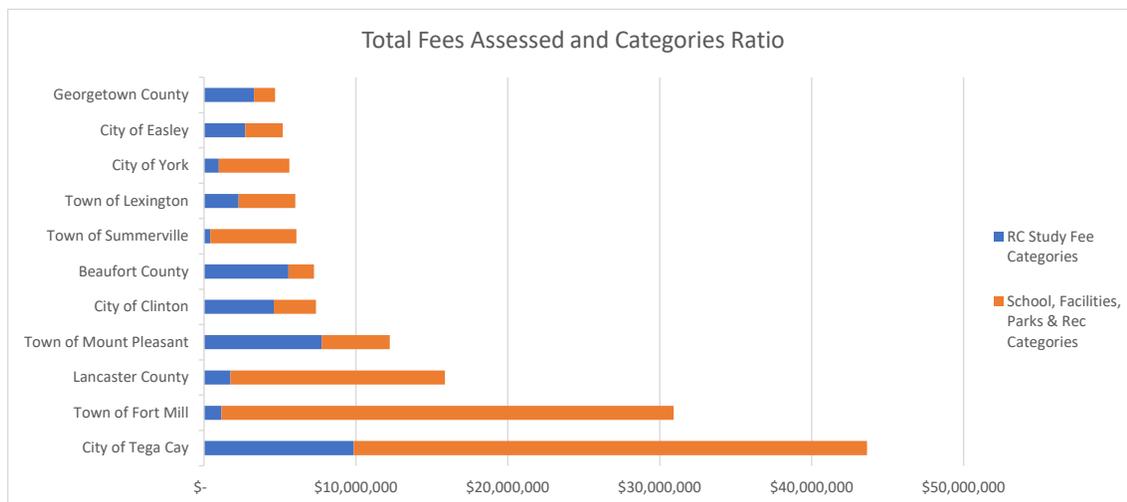
1. Impact fee research data
2. February 25, 2025 Committee Presentation

Summary of Impact Fee Scenarios Utilizing External Jurisdiction Fee Schedules
 Richland County CY23 Building Permit Data
 Prepared 07Jan2025
 Aric Jensen, AICP

Jurisdiction	RC Study Fee Categories	School, Facilities, Parks & Rec Categories	Total Fees Assessed	% RC Study Fee Categories
City of Tega Cay	\$ 9,857,466	\$ 33,777,667	\$ 43,635,133	23%
Town of Fort Mill	\$ 1,153,450	\$ 29,762,527	\$ 30,915,977	4%
Lancaster County	\$ 1,743,729	\$ 14,112,781	\$ 15,856,510	11%
Town of Mount Pleasant	\$ 7,749,000	\$ 4,471,583	\$ 12,220,583	63%
City of Clinton	\$ 4,585,667	\$ 2,788,364	\$ 7,374,031	62%
Beaufort County	\$ 5,563,824	\$ 1,672,370	\$ 7,236,194	77%
Town of Summerville	\$ 405,646	\$ 5,669,310	\$ 6,074,956	7%
Town of Lexington	\$ 2,270,174	\$ 3,735,804	\$ 6,005,978	38%
City of York	\$ 972,556	\$ 4,641,593	\$ 5,614,149	17%
City of Easley	\$ 2,715,123	\$ 2,464,469	\$ 5,179,592	52%
Georgetown County	\$ 3,286,093	\$ 1,393,715	\$ 4,679,808	70%

DATA ANALYSIS

Avg Impact Fee Assessment RC Study Categories	\$ 3,663,884
Avg Impact Fee Assessment Other Categories	\$ 9,499,108
Avg Impact Fee Assessment All Categories	\$ 13,162,992



Richland County Permits CY 2023 Data													
Unit of Analysis	Measurement Unit	Multiplier	Gross Quantity/Units	Net Quantity/Bldgs	Public Safety	Fire	EMS	Stormwater	Solid Waste	Water & Sewer	Transportation	Subtotal	Facilities & Equip
Residential													
One Family Dwelling Unit	dwelling unit	1	1,257	1,257	\$ 1,265,799.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,289,682.00	\$ 2,555,481.00	\$ -
Apartments (Buildings)	dwelling unit	1	504	21	\$ 12,285.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,794.00	\$ 23,079.00	\$ -
Townhome (Three or more units) & Duplexes	dwelling unit	1	49	13	\$ 11,830.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,817.00	\$ 23,647.00	\$ -
Manufactured Home	dwelling unit	1	156	156	\$ 121,992.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 117,468.00	\$ 239,460.00	\$ -
Non Residential													
Medical/Dental Office	sq ft	0.001	37,072	37,072	\$ 35,366.69	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 22,465.63	\$ 57,832.32	\$ -
General Office Building	sq ft	0.001	13,886	13,886	\$ 13,247.24	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,414.92	\$ 21,662.16	\$ -
Small Office Building	sq ft	0.001	1,200	1.2	\$ 1,144.80	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 727.20	\$ 1,872.00	\$ -
Corporate Headquarters	sq ft	0.001	20,250	20.25	\$ 19,318.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,271.50	\$ 31,590.00	\$ -
General Light Industrial	sq ft	0.001	231,273	231,273	\$ 99,216.12	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 62,906.26	\$ 162,122.37	\$ -
Warehousing	sq ft	0.001	153,878	153,878	\$ 23,235.58	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,772.29	\$ 38,007.87	\$ -
Restaurant	sq ft	0.001	6,319	6,319	\$ 15,639.53	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,991.94	\$ 24,631.46	\$ -
Fast Food	sq ft	0.001	13,712	13,712	\$ 33,937.20	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 19,512.18	\$ 53,449.38	\$ -
Vehicle Service	sq ft	0.001	3,075	3,075	\$ 7,610.63	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,375.73	\$ 11,986.35	\$ -
Gas/Service Station with Convenience	sq ft	0.001	10,588	10,588	\$ 26,205.30	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,066.72	\$ 41,272.02	\$ -
Subtotal					\$ 1,686,827.58	\$ -	\$ 1,599,265.35	\$ 3,286,092.93	\$ -				
Total Combined Revenue													

Parks & Rec	School District	GrossTotal Revenue
\$ 1,249,458.00	\$ -	\$ 3,804,939.00
\$ 12,138.00	\$ -	\$ 35,217.00
\$ 11,687.00	\$ -	\$ 35,334.00
\$ 120,432.00	\$ -	\$ 359,892.00
\$ -	\$ -	\$ 57,832.32
\$ -	\$ -	\$ 21,662.16
\$ -	\$ -	\$ 1,872.00
\$ -	\$ -	\$ 31,590.00
\$ -	\$ -	\$ 162,122.37
\$ -	\$ -	\$ 38,007.87
\$ -	\$ -	\$ 24,631.46
\$ -	\$ -	\$ 53,449.38
\$ -	\$ -	\$ 11,986.35
\$ -	\$ -	\$ 41,272.02
\$ 1,393,715.00	\$ -	\$ 4,679,807.93

\$ 4,679,807.93

Georgetown County Fee Schedule FY2025													
Land Use Category	Unit of Analysis	Public Safety	Fire	EMS	Stormwater	Solid Waste	Water & Sewer	Transportation	Subtotal	Facilities & Equip	Parks & Rec	School District	Total Fee
Residential													
Single Family Home	dwelling unit	\$1,007	\$0	\$0	\$0	\$0	\$0	\$1,026	\$2,033	\$0	\$994	\$0	\$3,027
Apartment	dwelling unit	\$585	\$0	\$0	\$0	\$0	\$0	\$514	\$1,099	\$0	\$578	\$0	\$1,677
Condominium/Townhome	dwelling unit	\$910	\$0	\$0	\$0	\$0	\$0	\$909	\$1,819	\$0	\$899	\$0	\$2,718
Mobile Home	dwelling unit	\$782	\$0	\$0	\$0	\$0	\$0	\$753	\$1,535	\$0	\$772	\$0	\$2,307
Non Residential													
Medical/Dental Office	1,000 s.f.	\$954	\$0	\$0	\$0	\$0	\$0	\$606	\$1,560	\$0	\$0	\$0	\$1,560
General Office Building	1,000 s.f.	\$954	\$0	\$0	\$0	\$0	\$0	\$606	\$1,560	\$0	\$0	\$0	\$1,560
Small Office Building	1,000 s.f.	\$954	\$0	\$0	\$0	\$0	\$0	\$606	\$1,560	\$0	\$0	\$0	\$1,560
Corporate Headquarters	1,000 s.f.	\$954	\$0	\$0	\$0	\$0	\$0	\$606	\$1,560	\$0	\$0	\$0	\$1,560
General Light Industrial	1,000 s.f.	\$429	\$0	\$0	\$0	\$0	\$0	\$272	\$701	\$0	\$0	\$0	\$701
Warehousing	1,000 s.f.	\$151	\$0	\$0	\$0	\$0	\$0	\$96	\$247	\$0	\$0	\$0	\$247
Restaurant	1,000 s.f.	\$2,475	\$0	\$0	\$0	\$0	\$0	\$1,423	\$3,898	\$0	\$0	\$0	\$3,898
Fast Food	1,000 s.f.	\$2,475	\$0	\$0	\$0	\$0	\$0	\$1,423	\$3,898	\$0	\$0	\$0	\$3,898
Vehicle Service	1,000 s.f.	\$2,475	\$0	\$0	\$0	\$0	\$0	\$1,423	\$3,898	\$0	\$0	\$0	\$3,898
Gas/Service Station with Convenience	1,000 s.f.	\$2,475	\$0	\$0	\$0	\$0	\$0	\$1,423	\$3,898	\$0	\$0	\$0	\$3,898

Richland County Permits CY 2023 Data													
Unit of Analysis	Measurement Unit	Multiplier	Gross Quantity/Units	Net Quantity/Bldgs	Public Safety	Fire	EMS	Stormwater	Solid Waste	Water & Sewer	Transportation	Subtotal	Facilities & Equip
Residential													
One Family Dwelling Unit	dwelling unit	1	1,257	1,257	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Apartments (Buildings)	dwelling unit	1	504	21	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Townhome (Three or more units) & Duplexes	dwelling unit	1	49	13	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Manufactured Home	dwelling unit	1	156	156	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non Residential													
Medical/Dental Office	sq ft	0.001	37,072	37,072	\$ -	\$ 72,438.69	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 72,438.69	\$ 95,571.62
General Office Building	sq ft	0.001	13,886	13,886	\$ -	\$ 23,814.49	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 23,814.49	\$ 31,424.02
Small Office Building	sq ft	0.001	1,200	1.2	\$ -	\$ 2,596.80	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,596.80	\$ 3,427.20
Corporate Headquarters	sq ft	0.001	20,250	20.25	\$ -	\$ 30,577.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30,577.50	\$ 40,338.00
General Light Industrial	sq ft	0.001	231,273	231.273	\$ -	\$ 184,093.31	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 184,093.31	\$ 243,067.92
Warehousing	sq ft	0.001	153,878	153.878	\$ -	\$ 25,543.75	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,543.75	\$ 33,699.28
Restaurant	sq ft	0.001	6,319	6.319	\$ -	\$ 16,303.02	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,303.02	\$ 21,503.56
Fast Food	sq ft	0.001	13,712	13.712	\$ -	\$ 34,705.07	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 34,705.07	\$ 45,784.37
Vehicle Service	sq ft	0.001	3,075	3.075	\$ -	\$ 2,327.78	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,327.78	\$ 3,071.93
Gas/Service Station with Convenience	sq ft	0.001	10,588	10.588	\$ -	\$ 13,245.59	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,245.59	\$ 17,470.20
Subtotal					\$ -	\$ 405,645.99	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 405,645.99	\$ 535,358.09

