



RICHLAND COUNTY COUNCIL

DEVELOPMENT AND SERVICES COMMITTEE

Julie-Ann Dixon	Damon Jeter	Torey Rush (Chair)	Bill Malinowski	Seth Rose
District 9	District 3	District 7	District 1	District 5

**SEPTEMBER 23, 2014
5:00 PM**

2020 Hampton Street

CALL TO ORDER

APPROVAL OF MINUTES

1. Regular Session: July 22, 2014 [PAGES 4-6]

ADOPTION OF AGENDA

ITEMS FOR ACTION

2. Mobile Home Park Regulations that are enforced by the Building Codes and Inspections Department [PAGES 7-33]
3. Interstate Interchange Lighting Project [PAGES 34-54]

4. RC Souvenirs: **[PAGES 55-58]**
 - a. Gold coin
 - b. Gold plated passport: “Your Passport to Richland County
 - c. Glass keepsake– it will feature different landmarks in Richland County and the glass will be in the shape of Richland County
5. Undergrounding of Utilities on Transportation Penny Projects **[PAGES 59-64]**
6. Stickers for Recycling Carts **[PAGES 65-70]**
7. Microphone Mute Options for Council Chambers **[PAGES 71-73]**
8. Ordinance Amendment - Through Truck Prohibited on Longreen Parkway **[PAGES 74-79]**

ITEMS FOR DISCUSSION / INFORMATION

9. Report of Fire Advisory Committee **[PAGE 80]**

ITEMS PENDING ANALYSIS: NO ACTION REQUIRED

10. Parking in Residential and Commercial Zones of the County **[PAGE 81]**
11. Sewage Sludge Spray Field Applications **[PAGE 82]**
12. Remove the requirements placing a lien on property if owners do not pay sewer bill or if owners do not maintain overgrown lots **[Jackson] [PAGE 83]**

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 Request of Action

Subject

Regular Session: July 22, 2014 [**PAGES 4-6**]

Reviews

MINUTES OF



RICHLAND COUNTY COUNCIL DEVELOPMENT AND SERVICES COMMITTEE TUESDAY, JULY 22, 2014 5:00 P.M.

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.

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MEMBERS PRESENT

Chair: Torrey Rush
Member: Julie-Ann Dixon
Member: Damon Jeter
Member: Bill Malinowski
Member: Seth Rose

ALSO PRESENT: Kelvin E. Washington, Sr., Paul Livingston, Norman Jackson, Tony McDonald, Sparty Hammett, Roxanne Ancheta, Warren Harley, Ismail Ozbek, Brandon Madden, Rudy Curtis, Chris Gossett, Rob Perry, Daniel Driggers, Geo Price, Larry Smith, Janet Claggett, Amelia Linder, Michael Byrd, Monique McDaniels, Monique Walters, Michelle Onley

CALL TO ORDER

The meeting started at approximately 5:05 p.m.

APPROVAL OF MINUTES

June 24, 2014 (Regular Session) – Ms. Dixon moved, seconded by Mr. Malinowski, to approve the minutes as distributed. The vote in favor was unanimous.

ADOPTION OF AGENDA

Ms. Dixon moved, seconded by Mr. Malinowski, to adopt the agenda as published. The vote in favor was unanimous.

ITEMS FOR ACTION

Fund Richland County Recreation Commission to Provide Transportation for 3 Facilities – Mr. Malinowski moved, seconded by Ms. Dixon, to forward to Council with a recommendation to forward this item to the Commission on Aging Ad Hoc Committee. This item should be taken up at the committee's next scheduled meeting. The vote in favor was unanimous.

Item# 1

Mobile Home Park Regulations that are enforced by the Building Codes and Inspections

Department – Mr. Malinowski moved, seconded by Ms. Dixon, to defer this item until the September Committee meeting. The vote in favor was unanimous.

Interstate Interchange Lightning Project – Mr. Malinowski moved, seconded by Ms. Dixon, to hold in committee and direct staff to identify a funding source, possibly Hospitality Tax, and determine two gateway interchanges, excluding the Broad River Road Interchange. The vote in favor was unanimous.

Undergrounding of Utilities on Transportation Penny Projects – A discussion took place.

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Council went into Executive Session at approximately 5:39 p.m. and came out at approximately 5:52 p.m.
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Mr. Rose moved, seconded by Mr. Jeter, to defer this item until the September Committee meeting and direct staff to explore potential funding sources and to bring back recommendations on implementation on a case by case basis. The vote in favor was unanimous.

Stickers for Recycling Carts – Mr. Malinowski moved, seconded by Mr. Rose, to forward this item to Council with a recommendation for denial. A discussion took place.

Mr. Rose made a substitute motion, seconded by Mr. Malinowski, to defer this item until the September Committee meeting. The vote in favor was unanimous.

ITEMS FOR DISCUSSION/INFORMATION

Report of Fire Advisory Committee – Mr. Byrd gave a stated the following items were discussed at a meeting last week: the department was over budget and over time, there are still significant personnel shortages, and the new time and attendance system has been implemented. The Fire Advisory Committee is scheduled to meet on July 30th at 1 PM.

ITEMS PENDING ANALYSIS

Parking in Residential and Commercial Zones of the County – Held in committee.

Sewage Sludge Spray Field Applications – Held in committee.

RC Souvenirs – Held in committee

ADJOURNMENT

The meeting adjourned at approximately 6:00 p.m.

Submitted by,

Torrey Rush, Chair

The minutes were transcribed by Michelle M. Onley

Item# 1

Richland County Council Request of Action

Subject

Mobile Home Park Regulations that are enforced by the Building Codes and Inspections Department [**PAGES 7-33**]

Reviews

Richland County Council Request of Action

Subject: Mobile Home Park Regulations that are enforced by the Building Codes and Inspections Department

A. Purpose

County Council is requested to approve an amendment to Chapter 6 of the Richland County Code of Ordinances to add mobile home park regulations.

B. Background / Discussion

Mobile homes have been a housing option in Richland County for years, maybe even decades. The economy, finances, and various reasons forced many people to find inexpensive living quarters. Mobile homes are an affordable housing option. At the same time as offering price competition, they may be installed easily and quickly, and require little or no interior finishing work prior to occupation. This makes mobile homes an affordable and attractive form of housing for many, on either individual lots or in parks.

Landowners have taken advantage of a lack of lot size, home area and density requirements and have crammed as many mobile homes onto their lots as possible in an effort to extract the maximum amount of rental income from the property for the lowest investment. Basic amenities such as fresh water, adequate sewage and garbage disposal, privacy and fresh air suffered as a result. Over time, these same mobile homes become dilapidated; tenants add on illegal additions and make alterations, which is in violation of federal, state and local regulations and laws.

Federal and State Regulations of Mobile Homes:

The Federal Manufactured Housing Act of 1974 was adopted by Congress in response to the high number of injuries and deaths resulting from defects in mobile homes, to regulate the construction and safety of manufactured homes. The Department of Housing and Urban Development (HUD) was given the authority to develop nationwide construction codes to improve the construction quality. Federal regulations became effective July 15, 1976. Mobile homes manufactured after this date shall display a HUD seal or data plate to verify construction.

State regulations of mobile homes and parks are covered under the following 1976 Code of Laws and Regulations of SC:

Code of Laws:

Title 31, Chapter 17, Mobile Homes and House Trailers
Title 27, Chapter 47, Manufactured Home Park Tenancy Act
Title 40, Chapter 29, Uniform Standards Code for Manufactured Housing

Code of Regulations:

Chapter 79, Department of Labor, Licensing and Regulation-Manufactured Housing Board
Chapter 61-40, Mobile/Manufactured Home Parks

The above list covers the construction and installation of mobile/manufactured homes, except for SC Regulation 61-40, which regulates the condition of mobile home parks.

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However, there are currently no concise local regulations which the County could use to enforce the condition and maintenance of mobile homes and mobile home parks.

According to the Assessor's Office, the County has a record of 77 mobile home parks, containing an average of 10-20 mobile homes. Four of these mobile home parks contain over 100 mobile homes and one park has 370 mobile homes. There are 9,357 registered mobile homes in Richland County. There are 6,895 homes that are taxed separately from the land and 2,462 that are taxed with the land account. There are approximately 94 mobile home accounts where the Assessor's Office does not have a record of where the mobile home is located. These are older mobile homes that were registered in the 1960's and 1970's. They do not have a serial number on file for many of these, as well.

Establishing new regulations will create nonconforming issues. A nonconforming use should be subject to termination upon abandonment of the mobile home unit or park or transfer of ownership of unit or park. Mobile home park owners should be given a timeline to bring parks into compliance with current regulations.

Regulation of mobile homes and mobile home parks by the Building Codes and Inspections Department assures adequacy of water and waste disposal, and adequacy of police and fire protection, and other municipal functions which further the health, safety and general welfare, and which would then provide a higher quality of life for its citizens. This requires a balance between an individual's interest in using his/her property, the citizen's interest in affordable housing and the County's interest in conserving resources and planning for future community development. Mobile home and mobile home park regulation can provide a viable way to achieve this balance.

C. Legislative / Chronological History

On September 24, 2013, the D&S Committee recommended approving a staff-initiated request to establish Mobile Home Park Regulations. On October 1, 2013, County Council unanimously approved drafting an ordinance amendment to Chapter 6 of the Richland County Code of Ordinances to add mobile home park regulations.

D. Financial Impact

Request has been made in the budget for FY14/15 for: Two (2) Inspectors, one (1) Administrative Assistant to include benefits, Two (2) vehicles, I-Pads, cell phones and 1 computer/monitor and additional funds for abatement of homes.

E. Alternatives

1. Approve the ordinance amendment to Chapter 6 of the Richland County Code of Ordinances to add mobile home park regulations.
2. Do not approve the ordinance amendment to Chapter 6 of the Richland County Code of Ordinances to add mobile home park regulations.

F. Recommendation

It is recommended that Council approve the ordinance amendment to Chapter 6 of the Richland County Code of Ordinances to add mobile home park regulations.

Recommended by: Donny Phipps

Department: Building Codes and Inspections

Date: April 3, 2014

G. Reviews

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

Please be specific in your recommendation. While “Council Discretion” may be appropriate at times, it is recommended that Staff provide Council with a professional recommendation of approval or denial, and justification for that recommendation, as often as possible.

Finance

Reviewed by: Daniel Driggers

Date: 4/14/14

Recommend Council approval

Recommend Council denial

Comments regarding recommendation:

Support approval of program however does not include any funding to operate program. As stated budget funds of approximately \$715k have been request in the FY15 budget process.

Legal

Reviewed by: Elizabeth McLean

Date: 4/16/14

Recommend Council approval

Recommend Council denial

Comments regarding recommendation: Policy decision left to Council’s discretion. I have no concerns with Council giving first reading approval; however, the Legal Department has not been involved in the drafting and review of the attached Draft Ordinance up to this point. As this issue is intertwined with multiple state laws and regulations, Legal would prefer to work with the Buildings and Inspections Department to ensure compliance with all applicable laws. Thus, if Council approves the draft for first reading, we request that Council allow Legal to work with the Buildings and Inspections Department to bring back any necessary changes to Council at second reading.

Administration

Reviewed by: Sparty Hammett

Date: 4/17/14

Recommend Council approval

Recommend Council denial

Comments regarding recommendation: Recommend Council approval of the ordinance and the Mobile Home Abatement Program. If approved, Building Inspections staff would work directly with Legal to ensure compliance with all applicable laws. Funding for the program will be included in the County Administrator’s recommended budget if the program is approved by Council.

STATE OF SOUTH CAROLINA
COUNTY COUNCIL FOR RICHLAND COUNTY
ORDINANCE NO. ___-14HR

AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES, CHAPTER 6, BUILDINGS AND BUILDING REGULATIONS; SO AS TO PROVIDE REGULATIONS FOR THE CONSTRUCTION, USE, MAINTENANCE, AND OCCUPANCY OF MOBILE HOME PARKS, MOBILE HOME PARK SITES, MOBILE HOMES, PERMANENT BUILDINGS, ACCESSORY BUILDINGS OR STRUCTURES, AND BUILDING COMPONENTS LOCATED WITHIN A MOBILE HOME PARK OR A MOBILE HOME SITE, IN ALL PARTS OF THE UNINCORPORATED AREAS OF RICHLAND COUNTY.

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 6, Buildings and Building Regulations; Article XII, Penalties; is hereby amended to read as follows:

ARTICLE XII. MOBILE/MANUFACTURED HOME PARKS

Sec. 6-200. Purpose and scope.

(a) The provisions of this article shall apply to the construction, use, maintenance, and occupancy of mobile/manufactured homes, permanent buildings, accessory buildings or structures, and building components located, within mobile/manufactured home parks and mobile/manufactured home sites, in all parts of the unincorporated areas of Richland County.

(b) These provisions shall also apply to the use, maintenance, and occupancy of manufactured homes, mobile homes, and multifamily manufactured homes, and the installations for supplying fuel gas, water, electricity, and the disposal of sewage from accessory buildings or structures, building components, manufactured homes, multifamily manufactured homes and mobile homes located within mobile/manufactured home parks and mobile/manufactured home sites, in all parts of the unincorporated areas of Richland County.

(c) Existing construction, connections, and installations of units, accessory buildings and structures, building components, plumbing, electrical, fuel gas, fire protection, earthquake resistant bracing, and permanent buildings completed before **November 18, 2014** may continue in use so long as they were in compliance with requirements in effect at the date of their installation and are not found to be substandard or in violation of the International Property Maintenance Code.

Sec. 6-201. Definitions.

In addition to the definitions contained in this section, which shall apply in the interpretation and enforcement of these regulations, the definitions contained in Chapter

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Two of the current International Property Maintenance Code and the definitions relating to building standards contained in the IBC and IRC, are also applicable to this article.

Applicable code. The code language of the county, state, or national code or standard, whichever is more stringent.

Approved. Acceptable to the South Carolina Department of Health and Environmental Control.

Accessory building or structure. A structure or use that is clearly incidental to and customarily found in connection with a principal building or use, is subordinate to and serves that principal building or use, and is subordinate in area, extent and purpose to the principal building or principal use served. An accessory structure must be on the lot on which the principal use is located.

Carport. An accessory structure for vehicle parking, used for shade or weather protection, supported by one or more posts or columns and partially supported by an accessory structure installed, erected, or used on a lot; or supported entirely by columns or posts and, other than flashing, not attached to or supported by a home or other accessory structure.

Family property mobile/manufactured home installation. Mobile homes occupied by family members on property owned by a member of the same family and not offered for rent or lease to the public. Such installations are exempt from this article.

Health authority. An authorized representative of the South Carolina Department of Health and Environmental Control.

Lot. A space within a mobile/manufactured home park or within a mobile/manufactured home site for the placement of a mobile/manufactured home.

Mobile/manufactured home. A factory assembled structure equipped with the necessary service connections and made so as to be readily movable as a unit on its own running gear and designed to be used as a dwelling. This definition shall include any structural addition to a mobile/manufactured home. The term “home” is included within this definition.

Mobile/manufactured home park. A parcel of land containing five (5) or more mobile/manufactured home lots which are available for rent or lease. The term “park” is included within this definition.

Mobile/manufactured home site. A parcel of land containing four (4) or less mobile/manufactured home lots which are available for rent or lease. The term “site” is included within this definition.

