



Development and Services Committee

Norman Jackson	Damon Jeter	Julie-Ann Dixon (Chair)	Bill Malinowski	Seth Rose
District 11	District 3	District 9	District 1	District 5

October 25, 2016 - 5:00 PM
2020 Hampton St.

Call to Order

Approval of Minutes

- 1 July 26, 2016 [PAGES 4-5]

Adoption of Agenda

Items for Action

- 2 Emergency Services Department – Hazard Mitigation Plan [PAGES 6-9]
- 3 Emergency Services Department: Fire Hose and Equipment Purchase [PAGES 10-13]
- 4 Conservation Department: Acceptance of Donated Property [PAGES 14-17]

- 5 Building Inspections: Intergovernmental Agreement between Richland County and the Town of Eastover [PAGES 18-25]

- 6 Planning Department: Selection of Consultant for the Rewrite of the Richland County Land Development Code and Zoning Regulations [PAGES 26-28]

Items Pending Analysis

- 7 Hiller Rd. [PAGE 29]

Adjournment



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 SOUTH CAROLINA



DEVELOPMENT & SERVICES COMMITTEE

July 26, 2016
5:00 PM
County Council Chambers

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

CALL TO ORDER

Ms. Dixon called the meeting to order at approximately 5:02 PM

APPROVAL OF MINUTES

Regular Session: June 28, 2016 – Mr. Malinowski moved, seconded by Mr. Jeter, to approve the minutes as distributed. The vote in favor was unanimous.

ADOPTION OF AGENDA

Mr. Rose moved, seconded by Mr. Jeter, to adopt the agenda as published. The vote in favor was unanimous.

ITEMS FOR ACTION

Petition to Close Terramont Drive – Mr. Madden stated this property is located in District 7. The request is to consent to the closure of the road.

Mr. Malinowski moved, seconded by Mr. Rose, to forward to Council with a recommendation to approve the request to close Terramont Drive. The vote in favor was unanimous.

Department of Public Works: Maintenance and Cleaning Project – Mr. Harley stated the request is to award the contract to Cooper Sand in the amount of \$166,000 for sediment removal from Greengate Pond.

Mr. Malinowski moved, seconded by Mr. Jeter, to forward to Council with a recommendation to approve the request to award the contract to Cooper Sand for the removal of sediment in Greengate Pond in the amount of \$166,000. The vote in favor was unanimous.

Request for Easement – Hiller Road – Mr. Malinowski stated this item was deferred at the June committee meeting because the County has a requirement that the City request permission prior to serving customers in the unincorporated areas of Richland County. To date, a letter has not been received from the City of Columbia.

Council Members Present

Julie-Ann Dixon, Chair
District Nine

Bill Malinowski
District One

Damon Jeter
District Three

Seth Rose
District Five

Others Present:

Warren Harley
Kevin Bronson
Brandon Madden
Michelle Onley
Roxanne Ancheta
Brad Farrar
Synithia Williams
Quinton Epps

Mr. Malinowski moved, seconded by Mr. Jeter, to defer this item until the September committee meeting. The vote in favor was unanimous.

ITEMS PENDING ANALYSIS

Comprehensive Youth Program – This item was held in committee.

Motions Related to the Development of a Diversity Statement and the Feasibility of Conducting a Workplace Diversity Study – This item was held in committee.

Motion to Have a Subcommittee Examine the County's EMS Services – This item was held in committee.

Motion to Develop Rental Ordinance(s) – This item was held in committee.

ADJOURNMENT

The meeting adjourned at approximately 5:07 PM.

The Minutes were transcribed by Michelle M. Onley, Deputy Clerk of Council

Richland County Council Request of Action

Subject:

Emergency Services Department – Hazard Mitigation Plan

Richland County Council Request of Action

Subject: Emergency Services Department – Hazard Mitigation Plan

A. Purpose

The purpose of this report is for Council to adopt a resolution to approve the “All Natural Hazards Risk Assessment and Mitigation Plan” for Richland County and the Central Midlands Region of South Carolina.

B. Background / Discussion

Every five years, Richland County works with the four midlands counties and the Central Midlands Region of South Carolina to review, update and approve a joint “All Natural Hazards Risk and Mitigation Plan” (Hazard Mitigation Plan). Each county must have a plan and update it every five years. We must update our plan in 2016. The updated plan can be accessed at www.cmcog.org.

It is important to have an up-to-date plan to address the threat natural hazards pose to people and property. Undertaking mitigation hazards before a disaster reduces the potential for harm to our citizens and property, and potentially saves tax dollars. Our hazard mitigation plan is required by FEMA and is a condition to receiving hazard mitigation grant funds. Central Midlands assisted the four midlands counties in preparing the joint plan. Central Midlands submitted the updated plan to FEMA for approval and the public comment period has ended. The plan provides awareness that revising and updating the plan is critical for active and effective mitigation and that Richland County’s ability to monitor and record data is critical to updating our plan.