Total Combined Revenue

Parks & Rec	School District	GrossTotal Revenue
\$ 4,843,221.00	\$ -	\$ 4,843,221.00
\$ 38,934.00	\$ -	\$ 38,934.00
\$ 50,089.00	\$ -	\$ 50,089.00
\$ 201,708.00	\$ -	\$ 201,708.00
\$ -	\$ -	\$ 168,010.30
\$ -	\$ -	\$ 55,238.51
\$ -	\$ -	\$ 6,024.00
\$ -	\$ -	\$ 70,915.50
\$ -	\$ -	\$ 427,161.23
\$ -	\$ -	\$ 59,243.03
\$ -	\$ -	\$ 37,806.58
\$ -	\$ -	\$ 80,489.44
\$ -	\$ -	\$ 5,399.70
\$ -	\$ -	\$ 30,715.79
\$ 5,133,952.00	\$ -	\$ 6,074,956.08
		\$ 6,074,956.08

Land Use Category	Unit of Analysis	Public Safety	Fire	EMS	Stormwater	Solid Waste	Water & Sewer	Transportation	Subtotal	Facilities & Equip	Parks & Rec	School District	Total Fee
Residential													
Single Family Home	dwelling unit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,853	\$0	\$3,853
Apartment	dwelling unit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,854	\$0	\$1,854
Condominium/Townhome	dwelling unit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,853	\$0	\$3,853
Mobile Home	dwelling unit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,293	\$0	\$1,293
Non Residential													
Medical/Dental Office	1,000 s.f.	\$0	\$1,954	\$0	\$0	\$0	\$0	\$0	\$1,954	\$2,578	\$0	\$0	\$4,532
General Office Building	1,000 s.f.	\$0	\$1,715	\$0	\$0	\$0	\$0	\$0	\$1,715	\$2,263	\$0	\$0	\$3,978
Small Office Building	1,000 s.f.	\$0	\$2,164	\$0	\$0	\$0	\$0	\$0	\$2,164	\$2,856	\$0	\$0	\$5,020
Corporate Headquarters	1,000 s.f.	\$0	\$1,510	\$0	\$0	\$0	\$0	\$0	\$1,510	\$1,992	\$0	\$0	\$3,502
General Light Industrial	1,000 s.f.	\$0	\$796	\$0	\$0	\$0	\$0	\$0	\$796	\$1,051	\$0	\$0	\$1,847
Warehousing	1,000 s.f.	\$0	\$166	\$0	\$0	\$0	\$0	\$0	\$166	\$219	\$0	\$0	\$385
Restaurant	1,000 s.f.	\$0	\$2,580	\$0	\$0	\$0	\$0	\$0	\$2,580	\$3,403	\$0	\$0	\$5,983
Fast Food	1,000 s.f.	\$0	\$2,531	\$0	\$0	\$0	\$0	\$0	\$2,531	\$3,339	\$0	\$0	\$5,870
Vehicle Service	1,000 s.f.	\$0	\$757	\$0	\$0	\$0	\$0	\$0	\$757	\$999	\$0	\$0	\$1,756
Gas/Service Station with Convenience	1,000 s.f.	\$0	\$1,251	\$0	\$0	\$0	\$0	\$0	\$1,251	\$1,650	\$0	\$0	\$2,901

Tega Cay and Fort Mill School District 2023 Impact Fee Schedule Scenario
 Prepared 02Jan2025
 Aric Jensen, AICP

Richland County Permits CY 2023 Data													
Unit of Analysis	Measurement Unit	Multiplier	Gross Quantity/Units	Net Quantity/Bldgs	Public Safety	Fire	EMS	Stormwater	Solid Waste	Water & Sewer	Transportation	Subtotal	Facilities & Equip
Residential													
One Family Dwelling Unit	dwelling unit	1	1,257	1,257	\$ 947,778.00	\$ 2,287,740.00	\$ -	\$ -	\$ -	\$ 4,584,279.00	\$ -	\$ 7,819,797.00	\$ 416,067.00
Apartments (Buildings)	dwelling unit	1	504	21	\$ 9,324.00	\$ 22,512.00	\$ -	\$ -	\$ -	\$ 46,431.00	\$ -	\$ 78,267.00	\$ 4,074.00
Townhome (Three or more units) & Duplexes	dwelling unit	1	49	13	\$ 5,772.00	\$ 13,936.00	\$ -	\$ -	\$ -	\$ 28,743.00	\$ -	\$ 48,451.00	\$ 2,522.00
Manufactured Home	dwelling unit	1	156	156	\$ 117,624.00	\$ 283,920.00	\$ -	\$ -	\$ -	\$ 344,916.00	\$ -	\$ 746,460.00	\$ 51,636.00
Non Residential													
Medical/Dental Office	sq ft	0.001	37,072	37,072	\$ 19,129.15	\$ 46,896.08	\$ -	\$ -	\$ -	\$ 42,592.02	\$ -	\$ 108,617.25	\$ 5,301.30
General Office Building	sq ft	0.001	13,886	13,886	\$ 7,165.18	\$ 17,565.79	\$ -	\$ -	\$ -	\$ 15,953.63	\$ -	\$ 40,684.59	\$ 1,985.70
Small Office Building	sq ft	0.001	1,200	1.2	\$ 619.20	\$ 1,518.00	\$ -	\$ -	\$ -	\$ 1,378.68	\$ -	\$ 3,515.88	\$ 171.60
Corporate Headquarters	sq ft	0.001	20,250	20.25	\$ 10,449.00	\$ 25,616.25	\$ -	\$ -	\$ -	\$ 23,265.23	\$ -	\$ 59,330.48	\$ 2,895.75
General Light Industrial	sq ft	0.001	231,273	231,273	\$ 52,267.70	\$ 128,125.24	\$ -	\$ -	\$ -	\$ 265,709.55	\$ -	\$ 446,102.49	\$ 14,338.93
Warehousing	sq ft	0.001	153,878	153,878	\$ 34,776.43	\$ 85,248.41	\$ -	\$ -	\$ -	\$ 176,790.43	\$ -	\$ 296,815.27	\$ 9,540.44
Restaurant	sq ft	0.001	6,319	6,319	\$ 7,349.00	\$ 18,021.79	\$ -	\$ -	\$ -	\$ 18,149.75	\$ -	\$ 43,520.53	\$ 2,034.72
Fast Food	sq ft	0.001	13,712	13,712	\$ 15,947.06	\$ 39,106.62	\$ -	\$ -	\$ -	\$ 39,384.29	\$ -	\$ 94,437.97	\$ 4,415.26
Vehicle Service	sq ft	0.001	3,075	3,075	\$ 3,576.23	\$ 8,769.90	\$ -	\$ -	\$ -	\$ 3,738.18	\$ -	\$ 16,084.30	\$ 990.15
Gas/Service Station with Convenience	sq ft	0.001	10,588	10,588	\$ 12,313.84	\$ 30,196.98	\$ -	\$ -	\$ -	\$ 12,871.48	\$ -	\$ 55,382.30	\$ 3,409.34
Subtotal					\$ 1,244,090.78	\$ 3,009,173.06	\$ -	\$ -	\$ -	\$ 5,604,202.23	\$ -	\$ 9,857,466.07	\$ 519,382.17

Total Combined Revenue

Parks & Rec	School District	GrossTotal Revenue
\$ 6,308,883.00	\$ 22,824,606.00	\$ 37,369,353.00
\$ 62,076.00	\$ 252,420.00	\$ 396,837.00
\$ 38,428.00	\$ 156,260.00	\$ 245,661.00
\$ 782,964.00	\$ 2,832,648.00	\$ 4,413,708.00
\$ -	\$ -	\$ 113,918.55
\$ -	\$ -	\$ 42,670.29
\$ -	\$ -	\$ 3,687.48
\$ -	\$ -	\$ 62,226.23
\$ -	\$ -	\$ 460,441.42
\$ -	\$ -	\$ 306,355.71
\$ -	\$ -	\$ 45,555.25
\$ -	\$ -	\$ 98,853.24
\$ -	\$ -	\$ 17,074.45
\$ -	\$ -	\$ 58,791.63
\$ 7,192,351.00	\$ 26,065,934.00	\$ 43,635,133.24

\$ 43,635,133.24

Tega Cay and Fort Mill School District Impact Fee Schedule 2023

Land Use Category	Unit of Analysis	Public Safety	Fire	EMS	Stormwater	Solid Waste	Water & Sewer	Transportation	Subtotal	Facilities & Equip	Parks & Rec	School District	Total Fee
Residential													
Single Family Home	dwelling unit	\$754	\$1,820	\$0	\$0	\$0	\$3,647	\$0	\$6,221	\$331	\$5,019	\$18,158	\$29,729
Apartment	dwelling unit	\$444	\$1,072	\$0	\$0	\$0	\$2,211	\$0	\$3,727	\$194	\$2,956	\$12,020	\$18,897
Condominium/Townhome	dwelling unit	\$444	\$1,072	\$0	\$0	\$0	\$2,211	\$0	\$3,727	\$194	\$2,956	\$12,020	\$18,897
Mobile Home	dwelling unit	\$754	\$1,820	\$0	\$0	\$0	\$2,211	\$0	\$4,785	\$331	\$5,019	\$18,158	\$28,293
Non Residential													
Medical/Dental Office	1,000 s.f.	\$516	\$1,265	\$0	\$0	\$0	\$1,149	\$0	\$2,930	\$143	\$0	\$0	\$3,073
General Office Building	1,000 s.f.	\$516	\$1,265	\$0	\$0	\$0	\$1,149	\$0	\$2,930	\$143	\$0	\$0	\$3,073
Small Office Building	1,000 s.f.	\$516	\$1,265	\$0	\$0	\$0	\$1,149	\$0	\$2,930	\$143	\$0	\$0	\$3,073
Corporate Headquarters	1,000 s.f.	\$516	\$1,265	\$0	\$0	\$0	\$1,149	\$0	\$2,930	\$143	\$0	\$0	\$3,073
General Light Industrial	1,000 s.f.	\$226	\$554	\$0	\$0	\$0	\$1,149	\$0	\$1,929	\$62	\$0	\$0	\$1,991
Warehousing	1,000 s.f.	\$226	\$554	\$0	\$0	\$0	\$1,149	\$0	\$1,929	\$62	\$0	\$0	\$1,991
Restaurant	1,000 s.f.	\$1,163	\$2,852	\$0	\$0	\$0	\$2,872	\$0	\$6,887	\$322	\$0	\$0	\$7,209
Fast Food	1,000 s.f.	\$1,163	\$2,852	\$0	\$0	\$0	\$2,872	\$0	\$6,887	\$322	\$0	\$0	\$7,209
Vehicle Service	1,000 s.f.	\$1,163	\$2,852	\$0	\$0	\$0	\$1,216	\$0	\$5,231	\$322	\$0	\$0	\$5,553
Gas/Service Station with Convenience	1,000 s.f.	\$1,163	\$2,852	\$0	\$0	\$0	\$1,216	\$0	\$5,231	\$322	\$0	\$0	\$5,553