Permanent building. A structure that has its structural supports mounted into the ground and is not expected to change in status, condition, or place; and which is not on a lot and is expressly used in the operation of the park, such as for the park office, a community

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center, or park storage facilities, and is under the control and ownership of the park/site owner or operator.

Permit. A written permit issued to a person who owns the mobile/manufactured home park by the health authority authorizing the mobile/manufactured home park to operate under this regulation; or a written permit issued by the Richland County Building and Inspections Department for any construction or demolitions.

Person. Any individual, firm, partnership, corporation, company, association or other entity.

Registered Owner. A person registered by the appropriate department as the owner of the mobile/manufactured home.

Sewer connection. All pipes, fittings and appurtenances from the drain outlet of the mobile/manufactured home to the inlet of the corresponding sewer riser.

Sewer riser pipe. That portion of the sewer lateral which extends vertically to or above the ground elevation and terminates at each mobile/manufactured home site. It contains a suitable connector which can be capped when not in use.

Storage Building. An accessory building located on a lot, and designed and used solely for the storage of personal equipment and possessions of the mobile/manufactured home's occupants.

Working Days. All days except Saturdays, Sundays, and applicable local, state and federal holidays.

Sec. 6-202. Permits.

(a) No person shall operate a mobile/manufactured home park or site, or a portion of a park or site, or rent, lease, sublease, hire out, or let out for occupancy, any new or existing lot or mobile/manufactured home within a park or site in the unincorporated areas of Richland County without a current permit to operate issued by the health authority and evidence of compliance with all Richland County Zoning, Building, Mobile/Manufactured Home, and Business License regulations.

(b) No person shall erect, construct, reconstruct, install, replace, relocate, or alter any building, structure, accessory building or structure, or building component; any electrical, mechanical, or plumbing equipment; or any fuel gas equipment and installations; or fire protection equipment within a park or site without first obtaining a permit from the Richland County Building Department.

Sec. 6-203. Copies of permits.

A copy of the "Permit to Operate" issued by the health authority shall be provided to the Property Maintenance Division for each mobile/manufactured home park or site.

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Sec. 6-204. Layout plans.

(a) All mobile/manufactured home park development plans must be approved by the health authority. Detailed plans must be submitted to the Property Maintenance Division, which identify mobile homes and/or manufactured homes located in each approved space.

(b) All mobile home and manufactured home parks and sites shall meet the requirements of the Richland County Code of Ordinances, Chapter 26, Land Development; Article V, Zoning Districts and District Standards; Section 26-92, MH Manufactured Home Residential District; and Article VI, Supplemental Use Standards; Section 26-151, Subsection (c), Standards; Paragraph (45), Manufactured Home Parks.

Sec. 6-205. Applicant documents.

(a) The owner, operator, or designated representative shall complete and submit a Mobile/Manufactured Home Park Registration Form for the park or site to the Property Maintenance Division.

(b) The owner, operator, or designated representative shall also submit completed Mobile/Manufactured Home Registration Forms for every mobile/manufactured home within the park or site to the Property Maintenance Division.

Sec. 6-206. Emergency information.

(a) The owner, operator, or designated representative of a mobile manufactured home park or site shall adopt an emergency preparedness plan and notify park or site residents how to obtain a copy of this plan. It shall be posted at the Manager's office or on-site at a central location.

(b) At a minimum, the following items should be included in a park or site's emergency preparedness plan:

- (1) Maps showing evacuation routes out of the park including all exits and alternate routes and exits.
- (2) The elevation of the park property if the park is in a floodplain.
- (3) Contact information for emergency government agencies, local fire and police department and community assistance organizations and other emergency agencies contact information.
- (4) Information on how residents may obtain additional materials for establishing an individual household emergency plan, emergency supply kits, and individual home safety recommendations.

Sec. 6-207. Reporting change in park status.

Mobile homes and manufactured homes cannot be moved in or out of a park or site without proper approval from Richland County Zoning, Permits, and Assessor's Office (i.e. Mobile Home Division). An operator of the park or site shall submit any change or information related to the park or site to these divisions within Richland County government. Changes in information shall include, but not be limited to:

(a) Change of mobile/manufactured home park or site name, mailing address, telephone number, management, or ownership;

(b) Change in the number of lots resulting from the sale, lease, removal, construction or alterations of existing lots or facilities; and

(c) Change in the number of mobile or manufactured homes resulting from demolition and/or removal or additional mobile or manufactured homes moved into the park or site.

Sec. 6-208. Swimming pools.

Pool and barrier standards for public and private swimming pools constructed or erected within a park or site shall comply with the currently adopted International Building Code and with the currently adopted International Property Maintenance Code.

Sec. 6-209. Inspections.

(a) An inspection of a mobile/manufactured home park or site shall be performed annually or as often as the Richland County Property Maintenance Division deems necessary for the enforcement of this article.

(b) The permit holder, to whom a construction work related permit is issued by the Richland County Building and Inspections Department, shall request inspections of all work allowed under such permit.

Sec. 6-210. Stop work order.

Whenever any work is performed in violation of the provisions of this chapter, the International Building Code, the Property Maintenance Code, or any other applicable provisions of law, the Property Maintenance Division shall post an order to stop work on the site and provide a written notice to the person responsible for the work being performed and the park owner. The work shall immediately stop until authorized to proceed by the Property Maintenance Division.

Sec. 6-211. General park and site requirements.

(a) Purpose and Scope.

(1) The provision of this section shall apply to the construction, use, maintenance, and occupancy of mobile/manufactured homes within parks and sites in all parts of the unincorporated areas of Richland County.

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- (2) Existing construction and installations made before **November 18, 2014** may continue in use so long as they were in compliance with requirements in effect at the date of their installation and are not found to be substandard or in violation of the International Property Maintenance Code.
- (3) Records of mobile/manufactured homes, owners and tenants shall be kept by the mobile/manufactured home park or site owner, operator, or designee.
- (4) The park or site shall be maintained in accordance with the most recently adopted International Property Maintenance Code.

(b) Responsibility.

- (1) The owner, operator, or designated agent for the park or site shall be responsible for the safe operation and maintenance of all lots within the park or site, common areas, electrical, gas, and plumbing equipment and their installations, and all permanent buildings or structures, within the park or site. When not owned by the serving utility, the park or site is responsible for lot services, including the gas riser, water riser, lot drain inlet, and the electrical pedestal. The mobile/manufactured home owner is responsible for ensuring the connection of all required utilities.
- (2) The owner of a mobile/manufactured home, its appurtenances, an accessory building or structure, or building component shall be responsible for the use and maintenance of the home, its appurtenances, accessory building or structure, or building component and utility connections up to the lot, all of which shall be in compliance with the requirements of this chapter.
- (3) Any person obtaining a building permit shall be responsible for the construction or installation in accordance with the requirements of this chapter.
- (4) The person to whom a permit for a mobile/manufactured home park or site is issued shall at all times operate the park or site in compliance with this Article and shall provide adequate supervision to maintain the park or site and its facilities and equipment in safe repair and in a clean and sanitary condition. If the permit holder resides outside the boundaries of the state of South Carolina, s/he shall assign a person who resides in the county where the park or site is located to supervise and assume responsibility for compliance with these regulations. The assignment shall be made in writing to the Richland County Property Maintenance Division and immediately upon change of supervisor.

(c) The mobile/manufactured home park or site shall comply with the Richland County Code of Ordinances, Section 26-183(c), Addressing. In addition, all lots shall be identified by letters, numbers, or street address numbers. The lot identification shall be in a conspicuous location facing the roadway. If the lot identification number is to be installed on a wall surface of the home, the wall surface facing the roadway shall be used. The letters and/or numbers shall also meet the requirements of Section 26-183(c), Addressing.

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(d) Roadways.

- (1) All mobile home and manufactured home park or site roadways shall have a clear and unobstructed access to the public thoroughfare, except that a roadway may have security gates, if such security gates are not in violation of any law or regulation of Richland County.
- (2) Paved roads shall be maintained free of potholes, sinkholes, or erosion.
- (3) If a park or site owner or operator proposes reducing the width, or changing the layout or configuration, of the park or site roadways from the way they were previously approved or constructed, approval shall be obtained from Richland County Development Services.

(e) In every mobile/manufactured home park or site, lighting shall be installed in accordance with Section 26-177 of the Richland County Code of Ordinances.

(f) The mobile/manufactured home park or site owner and all residents of the park/site shall comply with Richland County's animal regulations, found in Chapter 5 of the Richland County Code of Ordinances.

(g) No person shall occupy a truck camper that has been dismantled from a truck or other vehicle, unless the truck camper is located in an approved RV park or RV park section of a mobile/manufactured home park.

(h) Refuse shall be stored, collected and disposed of as required by the International Property Maintenance Code and by Chapter 12 of the Richland County Code of Ordinances, and in such a manner as not to create a nuisance, vector attractant, breeding or harborage problem.

Sec. 6-212. Electrical, plumbing, mechanical, gas, and building requirements.

(a) The requirements of the National Electrical, International Plumbing, International Mechanical, International Gas, and International Building Codes shall apply to all mobile/manufactured home parks and sites, and all accessory buildings or structures, for construction and repair. The International Residential Code shall apply to all mobile/manufactured homes and/or structures for construction, installation, alteration, and repair.

(b) Existing construction, connections, and installations made before **November 18, 2014** may continue in use so long as they were in compliance with all county and state laws in effect on the date of their installation and are not found to be substandard or in violation of the National Electrical Code, International Mechanical Code, International Gas Code, International Building Code, International Residential Code, and/or International Property Maintenance Code.

(c) All plumbing shall comply with DHEC Chapter 61-40, Sections III and IV, the International Residential Code, and the International Plumbing Code.

(d) Fuel storage tanks or cylinders shall comply with DHEC Chapter 61-40, Section VII, and the International Fuel Gas Codes.

Sec. 6-213. Sewage disposal.

(a) Every mobile/manufactured home parks drainage system shall comply with DHEC Chapter 61-40, Section IV.

(b) Onsite wastewater systems (septic tanks) shall comply with DHEC Chapter 61-56, Onsite Wastewater System.

Sec. 6-214. Fire protection requirements for parks and sites.

(a) Fire protection equipment meeting the requirements of the International Fire Code shall be installed and maintained in every park and site.

(b) All systems, devices and equipment to detect a fire, actuate an alarm, or suppress or control a fire or any combination thereof shall be maintained in an operable condition at all times in accordance with the International Fire Code.

(c) In areas where fire department services are not available, the park or site owner/operator shall be responsible for the instruction of park/site staff in the use of private fire protection equipment and their specific duties in the event of fire.

(d) No person shall construct, reconstruct, modify, or alter any installations relating to fire protection equipment within a park or site unless a written permit has been obtained from the Richland County Building Department and/or the City of Columbia Fire Department, with written evidence of approval from the fire department responsible for fire suppression.

Sec. 6-215. Accessory buildings and structures.

(a) The requirements of this section shall apply to the construction, use, maintenance, and occupancy of accessory buildings or structures and building components constructed or installed adjacent to homes within mobile home parks or sites.

(b) An accessory building or structure or building component that is moved to a different location and any alterations or additions shall meet the requirements of Chapters 6 and 26 of the Richland County Code of Ordinances.

(c) No accessory structure may be attached to or be supported by a mobile/manufactured home if the manufacturer's installation instructions prohibit attachment or transmission of loads to the home or require freestanding structures.

(d) Playgrounds shall be kept clean and in safe conditions.

Sec. 6-216. Complaint investigations.

When a complaint is received, the Property Maintenance Division shall:

- (a) Perform an inspection on allegations of violations representing an unreasonable risk to life, health, or safety within three (3) business days; unless imminent danger is apparent, and in that case, an inspection will occur sooner.
- (b) Inform the complainant that an inspection was performed and, if violations were found, that a notice will be sent to the property owner regarding any valid code violations.
- (c) If violations were found, issue a written order to correct violations, which shall be mailed to the property owner in accordance with the International Property Maintenance Code.

Sec. 6-217. Violations; Abatement.

(a) The substandard conditions and abatement requirements contained in this section shall apply to mobile home/manufactured home parks and sites, permanent buildings or structures in parks or sites, accessory buildings or structures, and building components located within the park or site in all unincorporated areas of Richland County.

(b) Existing construction, connections, and installations made before **November 18, 2014** may continue in use so long as they were in compliance with requirements in effect at the date of their installation and are not found to be substandard or in violation of the International Property Maintenance Code.

(c) Any permanent building, structure, or portion thereof, or the premises on which it is located, shall be deemed substandard and/or a nuisance when any of the following conditions exist that endanger the life, limb, health, property, safety, or welfare of the occupants or the public; or is in violation of the International Property Maintenance Code.

- (1) Health hazards or inadequate sanitation that includes, but is not limited to, the following:
 - a. Where required, the lack of, inoperable, or defective water closet, lavatory, bathtub or shower.
 - b. Where required, the lack of, inoperable, or defective kitchen sink.
 - c. Lack of or inadequate hot and cold running water to plumbing fixtures.
 - d. Dampness of habitable rooms.
 - e. Infestation of insects, vermin or rodents.
 - f. General dilapidation or improper maintenance.

- g. Lack of or defective connection of plumbing fixtures to a sewage disposal system.
 - h. Lack of adequate garbage and rubbish storage and removal facilities.
 - i. Lack of minimum amounts of required natural light and ventilation.
- (2) Structural hazards that include, but are not be limited to, the following:
- a. Deteriorated or inadequate foundations.
 - b. Defective or deteriorated flooring or floor supports.
 - c. Flooring or floor supports of insufficient size to carry imposed loads with safety.
 - d. Members of walls, partitions, or other vertical supports that split, lean, list, or buckle due to defective material or deterioration.
 - e. Members of walls, partitions, or other vertical supports that are of insufficient size to carry imposed loads with safety.
 - f. Members of ceilings, roofs, ceiling and roof supports or other horizontal members which sag, split, or buckle due to defective material or deterioration.
 - g. Members of ceilings, roofs, ceiling and roof supports, or other horizontal members that are of insufficient size to carry imposed loads with safety.
 - h. Fireplaces or chimneys which list, bulge, or settle, due to defective material or deterioration.
 - i. Fireplaces or chimneys which are of insufficient size or strength to carry imposed loads with safety.
- (3) Electrical hazards that include, but are not limited to, the following:
- a. All electrical wiring that did not conform to all applicable laws and regulations in effect at the time of its installation, has not been maintained in good and safe condition, or is not being used in a safe manner.
 - b. Lack of, inoperable, or defective required electrical lighting.
- (4) Plumbing that did not conform to all applicable laws and regulations in effect at the time of its installation, has not been maintained in good or safe condition, or has cross-connections and leakage between fixtures.