There is no cost to the County to approve the plan. However, because the Plan is required by FEMA as a condition to receive hazard mitigation grants, failure to approve the plan may cost Richland County hazard mitigation funds.

C. Legislative / Chronological History

10/01/2011	The current All Natural Hazards Risk Assessment and Mitigation Plan was approved by County Council through a resolution.
10/04/2015	Flood Impacted Richland County. Current Plan was used to obtain Hazard Mitigation Grants for Disaster Recovery.
12/10/2015	Process started by Central Midlands to update the joint Plan.
06/10/2016	Plan submitted to FEMA for approval.
08/11/2016	FEMA approved the Plan.
08/12/2016	Public comment period opened.
08/30/2016	Public Meeting held.
08/31/2016	Public Comment period closed.
09/06/2016	Plan submitted for adoption by Richland County Council

D. Alternatives

1. Accept and adopt the updated joint Central Midlands Plan (Plan) by approving the Resolution. By approving the Resolution and subsequently adopting the Central Midlands Plan, the County will be qualified to receive future Hazard Mitigation Funds, including but not limited to the Hazard Mitigation Grant Program (HMGP) funds. Not approving this

Resolution would adversely impact the ability of the County to pursue this type of funding in the future, including the HGMP funding the County is currently pursuing to assist in the October 2015 flood recovery efforts.

2. Do not accept and adopt the updated joint Central Midlands Plan (Plan) by approving the Resolution. There are no apparent advantages to Council approving this alternative.

However, some of the disadvantages of this alternative are as follows:

- If we do not accept the Central Midlands plan, Richland County could make changes and re-submit the current Plan to FEMA . This process will take at least another six months.
- Creating a separate Richland County Plan and submitting it to FEMA for approval will require extensive work and will take up to one year to complete.
- Resubmitting the current Plan to FEMA without providing updates will result in an out-of-date Plan.
- Not submitting a Plan to FEMA will increase our vulnerability to natural disaster and make us ineligible for Hazard Mitigation funds.

E. Final Recommendation

It is recommended that Council approve the Central Midlands Plan with updates and adopt it by County Council Resolution so Richland County will continue to be eligible for Hazard Mitigation funds. The plan and draft Resolution is attached for review.

DRAFT RESOLUTION

**All Natural Hazards Mitigation Plan Adoption Resolution Resolution # _____
Adopting the All Natural Hazards Risk Assessment and Mitigation Plan for the
Central Midlands Region of South Carolina**

Whereas, Richland County recognizes the threat that natural hazards pose to people and property; and

Whereas, undertaking hazard mitigation actions before disasters occur will reduce the potential for harm to people and property and save taxpayer dollars; and

Whereas, an adopted all hazards mitigation plan is required as a condition of future grant funding of mitigation projects; and

Whereas, Richland County participated jointly in the planning process with the other units of government in the Central Midlands region of South Carolina to prepare an all hazards mitigation plan;

Whereas, Richland County is aware that revision and updating of the plan is critical for active and effective hazard mitigation and that Richland County will monitor and record hazard related data and events that can be used to update the all natural hazards mitigation plan;

Now, therefore, be it resolved, that the Richland County Council hereby adopts the All Natural Hazards Risk Assessment and Mitigation Plan for the Central Midlands Region in its entirety as an official plan and will undertake annual recording of hazard events, their impact duration and cost.

Be it further resolved, that the Central Midlands Council of Governments, accepting the All Natural Hazards Risk Assessment and Mitigation Plan from the Central Midlands Regional Risk Assessment and Hazard Mitigation Committee, will submit on behalf of the participating counties and municipalities the adopted All Natural Hazards Plan to the Federal Emergency Management Agency officials for final review and approval.

Date _____

Certifying Official Signature of County Council Chairman

Richland County Council Request of Action

Subject:

Emergency Services Department: Fire Hose and Equipment Purchase

Richland County Council Request of Action

Subject: Emergency Services Department: Fire Hose and Equipment Purchase

A. Purpose

The purpose of this report is to obtain Council approval to purchase hose and equipment that is needed for the new fire trucks recently received. Funding will come from the fire bond.

B. Background / Discussion

Richland County received 11 pumpers, four rescue trucks and an aerial (ladder) truck. Hose and equipment is needed to upgrade or replace older unusable equipment. The awards for two vendors exceed \$100,000 so Council's approval is needed.

Eight vendors responded to the hose bid. Three of the vendors submitted partial bids or bid hoses that did not meet flow and friction requirements.