??? Impact Fee Schedule Scenario
 Prepared ???
 Aric Jensen, AICP

Richland County Permits CY 2023 Data													
Unit of Analysis	Measurement Unit	Multiplier	Gross Quantity/Units	Net Quantity/Bldgs	Public Safety	Fire	EMS	Stormwater	Solid Waste	Water & Sewer	Transportation	Subtotal	Facilities & Equip
Residential													
One Family Dwelling Unit	dwelling unit	1	1,257	1,257	\$ 510,342.00	\$ 790,653.00	\$ -	\$ -	\$ -	\$ -	\$ 741,630.00	\$ 2,042,625.00	\$ -
Apartments (Buildings)	dwelling unit	1	504	21	\$ 6,027.00	\$ 9,324.00	\$ -	\$ -	\$ -	\$ -	\$ 5,271.00	\$ 20,622.00	\$ -
Townhome (Three or more units) & Duplexes	dwelling unit	1	49	13	\$ 3,731.00	\$ 5,772.00	\$ -	\$ -	\$ -	\$ -	\$ 3,263.00	\$ 12,766.00	\$ -
Manufactured Home	dwelling unit	1	156	156	\$ 63,336.00	\$ 98,124.00	\$ -	\$ -	\$ -	\$ -	\$ 92,040.00	\$ 253,500.00	\$ -
Non Residential													
Medical/Dental Office	sq ft	0.001	37,072	37,072	\$ 7,229.04	\$ 12,456.19	\$ -	\$ -	\$ -	\$ -	\$ 9,935.30	\$ 29,620.53	\$ -
General Office Building	sq ft	0.001	13,886	13,886	\$ 2,707.77	\$ 4,665.70	\$ -	\$ -	\$ -	\$ -	\$ 3,721.45	\$ 11,094.91	\$ -
Small Office Building	sq ft	0.001	1,200	1.2	\$ 234.00	\$ 403.20	\$ -	\$ -	\$ -	\$ -	\$ 321.60	\$ 958.80	\$ -
Corporate Headquarters	sq ft	0.001	20,250	20.25	\$ 3,948.75	\$ 6,804.00	\$ -	\$ -	\$ -	\$ -	\$ 5,427.00	\$ 16,179.75	\$ -
General Light Industrial	sq ft	0.001	231,273	231,273	\$ 22,896.03	\$ 39,547.68	\$ -	\$ -	\$ -	\$ -	\$ 31,684.40	\$ 94,128.11	\$ -
Warehousing	sq ft	0.001	153,878	153,878	\$ 15,233.92	\$ 26,313.14	\$ -	\$ -	\$ -	\$ -	\$ 62,628.35	\$ 104,175.41	\$ -
Restaurant	sq ft	0.001	6,319	6,319	\$ 3,627.11	\$ 6,255.81	\$ -	\$ -	\$ -	\$ -	\$ 14,394.68	\$ 24,277.60	\$ -
Fast Food	sq ft	0.001	13,712	13,712	\$ 7,870.69	\$ 13,574.88	\$ -	\$ -	\$ -	\$ -	\$ 31,235.94	\$ 52,681.50	\$ -
Vehicle Service	sq ft	0.001	3,075	3,075	\$ 1,765.05	\$ 3,044.25	\$ -	\$ -	\$ -	\$ -	\$ 7,004.85	\$ 11,814.15	\$ -
Gas/Service Station with Convenience	sq ft	0.001	10,588	10,588	\$ 6,077.51	\$ 10,482.12	\$ -	\$ -	\$ -	\$ -	\$ 24,119.46	\$ 40,679.10	\$ -
Subtotal					\$ 655,025.87	\$ 1,027,419.97	\$ -	\$ -	\$ -	\$ -	\$ 1,032,677.02	\$ 2,715,122.86	\$ -
Total Combined Revenue													

Parks & Rec	School District	GrossTotal Revenue
\$ 2,155,755.00	\$ -	\$ 4,198,380.00
\$ 25,431.00	\$ -	\$ 46,053.00
\$ 15,743.00	\$ -	\$ 28,509.00
\$ 267,540.00	\$ -	\$ 521,040.00
\$ -	\$ -	\$ 29,620.53
\$ -	\$ -	\$ 11,094.91
\$ -	\$ -	\$ 958.80
\$ -	\$ -	\$ 16,179.75
\$ -	\$ -	\$ 94,128.11
\$ -	\$ -	\$ 104,175.41
\$ -	\$ -	\$ 24,277.60
\$ -	\$ -	\$ 52,681.50
\$ -	\$ -	\$ 11,814.15
\$ -	\$ -	\$ 40,679.10
\$ 2,464,469.00	\$ -	\$ 5,179,591.86

\$ 5,179,591.86

Easley Fee Schedule - Effective ???

Land Use Category	Unit of Analysis	Public Safety	Fire	EMS	Stormwater	Solid Waste	Water & Sewer	Transportation	Subtotal	Facilities & Equip	Parks & Rec	School District	Total Fee
Residential													
Single Family Home	dwelling unit	\$406	\$629	\$0	\$0	\$0	\$0	\$590	\$1,625	\$0	\$1,715	\$0	\$3,340
Apartment	dwelling unit	\$287	\$444	\$0	\$0	\$0	\$0	\$251	\$982	\$0	\$1,211	\$0	\$2,193
Condominium/Townhome	dwelling unit	\$287	\$444	\$0	\$0	\$0	\$0	\$251	\$982	\$0	\$1,211	\$0	\$2,193
Mobile Home	dwelling unit	\$406	\$629	\$0	\$0	\$0	\$0	\$590	\$1,625	\$0	\$1,715	\$0	\$3,340
Non Residential													
Medical/Dental Office	1,000 s.f.	\$195	\$336	\$0	\$0	\$0	\$0	\$268	\$799	\$0	\$0	\$0	\$799
General Office Building	1,000 s.f.	\$195	\$336	\$0	\$0	\$0	\$0	\$268	\$799	\$0	\$0	\$0	\$799
Small Office Building	1,000 s.f.	\$195	\$336	\$0	\$0	\$0	\$0	\$268	\$799	\$0	\$0	\$0	\$799
Corporate Headquarters	1,000 s.f.	\$195	\$336	\$0	\$0	\$0	\$0	\$268	\$799	\$0	\$0	\$0	\$799
General Light Industrial	1,000 s.f.	\$99	\$171	\$0	\$0	\$0	\$0	\$137	\$407	\$0	\$0	\$0	\$407
Warehousing	1,000 s.f.	\$99	\$171	\$0	\$0	\$0	\$0	\$407	\$677	\$0	\$0	\$0	\$677
Restaurant	1,000 s.f.	\$574	\$990	\$0	\$0	\$0	\$0	\$2,278	\$3,842	\$0	\$0	\$0	\$3,842
Fast Food	1,000 s.f.	\$574	\$990	\$0	\$0	\$0	\$0	\$2,278	\$3,842	\$0	\$0	\$0	\$3,842
Vehicle Service	1,000 s.f.	\$574	\$990	\$0	\$0	\$0	\$0	\$2,278	\$3,842	\$0	\$0	\$0	\$3,842
Gas/Service Station with Convenience	1,000 s.f.	\$574	\$990	\$0	\$0	\$0	\$0	\$2,278	\$3,842	\$0	\$0	\$0	\$3,842

Richland County Permits CY 2023 Data													
Unit of Analysis	Measurement Unit	Multiplier	Gross Quantity/Units	Net Quantity/Bldgs	Public Safety	Fire	EMS	Stormwater	Solid Waste	Water & Sewer	Transportation	Subtotal	Facilities & Equip
Residential													
One Family Dwelling Unit	dwelling unit	1	1,257	1,257	\$ 1,068,450.00	\$ 2,452,407.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,520,857.00	\$ -
Apartments (Buildings)	dwelling unit	1	504	21	\$ 8,883.00	\$ 20,391.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 29,274.00	\$ -
Townhome (Three or more units) & Duplexes	dwelling unit	1	49	13	\$ 5,499.00	\$ 12,623.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,122.00	\$ -
Manufactured Home	dwelling unit	1	156	156	\$ 132,600.00	\$ 304,356.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 436,956.00	\$ -
Non Residential													
Medical/Dental Office	sq ft	0.001	37,072	37,072	\$ 24,727.02	\$ 56,720.16	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 81,447.18	\$ -
General Office Building	sq ft	0.001	13,886	13,886	\$ 9,261.96	\$ 21,245.58	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30,507.54	\$ -
Small Office Building	sq ft	0.001	1,200	1.2	\$ 800.40	\$ 1,836.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,636.40	\$ -
Corporate Headquarters	sq ft	0.001	20,250	20.25	\$ 13,506.75	\$ 30,982.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 44,489.25	\$ -
General Light Industrial	sq ft	0.001	231,273	231,273	\$ 47,873.51	\$ 110,085.95	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 157,959.46	\$ -
Warehousing	sq ft	0.001	153,878	153,878	\$ 31,852.75	\$ 73,245.93	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 105,098.67	\$ -
Restaurant	sq ft	0.001	6,319	6,319	\$ 9,491.14	\$ 21,787.91	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 31,279.05	\$ -
Fast Food	sq ft	0.001	13,712	13,712	\$ 20,595.42	\$ 47,278.98	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 67,874.40	\$ -
Vehicle Service	sq ft	0.001	3,075	3,075	\$ 2,051.03	\$ 4,704.75	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,755.78	\$ -
Gas/Service Station with Convenience	sq ft	0.001	10,588	10,588	\$ 15,903.18	\$ 36,507.42	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 52,410.60	\$ -
Subtotal					\$ 1,391,495.16	\$ 3,194,172.18	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,585,667.33	\$ -
Total Combined Revenue													

Parks & Rec	School District	GrossTotal Revenue
\$ 2,451,150.00	\$ -	\$ 5,972,007.00
\$ 20,391.00	\$ -	\$ 49,665.00
\$ 12,623.00	\$ -	\$ 30,745.00
\$ 304,200.00	\$ -	\$ 741,156.00
\$ -	\$ -	\$ 81,447.18
\$ -	\$ -	\$ 30,507.54
\$ -	\$ -	\$ 2,636.40
\$ -	\$ -	\$ 44,489.25
\$ -	\$ -	\$ 157,959.46
\$ -	\$ -	\$ 105,098.67
\$ -	\$ -	\$ 31,279.05
\$ -	\$ -	\$ 67,874.40
\$ -	\$ -	\$ 6,755.78
\$ -	\$ -	\$ 52,410.60
\$ 2,788,364.00	\$ -	\$ 7,374,031.33

\$ 7,374,031.33

??? Fee Schedule - Effective ???													
Land Use Category	Unit of Analysis	Public Safety	Fire	EMS	Stormwater	Solid Waste	Water & Sewer	Transportation	Subtotal	Facilities & Equip	Parks & Rec	School District	Total Fee
Residential													
Single Family Home	dwelling unit	\$850	\$1,951	\$0	\$0	\$0	\$0	\$0	\$2,801	\$0	\$1,950	\$0	\$4,751
Apartment	dwelling unit	\$423	\$971	\$0	\$0	\$0	\$0	\$0	\$1,394	\$0	\$971	\$0	\$2,365
Condominium/Townhome	dwelling unit	\$423	\$971	\$0	\$0	\$0	\$0	\$0	\$1,394	\$0	\$971	\$0	\$2,365
Mobile Home	dwelling unit	\$850	\$1,951	\$0	\$0	\$0	\$0	\$0	\$2,801	\$0	\$1,950	\$0	\$4,751
Non Residential													
Medical/Dental Office	1,000 s.f.	\$667	\$1,530	\$0	\$0	\$0	\$0	\$0	\$2,197	\$0	\$0	\$0	\$2,197
General Office Building	1,000 s.f.	\$667	\$1,530	\$0	\$0	\$0	\$0	\$0	\$2,197	\$0	\$0	\$0	\$2,197
Small Office Building	1,000 s.f.	\$667	\$1,530	\$0	\$0	\$0	\$0	\$0	\$2,197	\$0	\$0	\$0	\$2,197
Corporate Headquarters	1,000 s.f.	\$667	\$1,530	\$0	\$0	\$0	\$0	\$0	\$2,197	\$0	\$0	\$0	\$2,197
General Light Industrial	1,000 s.f.	\$207	\$476	\$0	\$0	\$0	\$0	\$0	\$683	\$0	\$0	\$0	\$683
Warehousing	1,000 s.f.	\$207	\$476	\$0	\$0	\$0	\$0	\$0	\$683	\$0	\$0	\$0	\$683
Restaurant	1,000 s.f.	\$1,502	\$3,448	\$0	\$0	\$0	\$0	\$0	\$4,950	\$0	\$0	\$0	\$4,950
Fast Food	1,000 s.f.	\$1,502	\$3,448	\$0	\$0	\$0	\$0	\$0	\$4,950	\$0	\$0	\$0	\$4,950
Vehicle Service	1,000 s.f.	\$667	\$1,530	\$0	\$0	\$0	\$0	\$0	\$2,197	\$0	\$0	\$0	\$2,197
Gas/Service Station with Convenience	1,000 s.f.	\$1,502	\$3,448	\$0	\$0	\$0	\$0	\$0	\$4,950	\$0	\$0	\$0	\$4,950

