

**RICHLAND COUNTY  
DEVELOPMENT AND SERVICES  
COMMITTEE**

**AGENDA**



**TUESDAY SEPTEMBER 27, 2022**

**5:00 PM**

**COUNCIL CHAMBERS**

# Richland County Council 2021-2022



Deirek Pugh  
District 2



Bill Malinowski  
District 1



Overture Walker  
District 8  
Chair



Gretchen Barron  
District 7



Yvonne McBride  
District 3



Chakisse Newton  
District 11



Allison Terracio  
District 5



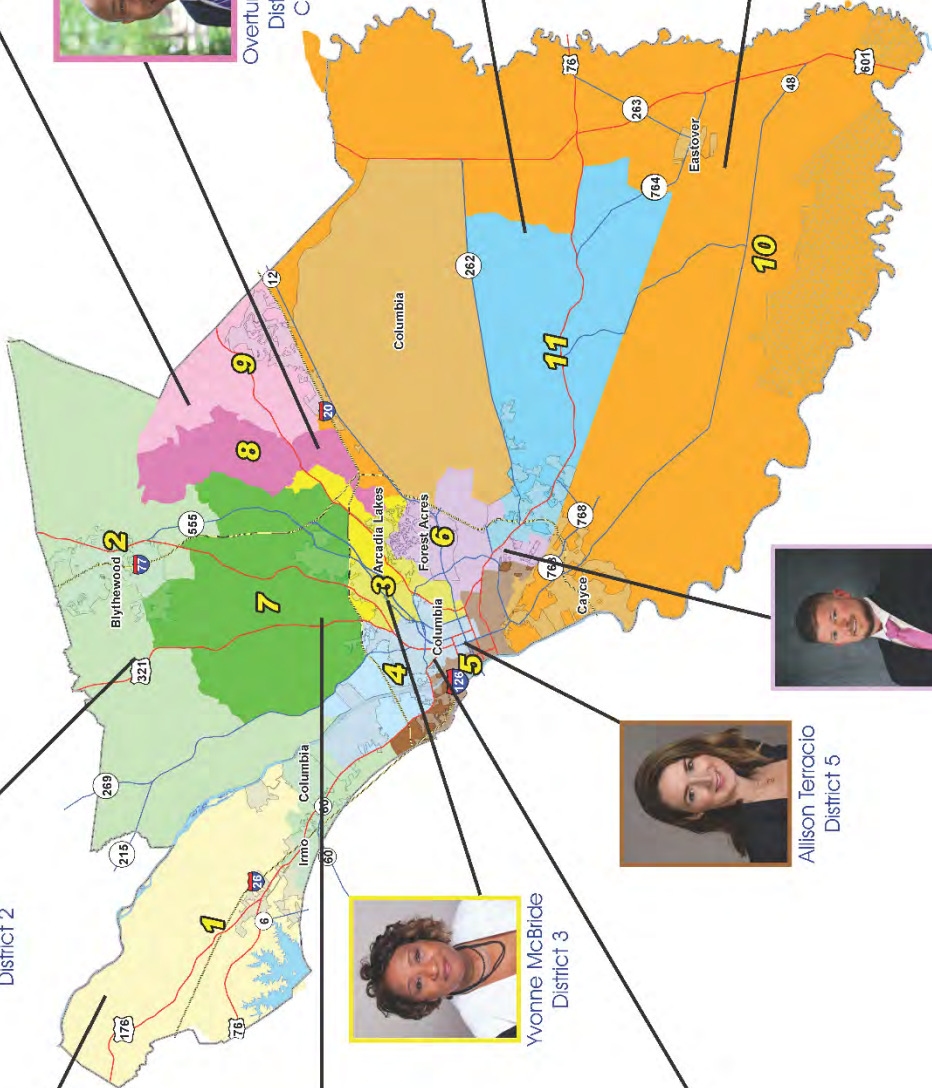
Paul Livingston  
District 4



Cheryl English  
District 10



Joe Walker, III  
District 6





**Richland County  
Development and Services Committee**

**AGENDA**

September 27, 2022 - 5:00 PM  
2020 Hampton Street, Columbia, SC 29204

The Honorable Derrek Pugh, Chair	The Honorable Allison Terracio	The Honorable Gretchen Barron	The Honorable Cheryl English	The Honorable Chakisse Newton
County Council District 2	County Council District 5	County Council District 7	County Council District 10	County Council District 11