The following vendor bids were accepted for 1 ¾ inch, 2 ½ inch, 5 inch and 6 inch hoses;

HOSE

Wally's Fire	\$111,332.00
Nafeco	\$112,957.67
Technology Intl.	\$117,506.00
Safe Ind.	\$118,716.00
A&A Fire Supply	\$127,358.94

*Non Responsive Bidders – (Submitted partial bids or did not meet specs for flow requirements)

Dana Safety	\$103,275.00
Newton's	\$103,766.51
Tactical Fire	\$107,141.75

Wally's Fire Equipment Company is the lowest, responsible and responsive bidder.

Total Hose Cost	\$111,332.00
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EQUIPMENT

Equipment to replace or update older firefighting equipment is needed. Examples are nozzles and couplers, axes, pike poles, fire extinguishers, sledge hammers, bolt cutters, chain saw, rescue saw, lift bags, etc.

Six vendors responded to the bid request for equipment. Each vendor was a responsive and responsible bidder on at least one piece of equipment. One vendor's award exceeds \$100,000 so Council's approval is needed.

The following vendors will be awarded purchase orders for the following amounts:

Vendor	Equipment Provided	Cost
Municipal Emergency Services	All technical heavy rescue & crash extrication equipment to equip 4 new rescue trucks.	\$119,516.15
Newton's Fire	Firefighting rescue hydraulic hose, rescue saws, crash air rescue bags, and supplied air systems to equip 4 new rescue trucks.	\$ 37,901.52
Safe Indt.	Firefighting equipment to equip 11 new fire engines. I.e. Water moving appliances & firefighting nozzles.	\$ 30,158.00
Wally's	Ladder belts, rescue saws, crash bags, jacks & rescue stokes baskets to equip 4 rescue trucks.	\$ 23,046.44
Dana Safety	Large firefighting approved "Light Box" flash lights to equip 11 new fire engines and 4 rescue trucks.	\$ 2,422.74
Nafeco	Additional personal protective equipment for technical rescue & extrication equipment to equip 4 new rescue trucks. I.e. Helmets & gloves.	\$ 2,138.79
Total		\$215,183.64

This purchase was planned and funding is included in the fire bond account. No other funds are needed. Fire Bond 11790000

Hose Purchase	\$111,332.00
Equipment Purchase	\$215,183.64

TOTAL	\$326,515.64

C. Legislative / Chronological History

- 03/10/16 Final Specifications reviewed
- 05/05/16 Request for bids published
- 06/02/16 Bid closed for Equipment
- 06/15/16 Bids closed for Hose
- 09/08/16 Recommendation for award sent to Council

D. Alternatives

1. Approve the request to award the bids for the purchase of the Hose and Equipment to be placed on the new fire trucks. This will assist in having the proper equipment on each truck so firefighters have the equipment when responding to a fire call. New reliable equipment also improves firefighter safety. Not approving the purchases will result in the trucks not having the functional firefighting equipment needed for the mission.
2. Do not award the bids and the trucks will not have the proper functioning equipment. There are no apparent advantages for this alternative. Some of the disadvantages of this alternative are as follows:
 - Not awarding the bids and selecting different vendors will delay the purchase and may increase the cost.
 - Not awarding the bids and re-initiating the purchasing process will delay the purchase of the equipment and possibly increase the cost.
 - Not awarding the bids and attempting to re-use older equipment may create equipment shortages due to broken, unusable or unsafe equipment.

E. Recommendation

It is recommended that Council award bids for the hose and equipment to the vendors identified in the total amount of \$326,515.64 so that the needed equipment is placed on the new trucks and available for firefighting.

Richland County Council Request of Action

Subject:

Conservation Department: Acceptance of Donated Property

Richland County Council Request of Action

Subject: Conservation Department: Approval of Donation of Three Parcels for Conservation

A. Purpose

County Council is requested to approve the donation of three small parcels of land for conservation and recreation purposes in the Longtown vicinity adjacent to a large county-owned parcel.

B. Background / Discussion

In 2010, Richland County Conservation Commission (RCCC) accepted a donation from The Mungo Company of 236 acres, TMN 17500-03-67, which falls in Council Districts 2 and 7. The conservation values of the land include forested wetlands and protection of Roberts Branch, a major tributary of Crane Creek. Recreation opportunities exist for neighborhood hiking trails and outdoor classrooms. Both Longleaf Middle School and Sandlapper Elementary School are within easy walking distance of the property.

The Mungo Company has offered to donate three parcels within TMN 17500-03-42 that total five (5) acres and abut the large Richland County-owned tract. The Mungo Company has also agreed to provide a title opinion, general warranty deeds and recording of deeds. Both parcels #1 and 2 face Longreen Parkway and Spring Park Drive while #3 is on Longtown Road (see attached map). Parcel #1 is high ground with loblolly and longleaf pine predominant. This tract could provide parking for accessing a trail system and is separated from the neighbors by a tall retaining wall. Parcels #2 and #3 have wetlands, hardwood trees, and provide a welcome green buffer. Adding these parcels will eliminate difficult to distinguish property boundaries and provide road frontage to the county's larger parcel.