Richland County Permits CY 2023 Data													
Unit of Analysis	Measurement Unit	Multiplier	Gross Quantity/Units	Net Quantity/Bldgs	Public Safety	Fire	EMS	Stormwater	Solid Waste	Water & Sewer	Transportation	Subtotal	Facilities & Equip
Residential													
One Family Dwelling Unit	dwelling unit	1	1,257	1,257	\$ -	\$ 257,685.00	\$ -	\$ -	\$ -	\$ -	\$ 4,272,543.00	\$ 4,530,228.00	\$ 620,958.00
Apartments (Buildings)	dwelling unit	1	504	21	\$ -	\$ 2,793.00	\$ -	\$ -	\$ -	\$ -	\$ 51,030.00	\$ 53,823.00	\$ 6,762.00
Townhome (Three or more units) & Duplexes	dwelling unit	1	49	13	\$ -	\$ 1,729.00	\$ -	\$ -	\$ -	\$ -	\$ 33,748.00	\$ 35,477.00	\$ 4,186.00
Manufactured Home	dwelling unit	1	156	156	\$ -	\$ 31,980.00	\$ -	\$ -	\$ -	\$ -	\$ 530,244.00	\$ 562,224.00	\$ 77,064.00
Non Residential													
Medical/Dental Office	sq ft	0.001	37,072	37,072	\$ -	\$ 19,648.16	\$ -	\$ -	\$ -	\$ -	\$ 481,194.56	\$ 500,842.72	\$ 22,613.92
General Office Building	sq ft	0.001	13,886	13,886	\$ -	\$ 7,359.58	\$ -	\$ -	\$ -	\$ -	\$ 54,294.26	\$ 61,653.84	\$ 8,470.46
Small Office Building	sq ft	0.001	1,200	1.2	\$ -	\$ 636.00	\$ -	\$ -	\$ -	\$ -	\$ 6,228.00	\$ 6,864.00	\$ 732.00
Corporate Headquarters	sq ft	0.001	20,250	20.25	\$ -	\$ 10,732.50	\$ -	\$ -	\$ -	\$ -	\$ 58,117.50	\$ 68,850.00	\$ 12,352.50
General Light Industrial	sq ft	0.001	231,273	231,273	\$ -	\$ 122,574.69	\$ -	\$ -	\$ -	\$ -	\$ 407,040.48	\$ 529,615.17	\$ 141,076.53
Warehousing	sq ft	0.001	153,878	153,878	\$ -	\$ 81,555.34	\$ -	\$ -	\$ -	\$ -	\$ 95,404.36	\$ 176,959.70	\$ 93,865.58
Restaurant	sq ft	0.001	6,319	6,319	\$ -	\$ 3,349.07	\$ -	\$ -	\$ -	\$ -	\$ 140,281.80	\$ 143,630.87	\$ 3,854.59
Fast Food	sq ft	0.001	13,712	13,712	\$ -	\$ 7,267.36	\$ -	\$ -	\$ -	\$ -	\$ 1,039,643.84	\$ 1,046,911.20	\$ 8,364.32
Vehicle Service	sq ft	0.001	3,075	3,075	\$ -	\$ 1,629.75	\$ -	\$ -	\$ -	\$ -	\$ 21,678.75	\$ 23,308.50	\$ 1,875.75
Gas/Service Station with Convenience	sq ft	0.001	10,588	10,588	\$ -	\$ 5,611.64	\$ -	\$ -	\$ -	\$ -	\$ 3,000.30	\$ 8,611.94	\$ 6,458.68
Subtotal					\$ -	\$ 554,551.09	\$ -	\$ -	\$ -	\$ -	\$ 7,194,448.85	\$ 7,748,999.94	\$ 1,008,634.33
Total Combined Revenue													

Parks & Rec	School District	GrossTotal Revenue
\$ 3,033,141.00	\$ -	\$ 8,184,327.00
\$ 32,970.00	\$ -	\$ 93,555.00
\$ 20,410.00	\$ -	\$ 60,073.00
\$ 376,428.00	\$ -	\$ 1,015,716.00
\$ -	\$ -	\$ 523,456.64
\$ -	\$ -	\$ 70,124.30
\$ -	\$ -	\$ 7,596.00
\$ -	\$ -	\$ 81,202.50
\$ -	\$ -	\$ 670,691.70
\$ -	\$ -	\$ 270,825.28
\$ -	\$ -	\$ 147,485.46
\$ -	\$ -	\$ 1,055,275.52
\$ -	\$ -	\$ 25,184.25
\$ -	\$ -	\$ 15,070.62
\$ 3,462,949.00	\$ -	\$ 12,220,583.27

\$ 12,220,583.27

??? Fee Schedule - Effective ???													
Land Use Category	Unit of Analysis	Public Safety	Fire	EMS	Stormwater	Solid Waste	Water & Sewer	Transportation	Subtotal	Facilities & Equip	Parks & Rec	School District	Total Fee
Residential													
Single Family Home	dwelling unit	\$0	\$205	\$0	\$0	\$0	\$0	\$3,399	\$3,604	\$494	\$2,413	\$0	\$6,511
Apartment	dwelling unit	\$0	\$133	\$0	\$0	\$0	\$0	\$2,430	\$2,563	\$322	\$1,570	\$0	\$4,455
Condominium/Townhome	dwelling unit	\$0	\$133	\$0	\$0	\$0	\$0	\$2,596	\$2,729	\$322	\$1,570	\$0	\$4,621
Mobile Home	dwelling unit	\$0	\$205	\$0	\$0	\$0	\$0	\$3,399	\$3,604	\$494	\$2,413	\$0	\$6,511
Non Residential													
Medical/Dental Office	1,000 s.f.	\$0	\$530	\$0	\$0	\$0	\$0	\$12,980	\$13,510	\$610	\$0	\$0	\$14,120
General Office Building	1,000 s.f.	\$0	\$530	\$0	\$0	\$0	\$0	\$3,910	\$4,440	\$610	\$0	\$0	\$5,050
Small Office Building	1,000 s.f.	\$0	\$530	\$0	\$0	\$0	\$0	\$5,190	\$5,720	\$610	\$0	\$0	\$6,330
Corporate Headquarters	1,000 s.f.	\$0	\$530	\$0	\$0	\$0	\$0	\$2,870	\$3,400	\$610	\$0	\$0	\$4,010
General Light Industrial	1,000 s.f.	\$0	\$530	\$0	\$0	\$0	\$0	\$1,760	\$2,290	\$610	\$0	\$0	\$2,900
Warehousing	1,000 s.f.	\$0	\$530	\$0	\$0	\$0	\$0	\$620	\$1,150	\$610	\$0	\$0	\$1,760
Restaurant	1,000 s.f.	\$0	\$530	\$0	\$0	\$0	\$0	\$22,200	\$22,730	\$610	\$0	\$0	\$23,340
Fast Food	1,000 s.f.	\$0	\$530	\$0	\$0	\$0	\$0	\$75,820	\$76,350	\$610	\$0	\$0	\$76,960
Vehicle Service	1,000 s.f.	\$0	\$530	\$0	\$0	\$0	\$0	\$7,050	\$7,580	\$610	\$0	\$0	\$8,190
Gas/Service Station with Convenience	1,000 s.f.	\$0	\$530	\$0	\$0	\$0	\$0	\$283	\$813	\$610	\$0	\$0	\$1,423

Town of Fort Mill MAXIMUM and FM School District ACTUAL Impact Fee Schedule Scenario
 Prepared 02Jan2025
 Aric Jensen, AICP

Richland County Permits CY 2023 Data													
Unit of Analysis	Measurement Unit	Multiplier	Gross Quantity/Units	Net Quantity/Bldgs	Public Safety	Fire	EMS	Stormwater	Solid Waste	Water & Sewer	Transportation	Subtotal	Facilities & Equip
Residential													
One Family Dwelling Unit	dwelling unit	1	1,257	1,257	\$ -	\$ 653,640.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 653,640.00	\$ 1,344,990.00
Apartments (Buildings)	dwelling unit	1	504	21	\$ -	\$ 8,337.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,337.00	\$ 17,157.00
Townhome (Three or more units) & Duplexes	dwelling unit	1	49	13	\$ -	\$ 6,760.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,760.00	\$ 10,621.00
Manufactured Home	dwelling unit	1	156	156	\$ -	\$ 69,108.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 69,108.00	\$ 142,272.00
Non Residential													
Medical/Dental Office	sq ft	0.001	37,072	37,072	\$ -	\$ 66,321.81	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 66,321.81	\$ 44,263.97
General Office Building	sq ft	0.001	13,886	13,886	\$ -	\$ 18,440.61	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,440.61	\$ 12,316.88
Small Office Building	sq ft	0.001	1,200	1.2	\$ -	\$ 1,089.60	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,089.60	\$ 727.20
Corporate Headquarters	sq ft	0.001	20,250	20.25	\$ -	\$ 31,144.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 31,144.50	\$ 20,796.75
General Light Industrial	sq ft	0.001	231,273	231,273	\$ -	\$ 168,598.02	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 168,598.02	\$ 112,398.68
Warehousing	sq ft	0.001	153,878	153,878	\$ -	\$ 23,389.46	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 23,389.46	\$ 15,541.68
Restaurant	sq ft	0.001	6,319	6,319	\$ -	\$ 13,086.65	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,086.65	\$ 8,732.86
Fast Food	sq ft	0.001	13,712	13,712	\$ -	\$ 63,486.56	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 63,486.56	\$ 42,383.79
Vehicle Service	sq ft	0.001	3,075	3,075	\$ -	\$ 2,063.33	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,063.33	\$ 1,374.53
Gas/Service Station with Convenience	sq ft	0.001	10,588	10,588	\$ -	\$ 27,984.08	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 27,984.08	\$ 18,687.82
Subtotal					\$ -	\$ 1,153,449.61	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,153,449.61	\$ 1,792,264.15

Total Combined Revenue

Parks & Rec	School District	GrossTotal Revenue
\$ 1,686,894.00	\$ 22,824,606.00	\$ 26,510,130.00
\$ 21,525.00	\$ 252,420.00	\$ 299,439.00
\$ 17,446.00	\$ 156,260.00	\$ 191,087.00
\$ 178,464.00	\$ 2,832,648.00	\$ 3,222,492.00
\$ -	\$ -	\$ 110,585.78
\$ -	\$ -	\$ 30,757.49
\$ -	\$ -	\$ 1,816.80
\$ -	\$ -	\$ 51,941.25
\$ -	\$ -	\$ 280,996.70
\$ -	\$ -	\$ 38,931.13
\$ -	\$ -	\$ 21,819.51
\$ -	\$ -	\$ 105,870.35
\$ -	\$ -	\$ 3,437.85
\$ -	\$ -	\$ 46,671.90
\$ 1,904,329.00	\$ 26,065,934.00	\$ 30,915,976.76