- (5) Mechanical equipment, including heating equipment and its vents, that did not conform with all applicable laws and regulations in effect at the time of its installation or which has not been maintained in good and safe condition, or is not being used in a safe manner; and inoperable or defective heating facilities, and inoperable or defective ventilating equipment.
- (6) Faulty weather protection shall include, but not be limited to, the following:
 - a. Deteriorated roofs.
 - b. Deteriorated or ineffective waterproofing of exterior walls, roof, foundations, or floors, including broken windows or doors.
 - c. Defective or lack of weather protection for exterior wall coverings.
 - d. Broken, rotted, split, or buckled exterior wall coverings or roof coverings.
- (7) Any building, structure, or portion thereof, device, apparatus, equipment, combustible waste, or vegetation which is in such a condition as to cause a fire or explosion or provide a ready fuel to augment the spread and intensity of fire or explosion arising from any cause.
- (8) Materials or construction not allowed or approved by this chapter or which have not been adequately maintained in good and safe condition.
- (9) Those premises on which an accumulation of weeds, vegetation, rubbish, dead organic matter, debris, garbage, offal, rat harborages, stagnant water, combustible materials, and similar materials or conditions constitute fire, health, or safety hazards.
- (10) All buildings or portions thereof not provided with adequate exit facilities, except those buildings or portions thereof whose exit facilities conformed with all applicable laws and regulations at the time of their construction.
- (11) All buildings, structures, or portions thereof which are not provided with the fire-resistive construction or fire-extinguishing systems or equipment required by this chapter, except those buildings, structures, or portions thereof which conformed to all applicable laws and regulations at the time of their construction.
- (12) All buildings, structures, or portions thereof occupied for living sleeping, cooking, or dining purposes which are not designed or intended to be used for these occupancies.
 - (d) Any mobile or manufactured home shall be deemed substandard and a nuisance when any of the following conditions exist that endangers the life, limb, health, property, safety, or welfare of the occupants or the public:

- (1) Health hazards or inadequate sanitation that includes, but is not limited to, the following:
 - a. Lack of, inoperable, or defective water closet, lavatory, bathtub or shower.
 - b. Lack of, inoperable, or defective kitchen sink.
 - c. Lack of or inadequate hot and cold running water to plumbing fixtures.
 - d. Dampness of habitable rooms.
 - e. Infestation of insects, vermin, or rodents.
 - f. General dilapidation or improper maintenance.
 - g. Lack of or defective connection of plumbing fixtures to a sewage disposal system.

- (2) Structural hazards include, but are not limited to, the following:
 - a. Deteriorated or inadequate foundation or stabilizing devices.
 - b. Defective or deteriorated flooring or floor supports.
 - c. Members of walls, partitions, or other vertical supports that split, lean, list, or buckle due to defective material or deterioration.
 - d. Members of ceilings, roofs, ceiling and roof supports or other horizontal members which sag, split, or buckle due to defective material or deterioration.
 - e. Lack of adequate or defective ventilation.
 - f. Lack of adequate room and space dimensions.

- (3) Electrical hazards include, but are not limited to, the following:
 - a. All electrical wiring that did not conform to all applicable laws and regulations in effect at the time of its installation, has not been maintained in good and safe condition, or is not being used in a safe manner.
 - b. Electrical conductors which are not protected by overcurrent protective devices designed to open the circuit when the current exceeds the ampacity of the conductor.
 - c. Electrical conductors which do not have amp capacity at least equal to the rating of outlet devices or equipment supplied.

- d. Electrical conductors which are not protected from physical damage.
 - e. Metallic boxes, fittings, or equipment in an electrical wiring system which are not grounded to prevent shock.
 - f. Lack of operable, or defective, electrical lighting.
- (4) Plumbing hazards include, but are not limited to, the following:
- a. Plumbing that did not conform with all applicable laws and regulations in effect at the time of its installation, has not been maintained in good or safe condition, or has cross-connections and leakage between fixtures.
 - b. Lack of effective traps providing a water seal for each plumbing fixture.
 - c. Lack of effective venting of plumbing drain piping.
 - d. Broken, unsanitary or leaking plumbing pipe or fixtures.
 - e. Any fixture, fitting, device or connection installed in such a manner as to permit contamination of the potable water supply.
- (5) Hazardous mechanical equipment shall include, but not be limited to, the following:
- a. Mechanical equipment, including all heating equipment and its vent, that did not conform with all applicable laws and regulations in effect at the time of its installation or which has not been maintained in good and safe condition, or is not being used in a safe manner.
 - b. Unvented fuel burning heating appliances unless their use is permitted by all applicable laws and regulations.
 - c. Heating or fuel burning equipment, including its vent, without adequate clearance from combustible material.
 - d. Unsupported, loose, or leaking fuel supply piping.
 - e. Lack of, inoperable, or defective heating.
- (6) Faulty weather protection shall include, but not be limited to, deteriorated or ineffective waterproofing of exterior walls, roof, or floors, including broken windows or doors.
- (7) Any mobile or manufactured home or portion thereof, device, apparatus, equipment, or combustible material which is in such a condition as to cause a fire

or explosion or provide a ready fuel to augment the spread and intensity of fire or explosion arising from any cause.

- (8) Materials or construction not allowed or approved by this chapter or which have not been adequately maintained in good and safe condition.
- (9) Those premises on which an accumulation of weeds, vegetation, rubbish, dead organic matter, debris, garbage, offal, rat harborages, stagnant water, combustible materials, and similar materials or conditions constitute fire, health, or safety hazards.
- (10) All mobile or manufactured homes or portions thereof not provided with adequate exit facilities as required by this chapter except those mobile or manufactured homes or portions thereof whose exit facilities conformed with all applicable laws at the time of their construction, and those facilities which have not been adequately maintained.
- (11) Any mobile or manufactured home containing fossil-fuel burning appliances or an attached garage that is not supplied with an operational carbon monoxide alarm.

(e) Any accessory structure or building, or building component or portion thereof, or the premises on which the same is located, shall be deemed substandard and a nuisance when any of the following conditions exist that endanger the life, limb, health, property, safety, or welfare of the occupants or the public:

- (1) Health hazards or inadequate sanitation include, but are not limited to, the following:
 - a. When installed, inoperable or defective water closet, lavatory, bathtub or shower.
 - b. When installed, inoperable or defective kitchen sink.
 - c. When installed, inadequate hot and cold running water to plumbing fixtures.
 - d. Dampness of habitable rooms.
 - e. Infestation of insects, vermin or rodents.
 - f. General dilapidation or improper maintenance.
 - g. When installed, defective connection of plumbing fixtures to a sewage disposal system.
 - h. Lack of minimum amounts of required natural light and ventilation.

- (2) Structural hazards, which include, but are not limited to, the following:
 - a. Deteriorated or inadequate foundations or stabilizing devices.
 - b. Defective or deteriorated flooring or floor supports.
 - c. Flooring or floor supports of insufficient size to carry imposed loads with safety.
 - d. Members of walls, partitions, or other vertical supports that split, lean, list, or buckle due to defective material or deterioration.
 - e. Members of walls, partitions, or other vertical supports that are of insufficient size to carry imposed loads with safety.
 - f. Members of ceilings, roofs, ceiling and roof supports, or other horizontal members which sag, split, or buckle due to defective material or deterioration.
 - g. Members of ceilings, roofs, ceiling and roof supports, or other horizontal members that are of insufficient size to carry imposed loads with safety.
 - h. Fireplaces or chimneys which list, bulge, or settle, due to defective material or deterioration.
 - i. Fireplaces or chimneys which are of insufficient size or strength to carry imposed loads with safety.
 - j. Lack of, inoperable, or defective required ventilating equipment.
- (3) Electrical hazards include, but are not limited to, the following:
 - a. All electrical wiring that did not conform to all applicable laws and regulations in effect at the time of its installation, has not been maintained in good and safe condition, or is not being used in a safe manner.
 - b. Lack of, inoperable, or defective required electrical lighting.
- (4) Plumbing that did not conform to all applicable laws and regulations in effect at the time of its installation, has not been maintained in good or safe condition, or has cross-connections and leakage between fixtures.
- (5) Mechanical equipment, including heating equipment and its vents, that did not conform with all applicable laws and regulations in effect at the time of its installation or which has not been maintained in good and safe condition, or is not being used in a safe manner, or is inoperable or defective.
- (6) Faulty weather protection, which includes, but is not limited to, the following:

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- a. Deteriorated roofs.
 - b. Deteriorated or ineffective waterproofing of exterior walls, roof, foundations, or floors, including broken windows or doors.
 - c. Defective or lack of weather protection for exterior wall coverings.
 - d. Broken, rotted, split, or buckled exterior wall coverings or roof coverings.
- (7) Any accessory structure or building or building component or portion thereof, device, apparatus, equipment, combustible waste, or vegetation which is in such a condition as to cause a fire or explosion or provide a ready fuel to augment the spread and intensity of fire or explosion arising from any cause.
 - (8) Materials or construction not allowed or approved by this chapter or which have not been adequately maintained in good and safe condition.
 - (9) Those premises on which an accumulation of weeds, vegetation, rubbish, dead organic matter, debris, garbage, offal, rat harborages, stagnant water, combustible materials, and similar materials or conditions constitute fire, health or safety hazards.
 - (10) All accessory building or structures or building components or portions thereof not provided with adequate exit facilities as required by this chapter except those buildings or portions thereof whose exit facilities conformed with all applicable laws and regulations in effect at the time of their construction and which have been adequately maintained and increased in relation to any increase in occupant load, alteration or addition, or any change in occupancy.
 - (11) All buildings, structures, or portions thereof which are not provided with the fire-resistive construction or fire-extinguishing systems or equipment required by this chapter, except those buildings, structures, or portions thereof which conformed with all applicable laws at the time of their construction and whose fire-resistive integrity and fire-extinguishing system or equipment have been adequately maintained and improved in relation to any increase in occupant load, alteration or addition, or any change in occupancy.
 - (12) All accessory buildings or structures or building components or portions thereof occupied for living, sleeping, cooking, or dining purposes which were not designed or intended to be used for such occupancies.
- (f) Abatement.
- (1) The registered owner of a mobile/manufactured home, accessory building or structure, or building component that is constructed, altered, converted, used, or maintained in a manner that constitutes a violation is required to abate the violation.

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- (2) The legal owner of the property, or park/site owner or operator for properties or permanent buildings under their ownership or control, that is constructed, altered, converted, used, or maintained in a manner that constitutes a violation, is required to abate the violation.
- (g) Notice of violation, complaints, and order to correct.
 - (1) Whenever the Property Maintenance Division finds a condition that constitutes a violation of this chapter, the International Property Maintenance Code, or any other applicable provision of law, the Property Maintenance Division, in accordance with the International Property Maintenance Code shall provide a written notice to the person or entity responsible for correction of the violation.
 - (2) The written notice shall state the conditions which constitute the violation, including a reference to the law or regulation being violated, and shall order its abatement or correction within thirty (30) days after the date of notice or a longer period of time as allowed by the code official.
 - (3) If a mobile/manufactured home is in such condition that identification numbers are not available to determine ownership, the notice shall be given to the owner or operator of the park.
 - (4) Whenever the Property Maintenance Division determines a mobile/manufactured home, habitable accessory building or structure, or permanent building constitutes an imminent danger representing an immediate risk to the life, health, or the safety of an occupant, the Property Maintenance Division shall post a notice on the structure, declaring it uninhabitable. The home, habitable accessory building or structure, or permanent building shall not be occupied until deemed safe by the code official. At the time of the posting, the code official shall issue a notice as described in this section to the registered owner. A copy of the notice shall be issued to the occupant of the home, or accessory building or structure, or permanent building, if the occupant is not the registered owner.
- (h) Final notice requirements and appeals.
 - (1) If the initial notice from the Property Maintenance Division has not been complied with on or before the date specified in the notice, the code official may institute proceedings against the cited person or entity.
 - (2) The code official shall issue to the cited person, the last registered owner of a cited mobile/manufactured home, and the park owner or operator, or the legal owner of the property where the cited home, structure, or property is located, a final notice of violation or notice to abate the violation in accordance with the International Property Maintenance Code that shall contain at a minimum the following:
 - a. The date the notice is prepared;

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- b. The name or names of the responsible person or entity;
 - c. A list of the uncorrected violation(s) cited;
 - d. A final compliance date;
 - e. Notice of the right to request an informal conference, if one has not been requested previously with regard to the identified violations;
 - f. The right to request a hearing with the Building Codes Board of Appeals, but only after the denial or after the conclusion of the informal conference;
 - g. A statement that any willful violation is a misdemeanor.
- (3) The final notice shall be mailed, by registered or certified mail, return receipt requested, to the cited person, to the legal owner of the property as indicated on the permit to operate application and to the last known address of the last registered or legal owner of record of the cited mobile/manufactured home, unless the home is in such condition that identification numbers are not available to determine ownership. The final notice may also be served in accordance with state requirements.
- (4) If, after the re-inspection of an order to correct a violation, the code official determines that the cited person has made reasonable progress to abate the violation, or that circumstances beyond the control of the cited person have interfered with compliance or slowed compliance, the code official, in his/her sole discretion, may extend the period for compliance.
- (i) Consequences of failure to abate.
- (1) It is unlawful for the person ordered to abate a violation to fail or refuse to remove and abate that violation within the time period allowed in the order after the date of posting of an order on the cited mobile/manufactured home, structure, or property or receipt of an order. After the expiration of the time period allowed for an order related to a violation, the code official has the authority to initiate prosecution of violation in accordance with the International Property Maintenance Code, including, but not limited to, seeking a court order for abatement.
- (2) Notwithstanding the provisions of paragraph (1), above, if a violation poses an imminent danger representing an immediate risk to life, health, and safety and requires immediate correction, the code official has the authority to initiate any appropriate action or proceeding to abate a violation if abatement is not complete within the time period allowed by the notice of violation and order.
- (j) Responsibility for Costs.

- (1) The registered owner of the mobile/manufactured home or any other cited person or entity that fails to correct a violation or abate a nuisance within the time allotted in the original correction order, or any extension thereto, shall be held responsible for the costs of abatement of the violation. Costs of abatement, for purposes of this section, may include the Property Maintenance Division's investigative and case preparation costs, court costs and attorney fees, the cost associated with any physical actions taken to abate the violation, and any technical service or other fees due to the Property Maintenance Division related to the abatement activity.
- (2) If the mobile/manufactured mobile home is in such condition that identification numbers are not available to determine ownership, or the Property Maintenance Division is unable to locate the owner after making a reasonable effort to do so, the owner of the property on which the home is located shall be liable for such costs.
- (k) Removal.
 - (1) A mobile/manufactured mobile home, permanent building, accessory building or structure or building component which has been ordered to be removed due to the existence of violations or a nuisance shall be removed in a manner consistent with local, state, and federal law.
 - (2) The owner or responsible person of a mobile home or manufactured home that has been ordered to remove or abate the home shall have the title, license plates, decal, and the federal labels, if available, forwarded to the appropriate authority to have the home removed from their records.

Sec. 6-218. Informal conference, hearings, and appeals.