1. **CALL TO ORDER** The Honorable Derrek Pugh
  
2. **APPROVAL OF MINUTES** The Honorable Derrek Pugh
  - a. Regular Session: July 26, 2022 [PAGES 6-9]
  
3. **ADOPTION OF AGENDA** The Honorable Derrek Pugh
  
4. **ITEMS FOR ACTION** The Honorable Derrek Pugh
  - a. Community Planning & Development – Conservation –  
Historic Columbia Heritage Tourism Marketing Plan  
[PAGES 10-14]
  
5. **ITEMS FOR DISCUSSION**
  - a. I move to direct the County Administrator to work with  
the County Attorney to research and draft an absentee  
landlord ordinance. The ordinance should provide  
potential remedies for individuals who violate county  
ordinances and provide, via supplemental documentation,  
a comprehensive review of the legal impacts [potentially]  
associated with the adoption of such an ordinance.  
[NEWTON and DICKERSON] [PAGES 15-20]The Honorable Derrek Pugh
  
6. **ITEMS PENDING ANALYSIS: NO ACTION  
REQUIRED**
  - a. Move to direct the County Administrator to evaluate  
current zoning laws that permit zoning designations for  
large residential developments to remain in perpetuity and  
present options to re-evaluate and or rezone those  
properties if they are not developed within 7 years.  
Recommendations should include processes to ensure

that zoning and the comprehensive plan remain consistent with the lived character of the community [Newton - July 13, 2021]

*\*\*Pending recommendations from the Planning Commission.*

- b. I move to direct the Administrator to conduct a review of the rank weeds and vegetation ordinance and recommend any updates that would improve the effectiveness of the ordinance particularly as it relates to safety, enforcement, and blight reduction. [Newton - August 30, 2022]

*\*\*The appropriate department(s) will be prepared to discuss this matter at the October 25, 2022 committee meeting.*

- c. Based on the below information no further action should be taken by the Planning Commission or Council related to the new Land Development Code (LDC) until the urban heat island map is completed. The expanding residential, commercial and transportation infrastructure contribute to areas where temperatures are much warmer, and that could put people at risk of injury or death on hot days.

“This study will help demonstrate to local governments and others where we need to preserve undeveloped land and trees, plant additional trees or build other green infrastructure to reduce or prevent heat islands in Richland County,” (Quinton) Epps said. (Division Manager, Community Planning and Development Department)

The heat-mapping initiative aims to improve understanding of and guide action to reduce heat health risks, encourage economic development and boost the area’s quality of life overall, therefore, prior to council deciding what zoning needs to be placed in specific areas without having that information would be a dereliction of our duties to the residents of the county. [Malinowski - August 30, 2022]

*\*\*The appropriate department(s) will be prepared to discuss this matter at the October 25, 2022 committee meeting.*

**7. ADJOURNMENT**

The Honorable Derrek Pugh



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Richland County Council  
Development and Service Committee Meeting  
**MINUTES**  
July 26, 2022 – 5:00 PM  
Council Chambers  
2020 Hampton Street, Columbia, SC 29204

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COUNCIL MEMBERS PRESENT: Derrek Pugh, Alliston Terracio, Gretchen Barron, Cheryl English, and Chakisse Newton.

OTHERS PRESENT: Bill Malinowski, Anette Kirylo, Sarah Scheier, Dale Welch, Leonardo Brown, Patrick Wright, Justin Landy, Kyle Holsclaw, Angela Weathersby, Tamar Black, Jennifer Wladischkin, Geonard Price, Lovetta Walton,

1. **CALL TO ORDER** – The Honorable Derrek Pugh called the meeting to order at approximately 5:00 PM.

2. **APPROVAL OF MINUTES**

a. June 28, 2022 – Ms. Barron moved to approve the minutes as distributed, seconded by Ms. Newton.

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

The vote in favor was unanimous.

3. **ADOPTION OF AGENDA** – Ms. Barron moved to add “Other items” to the agenda and move Adjournment to Item #8, seconded by Ms. Newton.

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

The vote in favor was unanimous.

