



Richland County Council
DEVELOPMENT AND SERVICES COMMITTEE
MINUTES
June 25, 2024 – 5:00 PM
Council Chambers
2020 Hampton Street, Columbia, SC 29204

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

OTHERS PRESENT: Michelle Onley, Ashiya Myers, Angela Weathersby, Patrick Wright, Anette Kirylo, Kyle Holsclaw, Dale Welch, John Thompson, Jackie Hancock, Aric Jensen, Lori Thomas, Bill Davis, Michael Maloney, Shirani Fuller, Stacey Hamm, Leonardo Brown, Dante Roberts, Thomas Gilbert, and Quinton Epps

1. **CALL TO ORDER** – Councilwoman Allison Terracio called the meeting to order at approximately 5:00 PM.

2. **APPROVAL OF MINUTES**

a. May 21, 2024 – Ms. English moved to approve the minutes as distributed, seconded by Ms. Barron.

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

The vote in favor was unanimous.

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

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

The vote in favor was unanimous.

4. **ITEMS FOR ACTION**

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 (Pugh; Newton) January 3, 2023] – Assistant County Administrator Aric Jensen stated impact fees are an important tool in making sure development occurs properly, and costs are bore appropriately. It is also a complicated and challenging issue. Before the committee, today is a preliminary report from Tischler Bise suggesting there are five impact fees Council could consider moving forward with. The next step would be for Council to engage in a full study and consider which, if any, the County would like to pursue. Staff recommends scheduling a work session where the topics could be fleshed out.

Ms. Barron asserted she would like to hold a work session before the body takes any action.

Ms. Newton suggested the work session be scheduled for late July/August.

b. Department of Public Works – Engineering – City of Columbia – Sewer Easement Request – 1817 Omarest Drive – Assistant County Administrator John Thompson indicated the City of Columbia is requesting a sewer easement to install a new sanitary sewer line.

Ms. English stated she has experienced instances where other municipalities have not contacted residents regarding the installation. She requested that the residents be notified before any work commences.

Shirani Fuller, County Engineer, stated that the City of Columbia is the utility provider for this easement request and the two subsequent items on the agenda. Richland County owns all three properties, so no other entities or residents are involved. She noted that an easement is a legal process, and the property owner is required to sign a form.

- c. Department of Public Works – Engineering – City of Columbia – Sewer Easement Request – Jim Hamilton Blvd.
- d. Department of Public Works – Engineering – City of Columbia – Sewer Easement Request – R13608-01-13

Ms. English moved to forward to Council a recommendation to provide an easement to the City of Columbia for the installation of a new sanitary sewer line on Richland County property located at 1871 Omarest Drive, TMS # R07415-01-01, the installation of an additional storm drainage pipe on Richland County property located at 1403 Jim Hamilton Boulevard (also known as Owens Field), TMS # R13702-01-30, and reconstruction of a sanitary sewer main on Richland County property, TMS # R13608-01-13, described as south of Plowden Road, a portion of Jim Hamilton Airport, seconded by Ms. Barron.

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

The vote in favor was unanimous.

- e. Department of Public Works—Engineering—Land Manual Revision 2024 Update – Ms. Fuller indicated that this item is an update to the Land Manual approved in 2021 and became effective in February 2022. It provides general guidance and assists designers, owners, developers, and inspectors with implementing standards, policies, and procedures within unincorporated Richland County. It is intended to be a living document. On p. 86 of the agenda, there is a chart with the proposed revisions. Those revisions are as follows:

- (All) General Updates Throughout – Updates made for consistency with the 2024 Land Development Code, State Law, and clarification of existing content.
- (Ch. 3) Infiltration BMP Design Requirements – Updated content to streamline infiltration BMP testing requirements.
- (Ch. 6) Easements proposed for public dedication – Updates made to reflect Richland County’s current easement dedication policy.
- (Ch. 7) Road Geometric Design, Visibility at Intersections – General updates to reference SCDOT and FHWA requirements for horizontal and vertical curves.

Ms. Newton and Ms. Barron thanked staff for being proactive in undertaking an annual review of the manual.

Ms. Barron noted the strikethroughs in the document reflect the changes to the Land Development Code.

Ms. Barron moved to forward to Council with a recommendation to adopt the proposed updates to the Land Development Manual (LDM), seconded by Ms. English.

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

The vote in favor was unanimous.

- f. Department of Public Works – Solid Waste – Drop-Off Center Hours of Operation – Mr. Michael Maloney, Public Works Director, stated this item will align the hours of operation at the Lower Richland Boulevard and Clemson Road drop-off centers. The centers will be open from 8:00 AM to 4:30 PM every Tuesday through Saturday, with Sunday and Monday serving as their weekend. He pointed out the problem with being open on Sunday is that no vendors are available to take the materials when the containers reach capacity.

Ms. English requested that the Lower Richland residents be informed of the proposed change.

Dr. Thompson noted that staff will post the change in operating hours at the drop-off centers 45 days in advance.

Ms. Newton stated she appreciates staff putting up notices at the site, but we also need to ensure we provide other forms of notification.

Ms. English moved to forward a recommendation to Council to approve the adjustment to the hours of operation at the Lower Richland Boulevard and Clemson Road drop-off centers, seconded by Ms. Barron.

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

The vote in favor was unanimous.

- g. Utilities – Southeast Sewer Master Plan – Mr. Bill Davis, the Utilities Director, stated this project is the Southeast Sewer Master Plan, which will take us twenty years into the future and give us a leg up on what we have seen in the past. We have typically been reactive water and sewer providers. Richland County Utilities’ mission is to provide water and sewer services to the unincorporated areas. The master plan is the first step in Phases II and III. These are conceptual in nature to bring us to a sustainable system that can accept industrial, residential, and commercial growth in an area that has been barren of growth for over 50 years.

Ms. Newton indicated her understanding from her discussion with Mr. Davis is that we are looking at what could happen in the short, intermediate, and long term. While this is our effort at master planning and what we think makes the most sense, the Utilities Department would still be agile to make changes.

Mr. Davis said you would make “course corrections” between 2 and 5 years. While we are providing a roadmap for 5, 10, and 20 years, the roadmap may change based on conditions, costs, and technology; the roadmap would take us to the same destination. He noted that if we let gravity take the sewer, it pays for itself in the long run and is a much more sustainable system with a higher level of service.

Ms. English expressed her appreciation for the work that has been done on the master plan.

Ms. English moved to forward to Council with a recommendation to approve the Southeast Sewer Master Plan, seconded by Ms. Barron.

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

The vote in favor was unanimous.

5. 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 5:33 PM.