- (a) Purpose and scope.
 - (1) The provisions of this section apply to the procedures available to a cited person who has received a notice of a violation ordering abatement or correction of a violation of this chapter, the International Property Maintenance Code or any other applicable provision of law, issued by the Property Maintenance Division.
 - (2) A request for an informal conference or hearing will not extend the time for correction of immediate risks to life, health, or safety.
 - (3) None of the procedures for the appeal and subsequent hearing process extends the time allowed for the correction of violations noted in the original notice of violation or notice of abatement noted in subsequent notices of violation issued to the same person or about the same situation unless:
 - a. An extension of time allowed for the correction of violations is contained in the written determination provided by the code official after an informal conference [see subsection (b), below]; or

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- b. An extension of the time allowed for the correction of violations is contained in the final decision issued by the Building Codes of Appeals pursuant to section 6-75 of the Richland County Code of Ordinances.
- (b) Informal conference.
 - (1) An informal conference related to a violation shall occur at the time and place scheduled and shall provide the person requesting the conference with the opportunity to explain to the representatives of the Property Maintenance Division each issue disputed and the facts and circumstances of each dispute.
 - (2) Within ten (10) working days of the completion of the informal conference, the code official shall provide a written notification of its determination, to the person who requested the conference.
 - (3) The written determination shall sustain, overrule, or modify the original notice of violation that contained each issue disputed at the informal conference. Modification may include:
 - a. Changes to the original violation cited.
 - b. Where necessary to provide a reasonable time for compliance, an extension of the time within which the modified required corrective action shall be completed. The extension of time shall not exceed thirty (30) calendar days, or such longer period of time allowed by the code official, from the date of the code official's written determination or greater period of time as determined by the Property Maintenance Division.
 - (4) The written request for an informal conference shall be considered withdrawn if the person who submitted the request:
 - a. Does not appear at the mutually-agreed upon time and place scheduled for the informal conference, and
 - b. Does not notify the Property Maintenance Division, within five (5) calendar days prior to the date on which the informal conference was scheduled, with written confirmation of the good-cause reason for not appearing at the informal conference.
 - (5) If the code official determines that good cause exists for a postponement, the code official shall postpone an informal conference for a period of time not to exceed fifteen (15) working days and shall notify the person in writing of the time and date of the postponed conference. Otherwise, the code official shall confirm the automatic withdrawal and, if applicable, the denial of the request due to a lack of a good-cause reason, as determined by the code official.
 - (c) Request for hearing: appeal of decision rendered in informal conference.

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- (1) Any park/site owner or operator, cited person, or any registered owner of a mobile/manufactured home, who has received a notice of violation ordering abatement or correction of a violation of this chapter, the International Property Maintenance Code, or any other applicable provision of law from the Property Maintenance Division has the right to request a hearing on the matter before the Building Codes Board of Appeals after a decision is rendered in an informal conference or the code official has denied the request for an informal conference.
- (2) If a request for a hearing is not received within thirty (30) working days from the date of personal service or acknowledgment of receipt by mail of the notice, the Property Maintenance Division shall have the discretion to continue abatement proceedings.
- (3) If a hearing is requested, the appellant shall submit an application and pay the associated fee to the Property Maintenance Division within thirty (30) working days of the date of the denial of a request for an informal conference, or within thirty (30) working days of the date of the code official's written determination, following an informal conference, if the issues contained in the notice of violation and the request for hearing were disputed at the informal conference.
- (4) The written application for a hearing shall include:
 - a. The name, address, and phone number of the appellant;
 - b. The appellant's reasons for how the true intent of the International Property Maintenance Code or the rules legally adopted thereunder have been incorrectly interpreted, or why the provisions of the International Property Maintenance Code do not fully apply, or how the requirements of the International Property Maintenance Code are adequately satisfied by other means;
 - c. A summary of each issue to be disputed at the hearing; and
 - d. The remedy the appellant is seeking.
- (5) Upon receipt of a request for a hearing, the Property Maintenance Division shall set a time and place for the hearing before the Building Codes Board of Appeals and shall provide the appellant with a written notice of the scheduled time and place of the hearing.
- (6) The appellant shall have the right to apply to the code official for the postponement of the date of the hearing for a reasonable amount of time. The appellant shall provide a good cause for the request.
- (7) The code official shall grant a request for postponement if he/she determines that the appellant has a good cause for the postponement. The appellant shall only be allowed one postponement.

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- (8) In the event that a cited violation constitutes an imminent danger representing an immediate risk to life, health and safety of persons or property which requires immediate correction, a request for a hearing shall not extend the time for the correction of the violation.
- (9) Upon receipt of the request for a hearing, the Property Maintenance Division shall not initiate any judicial or administrative action related to the defect or defects appealed until after the hearing. However, if the defect or defects cited become an imminent danger representing an immediate risk to life, health, and safety of persons or property which require immediate correction, the code official may demand immediate abatement or correction, and initiate any appropriate judicial or administrative action related to the defect or defects.

(d) Any cited person, owner, or other aggrieved person having any objections as to any proceedings or actions undertaken by the Building Codes Board of Appeals, shall have the right to apply to the appropriate court for a writ of certiorari to correct errors of law. After receipt of the final order or decision of the Building Codes Board of Appeals, an appeal from such decision may be taken to the circuit court by filing with the clerk of the court a petition in writing setting forth plainly, fully, and distinctly why the decision is contrary to law. The appeal must be filed within thirty (30) days after the decision of the Building Codes Board of Appeals is mailed. For the purposes of this section, “aggrieved person” or entity is any person that claims to have been injured by actions of the Property Maintenance Division that would permit the person to file a lawsuit in court.

Sec. 6-219 – 6-222. Reserved.

SECTION II. The Richland County Code of Ordinances, Chapter 6, Buildings and Building Regulations; is hereby amended to add a new article, to read as follows:

ARTICLE XIII. PENALTIES

Sec. 6-223. Penalties.

Any person who violates any of the provisions of this chapter shall be deemed guilty of a misdemeanor and shall be subject to a fine not exceeding five hundred (\$500) dollars or to imprisonment not exceeding thirty (30) days. Each day during which such violation continues shall constitute a separate offense.

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

SECTION V. Effective Date. This ordinance shall be effective from and after _____, 2014.

RICHLAND COUNTY COUNCIL

BY: _____
Norman Jackson, Chair

ATTEST THIS THE ____ DAY
OF _____, 2014

S. Monique McDaniels
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:

Richland County Council Request of Action

Subject

Interstate Interchange Lighting Project [**PAGES 34-54**]

Reviews

Richland County Government

County Administration Building
2020 Hampton Street
P.O. Box 192
Columbia, SC 29202



Phone: (803) 576-2050
Fax: (803) 576-2137
TDD: (803) 748-4999

Office of the County Administrator



MEMORANDUM

TO: Richland County Council
CC: Sparty Hammett, Assistant County Administrator
FROM: Brandon Madden, Manager of Research
DATE: September 16, 2014
RE: Interstate Interchange Lighting Project

At the July 22, 2014 Development and Services Committee meeting, staff requested direction regarding the Interstate Interchange Lighting project (project). The Committee directed staff to determine the funding source, possibly through the Hospitality Tax Fund, for the project. Also, the Committee directed staff to identify two gateway interchanges that are not in the same District, excluding the Broad River Road at I-20 (Exit 65) interchange, and identify the amount, if any, that businesses located at the interchanges are interested in funding.

The two gateway interchanges identified by staff and their estimated construction and maintenance cost are as follows:

Estimated Cost For Two Gateway Interchanges

Interchange Location	Construction Cost	Maintenance Cost	District(s)
Two Notch Road at I-77 (Exit 17)	\$384,150	\$19,052*	3&7
Clemson Road at I-20 (Exit 80)	\$436,950	\$20,780*	9&10
Totals	\$821,100	\$39,832*	

**Annual recurring cost*

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Staff identified two basic funding options as possible funding sources for the construction of the aforementioned gateway interchanges:

- County General Operating Funds
- Hospitality Tax Funds

Also, staff sent letters (see attached sample) to all businesses and property owners (see attached spreadsheet) that were located within a $\frac{3}{4}$ of a mile radius of the interchanges along Two Notch Road and Clemson Road to identify the amount, if any, they are interested in providing for the funding of this project.

At this time, none of the business or property owners contacted have provided a response. Staff will update Council as to any amount of funds the businesses and property owners contacted are able to provide to assist with the completion of this project.



August 27, 2014

[REDACTED]
Two Notch Rd.
Columbia, SC 29223

Re: Richland County Interstate Interchange Lighting Project

To Whom It May Concern:

Richland County Government is pursuing the installation of additional lighting at the Two Notch Road at I-77 (Exit 17) and Clemson Road at I-20 (Exit 80) interstate interchanges. The estimated cost for the additional lighting is outlined in the table below:

<u>Interchange Location</u>	<u>Construction Cost</u>
Two Notch Road at I-77 (Exit 17)	\$384,150
Clemson Road at I-20 (Exit 80)	\$436,950
Totals	\$821,100

There are a number of studies that suggest increased lighting can increase nighttime pedestrian traffic, resulting in economic development for the businesses and local communities surrounding the interstate interchanges. Additionally, increased lighting has been shown to contribute to reductions in nighttime crashes and crime. Increased safety, security and economic development are some of the reasons that we are pursuing this project.

Business and property owners located within a mile of the interchanges should directly benefit from the additional lighting. Businesses should experience an increase in nighttime traffic from travelers on the interstates and reductions in crime. As a result of the increased economic development, property owners should experience increases in the value of their property.

We are currently looking to establish partnerships with the businesses and property owners at the gateway interchanges to assist in pushing this project forward. At this time, we are exploring our

funding options. Once we reach the necessary funding level for this project, we will identify a timeline to install the additional lighting.

We are requesting that you consider assisting us with this effort as a partner by contributing matching funds to complete this project. Please let us know of the amount, if any, that you are willing to provide to partner with the county to improve our interstate interchanges by contacting our Research Manager, Brandon Madden at 803-576-2066.

Thank you for your time and consideration regarding this request.

Richland County Government

Richland County Government

County Administration Building
2020 Hampton Street
P.O. Box 192
Columbia, SC 29202



Phone: (803) 576-2050
Fax: (803) 576-2137
TDD: (803) 748-4999

Office of the County Administrator

Business Name	Business Address	City	Zip
Good Image Hospitality, Inc.	7510 Two Notch Rd.	Columbia	29223
EMPLOYMENT SERVICES, Inc.	7500 Two Notch Rd.	Columbia	29223
R-Roof II, LLC	7580 Two Notch Rd.	Columbia	29223
WAFFLE HOUSE #127	7507 Two Notch Rd.	Columbia	29223
Lizards Thicket	7620 Two Notch Rd.	Columbia	29223
MARBLE & GRANITE DESIGN, Inc.	7624 Two Notch Rd.	Columbia	29223
HAVERTY'S FURNITURE COMPANY, Inc.	7515 Two Notch Rd.	Columbia	29223
CHARLES C. PIERCY	7626 Two Notch Rd.	Columbia	29223
Longhouse Properties I, LLC	7525 Two Notch Rd.	Columbia	29223
RUSSELL & JEFFCOAT REALTORS, Inc.	7601 Two Notch Rd.	Columbia	29201
OUTBACK STEAK HOUSE 4118	7611 Two Notch Rd.	Columbia	29223
Irmo Restaurants, LLC	7621 Two Notch Rd.	Columbia	29223
Hooters of East Columbia, LLC	7711 Two Notch Rd.	Columbia	29223
South Carolina Sunshine Hotel Group, LLC	7700 Two Notch Rd.	Columbia	29223
Home Depot USA, Inc.	7701 Two Notch Rd.	Columbia	29223
AIR NECESSITIES	7718 Two Notch Rd.	Columbia	29223
BRG BEVERAGES II, LLC	7715 Two Notch Rd.	Columbia	29223
ALAIMO & ALAIMO, Inc.	7719 Two Notch Rd.	Columbia	29223
YOUNG'S TRUE VALUE HARDWARE, Inc.	7734 Two Notch Rd.	Columbia	29223
P & R MANAGEMENT, LLC	8104 Two Notch Rd.	Columbia	29223
Krina Interiors, Inc.	8102 Two Notch Rd.	Columbia	29223
M.D. VENTURES, Inc.	8110 Two Notch Rd.	Columbia	29229

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Sejwad VI LLC	8105 Two Notch Rd.	Columbia	29223
THE PANTRY, Inc. #3215	8200 Two Notch Rd.	Columbia	29223
T R VENTURES OF SC, LLC	8304 Two Notch Rd.	Columbia	29223
Intown Suites Two Notch, LLC	8310 Two Notch Rd.	Columbia	29223
WAFFLE HOUSE #643	8208 Two Notch Rd.	Columbia	29223
CAROLINA CONVENIENCE CORPORATION	8404 Two Notch Rd.	Columbia	29223
Trefz & Trefz, Inc.	8305 Two Notch Rd.	Columbia	29223
U-HAUL COMPANY OF SOUTH CAROLINA, Inc.	8400 Two Notch Rd.	Columbia	29223
GREGG ANIMAL HOSPITAL PC	8309 Two Notch Rd.	Columbia	29223
A-1 DRIVER TRAINING SCHOOL	8502 Two Notch Rd.	Columbia	29223
Anita Harwell	8502 Two Notch Rd.	Columbia	29223
Bonnie Stanley	8502 Two Notch Rd.	Columbia	29203
Brenda Tarte	8502-I Two Notch Rd.	Columbia	29223
Capital Gold & Silver	8502-A Two Notch Rd.	Columbia	29223
CAROLINA GOLD AND SILVER, Inc.	8502 Two Notch Rd.	Columbia	29206
CYNTHIA HAYNES	8502 Two Notch Rd.	Columbia	29223
JEANNIE CHAFIN	8502 Two Notch Rd.	Columbia	29223
JESLYN C MILES	8502I Two Notch Rd.	Columbia	29223
Lady and Lilly Enterprises, Inc.	8502 Two Notch Rd.	Columbia	29223
R&R GOLD, Inc.	8502 Two Notch Rd.	Columbia	29223
SALON ZAZOU	8502 Two Notch Rd.	Columbia	29223
SOCCER PLUS OF Columbia, LLC	8502 Two Notch Rd.	Columbia	29223
Sue Fuentes	8502 Two Notch Rd.	Columbia	29223
The German Meat Market	8502 Two Notch Rd.	Columbia	29223
Tiffany's Bakery & Eatery	8502 Two Notch Rd.	Columbia	29223
WILLIAM NEDZEL	8502 Two Notch Rd.	Columbia	29223
THE LITE HOUSE N.E., Inc.	8401 Two Notch Rd.	Columbia	29223
MATTRESS SOURCE	8504 Two Notch Rd.	Columbia	29223
Brandi, Inc.	8501 Two Notch Rd.	Columbia	29223
BOWLING SOLUTIONS- Columbia	8512 Two Notch Rd.	Columbia	29223

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ROYAL Z PUBS, Inc.	8512 Two Notch Rd.	Columbia	29223
Ten Z SC Bowling, Inc.	8512 Two Notch Rd.	Columbia	29223
DAN JOO HARRIS	8710 Two Notch Rd.	Columbia	29223
Columbia APPLIANCE & SERVICE CO. ,Inc.	8708 Two Notch Rd.	Columbia	29223
Master's Touch Barber Shop	8712-B Two Notch Rd.	Columbia	29223
TOUMA, LLC	8712 Two Notch Rd.	Columbia	29223
J & R ENTERPRISES ,Inc.	8716 Two Notch Rd.	Columbia	29223
L & P DESIGNS	8724 Two Notch Rd.	Columbia	29223
Pandora's Lounge	8605 Two Notch Rd.	Columbia	29223
SK Sparkle, LLC	8601 Two Notch Rd.	Columbia	29223
A Fechter Antiques	8808 Two Notch Rd.	Columbia	29223
AAAA CARPETS ,Inc.	8701 Two Notch Rd. Unit 5	Columbia	29223
Studio 1 on 1	8820 Two Notch Rd.	Columbia	29223
Ursula B. Toliver	8820 Two Notch Rd.	Columbia	29209
PAMPERED PLANTS FLORIST	8816 Two Notch Rd.	Columbia	29223
HILLCREST EXTERMINATING	8705 Two Notch Rd.	Columbia	29223
SUPERIOR HOME CENTER & BUILDERS SUPPLY, Inc.	8805 Two Notch Rd.	Columbia	29223
Bre's Salon & Day Spa	8807 Two Notch Rd.	Columbia	29223
Carolyn Mendelssohn	8807 Two Notch Rd.	Columbia	29223
Complete Health Diagnostics	8807 Two Notch Rd.	Columbia	29223
DANDYLEE, LLC	8807F Two Notch Rd.	Columbia	29223
Lester D. Park	8807 Two Notch Rd.	Columbia	29223
MULTI MORTGAGE SERVICES ,Inc.	8807 Two Notch Rd.	Columbia	29223
Peoples Choice Insurance & Financial Services	8807 Two Notch Rd.	Columbia	29223
Tradesman International,Inc.	8807 Two Notch Rd.	Columbia	29223
DK FOOD & FUEL, LLC	8901 Two Notch Rd.	Columbia	29223
ROBERT H. ELLIS JR	8905 Two Notch Rd.	Columbia	29223
W NETTLES GREEN, DMD, MS	8905 Two Notch Rd.	Columbia	29223
BEVERLY NAILS	8907 Two Notch Rd.	Columbia	29223
C I B C PRO TAX SERVICE	8907B Two Notch Rd.	Columbia	29223