4. **ITEMS FOR ACTION**

a. Community Planning & Development – Conservation – Historic Columbia Heritage Tourism Marketing Plan – Mr. Pugh moved to defer this item until the September committee meeting, seconded by Ms. Newton.

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

The vote in favor was unanimous.

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Development and Services Committee

July 26, 2022

1

5. **ITEMS FOR DISCUSSION**

- a. I move to direct the County Attorney to work with the County Administrator to research and draft an absentee landlord ordinance. The ordinance should provide potential remedies for individual who violate county ordinance and provide, via supplemental documentation, a comprehensive review of the legal impacts [potentially] associated with the adoption of such an ordinance [NEWTON AND DICKERSON November 19, 2019] - Ms. Barron inquired when the draft ordinance will be available for review.

Mr. Aric Jensen, Assistant County Administrator, responded the draft ordinance should be available by September.

Ms. Newton inquired if they would still be able to proceed under the original motion or if staff needs to update the motion in order to draft the ordinance.

Mr. Patrick Wright, County Attorney, responded they will be able to proceed under the original motion.

Ms. Newton inquired if the change to the ordinance is cost neutral to the County.

Mr. Jensen responded as the County grows they will have to hire additional enforcement officers, which will eventually result in a need for more employees. If Council wants staff to become more proactive it will require additional enforcement personnel.

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

- a. Move to direct staff to evaluate current zoning laws that permit zoning designations for large residential developments to remain in perpetuity and present options to re-evaluate and or rezone those properties if they are not developed within 7 years. Recommendations should include processes to ensure that zoning and the comprehensive plan remain consistent with the lived character of the community [NEWTON – July 13, 2021] – Ms. English stated she still has concerns about the legality of this motion and those that purchase land with the intent to develop understanding this motion. She recommended including this in the ordinance.

Mr. Wright stated they will need to look at the “in perpetuity” part as we do not know what could happen 50 years from now.

Ms. Terracio inquired if they are going to include disclosure language so someone would know in advance what the rules are.

Mr. Wright responded it is allowing the designation to be in place forever. We cannot predict the future, so that is a concern. We have to see if it is possible or something we should do.

Ms. Newton stated the language “in perpetuity” was not part of her motion to ask that zoning remain in perpetuity, but rather to address the current situation, which is if something is rezoned it lasts until something changes. Her motion was to look at the way we treat zoning laws and evaluate if something is not done for decades. The Planning Commission was discussing the legal concerns around the motion. When the item comes back it may not be the exact motion submitted, and we will have a chance to evaluate it then.

- b. I move that Richland County update its policies to allow the expenditure of CDBG and other federal funds for affordable housing anywhere in Richland County regardless of jurisdiction.

(Current Richland County policies only allow expenditure of these funds in the unincorporated parts of the county.) [NEWTON – May 17, 2022] – Mr. Pugh inquired why this item was not in the Administration and Finance Committee.

Ms. Newton stated this item was addressed with the current CDBG plan we will be addressing later tonight.

Mr. Leonardo Brown, County Administrator, stated, while the item is being addressed in another committee, it has not been resolved as there has not been an approval of what staff proposed. This item has been addressed as part of the HUD plan, but there was no action from Council. The item was directed to this committee by the Council Chair.

Ms. Newton inquired if what is before them tonight on the Council agenda in their HUD plan was a proposal from staff that once approved by Council would constitute their policy.

Mr. Brown stated Council did not establish a policy, so staff implemented a practice in order to utilize HUD funds. Council will need to establish a policy.

Ms. Sara Scheirer, Community Development Division Manager, stated, for clarification, this is not a County policy that excluded the incorporated areas. The County is required to notify the incorporated areas they are able to opt in or out from participating in the funds. They are in the process of drafting letters to each of the municipalities to give them the option to be included in the CDBG, and by default the HOME funds. The restrictions come from the Federal Government.

Mr. Malinowski stated he wanted the guidelines from the Federal Government as it could eliminate a lot of questions he had.

7. **Other items** – Ms. Barron it was brought to her attend Councilmembers could not direct staff to do anything. Council can only direct the Administrator and Clerk of Council.

She moved to direct the Clerk's Office to clean up any motions that will allow for the proper verbiage being used, seconded by Ms. Terracio.