At their August 15, 2016 meeting, RCCC voted unanimously to accept the parcels since they adjoin and enhance the benefit of the large conservation property, protect more wetlands, and provide potential access for future nature-based recreation opportunities. Access to trails, greenways, and other nature-based recreational opportunities generally increases property values, economic benefits and quality of life for residents.

C. Legislative / Chronological History

This is a staff and RCCC-initiated request; therefore, there is no legislative history.

D. Financial Impact

Property taxes on the entire parcel amounted to \$20.97 taxes in 2015 so impact on county tax revenue is minimal. This property would be maintained as is and become a part of the larger conservation property. No additional expenditures will be required as long term operation and maintenance needs will be minimal as long as the properties are maintained in their current state. If plans are developed for future nature-based recreation opportunities such as trails or greenways, funding for their development as well as their long-term operation and maintenance will be secured from grants or other sources before implementation of the plans.

The property is offered as a donated for Conservation. The cost to the County would be

- the forgone taxes that are estimated to be immaterial
- any future cost for maintenance and upkeep
- any future cost for development for other uses

E. Alternatives

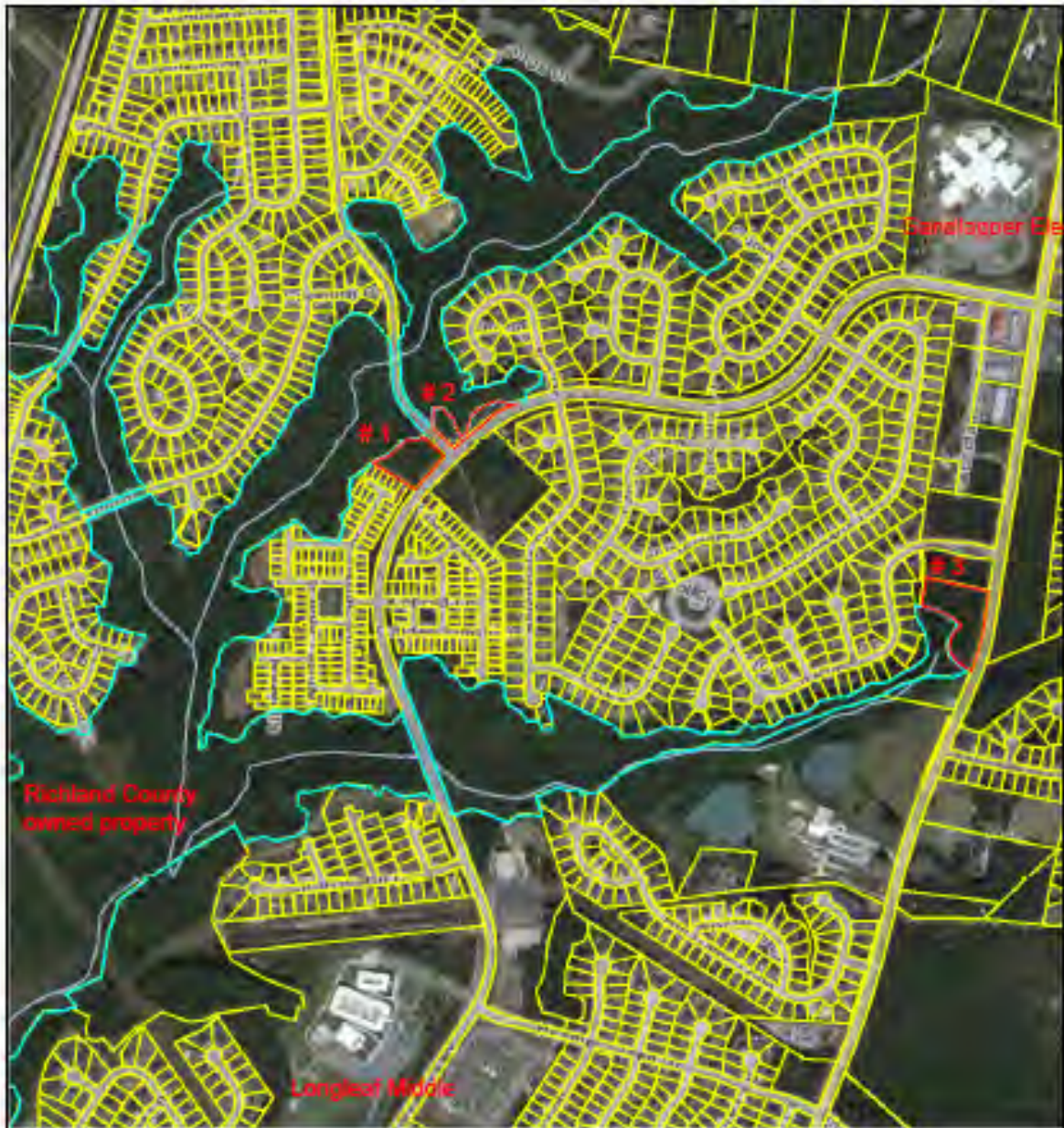
1. Approve the donation of five (5) acres adjacent to county-owned conservation land. The additional acreage will simplify boundaries, enhance the large tract, conserve additional acreage, and provide an easy access point for the development of future nature-based recreation opportunities such as trail building. There are no disadvantages.
2. Do not approve the donation of five (5) acres adjacent to county-owned conservation land. This would not conserve additional acreage or provide an easy access point for future nature-based recreation opportunities such as trail building.