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Lotus Therapy	8907 Two Notch Rd.	Columbia	29223
M.B African Braids & Weaves	8907-B Two Notch Rd.	Columbia	29223
New Lotus Therapy	8907 Two Notch Rd.	Columbia	29223
QC FINANCIAL SERVICES, Inc.	8907 Two Notch Rd.	Columbia	29223
Rainbow Cleaner LaunDry Alterations	8907D Two Notch Rd.	Columbia	29223
THE SHERWIN WILLIAMS CO., #2166	8907 Two Notch Rd.	Columbia	29204
NEW LIFE FITNESS WORLD OF SOUTH CAROLINA NE, Inc.	8911 Two Notch Rd.	Columbia	29223
Palmetto Investment Group, Inc.	1011 Clemson Rd.	Columbia	29223
CIRCLE K STORES, Inc.	90 Clemson Rd.	Columbia	29229
J-RAY, Inc.	100 Clemson Rd.	Columbia	29223
BSRO	106 Clemson Rd.	Columbia	29229
PETROLEUM DEVELOPERS , Inc.	107 Clemson Rd.	Columbia	29229
PIGGIE PARK ENTERPRISES, Inc.	107 Clemson Rd.	Columbia	29229
FRANK'S EXPRESS CAR WASH OF NE	120 Clemson Rd.	Columbia	29229
Minute Clinic LLC #20423	121 Clemson Rd.	Columbia	29229
SOUTH CAROLINA CVS PHARMACY, LLC	121 Clemson Rd.	Columbia	29229
Circle H Builders	840 Sparkleberry Ln.	Columbia	29229
GATEWAY SUPPLY CO., Inc.	1110 Sparkleberry Ln.	Columbia	29229
M C Detailing	840 Sparkleberry Ln.	Columbia	29229
Caffe Ventures Northeast	841 Sparkleberry Ln.	Columbia	29229
CTDI, Inc.	841 Sparkleberry Ln.	Columbia	29229
EXPRESS	1061 Sparkleberry Ln.	Columbia	29229
Aesthetic Smile Studio Northeast	120 Sparkleberry Crossing	Columbia	29229
Anchor Deep Tattoo Company, LLC	120 Sparkleberry Crossing	Columbia	29229
Joseph Reed	120 Sparkleberry Crossing	Columbia	29229
KZ Centers, LLC	120 Sparkleberry Crossing	Columbia	29229
Nail Studio	120 Sparkleberry Crossing	Columbia	29229
Taniesha Brackett	120 Sparkleberry Crossing	Columbia	29229
Columbia Southern University, Inc.	121 Sparkleberry Crossing	Columbia	29229
SUMO JAPANESE STEAK HOUSE, Inc.	151 Clemson Rd.	Columbia	29229

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PLANTATION STORAGE	810 Sparkleberry Ln.	Columbia	29229
Salon Ventures at Sparkleberry, LLC	101 Sparkleberry Crossing	Columbia	29229
Sparkleberry Crossing Subway, Inc.	101 Sparkleberry Crossing	Columbia	29229
THE TOBACCO MERCHANT	101 Sparkleberry Rd.	Columbia	29229
The Tobacco Merchant ,Inc.	101 Sparkleberry Crossing	Columbia	29229
TRAVINIA ITALIAN KITCHEN AT Columbia, Inc.	101 Sparkleberry Crossing	Columbia	29229
ED ROBINSON LAUNDRY	800 Sparkleberry Ln.	Columbia	29229
7 Grill & Bar, LLC	111 Sparkleberry Crossing	Columbia	29229
Cavalleri Consulting, LLC	111 Sparkleberry Crossing	Columbia	29229
China Garden	111 Sparkleberry Crossing	Columbia	29229
DESERT SUN, LLC	111 Sparkleberry Crossing	Columbia	29229
Lake Vista Deli, LLC	111 Sparkleberry Crossing	Columbia	29229
MIRAGE ENTERPRISES, LLC	111 Sparkleberry Crossing	Columbia	29229
NAN'S NOTES, LLC	111 Sparkleberry Crossing	Columbia	29229
Tokyo Grill	111 Sparkleberry Crossing	Columbia	29229
Tokyo King, LLC	111 Sparkleberry Crossing	Columbia	29229
San Jose Restaurant, Inc.	801 Sparkleberry Ln.	Columbia	29223
Masterpiece Properties, LLC	704 Sparkleberry Ln.	Columbia	29229

Richland County Council Request of Action

Subject: Interstate Interchange Lighting Project

A. Purpose

County Council is requested to provide direction to staff regarding the Interstate Interchange Lighting project.

B. Background / Discussion

At the December 4, 2012 Council meeting, Council directed staff to engage a consultant to perform site review, placement, and types of lighting for the interstate interchanges in the County.

DRMP, Inc. (DRMP) was the engineering firm selected to provide the Interstate Interchange Lighting (IIL) report. DRMP prioritized nine (9) interchanges in the unincorporated areas of the County and developed lighting construction and maintenance cost estimates for each interchange. The 9 interchanges and their priority ranking are as follows:

<u>Interchange Location</u>	<u>Ranking</u>
Broad River Road at I-20 (Exit 65)	1
Two Notch Road at I-20 (Exit 74)	2
Two Notch Road at I-77 (Exit 17)	3
Clemson Road at I-20 (Exit 80)	4
Farrow Road at I-77 (Exit 19)	5
Spears Creek Road at I-20 (Exit 82)	6
Killian Road at I-77 (Exit 22)	7
Decker Boulevard at I-77 (Exit 13)	8
Broad River Road at I-26 (Exit 97)	9

Maps of these interchanges are attached for your convenience.

The interchange rankings were based on the weighted combined average of the weekday and weekend daily trips generated by the retail/commercial developments (such as hotels, restaurants, gas stations, shopping centers etc.) located at each of the interchanges.

The total estimated cost for constructing a conventional lighting system and the probable annual maintenance cost for the 9 interchanges is \$3,568,100 and \$174,520, respectively. More information is provided in the “Financial Impact” section.

Staff requests direction from Council regarding the IIL project.

C. Legislative / Chronological History

- At the D&S Committee on April 24, 2012, direction was given to Public Works to start researching interstate interchange lighting.
- At the May 22, 2012 D&S Committee, a presentation was given to Council by the

Hospitality Association about interstate lighting.

- June 26, 2012 – D&S Committee met and discussed interchange lighting.
- A memo was forwarded to the D&S Committee outlining estimated costs and types of lighting used for interstate interchanges on July 17, 2012 (attached).
- September 25, 2012 – Presentation by Rick Patel to the D&S Committee. Committee requested additional information (location, funding, and how other municipalities are paying for similar projects.)
- November 27, 2012 – D&S Committee recommended that Council engage a consultant to perform site review, placement, and types of lighting. An RFP / RFQ will be developed and advertised, and the recommendation for award will be brought back to Council for review and recommendation.
- December 4, 2012 – Council approved the D&S Committee’s recommendation.

D. Financial Impact

The potential financial impact is dependent upon Council’s decision regarding this project. However, the cost estimates provided in the report reflect the potential costs for constructing high mast lightning or conventional lighting systems at each of the interstate intersections, and the potential annual maintenance costs. Based on the construction and maintenance costs, DRMP recommended a conventional lighting system for all of the identified interchanges.

DRMP’s report provides a detailed breakdown of the probable construction and annual maintenance cost for each individual interchange. The total estimated cost for constructing a conventional lighting system and the probable annual maintenance cost for the 9 interchanges is \$3,568,100 and \$174,520, respectively.

Interchange Location	Construction Cost*	Maintenance Cost*
Broad River Road at I-20 (Exit 65)	\$419,350	\$20,204
Two Notch Road at I-20 (Exit 74)	\$364,375	\$17,612
Two Notch Road at I-77 (Exit 17)	\$384,150	\$19,052
Clemson Road at I-20 (Exit 80)	\$436,950	\$20,780
Farrow Road at I-77 (Exit 19)	\$431,750	\$19,052
Spears Creek Road at I-20 (Exit 82)	\$390,950	\$19,052
Killian Road at I-77 (Exit 22)	\$467,675	\$22,220
Decker Boulevard at I-77 (Exit 13)	\$246,275	\$15,480
Broad River Road at I-26 (Exit 97)	\$426,625	\$21,068
Totals	\$3,568,100	\$174,520

**Estimates*

If Council chooses to proceed with the IIL project, a funding source will need to be identified.

E. Alternatives

1. Direct staff to proceed with the Interstate Interchange Lightning project, and provide direction as to which interchanges receive priority.
2. Do not proceed with the Interstate Interchange Lightning project.



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



MEMO

To: D&S Committee
Cc: Assistant Administrator Sparty Hammett
From: David Hoops, Director
Date: July 17, 2012
Re: Interstate Intersection Lighting

Update on Interstate Intersection Lighting:

1. At the June 26, 2012 D&S Committee meeting there appeared to be some confusion about the lighting proposed for interstate intersections. Following are descriptions and typical costs of lighting options with attached pictures. I have reviewed the Broad River Road proposal which is for leasing of light fixtures installed on existing power poles. This approach cannot be utilized on an Interstate interchange and cannot be compared for costs.
 - a. **Low Mount lights.** These are typically along low speed roadways. Due to the low mounting height the area illuminated is small, requiring the poles to be located close to the edge of the roadway. This close mounting location results in the need to protect the poles and vehicles from impact with curbing or guardrail. Due to the need for protection and the small area illuminated this style of light is not normally used along high speed roadways.

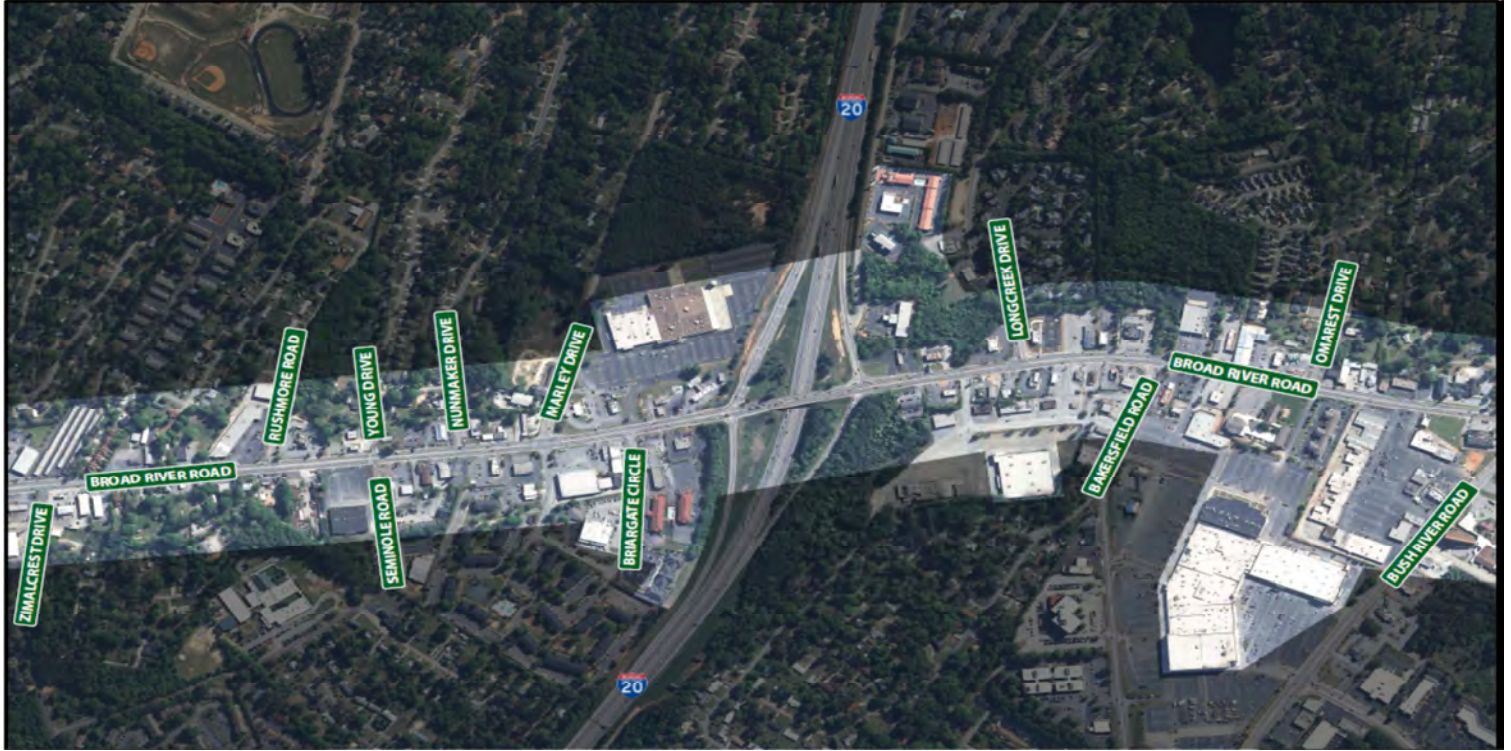


- b. **Mast Pole lights** (high mount) These lights are very efficient at lighting large areas, such as intersections. Due to the large area illuminated they can be located away from the edge of roadways, not needing to be protected from impact. Although considerably more expensive per unit, it may take 10-15 low mount fixtures to illuminate the area covered by a mast pole.

