

**RICHLAND COUNTY COUNCIL  
REGULAR SESSION  
COUNCIL CHAMBERS  
MAY 15, 2007  
6:00 P.M.**

**CALL TO ORDER**

**INVOCATION**      **Honorable L. Gregory Pearce, Jr.**

**PLEDGE OF ALLEGIANCE**

**Honorable L. Gregory Pearce, Jr.**

**PRESENTATION: Public Works Week  
May 19 – 26, 2007**

**CITIZEN'S INPUT**

**LEGAL REVIEW OF SANITARY SEWER EXTENSION  
AGREEMENTS FOR: 1) Rothstein Tract, 2) Eagles Rest  
Subdivision, and 3) River Shoals Subdivision**

**APPROVAL OF MINUTES**

**Zoning Public Hearing:      April 24, 2007 [Pages 5-7]  
Regular Session:              May 1, 2007 [Pages 8-20]**

**ADOPTION OF AGENDA**

**REPORT OF THE COUNTY ATTORNEY FOR EXECUTIVE  
SESSION MATTERS**

**a.      N.E. Sanitary Landfill Lawsuit**

**REPORT OF THE COUNTY ADMINISTRATOR**

- a.      Employee Grievances**
- b.      Animal Care Recommendations**
- c.      Employee Recognition**
- d.      Transportation Public Forum**

**REPORT OF THE CLERK OF COUNCIL**

**REPORT OF THE CHAIRMAN**

**OPEN/CLOSE PUBLIC HEARINGS**

**1.c., 1.d., 1.e., 1.f., 1.g., 1.h.,**

**APPROVAL OF CONSENT ITEMS**

**1.a., 1.b., 1.c., 1.d., 1.e., 1.f., 1.g., 1.h., 2.a., 2.b.,2.c.**

**1. THIRD READING ITEMS**

- a. 07-15MA  
Keith Moore  
RU to NC (2.15 acres)  
Neighborhood Commercial Use  
25700-02-02  
Spears Creek Church Road  
[CONSENT] [Pages 21-22]**
- b. 07-16MA  
Brad Lail  
RU/NC to GC (11.26 acres)  
General Commercial Use  
TMS #17104-02-02/03/04  
Parklane Road & Legrand Road  
[CONSENT] [Pages 23-24]**
- c. An Ordinance amending the Richland County Code of Ordinances, Chapter 21, Roads, Highways and Bridges Article 1, in general; Section 21-11, traffic engineering; so as to permit the construction and maintenance of electric traffic signalization devices for County maintained roads [PUBLIC HEARING] [CONSENT] [Pages 25-26]**
- d. Emergency Services: Request for approval of stretcher and EKG equipment purchases [PUBLIC HEARING] [CONSENT] [Pages 27-28]**
- e. Ordinance authorizing amending the Business License Ordinance Chapter 16, Article 1 [PUBLIC HEARING] [CONSENT] [Pages 29-41]**
- f. Ordinance authorizing the granting of a sanitary sewer right-of-way easement to the City of Columbia across property identified as a portion of TMS #17400-09-15, to serve the Killian Crossroads Development [PUBLIC HEARING] [CONSENT] [Page 42]**

- g. Sheriff's Department budget amendment for special duty pay and request for one additional FTE [PUBLIC HEARING][CONSENT] [Pages 43-44]**
- h. Ordinance amending the Richland County Code of Ordinances, Chapter 2, Administration; Article VII, Boards, Commissions and Committees; Section 2-326, Boards and Commissions created and recognized; so as to create a Business Service Center Appeals Board [PUBLIC HEARING] [CONSENT] [Pages 45-47]**

**2. SECOND READING ITEMS**

- a. Request to approve a budget amendment for Risk Management, Ombudsman, and Central Services [CONSENT] [Pages 48-49]**
- b. Request to approve a budget amendment for the Coroner's Office [CONSENT] [Pages 50-51]**
- c. Ordinance authorizing the issuance of revenue refunding bonds and revenue bonds for the benefit of International Paper Company and related matters in connection therewith [CONSENT] [Pages 52-56]**

**3. FIRST READING ITEM**

- a. Recommendation from Planning Commission to amend the Comprehensive Plan by incorporating "The Renaissance Plan for the Decker Boulevard/Woodfield Park Area" into the I-20 Corridor sub-area plan [Pages 57-175]**