F. Final Recommendation

It is recommended Council approve the donation of five acres in three parcels from The Mungo Company for conservation and recreation purposes. Council approval will allow conservation of these additional sensitive properties and provide an easy access point to the large county-owned tract for future nature-based recreation opportunities.

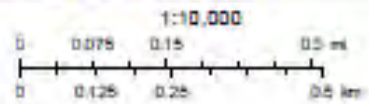
Attachment

Longtown Outparcels R17500-03-42



September 8, 2016

- Parcels
- Streams



Richland County
Richland County E-Geographic

Map
Copyright 2015

Richland County Council Request of Action

Subject:

Building Inspections: Intergovernmental Agreement between Richland County and the Town of Eastover

Richland County Council Request of Action

Subject: Building Inspections: Intergovernmental Agreement between Richland County and the Town of Eastover

A. Purpose

In an effort to help the Town of Eastover during their search or training of a Certified Building Official, County Council is requested to approve an Intergovernmental Agreement which will allow the County to partner with the Town of Eastover, so that the County's Building Codes & Inspections Department can provide the service of required building code inspections and plan reviews for all residential and commercial buildings for the purpose of renovations, repairs, additions and new construction for the Town of Eastover for the purpose of providing code compliance for construction.

B. Background / Discussion

Eastover does not have a Building Official that is trained in the Inspections required and are in need of assistance with reviews and inspections.

On approximately September 8, 2016 a request was made by the Mayor of Eastover to utilize Richland County's plan review and inspection services.

County Council approved a similar agreement with the Town of Eastover last year that has expired due to their being without a Building Official.

The Town of Eastover and Richland County Councils recognize the positive influence this project will have on the quality of life for residents of Eastover, and desire to provide essential services through inspections and plan review on all residential and commercial projects. If approved, Richland County will provide all Residential and Commercial Plan reviews, and Permitting and Inspections for residential and commercial projects only. The Town of Eastover will issue the zoning permit and all approvals needed for the project to move forward, at which time a LLR approved contractor will submit plans and apply for a permit to be issued by the Richland County Department of Building Codes & Inspections (hereinafter Department) and pay fees as established by County Council.

The proposed Agreement will continue in force for twelve (12) months, unless terminated sooner in writing by either party or upon the Town of Eastover's employment of its own Certified Building Official or upon the County's inability to provide said inspection services. This agreement may also be extended by written request prior to September 30, 2017 of the Town of Eastover Mayor or the Richland County Administrator.

The services for inspections and plan reviews will be handled by licensed County inspectors and plans examiners, as required by the South Carolina Department of Labor, Licensing and Regulation. The Building Official of Richland County shall interpret provisions of the applicable Building Code(s).

The fee for all inspections and re-inspections of newly-permitted projects are currently required by the County's most recent fee schedule, as adopted by the Richland County Council.

All existing permitted projects that have been previously issued by the Town of Eastover will be billed at \$31.59 for each required residential inspection and at \$52.66 for each required commercial inspection.

Funds to be collected will be minimal, as the construction in the Town of Eastover for residential and commercial projects are low. Approximately two or three inspection requests are estimated per week and will be handled by a certified inspector that carries both residential and commercial certifications.

Example of fees: The cost of a permit and plan review on a \$50,000 commercial building would be \$479.26 for the permit and \$91.06 for plan review. And for a residential building the permit fee would be \$210.52 and \$10.53 for plan review. This does not include permit fees for commercial subcontractors that would also be involved with the project and would require permits or re-inspection fees as needed.

C. Legislative / Chronological History:

- On approximately July 6, 2015 a request was made by the Mayor of Eastover to utilize Richland County's to provide plan review and inspections for residential and commercial construction for a six month period.
- In 2012 an agreement was made for a term of five (5) years from the date of execution or until sooner terminated by either party upon such party giving six months written notice to the other party of its intent to terminate this agreement. The County provided building permitting, plan review and inspection.