Ms. Newton inquired why they would not be able to direct anything to the County Attorney.

Mr. Wright responded the code states, "The Council and its members shall deal with the administrative services solely through the County Administrator, and no member therefore shall give order to any County employee or subordinate of the County Administrator, either publicly or privately." In the rules it states there are two officials that serve Council; the Administrator and the Clerk of Council. Specifically for attorneys, not just in the County, but a general government thing, there is a certain level of separation for the attorney to be able to advise or make decisions that Council may not agree with.

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

The vote in favor was unanimous.

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

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



The vote in favor was unanimous.

The meeting adjourned at approximately 5:28 PM.

**RICHLAND COUNTY  
ADMINISTRATION**

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



**Agenda Briefing**

<b>Prepared by:</b>	Quinton Epps	<b>Title:</b>	Division Manager
<b>Department:</b>	Community Planning & Development	<b>Division:</b>	Conservation
<b>Date Prepared:</b>	June 6, 2022	<b>Meeting Date:</b>	September 27, 2022
<b>Legal Review</b>	Patrick Wright via email	<b>Date:</b>	August 12, 2022
<b>Budget Review</b>	Abhijit Deshpande via email	<b>Date:</b>	September 19, 2022
<b>Finance Review</b>	Stacey Hamm via email	<b>Date:</b>	September 20, 2022
<b>Approved for consideration:</b>	Assistant County Administrator	Aric A Jensen, AICP	
<b>Meeting/Committee</b>	Development & Services		
<b>Subject</b>	Heritage Tourism Marketing Plan - Approval		

**RECOMMENDED/REQUESTED ACTION:**

Staff recommends approval to award a contract to Historic Columbia to create a Richland County Heritage Tourism Marketing Plan as recommended by the Richland County Conservation Commission.

Request for Council Reconsideration:  Yes

**FIDUCIARY:**

Are funds allocated in the department’s current fiscal year budget?  Yes  No  
 If not, is a budget amendment necessary?  Yes  No

**ADDITIONAL FISCAL/BUDGETARY MATTERS TO CONSIDER:**

In FY2019/2020, County Council allocated \$372,715 in Hospitality Tax (H-tax) Funds for the Historic Corridor project for the purpose of marketing and enhancing the County’s historic resources. After considerable discussion, the Conservation Commission decided to expand the project to include strategies for building upon the success of the new African American Museum located in Charleston. The selected vendor proposed a budget of \$144,610.00.

Applicable department/grant key and object codes: ◀ (1211993000.527600/2808.527602) ▶

**OFFICE OF PROCUREMENT & CONTRACTING FEEDBACK:**

None.

**COUNTY ATTORNEY’S OFFICE FEEDBACK/POSSIBLE AREA(S) OF LEGAL EXPOSURE:**

There are no legal concerns regarding this matter.

**REGULATORY COMPLIANCE:**

None applicable.

**MOTION OF ORIGIN:**

“...to approve \$372,715 for the Historical Corridor, and that within 60 days of the approval of the budget, that staff bring Council back a plan to mobilize the funds.”

Council Member	The Honorable Jim Manning, formerly of District 6
Meeting	Special Called
Date	May 23, 2019

**STRATEGIC & GENERATIVE DISCUSSION:**

The Richland County Conservation Commission (RCCC) approved the Request for Proposals (RFP) for the Heritage Tourism Marketing Plan (HTMP) at its January 10, 2022 meeting. RFP #RC-513-P-2022 was released in April, and there were two submittals. An evaluation team scored the submittals, and Historic Columbia was the highest ranked offeror. Award in the amount of \$144,610.00 is recommended.

As a brief background, RCCC is charged with promoting the development and preservation of historical resources and promoting tourism - with an emphasis on the natural, cultural, and historical resources of Richland County (County). In its strategic plan for 2018 – 2023, goal number two of five is “to promote the development and preservation of inclusive and accurate historical resources.” The strategies, objectives, and action steps associated with this goal aim to increase and disperse knowledge of the County’s rich heritage while protecting its built legacy.

As South Carolina prepares for the Grand Opening of the International African American Museum (IAAM) in Charleston, SC in late Fall 2022, the RCCC seeks to promote the heritage, sites, and people of Richland County and to take advantage of the attention and marketing done by the Museum, the City of Charleston, Charleston County, and the state.