**4. Animal Care Recommendation**

**5. REPORT OF DEVELOPMENT AND SERVICES COMMITTEE (deferred from May 1, 2007 meeting)**

- a. Proposed Traffic Signal Prioritization Policy [Pages 176-178]**
- b. Funding Options for Electric Signals [Pages 179-180]**

- c. **Request to approve the installation and maintenance of a traffic signal at the intersection of Summit Parkway and Summit Ridge Drive [Pages 181-183]**
- 6. **REPORT OF THE ECONOMIC DEVELOPMENT COMMITTEE**
  - a. **The House of Bounce: Richland Northeast Industrial Park Covenants Clarification [Pages 184-186]**
  - b. **Citadel Foundation/Northpoint Industrial Park -- Land Purchase [Pages 187-196]**
  - c. **Midlands Technical College: Request for Multi-County Industrial Park status [Pages 197-205]**
- 7. **REPORT OF THE RULES AND APPOINTMENTS COMMITTEE [Pages 206-207]**
  - I. **Notification of Vacancies on Boards, Commissions and Committees**
    - a. **Board of Assessment Appeals-1**
    - b. **Board of Zoning Appeals-1**
  - II. **Notification of Appointments to Boards, Commissions, and Committees**
    - a. **Central Midlands RTA-4**
    - b. **Employee Grievance Committee-2 [Pages 208-212]**
    - c. **Internal Audit Committee-1 [Pages 213-214]**
    - d. **Township Auditorium Board-2 [Pages 215-240]**
  - III. **Council Rules Amendments**
- 8. **CITIZEN'S INPUT**
- 9. **MOTION PERIOD**
- 10. **ADJOURNMENT**

## MINUTES OF



### RICHLAND COUNTY COUNCIL ZONING PUBLIC HEARING TUESDAY, APRIL 24, 2007 7:00 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	Joseph McEachern
Vice-Chair	Valerie Hutchinson
Member	Joyce Dickerson
Member	Norman Jackson
Member	Damon Jeter
Member	Paul Livingston
Member	Bill Malinowski
Member	Mike Montgomery
Member	L. Gregory Pearce, Jr.
Member	Bernice G. Scott
Member	Kit Smith

**OTHERS PRESENT:** Michielle Cannon-Finch, Milton Pope, Jennifer Dowden, Amelia Linder, Anna Almeida, Donny Phipps, Suzie Haynes, Jennie Sherry-Linder, Geo Price, Monique Walters, Michelle Onley

#### **CALL TO ORDER**

The meeting was called to order at approximately 7:01 p.m.

**ADDITIONS/DELETIONS TO AGENDA** – Ms. Almeida stated that Case# 07-06MA is for listed for informational purposes only.

Mr. McEachern requested that Map Amendment 07-24MA be moved immediately following the Text Amendment.

Ms. Montgomery moved, seconded by Ms. Hutchinson, to approve the agenda as amended. The vote in favor was unanimous.

#### TEXT AMENDMENTS—PUBLIC HEARING 2<sup>ND</sup> READING

**An Ordinance Amending the Richland County Code of Ordinances; Chapter 26, Land Development; Article V, Zoning Districts and District Standards; so as to provide for a Traditional Recreation Open Space District** - Mr. McEachern opened the floor to the public hearing.

Mr. Brendan McGee, Mr. John Bacchus, Mr. Ken McCarthy, Mr. Greg McBride, Mr. Tim Rogers, spoke against this item.

Mr. Mike Tye, Mr. Ron Stanley, Mr. John Pressley, Mr. Don Tomlin, Mr. Donald Boyd, Mr. Jim McLauren, Mr. Bill McDougall, Mr. Joel Gottlieb, Mr. John Nye, Mr. Maxie Love, Ms. Sheree Crowley, Ms. Ryan Neveus, Mr. Ronald Ellis spoke in favor of this item.

The floor to the public hearing was closed.

Mr. Montgomery moved, seconded by Ms. Hutchinson, to approve this item for First Reading. A discussion took place.

The vote in favor was unanimous.

Ms. Scott abstained from participating in the discussion of and voting on this item.