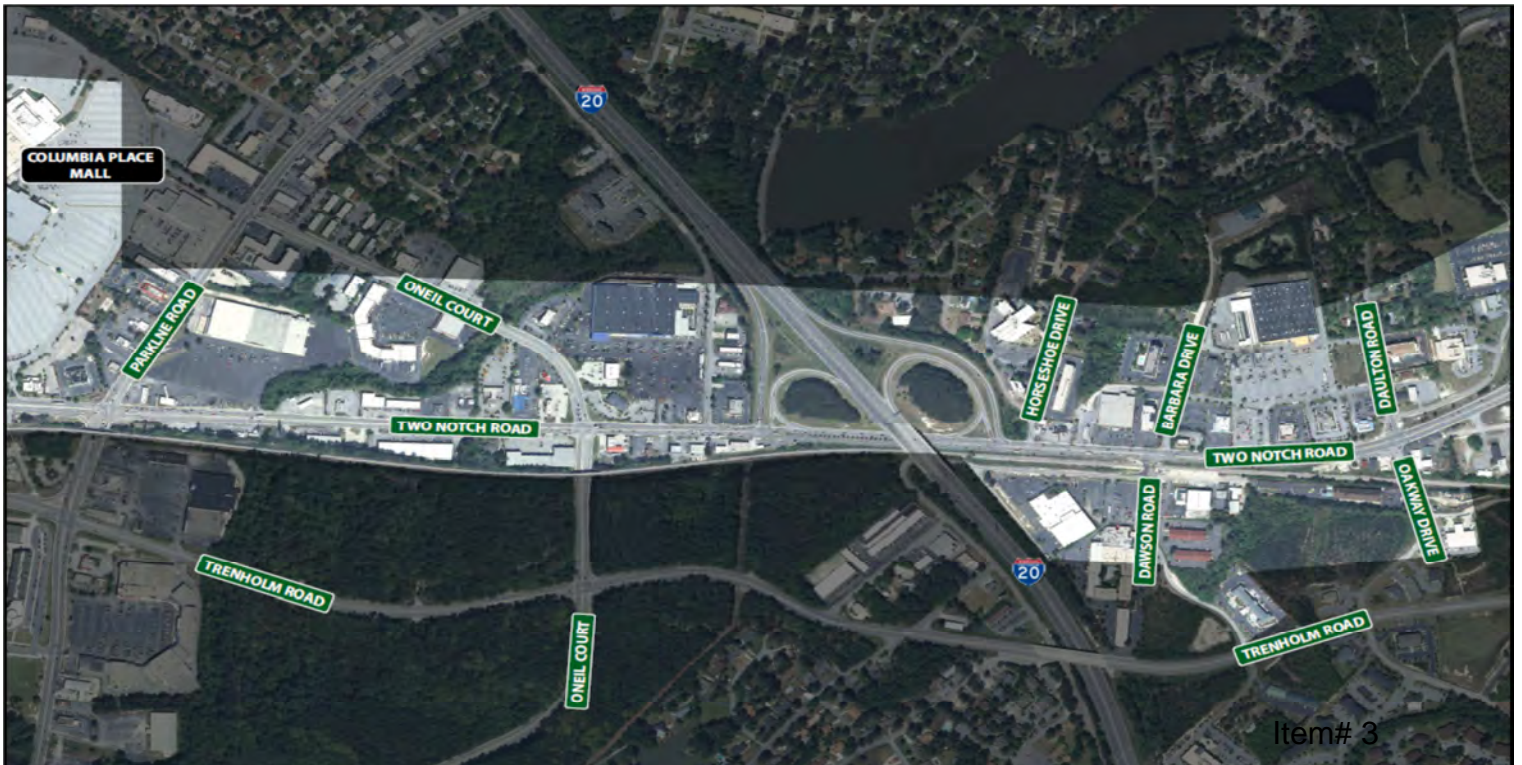


2. Installation costs.
- i. Low Mount lights. These installations typically cost **\$2,500 per unit**. The additional cost of providing power and traffic protection are site specific and cannot be determined at this time. The provision of power will be higher than for a mast unit due to the multiple locations. As noted above, many more fixtures are required to equal the coverage of one Mast Pole light.
 - ii. Mast Pole lights. These installations typically cost **\$100,000 per unit**. The additional cost of providing power is site specific and cannot be determined at this time.
3. Maintenance and power costs. SCDOT was contacted regarding their support of these costs after installation. At the time of the preparation of this report we had not received a response.

Broad River Road at I-20 (Exit 65)

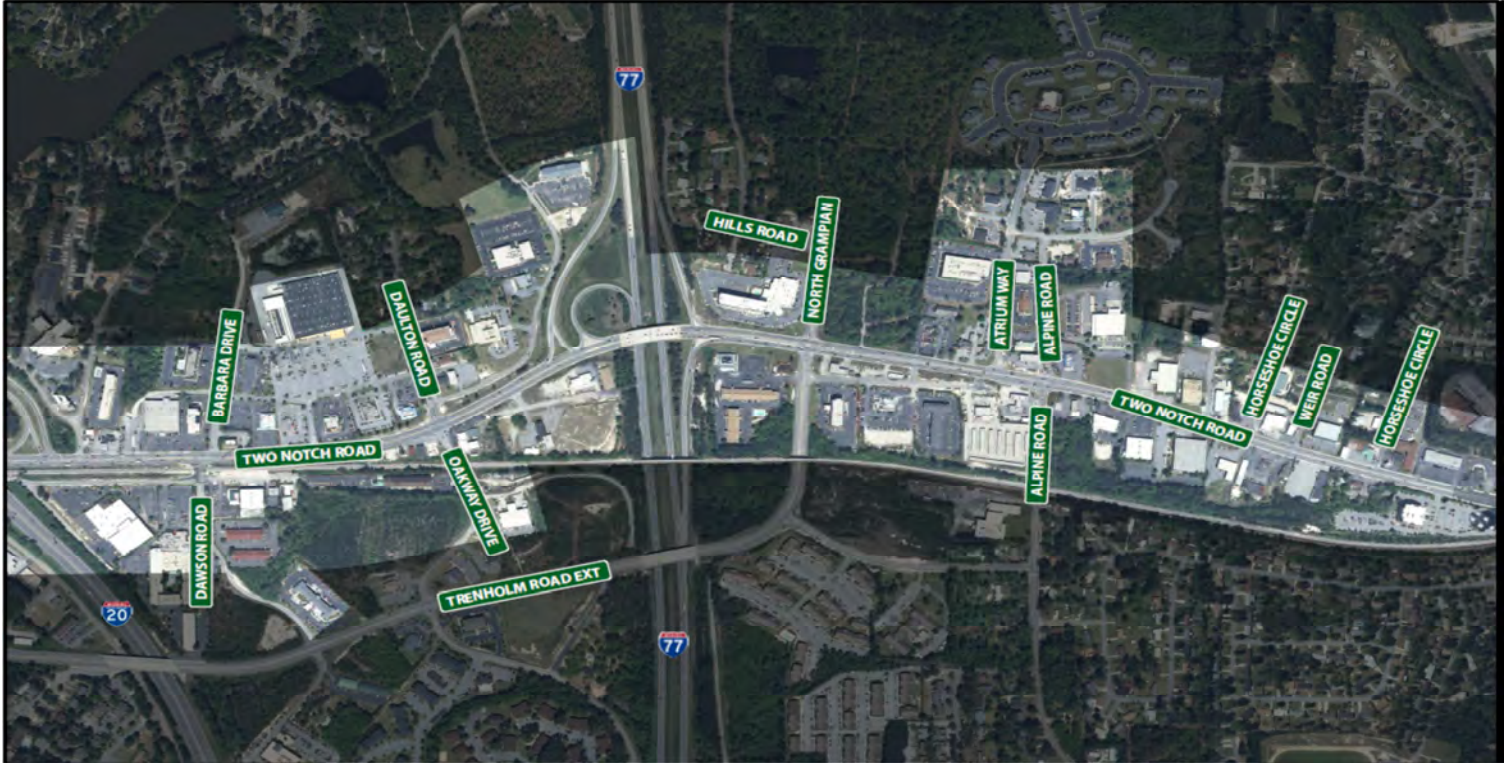


Two Notch Road at I-20 (Exit 74)

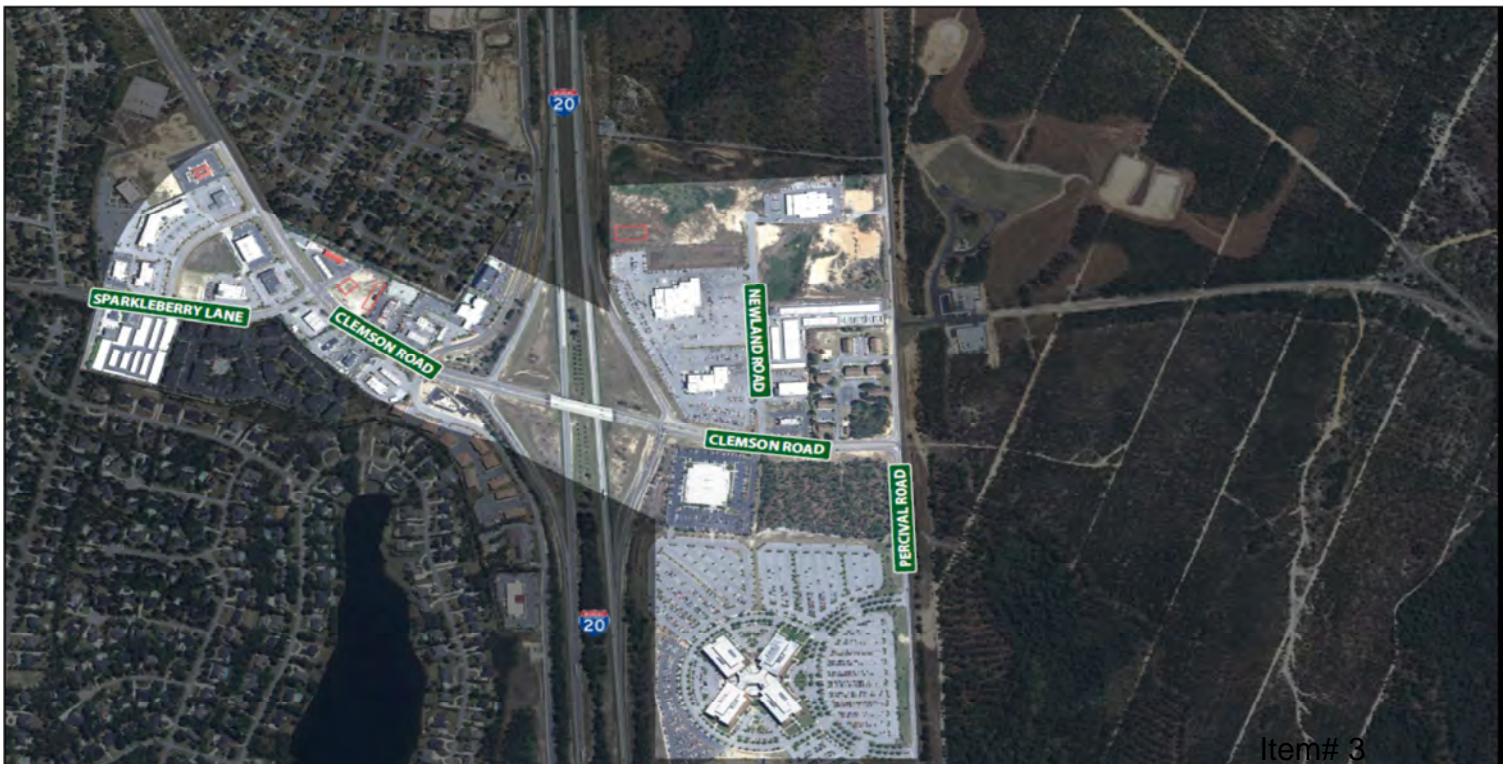


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Two Notch Road at I-77 (Exit 17)

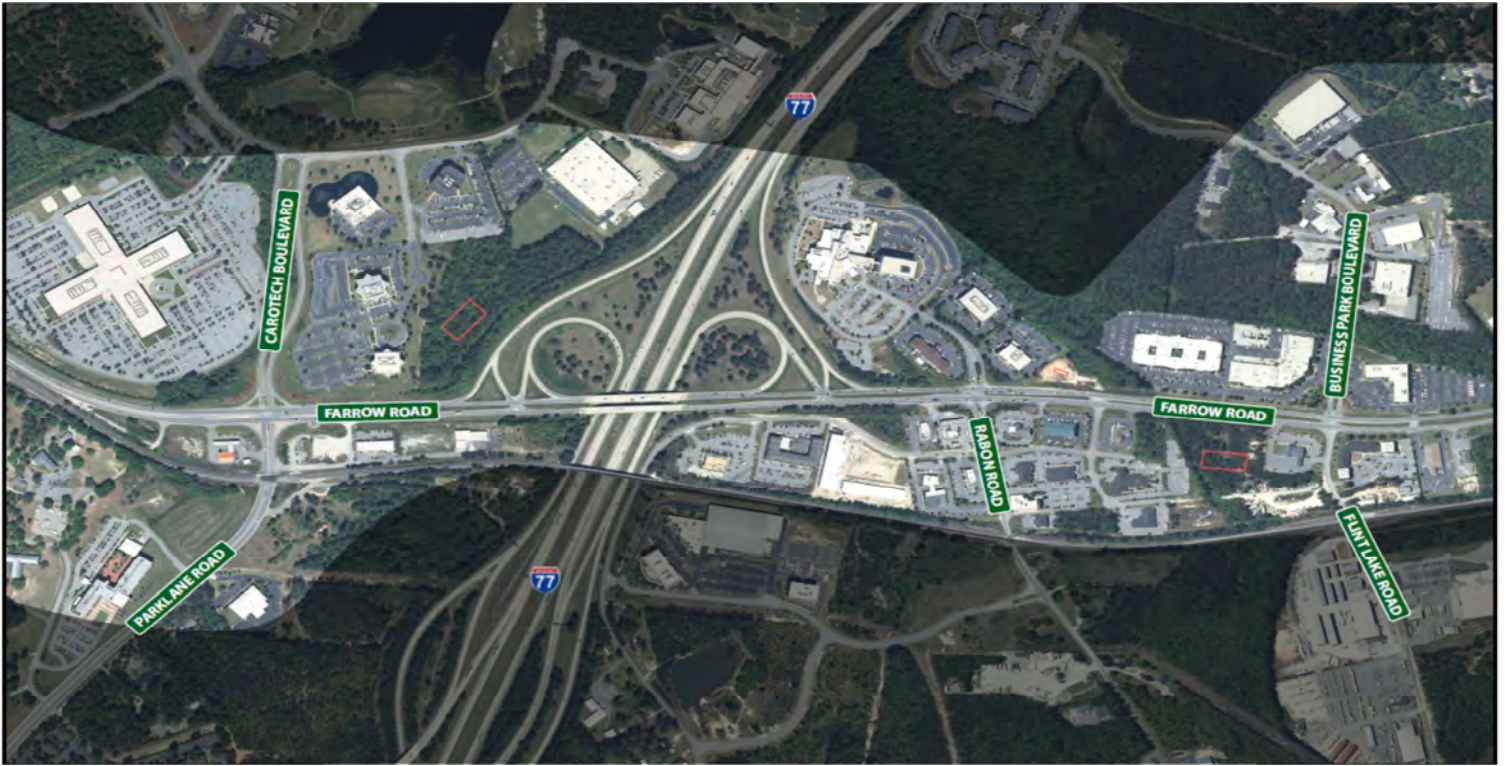


Clemson Road at I-20 (Exit 80)



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Farrow Road at I-77 (Exit 19)



Spears Creek Road at I-20 (Exit 82)