The success of the National Museum of African American History and Culture (NMAAHC) in Washington D.C. (over 7.5 million visitors since the 2016 opening, despite closing during periods of COVID-19), suggests that visitor numbers to the IAAM will be high. Charleston, SC expects increases in heritage tourism as a result of the opening of the IAAM, and the RCCC hopes to attract IAAM visitors to travel from Charleston to Richland County to extend their heritage tourism experiences.

The overall goal of the HTMP is to develop a comprehensive marketing campaign and strategy designed to promote heritage tourism and strengthen the County’s ability to attract a greater number of local, regional, national, and international visitors who are interested in heritage tourism and will be visiting the IAAM in Charleston, SC when it opens. The emphasis of the campaign will be to demonstrate the African American experience in America did not end in the Charleston area but was carried out in every other region of the United States and the span of this history includes Richland County’s history.

The project will include a wide range of historic sites, natural resources and other county-based resources. These attractions should be organized in usable ways so visitors (especially visitors coming to Richland from the IAAM in Charleston) can select from a menu of experiences during their stay.

The project objectives and milestones are outlined below:

1. Project Timeline - At the start of the project, the vendor should develop a project timeline for each deliverable and provide to the Conservation Division staff for review and comments.
2. Report – The vendor will prepare a report and will present the report to the Historic Committee of the RCCC. Following feedback from the Historic Committee, the vendor will revise the report and will present the final version to the RCCC.
  - a. Detail existing heritage resources, including, but not limited to, websites, brochures, mobile apps, videos, virtual tours, cemeteries, historic houses, etc. Include African American sites and resources which may not have been previously developed or promoted. The Richland County Historical Resources and Lower Richland Tourism Plan can be used as guides.
  - b. Evaluate the above heritage resources and existing marketing platforms. Include information about how these resources and platforms are currently used, operated, and funded; associated incomes and expenses; and any other relevant information needed to develop a cogent marketing plan.
  - c. Provide recommendations to the RCCC on how existing heritage resources and marketing platforms can be enhanced or improved, or how new resources or platforms can be created, to draw visitors who are interested in heritage tourism (especially visitors who are already visiting the IAAM in Charleston) into Richland County. Prioritize these recommendations based on ease of implementation, cost and predicted impact. Provide detailed cost estimates, methodologies and implementation strategies for the development of the above recommendations. Include timelines, media outreach plans, and any other items needed for implementation.
  - d. Provide information on similar programs elsewhere with statistics of attendance and revenue for the involved communities.

In conclusion, the HTMP will provide a strategy to improve visitation and knowledge of the County's historical and cultural resources by highlighting their value and promoting their conservation.

**ADDITIONAL COMMENTS FOR CONSIDERATION:**

**ATTACHMENTS:**

1. Agenda Addendum



**Agenda Briefing Addendum**

<b>Prepared by:</b>	Quinton Epps	<b>Title:</b>	Division Manager
<b>Department:</b>	Community Planning & Development	<b>Division:</b>	Conservation
<b>Date Prepared:</b>	July 28, 2022	<b>Meeting Date:</b>	June 28, 2022
<b>Approved for Consideration:</b>	Assistant County Administrator	Aric A Jensen, AICP	
<b>Committee:</b>	Development & Services		
<b>Agenda Item:</b>	4d. Heritage Tourism Marketing Plan (HTMP)		

**COUNCIL INQUIRY #1:**

Please provide more details regarding the proposed project.

*Reply:*

The purpose of the Heritage Tourism Marketing Plan (HTMP) is to determine how to improve the promotion and marketing of Richland County's existing heritage resources. To accomplish this, a Request for Proposals (RFP) was issued, and Historic Columbia was the ultimate candidate selected by the Conservation Commission to provide the following services:

1. Work with Conservation staff and Commissioners to develop a time-frame for project implementation.
2. Conduct an extensive review of existing web-based assets focused on African-American related resources.
3. Prepare a comprehensive analysis of the existing marketing platforms in order to better understand the current state of heritage tourism marketing in Richland County.
4. Recommend how the existing resources and marketing platforms can be enhanced, improved, or new ones created, with an emphasis on attracting tourists visiting the International African American Museum (IAAM) in Charleston and related historic elements.
5. Connect with local leaders to execute a brand package encompassing a unified look, feel, and messaging effort across multiple platforms and entities.
6. Recommend wayfinding, marketing, collaboration, and media relations solutions.
7. Develop and recommend cost estimates for the marketing plan implementation based on priorities.