#### MAP AMENDMENTS

**07-24MA, Richland County Council, RU/M-1/RS-LD/RS-MD to TRO, Traditional Recreation Open Space, Columbia County Club—20500-06-22; Golf Club of South Carolina (aka Crickentree)—23400-05-05; Linrick Golf Course—08100-02-05, 08000-02-12, 08000-02-07; South Carolina Research—17200-02-11; Northwoods Golf Club—14500-02-20, 14500-03-05; Spring Valley Country Club—20010-01-05; Wildewood Country Club—22716-01-01; Windermere Club—20406-02-01; Woodlands Country Club—25703-01-01; Forest Lake Club—16704**

Ms. Hutchinson moved, seconded by Ms. Dickerson, to defer these re-zoning requests. The vote in favor was unanimous.

**POINT OF PERSONAL PRIVILEGE** – Mr. Montgomery stated that his father was in the audience.

**07-11MA, Carey Shealy, RM-HD to GC (.43 Acres), General Commercial/Office, 17011-01-08, Off Two Notch Rd.** – Mr. Montgomery moved, seconded by Ms. Scott, to defer this re-zoning request. The vote in favor was unanimous.

**07-07MA, Don Lovett, RU to RC (3 Acres), Convenience Store/ Gas Station. 37200-06-01(p), Hwy. 378, before Hwy. 601 in Eastover** – Ms. Scott moved, seconded by Mr. Montgomery, to defer this re-zoning request. The vote in favor was unanimous.

**07-19MA, Tyler Stone, RU to LI (158.37 Acres), Light Industrial Park, 18900-02-06(p) Adams Pond on Bluff Rd.** The applicant requested a withdrawal.

Ms. Scott moved, seconded by Mr. Montgomery, to accept the withdrawal. The vote in favor was unanimous.

**07-15MA, Keith Moore, RU to NC (2.15 Acres), Neighborhood Commercial Use, 25700-02-02, Spears Creek Church Rd.**

Mr. McEachern opened the floor to the public hearing.

The citizen that signed up to speak in favor of this item declined to speak at this time.

The floor to the public hearing was closed.

Ms. Hutchinson moved, seconded by Mr. Montgomery, to approve the re-zoning request for First Reading. The vote in favor was unanimous.

**07-16MA, Brad Lail, RU/NC to GC (11.26 Acres), General Commercial Use, 17104-02-03 & 17104-02-04, Parklane Rd. & Legrand Rd.**

Mr. McEachern opened the floor to the public hearing.

The citizens that signed up to speak in favor of this item declined to speak at this time.

The floor to the public hearing was closed.

Ms. Hutchinson moved, seconded by Ms. Dickerson, to approve the re-zoning request and a development agreement by title only for First Reading. (The development agreement will be subject to verification of minimum acreage requirement before Second Reading). The vote in favor was unanimous.

**07-06MA, Dunbar Funeral Home, RU to OI (2 + Acres), General Commercial, 20281-01-16(p), 4219 Hardscrabble Rd.** – This item was for informational purposes.

**ADJOURNMENT** – The meeting adjourned at approximately 8:07 p.m.

Submitted respectfully by,

Joseph McEachern  
Chair

# MINUTES OF



## RICHLAND COUNTY COUNCIL REGULAR SESSION TUESDAY, MAY 1, 2007 6:00 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	Joseph McEachern
Vice Chair	Valerie Hutchinson
Member	Joyce Dickerson
Member	Norman Jackson
Member	Damon Jeter
Member	Paul Livingston
Member	Bill Malinowski
Member	Mike Montgomery
Member	L. Gregory Pearce, Jr.
Member	Bernice G. Scott
Member	Kit Smith

**OTHERS PRESENT** - Michelle Cannon-Finch, Milton Pope, Tony McDonald, Roxanne Matthews, Stephany Snowden, Jennifer Dowden, Joe Cronin, Larry Smith, Amelia Linder, Michael Criss, Jennie Sherry-Linder, Geo Price, Audrey Shifflett, Angie McInchok, Teresa Smith, Randy Byrd, Daniel Driggers, Gary Watts, Andy Metts, Chief Harrell, Monique Walters, Michelle Onley

### CALL TO ORDER

The meeting was called to order at approximately 6:02 p.m.

### INVOCATION

The Invocation was given by the Honorable Norman Jackson



### **PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by the Honorable Norman Jackson

### **RICHLAND 101 GRADUATION**

Mr. McEachern and Ms. Hutchinson presented the certificates to the graduates.

### **PRESENTATION OF RESOLUTIONS**

**Randy Byrd—Act of Heroism** – Ms. Scott and Ms. Dickerson presented Mr. Randy Byrd with a resolution in honor of his act of heroism.