\$ 30,915,976.76

Fort Mill Town 2022 Fee Schedule and Fort Mill School District 2024

Land Use Category	Unit of Analysis	Public Safety	Fire	EMS	Stormwater	Solid Waste	Water & Sewer	Transportation	Subtotal	Facilities & Equip	Parks & Rec	School District	Total Fee
Residential													
Single Family Home	dwelling unit	\$0	\$520	\$0	\$0	\$0	\$0	\$0	\$520	\$1,070	\$1,342	\$18,158	\$21,090
Apartment	dwelling unit	\$0	\$397	\$0	\$0	\$0	\$0	\$0	\$397	\$817	\$1,025	\$12,020	\$14,259
Condominium/Townhome	dwelling unit	\$0	\$520	\$0	\$0	\$0	\$0	\$0	\$520	\$817	\$1,342	\$12,020	\$14,699
Mobile Home	dwelling unit	\$0	\$443	\$0	\$0	\$0	\$0	\$0	\$443	\$912	\$1,144	\$18,158	\$20,657
Non Residential													
Medical/Dental Office	1,000 s.f.	\$0	\$1,789	\$0	\$0	\$0	\$0	\$0	\$1,789	\$1,194	\$0	\$0	\$2,983
General Office Building	1,000 s.f.	\$0	\$1,328	\$0	\$0	\$0	\$0	\$0	\$1,328	\$887	\$0	\$0	\$2,215
Small Office Building	1,000 s.f.	\$0	\$908	\$0	\$0	\$0	\$0	\$0	\$908	\$606	\$0	\$0	\$1,514
Corporate Headquarters	1,000 s.f.	\$0	\$1,538	\$0	\$0	\$0	\$0	\$0	\$1,538	\$1,027	\$0	\$0	\$2,565
General Light Industrial	1,000 s.f.	\$0	\$729	\$0	\$0	\$0	\$0	\$0	\$729	\$486	\$0	\$0	\$1,215
Warehousing	1,000 s.f.	\$0	\$152	\$0	\$0	\$0	\$0	\$0	\$152	\$101	\$0	\$0	\$253
Restaurant	1,000 s.f.	\$0	\$2,071	\$0	\$0	\$0	\$0	\$0	\$2,071	\$1,382	\$0	\$0	\$3,453
Fast Food	1,000 s.f.	\$0	\$4,630	\$0	\$0	\$0	\$0	\$0	\$4,630	\$3,091	\$0	\$0	\$7,721
Vehicle Service	1,000 s.f.	\$0	\$671	\$0	\$0	\$0	\$0	\$0	\$671	\$447	\$0	\$0	\$1,118
Gas/Service Station with Convenience	1,000 s.f.	\$0	\$2,643	\$0	\$0	\$0	\$0	\$0	\$2,643	\$1,765	\$0	\$0	\$4,408

Richland County Permits CY 2023 Data													
Unit of Analysis	Measurement Unit	Multiplier	Gross Quantity/Units	Net Quantity/Bldgs	Public Safety	Fire	EMS	Stormwater	Solid Waste	Water & Sewer	Transportation	Subtotal	Facilities & Equip
Residential													
One Family Dwelling Unit	dwelling unit	1	1,257	1,257	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,040,796.00	\$ 1,040,796.00	\$ 1,615,245.00
Apartments (Buildings)	dwelling unit	1	504	21	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,017.00	\$ 10,017.00	\$ 19,572.00
Townhome (Three or more units) & Duplexes	dwelling unit	1	49	13	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,346.00	\$ 8,346.00	\$ 12,116.00
Manufactured Home	dwelling unit	1	156	156	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 68,484.00	\$ 68,484.00	\$ 183,144.00
Non Residential													
Medical/Dental Office	sq ft	0.001	37,072	37,072	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 101,836.78	\$ 101,836.78	\$ 12,048.40
General Office Building	sq ft	0.001	13,886	13,886	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,678.33	\$ 10,678.33	\$ 3,346.53
Small Office Building	sq ft	0.001	1,200	1.2	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,533.60	\$ 1,533.60	\$ 198.00
Corporate Headquarters	sq ft	0.001	20,250	20.25	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,696.75	\$ 12,696.75	\$ 5,649.75
General Light Industrial	sq ft	0.001	231,273	231,273	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 90,427.74	\$ 90,427.74	\$ 30,528.04
Warehousing	sq ft	0.001	153,878	153,878	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 21,081.29	\$ 21,081.29	\$ 4,154.71
Restaurant	sq ft	0.001	6,319	6,319	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 35,436.95	\$ 35,436.95	\$ 2,710.85
Fast Food	sq ft	0.001	13,712	13,712	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 276,104.83	\$ 276,104.83	\$ 11,545.50
Vehicle Service	sq ft	0.001	3,075	3,075	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,391.10	\$ 4,391.10	\$ 375.15
Gas/Service Station with Convenience	sq ft	0.001	10,588	10,588	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 588,343.40	\$ 588,343.40	\$ 5,092.83
Subtotal					\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,270,173.78	\$ 2,270,173.78	\$ 1,905,726.75
Total Combined Revenue													

Parks & Rec	School District	GrossTotal Revenue
\$ 1,615,245.00	\$ -	\$ 4,271,286.00
\$ 19,572.00	\$ -	\$ 49,161.00
\$ 12,116.00	\$ -	\$ 32,578.00
\$ 183,144.00	\$ -	\$ 434,772.00
\$ -	\$ -	\$ 113,885.18
\$ -	\$ -	\$ 14,024.86
\$ -	\$ -	\$ 1,731.60
\$ -	\$ -	\$ 18,346.50
\$ -	\$ -	\$ 120,955.78
\$ -	\$ -	\$ 25,235.99
\$ -	\$ -	\$ 38,147.80
\$ -	\$ -	\$ 287,650.34
\$ -	\$ -	\$ 4,766.25
\$ -	\$ -	\$ 593,436.22
\$ 1,830,077.00	\$ -	\$ 6,005,977.53

\$ 6,005,977.53

??? Fee Schedule - Effective ???

Land Use Category	Unit of Analysis	Public Safety	Fire	EMS	Stormwater	Solid Waste	Water & Sewer	Transportation	Subtotal	Facilities & Equip	Parks & Rec	School District	Total Fee
Residential													
Single Family Home	dwelling unit	\$0	\$0	\$0	\$0	\$0	\$0	\$828	\$828	\$1,285	\$1,285	\$0	\$3,398
Apartment	dwelling unit	\$0	\$0	\$0	\$0	\$0	\$0	\$477	\$477	\$932	\$932	\$0	\$2,341
Condominium/Townhome	dwelling unit	\$0	\$0	\$0	\$0	\$0	\$0	\$642	\$642	\$932	\$932	\$0	\$2,506
Mobile Home	dwelling unit	\$0	\$0	\$0	\$0	\$0	\$0	\$439	\$439	\$1,174	\$1,174	\$0	\$2,787
Non Residential													
Medical/Dental Office	1,000 s.f.	\$0	\$0	\$0	\$0	\$0	\$0	\$2,747	\$2,747	\$325	\$0	\$0	\$3,072
General Office Building	1,000 s.f.	\$0	\$0	\$0	\$0	\$0	\$0	\$769	\$769	\$241	\$0	\$0	\$1,010
Small Office Building	1,000 s.f.	\$0	\$0	\$0	\$0	\$0	\$0	\$1,278	\$1,278	\$165	\$0	\$0	\$1,443
Corporate Headquarters	1,000 s.f.	\$0	\$0	\$0	\$0	\$0	\$0	\$627	\$627	\$279	\$0	\$0	\$906
General Light Industrial	1,000 s.f.	\$0	\$0	\$0	\$0	\$0	\$0	\$391	\$391	\$132	\$0	\$0	\$523
Warehousing	1,000 s.f.	\$0	\$0	\$0	\$0	\$0	\$0	\$137	\$137	\$27	\$0	\$0	\$164
Restaurant	1,000 s.f.	\$0	\$0	\$0	\$0	\$0	\$0	\$5,608	\$5,608	\$429	\$0	\$0	\$6,037
Fast Food	1,000 s.f.	\$0	\$0	\$0	\$0	\$0	\$0	\$20,136	\$20,136	\$842	\$0	\$0	\$20,978
Vehicle Service	1,000 s.f.	\$0	\$0	\$0	\$0	\$0	\$0	\$1,428	\$1,428	\$122	\$0	\$0	\$1,550
Gas/Service Station with Convenience	1,000 s.f.	\$0	\$0	\$0	\$0	\$0	\$0	\$55,567	\$55,567	\$481	\$0	\$0	\$56,048

Richland County Permits CY 2023 Data													
Unit of Analysis	Measurement Unit	Multiplier	Gross Quantity/Units	Net Quantity/Bldgs	Public Safety	Fire	EMS	Stormwater	Solid Waste	Water & Sewer	Transportation	Subtotal	Parks & Rec
Residential													
One Family Dwelling Unit	dwelling unit	1	1,257	1,257	\$ 164,667.00	\$ 1,035,768.00	\$ 154,611.00	\$ -	\$ -	\$ -	\$ -	\$ 1,355,046.00	\$ 1,069,707.00
Apartments (Buildings)	dwelling unit	1	504	21	\$ 1,953.00	\$ 12,285.00	\$ 1,848.00	\$ -	\$ -	\$ -	\$ -	\$ 16,086.00	\$ 12,684.00
Townhome (Three or more units) & Duplexes	dwelling unit	1	49	13	\$ 1,456.00	\$ 9,087.00	\$ 1,352.00	\$ -	\$ -	\$ -	\$ -	\$ 11,895.00	\$ 9,399.00
Manufactured Home	dwelling unit	1	156	156	\$ 20,436.00	\$ 128,544.00	\$ 19,188.00	\$ -	\$ -	\$ -	\$ -	\$ 168,168.00	\$ 132,756.00
Non Residential													
Medical/Dental Office	sq ft	0.001	37,072	37,072	\$ 2,520.90	\$ 18,610.14	\$ 1,371.66	\$ -	\$ -	\$ -	\$ -	\$ 22,502.70	\$ -
General Office Building	sq ft	0.001	13,886	13,886	\$ 944.25	\$ 6,970.77	\$ 513.78	\$ -	\$ -	\$ -	\$ -	\$ 8,428.80	\$ -
Small Office Building	sq ft	0.001	1,200	1.2	\$ 81.60	\$ 602.40	\$ 44.40	\$ -	\$ -	\$ -	\$ -	\$ 728.40	\$ -
Corporate Headquarters	sq ft	0.001	20,250	20.25	\$ 1,377.00	\$ 10,165.50	\$ 749.25	\$ -	\$ -	\$ -	\$ -	\$ 12,291.75	\$ -
General Light Industrial	sq ft	0.001	231,273	231.273	\$ 8,094.56	\$ 59,205.89	\$ 4,162.91	\$ -	\$ -	\$ -	\$ -	\$ 71,463.36	\$ -
Warehousing	sq ft	0.001	153,878	153.878	\$ 1,846.54	\$ 13,849.02	\$ 1,077.15	\$ -	\$ -	\$ -	\$ -	\$ 16,772.70	\$ -
Restaurant	sq ft	0.001	6,319	6.319	\$ 1,282.76	\$ 9,345.80	\$ 688.77	\$ -	\$ -	\$ -	\$ -	\$ 11,317.33	\$ -
Fast Food	sq ft	0.001	13,712	13.712	\$ 2,783.54	\$ 20,280.05	\$ 1,494.61	\$ -	\$ -	\$ -	\$ -	\$ 24,558.19	\$ -
Vehicle Service	sq ft	0.001	3,075	3.075	\$ 624.23	\$ 4,547.93	\$ 335.18	\$ -	\$ -	\$ -	\$ -	\$ 5,507.33	\$ -
Gas/Service Station with Convenience	sq ft	0.001	10,588	10.588	\$ 2,149.36	\$ 15,659.65	\$ 1,154.09	\$ -	\$ -	\$ -	\$ -	\$ 18,963.11	\$ -
Subtotal					\$ 210,216.72	\$ 1,344,921.15	\$ 188,590.80	\$ -	\$ -	\$ -	\$ -	\$ 1,743,728.67	\$ 1,224,546.00