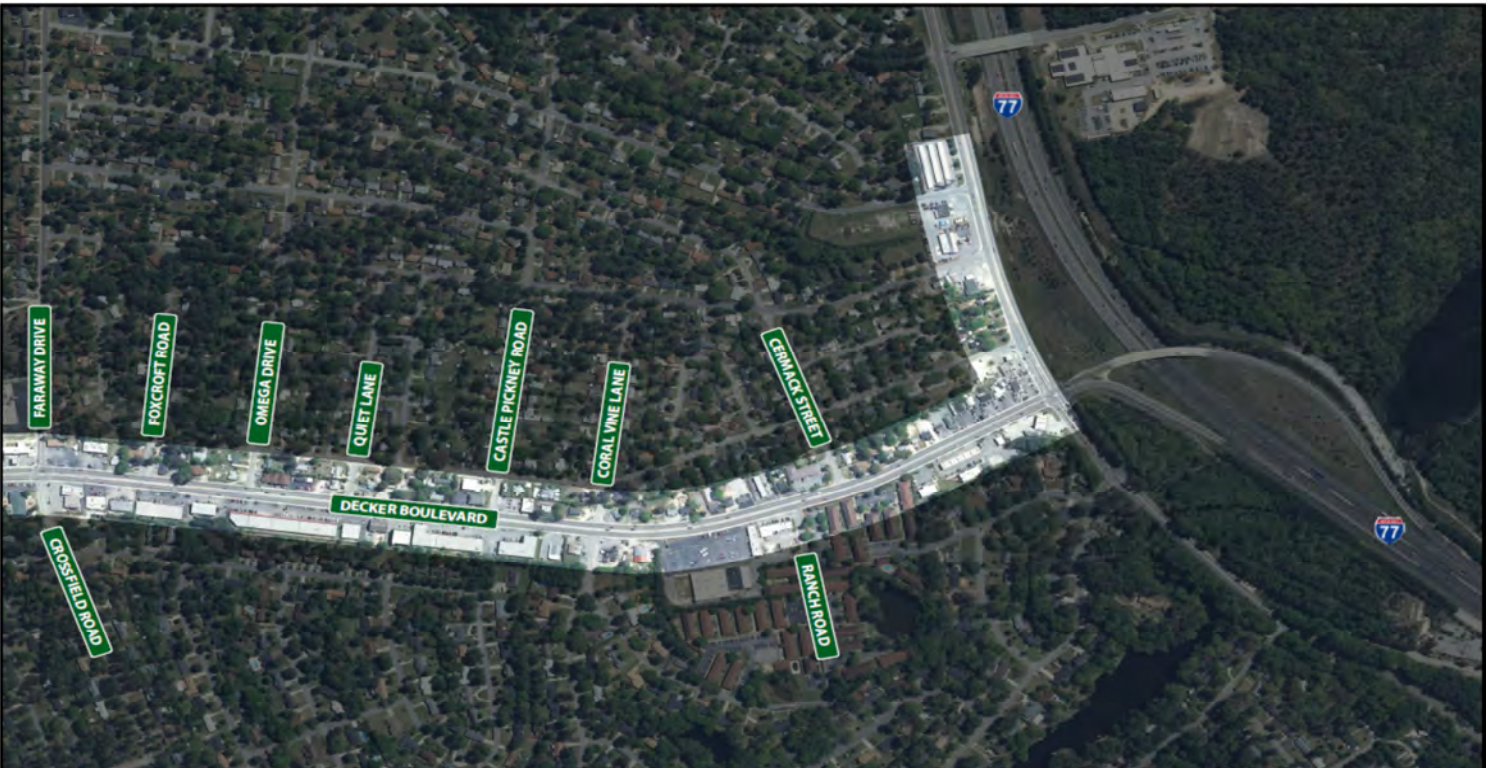


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Killian Road at I-77 (Exit 22)



Decker Boulevard at I-77 (Exit 13)



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Broad River Road at I-26 (Exit 97)



Item# 3

Richland County Council Request of Action

Subject

RC Souvenirs: [PAGES 55-58]

- a. Gold coin
- b. Gold plated passport: "Your Passport to Richland County
- c. Glass keepsake- it will feature different landmarks in Richland County and the glass will be in the shape of Richland County

Reviews

Notes

July 22, 2014 - This item was last reviewed at the June D&S Committee meeting. At that meeting the Committee directed Staff to reexamine possible souvenir options, including a souvenir coin and provide a recommendation to the Committee. The Clerk's Office is working to create two additional souvenir options. It is planned for this item to be back on the D&S agenda at the September meeting.

September 23, 2014 - The Clerk's Office will provide souvenir options for Council to review.



PASSPORT



*Richland County
South Carolina*

Richland County Council Request of Action

Subject

Undergrounding of Utilities on Transportation Penny Projects **[PAGES 59-64]**

Reviews

Richland County Government

County Administration Building
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P.O. Box 192
Columbia, SC 29202



Phone: (803) 576-2050
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TDD: (803) 748-4999

Office of the County Administrator



MEMORANDUM

TO: Richland County Council
CC: Tony McDonald, County Administrator
FROM: Brandon Madden, Manager of Research
DATE: September 19, 2014
RE: Follow-up to Undergrounding of Utilities Motion for Transportation Penny Projects

At the July 1, 2014 Council meeting, Councilman Rose made the following motion:

“Move that the County explore opportunities in burying power lines while penny projects are being implemented. The time to bury the lines would be when the roads and sidewalks are being built.”

This item was forwarded to the July D&S Committee.

At the July 22, 2014 D&S Committee meeting, the Committee directed staff to identify potential funding sources for placing above-ground utilities underground and to provide the Committee with information on the process for placing above-ground utilities underground on a case-by-case basis.

The General Operating Fund is a potential funding source. The use of this funding source for placing above-ground utilities underground is a policy decision for Council.

Transportation staff discussed alternate funding sources for the undergrounding of utilities, with the South Carolina Department of Transportation (SCDOT) and the City of Columbia (City). SCDOT does not fund the undergrounding of utilities in their projects. Also, they do not have discretionary funding for this item. The City does not have any funding identified in their budget for this fiscal year (2015) for the undergrounding of utilities. However, the City has had an agreement in previous years with South Carolina Electric & Gas (SCE&G) for the undergrounding of utilities. Their agreement with SCE&G was structured to reimburse the City

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a percentage of the costs for the undergrounding of utilities of SCE&G lines, and the City then rolled those reimbursements into future streetscape projects. The County could potentially pursue a similar agreement.

Transportation staff recommends exploring options for placing above-ground utilities underground on a case-by-case basis. When scoping projects, the priority is to address operational issues, including the existing congestion and future capacity needs of each project. Upgrades outside of addressing operational issues, including undergrounding utilities, are viewed as project enhancements. Staff can include undergrounding utilities when scoping projects to have a cost estimate for including the undergrounding of utilities in each project. The funding source identified by Council can be used to cover the cost of undergrounding utilities. The Program Development Team is currently re-scoping each of the Transportation Penny projects to determine if the projects' cost estimates from the original transportation study are valid based on today's costs.

Also, for projects that are within the City limits, Council may consider including the undergrounding of utilities only if the City sets aside funding to partner with the County as it would be a project enhancement.

Richland County Council Request of Action

Subject: Undergrounding of Utilities on Transportation Penny Projects

A. Purpose

County Council is requested to direct staff to look at opportunities to place above-ground utilities underground during the implementation of Transportation Penny (Penny) projects.

B. Background / Discussion

On July 1, 2014, Council member Rose brought forth the following motion:

“Move that the County explore opportunities in burying power lines while penny projects are being implemented. The time to bury the lines would be when the roads and sidewalks are being built.”

Opportunities to explore placing above-ground utilities underground exist while staff is developing the scopes of the Penny projects. When scoping projects, staff would additionally evaluate whether replacing existing above-ground utilities with underground utilities could be accomplished within the preliminary project cost estimates.

Undergrounding utilities are usually not required when initiating projects similar to the road improvement projects associated with the Penny program. Typically, undergrounding a utility system is for aesthetic purposes, especially in high density areas. Research indicates that underground utilities may have slightly better reliability performance than overhead utilities, and may increase public safety.

Underground utility systems are normally more expensive to install than above-ground utility systems, and repairing damaged underground utility systems is more costly and time-consuming than above-ground utilities.

More information is provided in the “Financial Impact” section.

C. Legislative / Chronological History

Motion by Seth Rose on July 1, 2014.

D. Financial Impact

There is no additional cost to include undergrounding above-ground utilities in the project scopes for Penny projects. However, the costs to actually underground above-ground utilities are indeterminable, and would fluctuate on a project by project basis. However, the City of Columbia estimated undergrounding of utilities in the joint State Infrastructure Bank (SIB) application to cost \$1.0 million per block for the Assembly Street Gateway Project. Given the aforementioned City of Columbia example, undergrounding above-ground utilities would result in higher price estimates for Penny projects and may decrease the amount of funds available for actual road improvements.

E. Alternatives

1. Approve the motion to direct staff to explore opportunities in burying power lines while Penny projects are being implemented.

2. Do not approve the motion to direct staff to explore opportunities in burying power lines while Penny projects are being implemented.

F. Recommendation

I move that the County explore opportunities in burying power lines while penny projects are being implemented. The time to bury the lines would be when the roads and sidewalks are being built.

Recommended by: Seth Rose Department: County Council Date: 7/1/14

G. Reviews

Finance

Reviewed by: Daniel Driggers Date: 7/10/14
 Recommend Council approval Recommend Council denial
Comments regarding recommendation:

Recommendation supports the request to explore options.

Transportation

Reviewed by: Rob Perry Date: 7/10/14
 Recommend Council approval Recommend Council denial
Comments regarding recommendation:

In my opinion we should look into this on a project by project basis, but only if the City of Columbia sets aside funding to partner with Richland County for any these project that are located within the city limits since it would be a project enhancement.

From a project management perspective the undergrounding of utilities are very rarely viewed as a requirement since the purpose and need of a major project like road widening or intersection improvements typically address: safety, existing congestion and future capacity needs. In light of that, undergrounding of utilities are then viewed as a project enhancement unrelated to its actual purpose and need, and would most likely need to be solely funded locally by either the Transportation Penny or City of Columbia. However, there are safety improvements realized in a lot of cases if utilities located in the clear zone are then removed by being undergrounded.

To that end, one of the first tasks we intend to direct the Program Development Team to do is scope each of our projects and revise the project cost estimates the original transportation study produced. In scoping them and in conjunction with the purpose and need we intend to address operational issues first and foremost which again are: safety, existing congestion, and future capacity needs. If the identified individual project funding covered the updated cost estimates and there was excess funding we could look at the undergrounding of utilities as an additional enhancement to individual projects. During one conversation with the City Engineer I was quoted over \$1 million per block to underground utilities. In most cases it may be less than this \$1 million per block, but it's still an expensive endeavor.

Public Works

Reviewed by: Ismail Ozbek

Date: 7/11/14

Recommend Council approval

Recommend Council denial

Comments regarding recommendation:

I agree with the Transportation Department comments

Planning

Reviewed by: Tracy Hegler

Date: 7/14/14

Recommend Council approval

Recommend Council denial

Comments regarding recommendation:

I agree with the Transportation Director’s comments and would add that undergrounding utilities may be more desirable in projects that are near or within neighborhoods or along our commercial corridors where the County is promoting revitalization through Master Plans. In fact, some of the adopted Master Plans recommend undergrounding utilities as part of their neighborhood’s/corridor’s revitalization efforts (costs have already been estimated where appropriate).

Also, undergrounding utilities would not impact development review of these projects.

Utilities

Reviewed by: Andy Metts

Date: 7/15/14

Recommend Council approval

Recommend Council denial

Comments regarding recommendation:

I also agree with the Transportation Director’s comments. I believe that each project should be looked at on an individual basis. Some projects may have existing underground utilities that would make it both impractical and cost prohibitive to install additional utilities. If undergrounding or the relocation of utilities is considered, funding should be provided by the improvement project funding source with no expectation of these cost to be covered by the utility service provider.

Legal

Reviewed by: Elizabeth McLean

Date: 7/17/14

Recommend Council approval

Recommend Council denial

Comments regarding recommendation: As long as such use is consistent with the ordinance creating the Penny Tax, then it is a policy decision left to Council’s discretion.

Administration

Reviewed by: Tony McDonald

Date: 7/18/14

Recommend Council approval

Recommend Council denial

Comments regarding recommendation: I concur with all of the staff comments above and fully support the exploration, on a project by project basis, of undergrounding utilities as projects are being scoped and designed.

Richland County Council Request of Action

Subject

Stickers for Recycling Carts [**PAGES 65-70**]

Reviews

Richland County Government

County Administration Building
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Columbia, SC 29202



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Office of the County Administrator



MEMORANDUM

TO: Richland County Council
CC: Warren Harley, Assistant County Administrator
FROM: Brandon Madden, Manager of Research
DATE: September 16, 2014
RE: Stickers for Recycling Carts

At the July 1, 2014 Council meeting, Council member Rose brought forth the following motion:

“Move that staff pursue having the appropriate providers place stickers on the County's recycling bins that enumerate what items can be recycled. Rationale: Low County citizen participation in recycling and Sonoco's ability to handle more capacity. Additionally, the County has recently moved to the larger roll out recycling bins. This will serve as a direct citizen awareness tool to promote what items can be recycled.”

This item was forwarded to the July D&S Committee.

At the July 22, 2014 D&S Committee meeting, the Committee deferred this item to the September 23, 2014 Committee meeting in order for staff to perform due diligence regarding the funding of this item and report back to the Committee.

The County started delivering 95 gallon recycling roll carts (cart) in January 2013. By January 2015, every residence in the County will have one of these carts. Staff is planning to aggressively promote the use of the new 95 gallon recycling roll carts in January 2015 when every residence will have one at their house. This promotional effort includes providing each resident with a list of current items that can be placed in the recycle roll cart, a media campaign, and distributing our revised *Talkin' Trash* booklets.

As staff researched the funding of this item, it was determined that it may be more practical to proceed with staff's aforementioned promotional plan to increase public awareness regarding the

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benefits of recycling and to educate the public on the recyclable items that can be placed in each cart, instead of placing stickers on each cart. Staff discussed this plan with Mr. Rose and recommends that Council considers allowing staff to evaluate the success of this promotional plan at six and twelve month intervals and report back to the committee.

Richland County Council Request of Action

Subject: Stickers for Recycling Carts

A. Purpose

County Council is requested to direct staff to place stickers on the County's recycling roll carts that list all the recyclable items.

B. Background / Discussion

On July 1, 2014, Council member Rose brought forth the following motion:

“Move that staff pursue having the appropriate provides place stickers on the County's recycling bins that enumerate what items can be recycled. Rationale: Low County citizens participation in recycling and Sonoco's ability to handle more capacity. Additionally, the County has recently moved to the larger roll out recycling bins. This will serve as a direct citizen awareness tool to promote what items can be recycled.”

The county started delivering 95 gallon recycling roll carts in January 2013. By January 2015, every residence in the County will have one of these carts. The number of such carts is estimated to be upwards of 85,000.

With the delivery of every recycling roll cart, staff provides a list of current items that can be placed in the cart. Staff plans to do the same again this year. The list of items has changed 3 times in the past 18 months and staff expects it to change again in the future.

Also, staff provides a magnetic list of items that may be recycled, which can be placed on any metal surface (e.g. home refrigerator). The magnetic list is updated as needed (typically once or twice a year). These are handed out any time we meet with the public or receive a request for information.

We keep a list of the items that may be recycled in our *Talkin' Trash* booklet, which is also updated as needed (typically once or twice a year).

Staff is planning to aggressively promote the use of the new 95 gallon recycling roll carts early next year when every residence will have one at their house. Staff is in the midst of implementing a system of measuring actual participation rates to have the ability to target specific regions of the county. A new recycling program manager was approved in the FY15 budget whose function will be to coordinate all of the aforementioned activities and strategies over the next couple of years.