### **CITIZEN'S INPUT**

Allen Shumaker, Bill Dixon and Paul Clifton spoke regarding the sewer extension agreements.

### **APPROVAL OF MINUTES**

**Regular Session: April 17, 2007** – Mr. Livingston moved, seconded by Mr. Jeter, to approve the minutes as distributed. The vote in favor was unanimous.

### **ADOPTION OF AGENDA**

Ms. Finch added TMS# 11111-01-54, M-1 to GC as additional information for Item 1.a.

Mr. Smith requested that pending litigation—Cloud vs. Richland County be added to the agenda under the Report of the County Attorney for Executive Session Items. He also stated that Item a. Minimum Acreage Required for Development Agreements under the Report of the County Attorney for Executive Session Items was in reference to Item 2.b. and a report would be given in open session.

Mr. McEachern requested that Executive Session be held after Citizens Input.

Mr. Pope requested that Item e. Bookert Heights Sewer Project under the Report of the County Administrator be added as Item 8 on the agenda in order that action may be taken on the item.

Mr. Gary Watts requested that Item 5.b. be moved up in the agenda to accommodate a prior engagement. Mr. Pearce moved, seconded by Ms. Scott, to move Item 5.b. to immediately following the Adoption of the Agenda. The vote in favor was unanimous.

Mr. Montgomery moved, seconded by Ms. Scott, to approve the agenda as amended. The vote in favor was unanimous.

## REPORT OF ADMINISTRATION AND FINANCE COMMITTEE

**Request to Approve a Budget Amendment to Increase the Coroner's Budget for Body Removal Services (\$50,000)** – The committee recommended approval. A discussion took place.

Mr. Pearce requested the following amendment: to direct the Administrator to meet with the Coroner and investigate during the budget process the potential of cost savings by the County taking over the body removal service.

Mr. Pearce withdrew his motion.

The vote in favor of the committee's recommendation was unanimous.

## REPORT OF THE COUNTY ADMINISTRATOR

**Lawnmower Exchange Program** – Mr. Joe Cronin gave a brief report on the lawnmower exchange event that was held on April 21<sup>st</sup>.

**Pets in the Park Event** – Ms. Jennifer Dowden gave a brief report on the 3<sup>rd</sup> Annual Pets in the Park event that took place on April 14<sup>th</sup> at North Springs Park.

**Potential Sale of County Property** – This item was taken up during Executive Session.

**Potential Litigation** – This item was taken up during Executive Session.

## REPORT OF COUNTY ATTORNEY FOR EXECUTIVE SESSION ITEMS

The following items were potential Executive Session Items:

- a. **Minimum Acreage Required for Development Agreements** – The statute requires that the minimum acreage for a development agreement is 25 acres and therefore, the property listed in Item 2.b. was not eligible for a development agreement.
- b. **Contractual Matter: Potential Sale of County Property**
- c. **Potential Litigation: Legal Advice**
- d. **Pending Litigation: Cloud vs. Richland County**

**POINT OF ORDER** – Ms. Scott stated that when Council takes action on an item it should be on the included on the agenda even if all of the information has not been received and then staff can ask that the item be deferred.

### REPORT OF THE CLERK OF COUNCIL

No report was given at this time.

### REPORT OF THE CHAIRMAN

No report was given at this time.

### PUBLIC HEARING ITEMS

None.

### APPROVAL OF CONSENT ITEMS

Mr. Montgomery moved, seconded by Ms. Scott, to approve the following consent items:

- **07-15MA, Keith Moore, RU to NC (2.15 Acres), Neighborhood Commercial Use, 25700-02-02, Spears Creek Church Road [Second Reading]**
- **07-16MA, Brad Lail, RU/NC to GC (11.26 Acres), General Commercial Use, 17104-02-02/03/04, Parklane Rd. & Legrand Road [Second Reading]**
- **Request to Approve a Memorandum of Understanding with Clemson University's Institute for Economic and Community Development for the Purpose of Developing a 5 year Strategic Plan**
- **Request to Approve Change Order #2 for the 2006 Resurfacing Project (Awarded to Sloan Construction Company, Inc.) to Authorize the Resurfacing/Repair of the SCDOT Portion of Mallet Hill Rd.**
- **Request to Approve a Budget Amendment to Risk Management, Ombudsman, and Central Services [First Reading]**
- **Resolution to Distribute \$27,327.18 in Federal Forestry Funds**
- **Ordinance Authorizing the Issuance of Revenue Refunding Bonds and Revenue Bonds for the Benefit of International Paper Company and Related Matters in Connection Therewith [First Reading]**
- **Resolution Towards the Issuance of Revenue Refunding Bonds and Revenue Bonds for the Benefit of International Paper Company and Related Matters in Connection Therewith**
- **Request to Renew Contract with Correct Care Solutions for the Provision of Medical Services at the Alvin S. Glenn Detention Center**
- **Emergency Services: Request for Approval to Purchase Four New Ambulance Vehicles and Five New Chassis for Ambulance Remounts**
- **Request for Approval for the Administrator to Negotiate a Price with the Vendor Selected to Provide a CAD System for the Richland County/City of Columbia 911 Center**

The vote in favor was unanimous.

### THIRD READING ITEMS

**07-09MA, Robert Fuller, M-1 to GC (3.54 Acres), Student Condominium Residential Project, 11111-01-54, Bluff Industrial Blvd. Extension** – Ms. Scott moved, seconded by Mr. Pearce, to approve this item. The vote in favor was unanimous.

Mr. Livingston moved, seconded by Ms. Scott, to approve this item. The vote was in favor. Mr. McEachern opposed.

**Ordinance Amending Chapter 26, Land Development Code Regarding Traditional Recreation Open Space** – Ms. Hutchinson moved, seconded by Ms. Dickerson, to approve this item. The vote in favor was unanimous, with Ms. Scott abstaining from participating in the discussion and voting on this item.

**POINT OF ORDER** – Mr. McEachern directed, with a consensus of Council, the Administrator to give the Planning Commission direction on how to go forward with the map amendments related to the above-referenced text amendment. It was decided that this item would be taken up during the motion period.

### FIRST READING

**FY 2007-2008 Budget Ordinance** – Mr. Montgomery moved, seconded by Mr. Jeter, to approve this item by title only. The vote in favor was unanimous.

**FY 2007-2008 Millage Ordinance** – Mr. Montgomery moved seconded by Mr. Jeter, to approve this item by title only. The vote in favor was unanimous.

### REPORT OF DEVELOPMENT AND SERVICES COMMITTEE

#### **Funding Options and Prioritization for Electric Traffic Signals on New and Existing County Roads**

- a. **Funding Options for Electric Traffic Signals** – A discussion took place.

Mr. Jackson stated that the committee forwarded a recommendation approving the assessment district as a funding source.

Ms. Hutchinson made a substitute motion, seconded by Ms. Dickerson, to approve the road maintenance fee as the funding source.

Ms. Smith made a substitute motion to adopt Item 4.c.2.

**POINT OF ORDER** – Mr. McEachern stated that Ms. Smith was taking the items up out of order.

Ms. Smith refined her motion, seconded by Mr. Livingston, to defer Items 4.c.1 and 4.c.2 until the next Council meeting and take them up immediately after the consideration of the policy.

Ms. Smith withdrew her motion. A discussion took place.

Ms. Smith moved, seconded by Mr. Livingston, to defer this item until the next Council meeting and have it placed on the agenda following Third Reading of the Ordinance establishing the traffic signal program. The vote in favor was unanimous.

- b. **Proposed Traffic Signal Prioritization Policy** – Ms. Smith moved, seconded by Mr. Livingston, to defer this item until the next Council meeting and have it placed on the agenda following Third Reading of the Ordinance establishing the traffic signal program. The vote in favor was unanimous.

**Request fro Approval of a Sanitary Sewer Extension Agreement for Sewer Service to the Rothstein Tract, Walmart Shopping Center and the Upgrade of Several Existing System Components** – Ms. Scott moved, seconded by Mr. Jeter, to approve this item.

Ms. Smith moved, seconded by Ms. Hutchinson, to defer this item until the next Council meeting. Ms. Smith agreed to hold her motion to allow discussion.

A discussion took place. Ms. Scott called for the question.

Ms. Scott withdrew her motion to allow Mr. Livingston to speak.

Ms. Scott called for the question, to defer this item until the next Council meeting.

<u>In Favor</u>	<u>Oppose</u>
Malinowski	Pearce
Jackson	Jeter
Hutchinson	Livingston
McEachern	Dickerson
Smith	Scott
	Montgomery

The motion to defer failed.