Total Combined Revenue

School District	Gross Total Revenue
\$ 11,186,043.00	\$ 13,610,796.00
\$ 198,261.00	\$ 227,031.00
\$ 115,687.00	\$ 136,981.00
\$ 1,388,244.00	\$ 1,689,168.00
\$ -	\$ 22,502.70
\$ -	\$ 8,428.80
\$ -	\$ 728.40
\$ -	\$ 12,291.75
\$ -	\$ 71,463.36
\$ -	\$ 16,772.70
\$ -	\$ 11,317.33
\$ -	\$ 24,558.19
\$ -	\$ 5,507.33
\$ -	\$ 18,963.11
\$ 12,888,235.00	\$ 15,856,509.67

\$ 15,856,509.67

FY23 Fee Schedule												
Land Use Category	Unit of Analysis	Public Safety	Fire	EMS	Stormwater	Solid Waste	Water & Sewer	Transportation	Subtotal	Parks & Rec	School District	Total Fee
Residential												
Single Family Home	dwelling unit	\$131	\$824	\$123	\$0	\$0	\$0	\$0	\$1,078	\$851	\$8,899	\$10,828
Apartment	dwelling unit	\$93	\$585	\$88	\$0	\$0	\$0	\$0	\$766	\$604	\$9,441	\$10,811
Condominium/Townhome	dwelling unit	\$112	\$699	\$104	\$0	\$0	\$0	\$0	\$915	\$723	\$8,899	\$10,537
Mobile Home	dwelling unit	\$131	\$824	\$123	\$0	\$0	\$0	\$0	\$1,078	\$851	\$8,899	\$10,828
Non Residential												
Medical/Dental Office	1,000 s.f.	\$68	\$502	\$37	\$0	\$0	\$0	\$0	\$607	\$0	\$0	\$607
General Office Building	1,000 s.f.	\$68	\$502	\$37	\$0	\$0	\$0	\$0	\$607	\$0	\$0	\$607
Small Office Building	1,000 s.f.	\$68	\$502	\$37	\$0	\$0	\$0	\$0	\$607	\$0	\$0	\$607
Corporate Headquarters	1,000 s.f.	\$68	\$502	\$37	\$0	\$0	\$0	\$0	\$607	\$0	\$0	\$607
General Light Industrial	1,000 s.f.	\$35	\$256	\$18	\$0	\$0	\$0	\$0	\$309	\$0	\$0	\$309
Warehousing	1,000 s.f.	\$12	\$90	\$7	\$0	\$0	\$0	\$0	\$109	\$0	\$0	\$109
Restaurant	1,000 s.f.	\$203	\$1,479	\$109	\$0	\$0	\$0	\$0	\$1,791	\$0	\$0	\$1,791
Fast Food	1,000 s.f.	\$203	\$1,479	\$109	\$0	\$0	\$0	\$0	\$1,791	\$0	\$0	\$1,791
Vehicle Service	1,000 s.f.	\$203	\$1,479	\$109	\$0	\$0	\$0	\$0	\$1,791	\$0	\$0	\$1,791
Gas/Service Station with Convenience	1,000 s.f.	\$203	\$1,479	\$109	\$0	\$0	\$0	\$0	\$1,791	\$0	\$0	\$1,791

Beaufort Co SC Impact Fee Schedule Scenario
 Prepared 30dec2024
 Aric Jensen, AICP

Richland County Permits CY 2023 Data													
Unit of Analysis	Measurement Unit	Multiplier	Gross Quantity/Units	Net Quantity/Bldgs	Public Safety	Fire	EMS	Stormwater	Solid Waste	Water & Sewer	Transportation	Subtotal Net Schools	Library
Residential													
One Family Dwelling Unit	dwelling unit	1	1,257	1,257	\$ -	\$ 1,174,038.00	\$ -	\$ -	\$ -	\$ -	\$ 3,697,465.50	\$ 4,871,503.50	\$ 373,329.00
Apartments (Buildings)	dwelling unit	1	504	21	\$ -	\$ 12,600.00	\$ -	\$ -	\$ -	\$ -	\$ 61,771.50	\$ 74,371.50	\$ 3,969.00
Townhome (Three or more units) & Duplexes	dwelling unit	1	49	13	\$ -	\$ 9,295.00	\$ -	\$ -	\$ -	\$ -	\$ 38,239.50	\$ 47,534.50	\$ 2,951.00
Manufactured Home	dwelling unit	1	156	156	\$ -	\$ 111,540.00	\$ -	\$ -	\$ -	\$ -	\$ 458,874.00	\$ 570,414.00	\$ 35,412.00
Non Residential													
Medical/Dental Office	sq ft	0.001	37,072	37,072	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
General Office Building	sq ft	0.001	13,886	13,886	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Small Office Building	sq ft	0.001	1,200	1.2	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Corporate Headquarters	sq ft	0.001	20,250	20.25	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
General Light Industrial	sq ft	0.001	231,273	231,273	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Warehousing	sq ft	0.001	153,878	153,878	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Restaurant	sq ft	0.001	6,319	6,319	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Fast Food	sq ft	0.001	13,712	13,712	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Vehicle Service	sq ft	0.001	3,075	3,075	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Gas/Service Station with Convenience	sq ft	0.001	10,588	10,588	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Subtotal					\$ -	\$ 1,307,473.00	\$ -	\$ -	\$ -	\$ -	\$ 4,256,350.50	\$ 5,563,823.50	\$ 415,661.00

Notes: In some instances the residential fees utilize a sliding scale dependent on dwelling unit size: the value most representative of a new Richland County unit was utilized

For non-residential development with multiple service areas or classifications, the lowest value for each category was utilized.

Total Combined Revenue

Parks & Rec	School District	GrossTotal Revenue
\$ 1,177,809.00	\$ -	\$ 6,422,641.50
\$ 7,413.00	\$ -	\$ 85,753.50
\$ 5,499.00	\$ -	\$ 55,984.50
\$ 65,988.00	\$ -	\$ 671,814.00
\$ -	\$ -	\$ -
\$ -	\$ -	\$ -
\$ -	\$ -	\$ -
\$ -	\$ -	\$ -
\$ -	\$ -	\$ -
\$ -	\$ -	\$ -
\$ -	\$ -	\$ -
\$ -	\$ -	\$ -
\$ -	\$ -	\$ -
\$ -	\$ -	\$ -
\$ 1,256,709.00	\$ -	\$ 7,236,193.50

\$ 7,236,193.50

Beaufort Co Fee Schedule - Effective 2024													
Land Use Category	Unit of Analysis	Public Safety	Fire	EMS	Stormwater	Solid Waste	Water & Sewer	Transportation	Subtotal Net Schools	Library	Parks & Rec	School District	Total Fee
Residential													
Single Family Home	dwelling unit	\$0	\$934	\$0	\$0	\$0	\$0	\$2,942	\$3,876	\$297	\$937	\$0	\$5,110
Apartment	dwelling unit	\$0	\$600	\$0	\$0	\$0	\$0	\$2,942	\$3,542	\$189	\$353	\$0	\$4,084
Condominium/Townhome	dwelling unit	\$0	\$715	\$0	\$0	\$0	\$0	\$2,942	\$3,657	\$227	\$423	\$0	\$4,307
Mobile Home	dwelling unit	\$0	\$715	\$0	\$0	\$0	\$0	\$2,942	\$3,657	\$227	\$423	\$0	\$4,307
Non Residential													
Medical/Dental Office	1,000 s.f.	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
General Office Building	1,000 s.f.	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Small Office Building	1,000 s.f.	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Corporate Headquarters	1,000 s.f.	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
General Light Industrial	1,000 s.f.	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Warehousing	1,000 s.f.	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Restaurant	1,000 s.f.	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fast Food	1,000 s.f.	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Vehicle Service	1,000 s.f.	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Gas/Service Station with Convenience	1,000 s.f.	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Richland County Permits CY 2023 Data													
Unit of Analysis	Measurement Unit	Multiplier	Gross Quantity/Units	Net Quantity/Bldgs	Public Safety	Fire	EMS	Stormwater	Solid Waste	Water & Sewer	Transportation	Subtotal Net School District	Facilities & Equipment
Residential													
One Family Dwelling Unit	dwelling unit	1	1,257	1,257	\$ -	\$ 713,976.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 713,976.00	\$ 990,516.00
Apartments (Buildings)	dwelling unit	1	504	21	\$ -	\$ 7,413.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,413.00	\$ 10,269.00
Townhome (Three or more units) & Duplexes	dwelling unit	1	49	13	\$ -	\$ 4,589.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,589.00	\$ 6,357.00
Manufactured Home	dwelling unit	1	156	156	\$ -	\$ 58,032.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 58,032.00	\$ 80,496.00
Non Residential													
Medical/Dental Office	sq ft	0.001	37,072	37,072	\$ -	\$ 29,954.18	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 29,954.18	\$ 73,402.56
General Office Building	sq ft	0.001	13,886	13,886	\$ -	\$ 8,331.60	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,331.60	\$ 20,412.42
Small Office Building	sq ft	0.001	1,200	1.2	\$ -	\$ 492.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 492.00	\$ 1,206.00
Corporate Headquarters	sq ft	0.001	20,250	20.25	\$ -	\$ 14,073.75	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,073.75	\$ 34,485.75
General Light Industrial	sq ft	0.001	231,273	231,273	\$ -	\$ 76,088.82	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 76,088.82	\$ 186,406.04
Warehousing	sq ft	0.001	153,878	153,878	\$ -	\$ 10,617.58	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,617.58	\$ 26,005.38
Restaurant	sq ft	0.001	6,319	6,319	\$ -	\$ 6,742.37	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,742.37	\$ 14,476.83
Fast Food	sq ft	0.001	13,712	13,712	\$ -	\$ 28,671.79	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 28,671.79	\$ 35,157.57
Vehicle Service	sq ft	0.001	3,075	3,075	\$ -	\$ 931.73	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 931.73	\$ 2,281.65
Gas/Service Station with Convenience	sq ft	0.001	10,588	10,588	\$ -	\$ 12,642.07	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,642.07	\$ 30,969.90
Subtotal					\$ -	\$ 972,555.89	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 972,555.89	\$ 1,512,442.10
Total Combined Revenue													

Parks & Rec	School District	Gross Total Revenue
\$ 2,849,619.00	\$ -	\$ 4,554,111.00
\$ 29,568.00	\$ -	\$ 47,250.00
\$ 18,304.00	\$ -	\$ 29,250.00
\$ 231,660.00	\$ -	\$ 370,188.00
\$ -	\$ -	\$ 103,356.74
\$ -	\$ -	\$ 28,744.02
\$ -	\$ -	\$ 1,698.00
\$ -	\$ -	\$ 48,559.50
\$ -	\$ -	\$ 262,494.86
\$ -	\$ -	\$ 36,622.96
\$ -	\$ -	\$ 21,219.20
\$ -	\$ -	\$ 63,829.36
\$ -	\$ -	\$ 3,213.38
\$ -	\$ -	\$ 43,611.97
\$ 3,129,151.00	\$ -	\$ 5,614,148.98