**COUNCIL INQUIRY#2:**

Why is there a 20% contingency and is there a standard amount generally used for contingencies?

*Reply:*

The proposed contingency has been eliminated in order to expedite the process. The RCCC had determined that it was critical for implementation of the HTMP to coincide as much as possible with the opening of the International African American Museum in Charleston on Jan. 21, 2023, and therefore requested a 20% contingency in case of any unforeseen changes. If there is a need for additional funding, the request will come back to committee and then to Council for approval.

**RICHLAND COUNTY  
ADMINISTRATION**

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



**Agenda Briefing**

<b>Prepared by:</b>	Aric Jensen, AICP	<b>Title:</b>	Assistant County Administrator
<b>Department:</b>	Administration	<b>Division:</b>	
<b>Date Prepared:</b>	September 1, 2022	<b>Meeting Date:</b>	September 27, 2022
<b>Legal Review</b>	Patrick Wright via email	<b>Date:</b>	September 15, 2022
<b>Budget Review</b>	Abhijit Deshpande via email	<b>Date:</b>	September 19, 2022
<b>Finance Review</b>	Stacey Hamm via email	<b>Date:</b>	September 20, 2022
<b>Approved for consideration:</b>	County Administrator	Leonardo Brown, MBA, CPM	
<b>Meeting/Committee</b>	Development & Services		
<b>Subject</b>	Absentee Landlord Ordinance and Registration		

**RECOMMENDED/REQUESTED ACTION:**

Staff recommends approval of proposed ordinance amendments to full Council.

Request for Council Reconsideration:  Yes

**FIDUCIARY:**

Are funds allocated in the department’s current fiscal year budget?  Yes  No  
 If not, is a budget amendment necessary?  Yes  No

**ADDITIONAL FISCAL/BUDGETARY MATTERS TO CONSIDER:**

At this time no additional personnel or equipment are required to implement the proposed ordinance amendments; however, as population and development increase, there will need to be a commensurate growth in personnel to administer and enforce these statutes and practices.

*Applicable department/grant key and object codes:*

**OFFICE OF PROCUREMENT & CONTRACTING FEEDBACK:**

Not applicable.

**COUNTY ATTORNEY’S OFFICE FEEDBACK/POSSIBLE AREA(S) OF LEGAL EXPOSURE:**

The County Attorney’s Office collaborated with staff on the creation of the proposed language.

**REGULATORY COMPLIANCE:**

**MOTION OF ORIGIN:**

I move to direct the County Attorney to work with the County Administrator to research and draft an absentee landlord ordinance. The ordinance should provide potential remedies for individuals who violate county ordinances and provide, via supplemental documentation, a comprehensive review of the legal impacts [potentially] associated with the adoption of such an ordinance.

Council Member	Chakisse Newton, District 11, and Joyce Dickerson, formerly of District 2
Meeting	Regular Session
Date	November 19, 2019

**STRATEGIC & GENERATIVE DISCUSSION:**

**Background**

At the July 28, 2002 D&S Committee Meeting, the Committee directed the Administrator to perform two tasks and to present the work product for consideration at the September 27 meeting:

First, to create an online portal and database for absentee landlord registration using an existing software platform such as E-Trackit (which is currently used for entering and processing land use permit related applications).

Second, as necessary, amend the County Code to:

- Affirmatively state that a property owner, property manager, and any tenant may be cited and held responsible for the violation of a county ordinance related to zoning, building safety, and property maintenance;
- Affirmatively state that any County Code Enforcement Officer or Public Safety Officer can issue a citation for any violation of a County code;
- Require that the owner of any non-owner-occupied residential property or unit provide and keep current within the County’s online database a mailing address, phone number, and email address for an authorized agent located within 50 miles of the property;  
Require a business license for any person or entity that owns 2 or more non-owner-occupied residential units for lease, OR require that any person or entity that owns 2 or more non-owner-occupied residential units for lease contract with a professional property management firm that has a current Richland County business license and that pays equivalent licensing fees.