D. Alternatives:

1. Approve the request to provide building code service to the Town of Eastover. This will allow Eastover to be assured quality inspections and plan review for residential and commercial occupied structures trained and certified. Our inspections time is next day and plan review depending on complexity from 1 day to 1 week.
2. Do not approve services to Eastover and require them to seek other alternatives. Alternative measures would be a private sector inspections company. Depending on their workload and or qualifications as to quality of work/inspections/reviews could be good or bad. Time frame for inspections could be from 1 day to 3 days.
3. To make an agreement with Eastover to handle their inspections and plans reviews permanently. This will allow the quality inspections and reviews for the citizens of Eastover to be ongoing. This will save Eastover the cost of training an Individual in all areas of construction for residential and commercial which will take years to do.

E. Final Recommendation:

Department of Inspections currently recommends to County Council to approve the agreement in an effort to provide quality inspections, plan reviews for residential and commercial construction for the Town of Eastover.

STATE OF SOUTH CAROLINA) INTERGOVERNMENTAL AGREEMENT
) BETWEEN THE TOWN OF EASTOVER,
) SOUTH CAROLINA; AND RICHLAND
COUNTY OF RICHLAND) COUNTY, SOUTH CAROLINA

THIS INTERGOVERNMENTAL AGREEMENT is made and entered into, in duplicate, this ____ day of _____, 2016, by and between the Town of Eastover and the County of Richland, South Carolina.

WHEREAS, it is the desire of the Town of Eastover to partner with Richland County in the provision of required building code permitting, inspection and plan review of residential and commercial buildings within the Town of Eastover for the purpose of providing code compliance for construction; and

WHEREAS, the Town of Eastover and Richland County Councils recognize the positive influence this project will have on the quality of life for residents of the Town of Eastover, and desire to provide essential services through inspections and plan review; and

WHEREAS, the Town of Eastover agrees that Richland County shall recoup costs for permitting, inspections and plan review as indicated below;

NOW, THEREFORE, in consideration of the services and agreement described herein, the parties hereto agree as follows:

1. Richland County agrees to provide building services, including permitting, plan review and inspections, within the Town limits of Eastover. The Town of Eastover agrees that in order to recoup the costs associated with the services provided under this Agreement, Richland County shall collect fees for such services as set out on the Richland County Fee Schedule, which is attached as Exhibit A. Richland County agrees that such fees shall be the same as those required for all similar building services within the unincorporated areas of Richland County.
2. The parties hereto agree that all permitting and communication with contractors and builders shall go through the Richland County Building and Inspections Department.
3. The Town of Eastover and Richland County agree that services for inspections and plan review will be handled by state licensed inspectors and plans examiners, as required by South Carolina LLR.
4. The Town of Eastover agrees that Richland County shall enforce within the Town limits of Eastover, the current edition of the Building Codes as adopted by the County and all other building codes adopted in Chapter 6 of the Richland County Code of Ordinances. All building code interpretations shall be made by the County Building Official. Building code interpretations of the Building Official of Richland County may be appealed to the Richland County Building Code Board of Appeals. In the event that an appeal is taken to circuit court based on the Board's decision, the Town

of Eastover agrees to pay the costs and expenses of legal counsel for the Board's defense and for the time any employee is required to testify during the appeal.

5. The County services provided pursuant to this Agreement shall be limited to building permitting, plan review and inspection services only. This agreement does not contemplate zoning or flood services, and such agreement for zoning services, if any, shall be negotiated and entered into separately.
6. This Agreement shall have a term of twelve (12) months from the date of execution or until sooner terminated by either party upon such party giving six months written notice to the other party of its intent to terminate this agreement. This Agreement may be amended, modified or changed only upon the written agreement between the County Council for Richland County and the Town Council for Eastover. Notwithstanding the above, this agreement may be extended upon the same terms by written agreement of the Town Mayor and County Administrator, provided Town makes a written request prior to September 30, 2017 to the Richland County Administrator.

IN WITNESS WHEREOF WE THE UNDERSIGNED have this _____ day of _____, 2016, set our hand and seal hereon.

TOWN OF EASTOVER:

WITNESSES:

Mayor

RICHLAND COUNTY:

WITNESSES:

Chair of County Council

EXHIBIT A

RICHLAND COUNTY FEE SCHEDULE

Permit fees for each category of work will be calculated on a per-building basis and shall be based on the total contract price or total value of work to be done or the per square foot values, for construction, as reported in the international codes council building safety journal for building valuation data, with one and two family dwellings calculates as follows: Average \$57.92 (less than 2,500 square feet of heated area); Best \$73.72 (2,500 square feet or more of heated area). The following dollar value and schedule will be used in calculating permit fees for each category of work to be performed.