C. Legislative / Chronological History

Motion made by Seth Rose on July 1, 2014.

D. Financial Impact

The direct cost of adding stickers to 85,000 roll carts is estimated to be over \$85,000 for the stickers, plus several thousand dollars for the labor to place them on each cart as a special adhesive is required.

E. Alternatives

1. Approve the motion to direct staff to place stickers on the County's recycling roll carts that list all the recyclable items.
2. Do not approve the motion to direct staff to place stickers on the County's recycling roll carts that list all the recyclable items.

Item# 6

F. Recommendation

I recommend that Council direct staff pursue having the appropriate place stickers on the County's recycling bins that enumerate what items can be recycled. This will serve as a direct citizen awareness tool to promote what items can be recycled.

Recommended by: Seth Rose
Department: County Council
Date: 07/01/14

G. Reviews

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

Please be specific in your recommendation. While "Council Discretion" may be appropriate at times, it is recommended that Staff provide Council with a professional recommendation of approval or denial, and justification for that recommendation, as often as possible.

Finance

Reviewed by: Daniel Driggers
 Recommend Council approval
 Recommend Council discretion
Date: 7/15/14
 Recommend Council denial
Comments regarding recommendation:

Request is left to Council Discretion. As indicated, approval would require the department to absorb the budget funds for the purchase and any necessary labor cost.

Solid Waste

Reviewed by: Rudy Curtis
 Recommend Council approval
 Recommend Council denial
Date: 7/15/2014
Comments regarding recommendation:

I recommend that Council choose Alternative 2 for several reasons.

1. The sticker would likely be outdated in the near future.
2. Stickers do not easily adhere to the surface of the roll carts. It requires special glue.
3. The information is already being conveyed to every residence at the time of the delivery of the roll cart. 9x12 postcards with all the items and a calendar showing their collection week for a year.
4. We have updated magnetic lists that are available to the public at all times.
5. Talkin' Trash has an updated list of items to recycle that are distributed to the public anytime.
6. Our website has an updated list of items to recycle that can be viewed by the public any time.
7. We estimate the cost to add stickers to all carts would far exceed \$85K. Our experience with information placed on these roll carts strongly suggests that very few people read the material. Hence the return on the investment is not anticipated to be good.
8. We believe targeted encouragement would be a more effective use of resources as we learn more about the participation rate.
9. The new recycling program manager (when hired) will focus much more attention of meeting county and state goals.

Legal

Reviewed by: Elizabeth McLean

Date: 7/16/14

Recommend Council approval

Recommend Council denial

Comments regarding recommendation: Policy decision left to Council's discretion.

Administration

Reviewed by: Warren Harley

Date: 7/16/14

Recommend Council approval

Recommend Council denial

Comments regarding recommendation:

Richland County Council Request of Action

Subject

Microphone Mute Options for Council Chambers [**PAGES 71-73**]

Reviews

Richland County Council Request of Action

Subject: Microphone Mute Options for Council Chambers

A. Purpose

County Council is requested to direct staff to review microphone mute options for Council Chambers.

B. Background / Discussion

On September 9, 2014, Council member Washington brought forth the following motion:
“Move to direct staff to review microphone mute options for Council Chambers”

The microphone system currently installed in the Council Chambers does not have the capability to mute microphones. The County would have to upgrade the current microphone system to have the capability to mute microphones.

C. Legislative / Chronological History

Motion by Mr. Washington – September 9, 2014

D. Financial Impact

The financial impact to the County to have staff review microphone mute options for the Council Chamber is negligible. The County may incur future costs related to upgrading the microphone system to add muting capabilities to the microphones. At this time, funds for this purpose are not identified.

E. Alternatives

1. Approve the request to direct staff to review microphone mute options for Council Chambers.

2. Do not approve the request to direct staff to review microphone mute options for Council Chambers.

F. Recommendation

This recommendation was made by Mr. Washington. This is a policy decision for Council.

Recommended by: Kelvin Washington
Department: County Council
Date: 9/9/14

G. Reviews

Finance

Reviewed by: Daniel Driggers	Date: 9/15/14
✓ Recommend Council approval	<input type="checkbox"/> Recommend Council denial
Comments regarding recommendation:	

Recommendation is based on a negligible cost impact that can be absorb with current funding.

Information Technology

Reviewed by: Janet Claggett

Date: 9/15/14

Recommend Council approval

Recommend Council denial

Comments regarding recommendation:

RCIT agrees that it would be very beneficial to have such options identified.

Legal

Reviewed by: Elizabeth McLean

Date: 9/16/14

Recommend Council approval

Recommend Council denial

Comments regarding recommendation: The decision whether to look into costs/options for microphone mute buttons is a policy decision left to Council’s discretion. Any use of mute buttons by Council would need to be consistent with the Open Meeting requirements of the SC Freedom of Information Act.

Administration

Reviewed by: Tony McDonald

Date: 9/18/14

Recommend Council approval

Recommend Council denial

Comments regarding recommendation: Whether or not a mute capability is to be installed and utilized is at the Council’s sole discretion. If the Council agrees to go forward with this motion, staff will provide mute options and associated costs, and will bring the information back to the Council for a final decision.

Richland County Council Request of Action

Subject

Ordinance Amendment - Through Truck Prohibited on Longreen Parkway [PAGES 74-79]

Reviews

Richland County Council Request of Action

Subject: Ordinance Amendment - Through Truck Prohibited on Longreen Parkway

A. Purpose

County Council is requested to approve an ordinance amendment to the Richland County Code of Ordinances, Chapter 17, Motor Vehicles and Traffic; Section 17-9. Through truck traffic; to include Longreen Parkway.

B. Background / Discussion

Longreen Parkway (Parkway) serves as the main road through the Longreen community. The Parkway is bordered on both sides by schools and entrances to residential housing subdivisions, and consists of two lanes with some turning lanes. Over the years, the large volume of heavy truck traffic along the Parkway has contributed to the deterioration of the road. Additionally, it has turned a quaint community road into a major connector. There are other routes that the heavy trucks can use to avoid using the Parkway. Considering these points, we are requesting an ordinance amendment to Section 17-9 of the County's Code of Ordinances to include the Parkway. This amendment will prohibit truck traffic on the Parkway (see the attached ordinance, reflecting the proposed amendment).

C. Legislative / Chronological History

This is a staff-initiated request. Therefore, there is no legislative history.

D. Financial Impact

Given that the Parkway is maintained by the county, the financial impact to the county would be negligible. The county would have to install two (2) "Through Truck Prohibited Traffic" signs (see attached map of the Parkway and location of the aforementioned signs)

E. Alternatives

1. Approve the ordinance amendment to Section 17-9 of the County's Code of Ordinances to include the Longreen Parkway, prohibiting through truck traffic on Longreen Parkway within Richland County.

2. Do not approve the ordinance amendment to Section 17-9 of the County's Code of Ordinances to include the Longreen Parkway, prohibiting through truck traffic on Longreen Parkway within Richland County.

F. Recommendation

It is recommended that County Council Approve the ordinance amendment to Section 17-9 of the county's code to include the Longreen Parkway, prohibiting through truck traffic on Longreen Parkway within Richland County.

Recommended by: Ismail Ozbek, P.E.

Department: Public Works

Date: 09/03/2014

G. Reviews

Finance

Reviewed by: Daniel Driggers

Date: 9/5/14

Recommend Council approval

Recommend Council denial

Comments regarding recommendation:

Legal

Reviewed by: Elizabeth McLean

Date: 9/5/14

Recommend Council approval

Recommend Council denial

Comments regarding recommendation: Policy decision left to Council's discretion.

Administration

Reviewed by: Sparty Hammett

Date: 9/5/14

Recommend Council approval

Recommend Council denial

Comments regarding recommendation:

STATE OF SOUTH CAROLINA
COUNTY COUNCIL FOR RICHLAND COUNTY
ORDINANCE NO. ___-14HR

AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES; CHAPTER 17, MOTOR VEHICLES AND TRAFFIC; ARTICLE II, GENERAL TRAFFIC AND PARKING REGULATIONS; SECTION 17-9, THROUGH TRUCK TRAFFIC PROHIBITED; SUBSECTION (A); SO AS TO PROHIBIT THROUGH TRUCK TRAFFIC ON LONGREEN PARKWAY IN RICHLAND COUNTY, SOUTH CAROLINA.

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

SECTION I. The Richland County Code of Ordinances; Chapter 17, Motor Vehicles and Traffic; Article II. General Traffic and Parking Regulations; Section 17-9, Through Truck Traffic Prohibited; Subsection (a); is hereby amended to read as follows:

Section 17-9. Through truck traffic prohibited.

(a) All through truck traffic is prohibited on the following roads in Richland County, South Carolina:

- (1) Sparkleberry Lane;
- (2) Congress Road between Leesburg Road and Garners Ferry Road;
- (3) Bynum Road;
- (4) Summit Parkway;
- (5) Valhalla Drive;
- (6) Olympia Avenue between Heyward Street and Bluff Road;
- (7) Bakersfield Road between Dutch Square Boulevard and Morninghill Drive;
- (8) N. Donar Drive; ~~and~~
- (9) Prima Drive; ~~and~~
- (10) Longreen Parkway.

SECTION II. Severability. If any section, subsection, or clause of this Ordinance shall be held by a court of competent jurisdiction to be unconstitutional or otherwise invalid, such finding shall not affect the validity of the remaining sections, subsections, and clauses of this Ordinance.

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 enforced from and after _____, 2014.

RICHLAND COUNTY COUNCIL

BY: _____
Norman Jackson, Chair

ATTEST this the ____ day of
_____, 2014

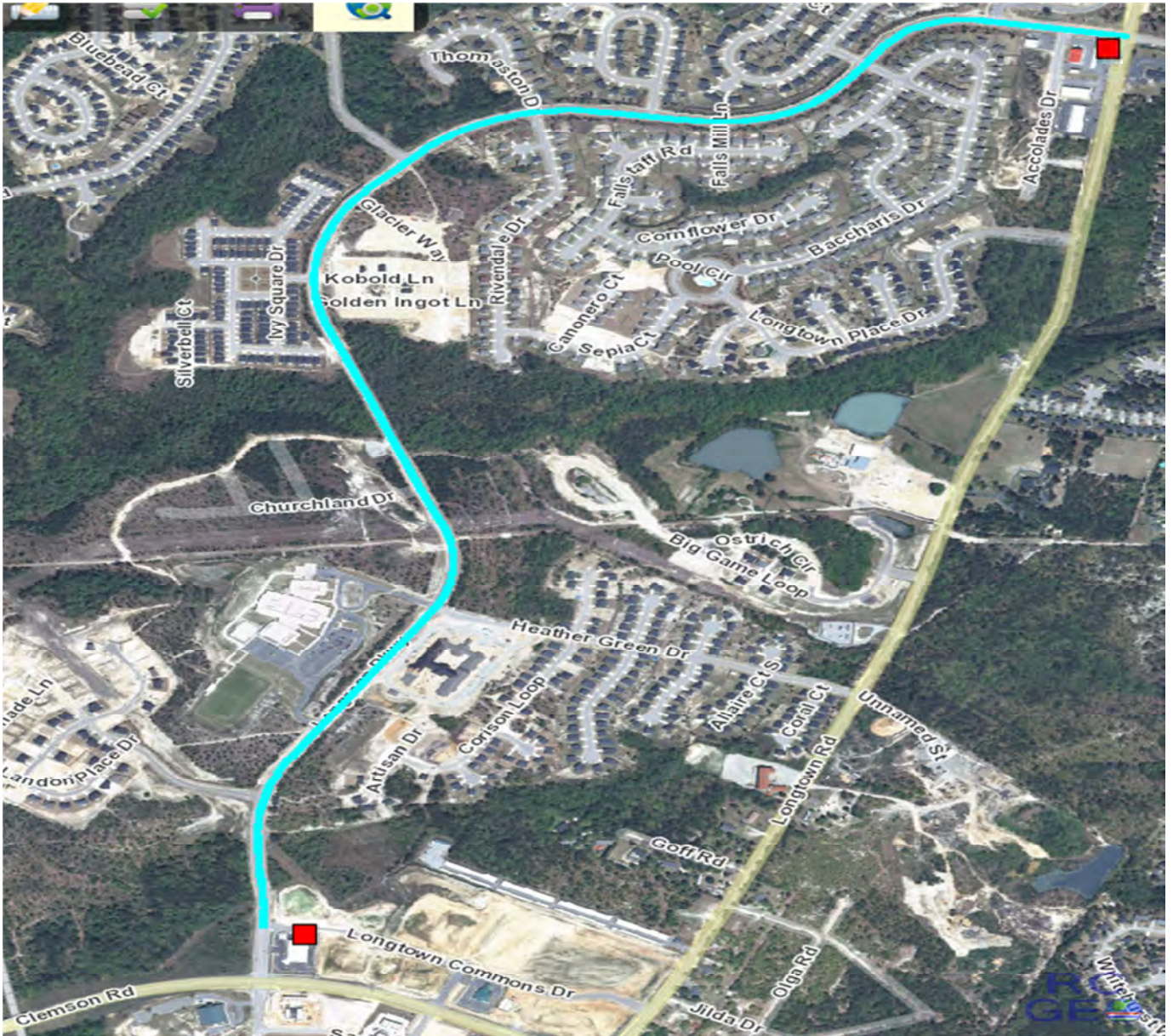
S. Monique McDaniels
Clerk of Council

RICHLAND COUNTY ATTORNEY'S OFFICE

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

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

Map of Longreen Rd. and location of the 2 “Through Truck Prohibited Traffic” signs



Please note: Longreen Rd. is highlighted in blue in the map above. The red boxes indicate the location of the “Through Truck Prohibited Traffic” sign in the map above.

Richland County Council Request of Action

Subject

Report of Fire Advisory Committee [**PAGE 80**]

Reviews

Items Pending Analysis

Subject

Parking in Residential and Commercial Zones of the County **[PAGE 81]**

Reviews

Notes

This item was reviewed at the May D&S Committee meeting, and held in the Committee in order for Council members to have their questions/concerns addressed by Legal, Planning and the Sheriff's Department.

A meeting was held on June 17th, July 15th and September 9th to review the proposed ordinance with Legal staff, the Zoning Administrator, representatives from the Sheriff's Dept. and Council members. As Staff continues to work on the draft ordinance, a follow-up meeting will be held on September 23rd to discuss any additional changes.

Items Pending Analysis

Subject

Sewage Sludge Spray Field Applications [**PAGE 82**]

Reviews

Notes

July 22, 2014 - This item was first reviewed at the February D&S Committee meeting, and Council approved staff to work with the Conservation Commission, Soil and Water District, Conservation staff, and Utilities staff to develop an ordinance related to sewage sludge spray fields that will protect County waterways. Staff is researching potential options to protect County waterways.

September 23, 2014 - Staff is working to finalize the draft ordinance to address sewage sludge spray field applications. Once finalized, staff will bring the ordinance to the Committee for review.

Items Pending Analysis

Subject

Remove the requirements placing a lien on property if owners do not pay sewer bill or if owners do not maintain overgrown lots [**Jackson**] [**PAGE 83**]

Reviews

Notes

This motion was made at the September 9, 2014 Regular Session Council Meeting. Staff is currently working to finalize the necessary ordinance amendments. Once finalized, Staff will bring this item back to the Committee for review and action.