**ADDITIONAL COMMENTS FOR CONSIDERATION:**

**Updated Workschedule**

- 01-Mar-2022 Workgroup committee meeting #1, 1st Draft workplan completed
- 01-Apr-2022 Workgroup committee meeting #2, 2nd Draft workplan completed
- 24-May-2022 Workplan update to D&S Committee
- 27-Jun-2022 Presentation and Committee Direction
- 26-Jul-2022 Committee Direction to Prepare Ordinance Language
- 27-Sep-2022 D&S Committee Action
- 18-Oct-2022 CC First Reading
- 15-Nov-2022 CC Public Hearing and Second Reading
- 06-Dec-2022 CC Third Reading

**ATTACHMENTS:**

1. Proposed Ordinance Language

STATE OF SOUTH CAROLINA  
COUNTY COUNCIL FOR RICHLAND COUNTY  
ORDINANCE NO. \_\_\_\_-22HR

AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES; CHAPTER 16, LICENSES AND MISCELLANEOUS BUSINESS REGULATIONS; BY THE ADDITION OF ARTICLE VII, RESIDENTIAL RENTAL PROPERTY REGISTRATION AND REGULATIONS.

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

SECTION I. The Richland County Code of Ordinances; Chapter 16, Licenses and Miscellaneous Business Regulations; is hereby amended by the addition of Article VII, Residential Rental Property Registration and Regulations, to read as follows:

**ARTICLE VII. RESIDENTIAL RENTAL PROPERTY REGISTRATION AND REGULATIONS**

**Sec. 16-71. Purpose.**

The general purpose of this article is to safeguard all neighborhoods within the unincorporated areas of Richland County from blight and unsafe living conditions by requiring the owners, tenants, property management companies, and property managers to share equally in the burden and liability of the compliance with all county property and building related ordinances and regulations.

**Sec. 16-72. Registration; business license.**

- a) The owner of any non-owner occupied and habitable residential property or unit shall register such property or unit with the county's online database within thirty (30) days of such property or unit becoming non-owner occupied and habitable. For the purpose of this article only, habitable shall mean capable of being lived in as evidenced by a certificate of occupancy and/or a legal electric supply and running water. Registration shall include:
  1. Owner's mailing address
  2. Owner's phone number
  3. Owner's email address, if any
  4. If the owner shall not reside within fifty (50) miles of the registered address, then all of the above information is also required of an authorized agent residing within the fifty (50) mile radius.
- b) Any person or entity owning more than one (1) non-owner occupied residential property or unit within unincorporated Richland County- [that is leased or available for lease](#) must obtain a business license; provided, however, that those persons or entities contracting with a properly licensed property manager or property management company for management of such properties or units shall be exempt from such requirement. If at any time such property manager or company shall fail to properly obtain or maintain a business license within Richland County, it shall be the responsibility of the owner to obtain such license on its own behalf.

**Sec. 16-73. Enforcement and penalties.**

It shall be the responsibility of the owner, property manager, property management company, and tenant, each individually and collectively, to comply with all Richland County ordinances related to property maintenance, weeds and

rank vegetation, zoning, building regulations, and building safety, and each person or entity may be cited for a violation of such county ordinance; provided, however, a tenant may only be cited for a violation of zoning or building regulations if there is affirmative evidence that the tenant actively constructed any structure or created a use in violation of such ordinances.

In addition to appropriate civil and/or equitable remedies for enforcement of this article, any person convicted of violating this section shall be guilty of a misdemeanor and shall be punished in accordance with the provisions of section 1-8 of this Code of Ordinances.

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

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

SECTION IV. Effective Date. This ordinance shall be effective from and after \_\_\_\_\_, 2022.

RICHLAND COUNTY COUNCIL

BY: \_\_\_\_\_  
Overture Walker, Chair

ATTEST THIS THE \_\_\_\_\_ DAY

OF \_\_\_\_\_, 2022

\_\_\_\_\_  
Anette Kirylo  
Clerk of Council

RICHLAND COUNTY ATTORNEY'S OFFICE

\_\_\_\_\_  
Approved As To LEGAL Form Only  
No Opinion Rendered As To Content

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