\$ 5,614,148.98

York City SC Impact Fee Schedule - Effective 2023

Land Use Category	Unit of Analysis	Public Safety	Fire	EMS	Stormwater	Solid Waste	Water & Sewer	Transportation	Subtotal Net Schools	Facilities & Equip	Parks & Rec	School District	Total Fee
Residential													
Single Family Home	dwelling unit	\$0	\$568	\$0	\$0	\$0	\$0	\$0	\$568	\$788	\$2,267	\$0	\$3,623
Apartment	dwelling unit	\$0	\$353	\$0	\$0	\$0	\$0	\$0	\$353	\$489	\$1,408	\$0	\$2,250
Condominium/Townhome	dwelling unit	\$0	\$353	\$0	\$0	\$0	\$0	\$0	\$353	\$489	\$1,408	\$0	\$2,250
Mobile Home	dwelling unit	\$0	\$372	\$0	\$0	\$0	\$0	\$0	\$372	\$516	\$1,485	\$0	\$2,373
Non Residential													
Medical/Dental Office	1,000 s.f.	\$0	\$808	\$0	\$0	\$0	\$0	\$0	\$808	\$1,980	\$0	\$0	\$2,788
General Office Building	1,000 s.f.	\$0	\$600	\$0	\$0	\$0	\$0	\$0	\$600	\$1,470	\$0	\$0	\$2,070
Small Office Building	1,000 s.f.	\$0	\$410	\$0	\$0	\$0	\$0	\$0	\$410	\$1,005	\$0	\$0	\$1,415
Corporate Headquarters	1,000 s.f.	\$0	\$695	\$0	\$0	\$0	\$0	\$0	\$695	\$1,703	\$0	\$0	\$2,398
General Light Industrial	1,000 s.f.	\$0	\$329	\$0	\$0	\$0	\$0	\$0	\$329	\$806	\$0	\$0	\$1,135
Warehousing	1,000 s.f.	\$0	\$69	\$0	\$0	\$0	\$0	\$0	\$69	\$169	\$0	\$0	\$238
Restaurant	1,000 s.f.	\$0	\$1,067	\$0	\$0	\$0	\$0	\$0	\$1,067	\$2,291	\$0	\$0	\$3,358
Fast Food	1,000 s.f.	\$0	\$2,091	\$0	\$0	\$0	\$0	\$0	\$2,091	\$2,564	\$0	\$0	\$4,655
Vehicle Service	1,000 s.f.	\$0	\$303	\$0	\$0	\$0	\$0	\$0	\$303	\$742	\$0	\$0	\$1,045
Gas/Service Station with Convenience	1,000 s.f.	\$0	\$1,194	\$0	\$0	\$0	\$0	\$0	\$1,194	\$2,925	\$0	\$0	\$4,119

SOUTH CAROLINA IMPACT FEES

Survey and Analysis



CONSIDERATIONS

- What services does the County provide?
- What services are impacted by new growth?
- How does the County fund service-related infrastructure?
- What effects could impact fees have on:
 - Residential development?
 - Economic development?



KEY POINTS

- Impact fees may only be used to offset infrastructure costs that are directly attributable to new development
- Impact fees may not be used for operations
- The process to create an impact fee program and ordinance is significant and requires substantial expertise



KEY POINTS

- Impact fee schedules are jurisdiction specific; the exact same process will produce different results in different communities
- Impact fee schedules influence new development through the rate assessed to each land use; however, all fee rates are capped by the existing service level calculation



KEY POINTS

- Impact fee preparation basics:
 - Existing service level analysis
 - Estimated cost of applicable infrastructure based on the existing service level
 - Determination of infrastructure cost attributable to new development



IMPACT FEE STUDY HIGHLIGHTS

- The Consultant recommended that Council consider impact fees in six different categories:
 - Sheriff
 - Transportation
 - EMS
 - Fire
 - Solid Waste
 - Water and Sewer
- The Consultant also identified the potential for a Stormwater impact fee, but did not recommend it at this time because the County does not currently have a masterplan adequately identifying future needs





CASE STUDIES AND CONSIDERATIONS

RICHLAND COUNTY IS UNIQUE

- Has an independent Recreation District and 3 school districts
- City of Columbia is the largest water and sewer utility provider
- Shared metro Fire Department
- 25.5% of entire County land area is urban or suburban
- 91.4% of entire County population lives in an urban or suburban neighborhood
- Is home to the State Capital, the University of South Carolina, and a National Park
- Ft Jackson and McEntire Air Base occupy 12%+ of the land area (~55,000 acres/86 square miles)



SURVEY OF SOUTH CAROLINA JURISDICTIONS

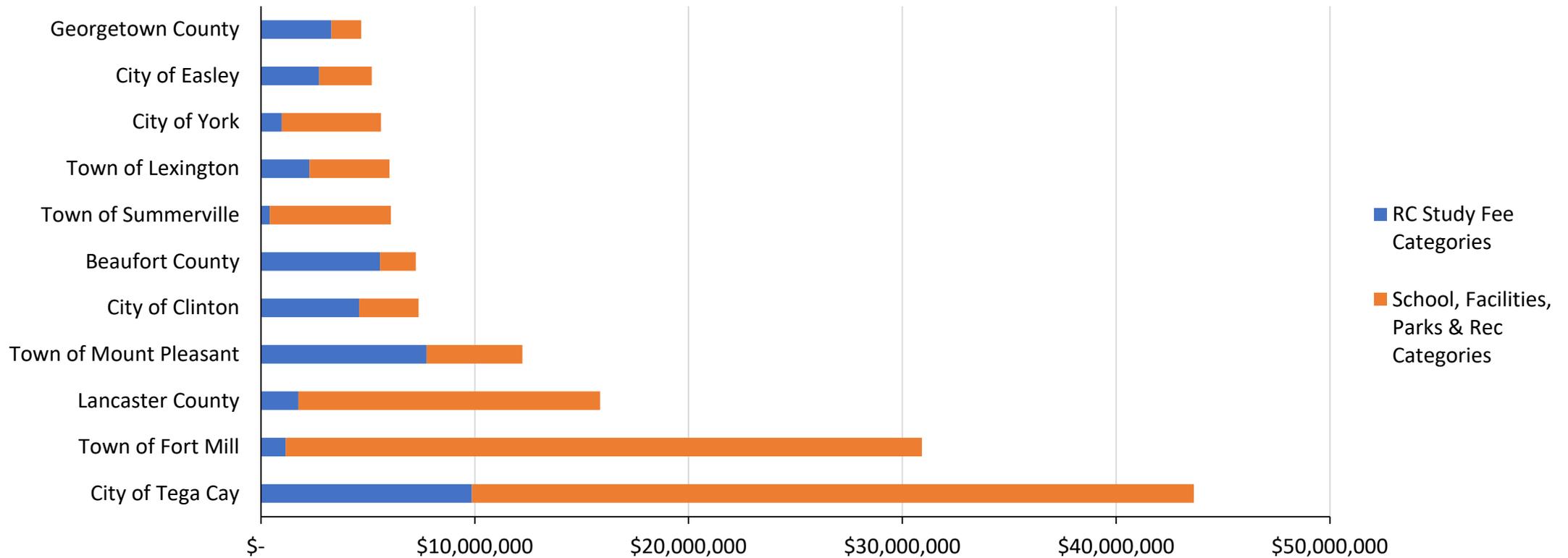
STAFF SURVEYED THE FOLLOWING SC COMMUNITIES:

- Beaufort County
- City of Clinton
- City of Easley
- Town of Fort Mill
- Georgetown County
- Lancaster County
- Town of Lexington
- Town of Mount Pleasant
- Town of Summerville
- City of Tega Cay
- City of York



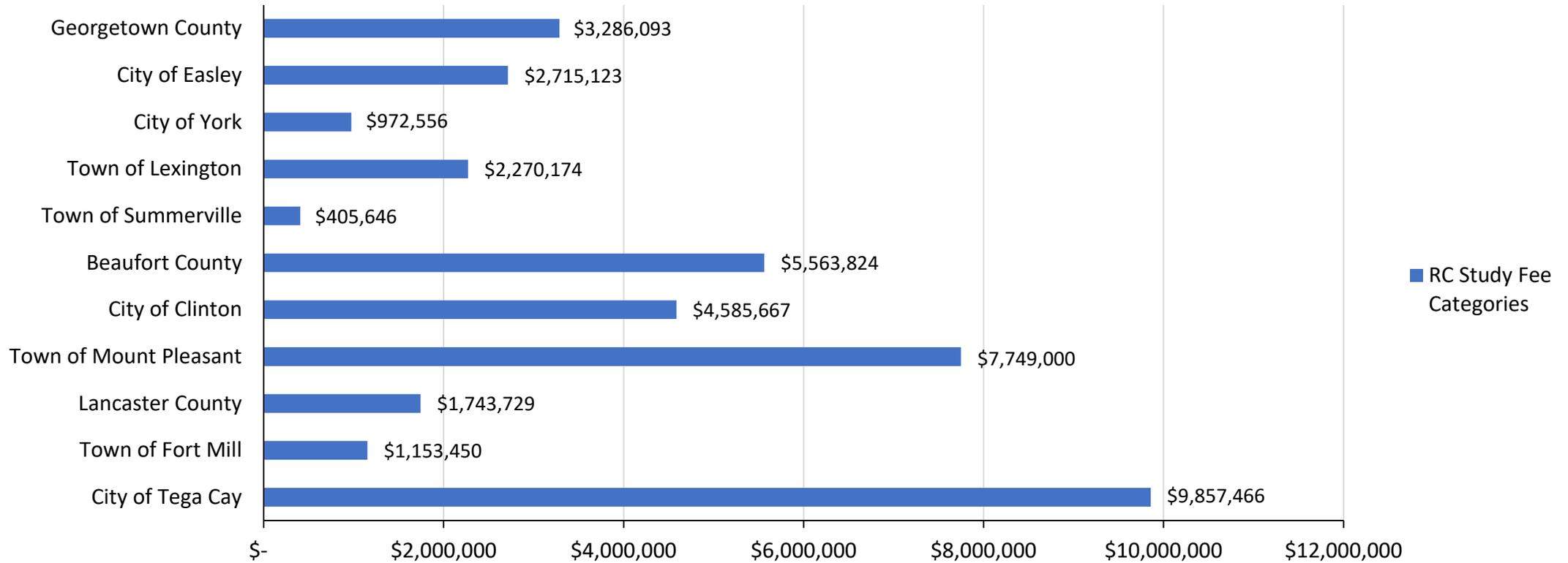
SURVEY OF SOUTH CAROLINA JURISDICTIONS

Total Fees Assessed and Categories Ratio



SURVEY OF SOUTH CAROLINA JURISDICTIONS

Consultant Identified Fee Categories



INFERENCES

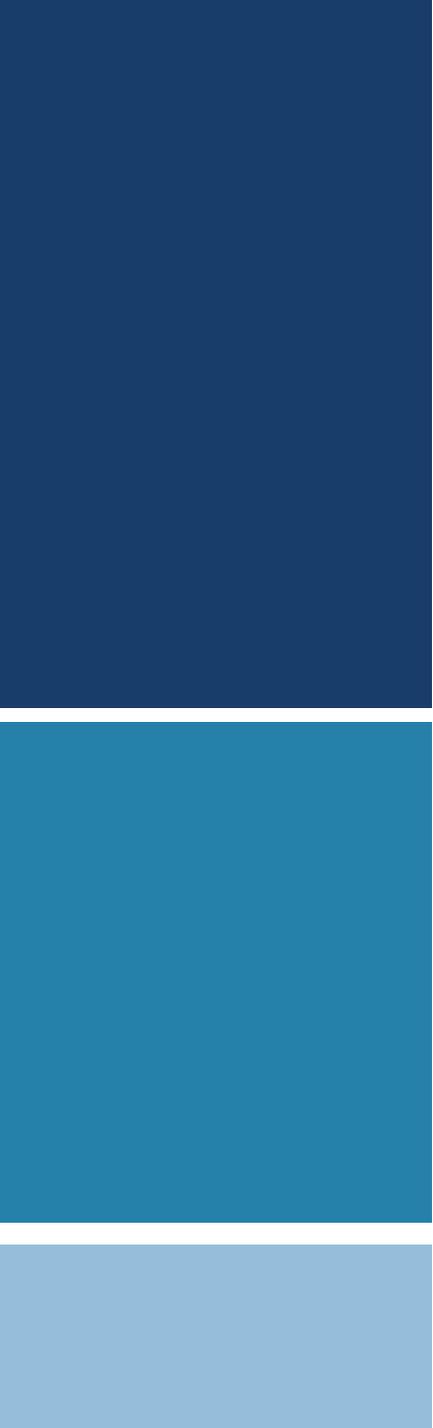
- There is no existing impact fee structure in another jurisdiction that the County can “copy” – Richland County is unique
- Impact fees can
 - only be used for infrastructure
 - only be used to off-set the costs of new development



INFERENCES

- Impact fees cannot
 - pay for improvements over the base service level
 - be used to “fix” or “raise-up” existing areas to current standards – that has to be done with other funds
- The County does not currently have the data necessary to make nuanced decisions such as “What impact fee categories to pursue?” and “What rates should be assessed?” – That data would be collected in a full impact fee study





CASE STUDIES

SCENARIO 1: FAST FOOD RESTAURANTS

Q: WHAT ARE THE POSSIBLE UNDERLYING REASONS FOR SUCH A LARGE DIFFERENCE?