- (1) Commercial construction and renovation:** Building, plumbing, gas, mechanical, roofing, sign, pool, barrier, storage, decks, building and fire protection, hood and/or fire suppression, electrical, communications, Security, sound and telephone systems:

TOTAL VALUE	FEE
Up to - \$5000.00	\$52.66
\$5000.01 - \$100,000	\$52.66 for the first \$5000.00 plus \$9.48 per \$1000.00 or fraction thereof
\$100,000.01 - \$1,000,000	\$953.26 for the first \$100,000 plus \$4.21 for each additional \$1000.00 or fraction thereof
\$1,000,000.01 - \$5,000,000	\$4,742.26 for the first \$1,000,000 plus \$3.16 for each additional \$1000.00 or fraction thereof
Over \$5,000,000	\$17,382.26 for the first \$5,000,000 plus \$2.10 for each additional \$1000.00 or fraction thereof

- (2) One and two-family dwelling construction and renovation and townhouses:** Building, plumbing, gas, mechanical, electrical, roofing, pool, barrier, deck, storage. Townhomes include fire protection communications, security, sound and telephone systems due to firewalls:

TOTAL VALUE	FEE
Up to - \$5000.00	\$21.07
Over \$5000	\$21.07 for the first \$5,000 & \$4.21 for each additional \$1000.00 or fraction thereof

- (3) Construction Trailer permits:** \$52.66
- (4) Demolition permits:**
- A) Residential Storage or garage detached \$26.33
 - B) One story residence \$52.66
 - C) Two story residence \$78.99
 - D) Commercial Building \$157.97
 - E) Three-story or more \$210.62 plus \$26.33 per story (Basement counts as a story)

(5) Land **development/Zoning Permits:** (one and two family only)

Detached garage and/or storage building:	\$5.27
Single Family dwelling under \$10,000	\$5.27
Single family dwelling \$10,000 or more	\$10.53
Two Family dwellings	\$15.80

(6) **Moving Permit:** (SEE NOTE:) \$52.66

NOTE: All structures, modular units and mobile homes moved within or into Richland County require zoning, building, and may require plan approvals prior to moving and relocation. All permits shall be obtained and fees paid prior to any move. All structures and modular units are classified as new construction for code compliance and are permitted as new construction. Permit shall be good for a maximum of 120 days from date of issuance and structure or modular unit completed and final inspections made with certificate of occupancy issued.

(7) **Miscellaneous/additional fees:**

(A) **Re-Inspection:** The fee for re-inspections resulting from work not being ready for inspection or being disapproved after the first re-inspection, shall be \$31.59 and \$52.66 for each additional re-inspection.

(B) **Commencing work without a permit:**

Where work requiring a permit is started prior to obtaining the permit, the applicable fee shall be double the amount of the usual permit fee.

(C) **Inspections:** Where no fee is indicated, or the inspection is not required: Residential \$26.33; Commercial \$52.66

(D) **Plan review fee:** (Plan review fees shall be paid in advance for commercial projects, to include townhouses.)

Residential: One and Two Family construction	\$10.53
Commercial Construction & Townhouses:	19 % of permit fee.

Note: Percent (%) of permit fee is based on total construction cost.

(E) **Structures located within the floodplain:** Elevation certificates and inspections checklist fee of \$52.66 shall be required for new construction, additions, renovations, fences, pools, storage buildings and similar structures.

(F) **Electrical, Plumbing, Gas and HVAC Subcontractors:** Permits are not required for new construction, additions and remodeling work for residential property permitted by a licensed builder provided that the subcontractors are licensed with South Carolina division of LLR, have business license with Richland County, and are listed on the building permit application. Any subcontractor changes shall be reported before new subcontractor's work commences.

(G) Permit Transfer fee: \$5.27

(H) Permit Refund fee: (less inspections made.) \$10.53

(I) Appeal of Building Official's decision:	\$26.33
(J) Manufactured home set up or de-title fee:	\$142.18
(k) Residential Metal buildings or contract price	\$15.26 sq. ft.
(L) Open decks or open porches or contract price	\$15.26 sq. ft.
(M) Pole buildings based on contract price	\$7.90 sq. ft.
(N) Garages attached/detached no room over, storage building, and screen porches:	\$28.96 sq. ft.
(O) Residential Boarded Structure fee:	\$26.33
(P) Mix Use and Commercial Boarded fee:	\$52.66

Section 6-51. Elimination of a permit fee for sub-contractor provided a South Carolina licensed general or residential contractor has already secured a single family residential permit and paid the fee.

(a)Notwithstanding any other provision of this chapter, when a licensed contractor secures a building permit for the construction of a building or structure, and appropriate permit fee prescribed by the building permit fee schedule will be paid by the contractor. Subcontractor(s) performing work for a licensed contractor will obtain permit(s) for their respective appurtenances, and pay a fee, except for a single family residence. Trade application will display the contractor's name and building permit number so that all permits relating to the same construction can be assimilated. Under extenuating circumstances, the Building Official shall have the authority to adjust the building permit fee.

Richland County Council Request of Action

Subject:

Planning Department: Selection of Consultant for the Rewrite of the Richland County Land Development Code and Zoning Regulations

Richland County Council Request of Action

Subject: Planning Department: Selection of Consultant for the Rewrite of the Richland County Land Development Code and Zoning Regulations

A. Purpose

County Council is requested to approve Clarion Associates as the consultant for the rewrite of the Land Development Code and Zoning Regulations at a total cost not to exceed \$250,960.00 to be paid by the Planning Department.

B. Background / Discussion

On March 17, 2015, Richland County Council approved and adopted the updated “2014 Richland County Comprehensive Plan” (the “Plan”). The Plan provides policy direction to the County on future growth. The Future Land Use Map serves as a guide for growth and does not change the current zoning of the area. The Future Land Use Map is used in guiding decision making in determining whether rezoning requests are in accordance with the goals for future growth. This new Plan outlines the broad, long-range vision for growth in Richland County and introduces new land uses that preserve the unique rural, suburban and urban areas within the County.

The Land Development Code and Zoning Regulations (the “Code”) (adopted in 2006) provides regulations promoting the vision of the Comprehensive Plan for Richland County. It serves the general purpose of guiding development in accordance with existing and future needs and promoting the public health, safety, morals, convenience, order, appearance, prosperity and general welfare, but very specifically provides standards for land development.

The County’s codes and regulations are not consistent with the vision of the newly updated Comprehensive Plan. Thus, the legal instrument regulating growth in Richland County will not yield the long range vision of the Comprehensive Plan.

This flaw can be corrected through a rewrite of the Code, which is often done after the adoption of a new Comprehensive Plan, and might include some of the following strategies:

- realignment of zoning districts with approved Comprehensive Plan land uses;
- redefining Rural;
- redefining Suburban;
- aligning transit and transportation infrastructure with density;
- incentivizing preferred zoning;
- increasing zoning fees to reflect actual costs;
- redefining densities;
- redefining necessity and analysis of variances;
- reanalyzing rules for rezoning;
- providing better direction for PIA’s; and/or
- analyzing preference for sprawling commercial strips vs. node based commercial.

After its retreat in 2015, and concurrent with the Comprehensive Plan’s adoption, County Council directed staff to rewrite the County’s Code.

The County's Procurement process for consulting services was followed in proposing the selection of Clarion Associates to assist the Planning Department in rewriting the Code. As a major benefit, Clarion Associates were also the County's consultant in updating the Comprehensive Plan, so they are very familiar with the County and the vision produced by the Plan.

The cost for the consultant is \$250,960.00, which will be funded through the Planning Department's approved FY 17 budget.

C. Legislative / Chronological History

- County Council adopted the current Comprehensive Plan on March 17, 2015.
- The last Land Development Code and Zoning Regulation adoption occurred in July 2005.

D. Alternatives

1. Approve Clarion Associates as the consultant and expenditure in an amount not to exceed \$250,960.00, which will allow for the rewrite of the County's Land Development Code and Zoning Regulations. Rewriting the Code will have the benefit of turning the Comprehensive Plan's long-range vision for the County into policy. Additionally, hiring consultants to do the work has the advantage of bringing outside expertise and knowledge to such a complex project. It would also more efficiently get the job done by consultants dedicated to doing this work versus Richland County staff adding this to their normal job responsibilities.
2. Do not approve Clarion Associates as the consultant and expenditure in an amount not to exceed \$250,960.00, but still proceed with the rewrite of the County's Land Development Code and Zoning Regulations. While rewriting the Code will have the benefit of turning the Comprehensive Plan's vision into policy, doing so in-house would take longer and run the risk of overlooking best practices learned in other jurisdictions.
3. Do not approve the rewrite of the County's Land Development Code and Zoning Regulations. Choosing this alternative would leave the County enforcing its current regulations, which are not consistent with the vision of the newly updated Comprehensive Plan. Thus, the legal instrument regulating growth in Richland County will not yield the long range vision of the Comprehensive Plan.

E. Recommendation

It is recommended that Council approve Clarion Associates as the consultant and expenditure in an amount not to exceed \$250,960.00, which will allow for the rewrite of the County's Land Development Code and Zoning Regulations. Council approval of this alternative will enable the County to fulfill the vision of the newly adopted Comprehensive Plan by establishing policy and regulations more consistent with the County's long-range goals for growth and development.

Richland County Council Request of Action

Subject:

Hiller Rd.

Notes:

The utility easement request from the City of Columbia for Hiller Road, located in the Hidden Cove subdivision, is rescinded. The City is utilizing an alternative design resulting in utility lines being constructed on property that is not owned by the County; thus County Council approval of an easement is not needed.