- Jurisdiction Y
 - Assesses \$20,136/1,000 sq. ft.
- Jurisdiction Z
 - Assesses \$1,791/1,000 sq. ft.



SCENARIO 2: RESIDENTIAL SCHOOL IMPACT FEES

Q: WHAT CAN WE INFER ABOUT DEVELOPMENT COSTS AND DEMOGRAPHICS IN THESE TWO JURISDICTIONS?

- Jurisdiction A

- Detached Unit: \$18,158

- Jurisdiction B

- Detached Unit: \$0



SCENARIO 3: RESIDENTIAL PARKS & REC IMPACT FEES

Q: WHAT CAN WE INFER ABOUT HOUSING NEEDS AND DEMOGRAPHICS IN THESE TWO JURISDICTIONS?

- Jurisdiction C

- Detached Unit: \$3,853
- Attached Unit: \$1,854

- Jurisdiction D

- Detached Unit: \$1,342
- Attached Unit: \$1,025



CONSIDERATIONS

- What services does the County provide?
- What services are impacted by new growth?
- How does the County fund service-related infrastructure?
- What effects could impact fees have on:
 - Residential development?
 - Economic development?



CONTACT INFO

- Aric A Jensen, AICP
- Assistant County Administrator
- jensen.aric@richlandcountysc.gov
- 803.576.3584





Informational Agenda Briefing

Prepared by:	Synithia Williams	Title:	Director
Department:	Community Planning & Development	Division:	
Date Prepared:	February 28, 2025	Meeting Date:	March 25, 2025
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)]

Between 2013 and 2020, the Department of Public Works compiled a list of 161 private roads that were not properly conveyed to the County. Of the original 161 roads, 42 remain outstanding (Attachment 1). The Department of Public Works, Community Planning and Development, and the County Attorney's Office met March 11, 2025 to review the challenges related to obtaining the right-of-way for the remaining roads and to identify a path forward.

The Department of Public Works also has a list of all of the private roads and subdivisions in the County. The challenge is to identify how many of the roads in the 229 private subdivisions (70 miles of roadway) were abandoned.

Related to changes to County ordinances and/or protocols: Several of the improperly conveyed roads were purchased at tax sales. The Department of Public Works now receives a list of properties up for tax sale and removes any roads from the list. The Department has reached out to the Forfeited Land Commission, which is responsible for any properties not sold at a tax sale, and requested that any roads within its purview not be re-listed for auction. The updated Land Development Manual and Land Development Code have clear project closeout procedures that outline how roads are to be conveyed to the County and steps for roads that will remain privately owned.

ATTACHMENTS:

1. List of Outstanding Subdivision Roads

Subdivision	Road Name	Owner of Record	TMS Number	District	Estimated Cost to Repair	Comments
Beasley Creek Phase 1A	Beasley Creek Drive	Beasley Creek Estates LLC	R14808-05-02	7		
Beasley Creek Phase 1A	West Bowmore Drive	Beasley Creek Estates LLC	R14808-05-02	7		
Beasley Creek Phase 1B	Beasley Creek Drive	Beasley Creek Estates LLC	R14807-03-01	7		
Beasley Creek Phase 1B	East Bowmore Drive	Beasley Creek Estates LLC	R14807-03-02	7		
Beasley Creek Phase 1B	Glen Ord Court	Beasley Creek Estates LLC	R14807-03-02	7		
Beasley Creek Phase 1B	Sardis Court	Beasley Creek Estates LLC	R14807-03-01	7		
Beasley Creek Phase 1B	Tormore Court	Beasley Creek Estates LLC	R14807-03-02	7		
Devon Green Phase 1	Moody View Ct	Brookhaven Development Co. Inc	20210-05-01	8	\$2,500.00	PHASE 1 NOW OWNED BY LYNDA MONTGOMERY (TAX SALE?)
Devon Green Phase 1	Sonny Ct	Brookhaven Development Co. Inc	20210-05-01	8	\$2,500.00	PHASE 1 NOW OWNED BY LYNDA MONTGOMERY (TAX SALE?)
Devon Green Phase 1	Jaybird Ln (Portion of)	Brookhaven Development Co. Inc	20210-05-01	8		PHASE 1 NOW OWNED BY LYNDA MONTGOMERY (TAX SALE?)
Devon Green Phase 2 & 3	Jaybird Ln (Portion of)	Brookhaven Development Co. Inc	20210-05-02	8	\$10,000.00	
Devon Green Phase 2 & 3	Reidy Ct	Brookhaven Development Co. Inc	20210-05-02	8	\$5,000.00	
Heritage Hills Phase 2B	Burnwood Ct	Sandra Elliott	14703-03-01	7	\$5,000.00	
Heritage Hills Phase 2B	Cedar Edge Ct	Sandra Elliott	14703-03-01	7	\$5,000.00	
Heritage Hills Phase 2B	Heritage Hills Dr (Portion of)	Sandra Elliott	14703-03-01	7	\$45,000.00	
Heritage Hills Phase 2B	Hickory Knoll Rd	Sandra Elliott	14703-03-01	7	\$5,000.00	
N/A: Graces Way (Only needs sidewalks)	Graces Way	Sparkleberry LLC	22812-02-02	9	\$30,000.00	
N/A: Graces Way (Only needs sidewalks)	Graces Way	GRI-EQY(Sparkleberry Square)LLC	22909-03-17	9		Having trouble making contact with owner
North Lake Shore Point	Angela Dawn Ct	Michael Hydrick	02408-05-08	1	No Cost Established	Bought at Tax Sale
Rice Creek Farms	Rice Creek Farms Road	Washington Scott	20300-02-55	8		Appraised for possible condemnation
Rice Creek Farms	Rice Creek Farms Road	SECURITY FEDERAL BANK	20300-02-04	8		Appraised for possible condemnation
Rice Creek Farms	Rice Creek Farms Road	Hurricane Construction Inc	20312-06-01	8		THIS PORTION PART OF HAWTHORNE RIDGE S/D, NOT PART OF LIST
Rice Creek Farms	Rice Creek Farms Road	Rice Point Columbia LLC	20300-02-42	8		Appraised for possible condemnation
Rice Creek Farms	Rice Creek Farms Road	Rice Point Columbia LLC	20300-02-49	8		Appraised for possible condemnation
Rice Creek Farms	Rice Meadow Way	Rice Point Columbia LLC	20310-06-02	8		
Rice Creek Farms	Rice Meadow Way	Rice Point Columbia LLC	20300-02-51	8		
Rice Creek Farms	Rice Meadow Way	Hereafter Roofing LLC	20300-02-32	8		Parcel is not exclusive to road r/w
Rice Creek Ridge	Buttonbush Court	Rice Creek Farms Partnership	20307-06-03	8		Can't be deeded until both Rice Creek Farms Rd and Persimmon Hill SD are deeded (no connection)
Rice Creek Ridge	Sand Iris Court	Rice Creek Farms Partnership	20307-06-03	8		Can't be deeded until both Rice Creek Farms Rd and Persimmon Hill SD are deeded (no connection)
Sageland Place Phase 1	Sageland Place	Centerline Development LLC	19705-01-02	10		
Sageland Place Phase 1	Thyme Circle	Centerline Development LLC	19705-01-02	10		
Wildewood: Old Still Rd	Old Still Rd	Wildwood III Associates	22801-04-11			
Wildewood: Old Still Rd	Old Still Rd	Wildwood I Associates	22806-01-10	9	\$200,000.00	
Willow Lake Commons Phase 2	Weeping Willow Circle	Willow Commons HOA-VIP Developers	R17705-02-03	2		
Willow Lake Commons Phase 2	Willow Glen Circle	Willow Commons HOA-VIP Developers	R17705-02-03	2		
Willow Lake Phase 2	Knot Court	John Backhaus	17106-08-10	2		
Willow Lake Phase 2	Pine Loop Court	John Backhaus	17106-08-10	2		
Willow Lake Phase 2	Pine Loop Drive	John Backhaus	17106-08-10	2		
Willow Lake Phase 3	Oak Lake Court	John Backhaus	17705-02-01	2		
Willow Lake Phase 3	Old Hickory Court	John Backhaus	17705-02-01	2		
Willow Lake Phase 3	Sand Oak Court	John Backhaus	17705-02-01	2		



Informational Agenda Briefing

Prepared by:	Synithia Williams	Title:	Director
Department:	Community Planning & Development	Division:	
Date Prepared:	February 18, 2025	Meeting Date:	February 25, 2025
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."		

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.

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 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 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 require future revisions to the Land Development Code to meet the goals in the Comprehensive Plan.

One of the requirements of the Comprehensive Plan is 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 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 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, 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 bases on the Plan's recommendations for future land use and natural resource protection.
- Enforce ordinance 10-3 to reduce air pollution associated with land clearing burning during construction.
- Consider budgeting to have an outside consultant provide an environmental assessment of all County ordinances.

The recommendation is to include any best practices identified during the update of the Comprehensive Plan in the next update of the Land Development Manual and Land Development Code.



Informational Agenda Briefing

Prepared by:	Synithia Williams	Title:	Director
Department:	Community Planning & Development	Division:	
Date Prepared:	March 3, 2025	Meeting Date:	March 25, 2025
Approved for consideration:	Assistant County Administrator	Aric A Jensen, AICP	
Meeting/Committee	Development & Services		
Subject:	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.		

At the October 15, 2024 Council meeting, the following motion was made and assigned to the Development & Services committee:

"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."

The Planning Commission deferred approval of the Neighborhood Character Overlay District for the Olympia Neighborhood at their March 3, 2025 meeting. Though the Commission supports the development of the Neighborhood Character Overlay, members had questions about the language in the ordinance. The Commission has requested for staff to update language regarding the types of materials allowed on new and reconstruction. The concern is that the intent of the overlay is to uphold architectural standards; however, the language could be interpreted in a way that requires exact replicas of materials. This could make it harder for property owners to make renovations or maintain their property. The Commission also asked for an updated map that identifies the two different historical housing types allowed in New Hill and Old Hill.

Staff requested that Planning Commission members submit any additional comment by March 17, 2025. The changes requested by the Commission will be presented at its April 7, 2025 meeting.



Informational Agenda Briefing

Prepared by:	Synithia Williams	Title:	Director
Department:	Community Planning & Development	Division:	
Date Prepared:	March 5, 2025	Meeting Date:	March 25, 2025
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.		

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."

Community Planning and Development staff met with Assistant County Administrator Jensen and Councilman Branham and discussed options to address the concerns in the Ballentine Area. These options are in lieu of developing a Neighborhood Master Plan, which in its current state, does not meet the intent of what the community needs.

In lieu of a Neighborhood Master Plan, the following items are recommended:

1. Develop a commercial corridor overlay district to address commercial growth along HWY 76. This overlay may also potentially be used along other road corridors facing development pressure.
2. Consider creating a special protection area for Lake Murray utilizing a Water Resource Overlay District as outlined in the Land Development Code. Staff recommends reviewing the requirements for this district and including any necessary update. This district can be used for properties along Lake Murray and could potentially be used to protect other water resources in the County.
3. Consider the development of additional requirements to address marinas. This could also be included as part of the update to the Water Resources Overlay District.

Staff is currently reviewing the various non-residential zoning districts to determine the best uses and standards to recommend for any additional overlay districts. The goal is to present the updated standards for consideration in tandem with the adoption of the new Comprehensive Plan in the fall of 2025.