Ms. Smith moved, seconded by Mr. Pearce, to add the following language to the introduction: or entered into as a result of a court order. The vote in favor was unanimous.

Ms. Smith moved, seconded by Ms. Hutchinson, to delete the second paragraph and the recitals. A discussion took place.

Mr. Montgomery moved, seconded by Ms. Hutchinson, to recess for five minutes. The vote in favor was unanimous.

Mr. Montgomery moved, seconded by Ms. Hutchinson, to reconvene. The vote in favor was unanimous.

Ms. Smith withdrew her motion to delete the second paragraph and recitals.

Ms. Smith moved to remove the following language from Article I. Paragraph 8: *The Developer shall obtain all easements in the name of the County for all easements related to the Facilities and shall advise the County prior to closing on the purchase of any easement of the proposed purchase price. In the event the County or the Developer believes the negotiated easement cost is excessive; County staff shall place on the next available meeting agenda of its Council or an appropriate committee thereof a request that it condemn any easement not acquired through negotiation. If Council does not approve the condemnation, such easement may be acquired for the negotiated price. The Developer shall be reimbursed with sewer tap certificates for easement acquisition costs whether by condemnation or negotiation.* The following paragraph would replace Article I. Paragraph 8: The Developer shall obtain all easements in name of the County and shall advise the County prior to closing on the purchase of any easement of the proposed purchase price. The Developer shall be reimbursed with sewer tap certificates for reasonable easement acquisition costs as determined by the County.

Mr. Montgomery moved, seconded by Ms. Scott, to adopt all of Ms. Smith's amendments to the Rothstein Agreement that do not conflict with the settlement agreement of February 8, 1995 captioned Partial Settlement Order entered into between Richland County and others. A discussion took place in which Mr. Montgomery requested that the County Attorney apprise Council if there are any changes in the subsequent agreement that would affect the motion as amended before the minutes are approved, so the minutes may be reconsidered, if necessary.

Mr. Malinowski moved, seconded by Norman Jackson, to offer the following amendment: to direct the Administrator, in conjunction with DHEC, determine exactly what deficiencies exist in the Richland County Sewer District, and until a consultant can advise Council exactly how these extension agreements will affect the County financially and in sewer capacity, that the extensions will only be allowed to correct deficiencies brought to the County by DHEC. A discussion took place.

Mr. Jeter called for the question, seconded by Ms. Scott.

<u>In Favor</u>	<u>Oppose</u>
Malinowski	Pearce
Jackson	Jeter
McEachern	Hutchinson
Smith	Livingston
	Dickerson
	Scott
	Montgomery

Mr. Malinowski's proposed amendment failed.

Mr. Montgomery's proposed amendment passed. Mr. McEachern opposed.

Ms. Smith moved, seconded by Mr. Montgomery, to approve the Rothstein agreement as amended. The vote was in favor. Mr. Malinowski, Mr. Jackson, and Mr. McEachern opposed.

**Request for Approval of Sanitary Sewer Extension Agreement for the Upgrade of an Existing Sewer Lift Station and the Construction of an Odor Control Building to Serve the Eagles Rest Subdivision** – Ms. Smith moved, seconded by Mr.

Montgomery, to amend the agreement by deleting the second paragraph under recitals. The vote in favor was unanimous.

Ms. Smith moved, seconded by Mr. Montgomery, to amend the agreement to delete second "f" under Article II—Responsibility of County. A discussion took place.

Ms. Smith withdrew her motion.

Ms. Smith moved, seconded by Mr. Montgomery, to direct legal staff to review the questions raised in her memorandum and guidance given to Council prior to the minutes being adopted. A discussion took place.

Ms. Smith moved, seconded by Ms. Dickerson, to approve the sewer extension agreement. The vote was in favor.

**Request for Approval of a Sanitary Sewer Extension Agreement for Sewer Service to River Shoals Subdivision** – Ms. Smith moved, seconded by Ms. Dickerson, to approve the sewer extension agreement. The vote was in favor.

**Request to Approve the Award of a Construction Contract to Sloan Construction Company, Inc. for the Paving Program (South Contract)** – Ms. Scott moved, seconded by Mr. Livingston, to remove Willow Wind Road from the paving list.

Ms. Hutchinson made a substitute motion, seconded by Mr. Livingston, to delete Willow Wind Road from the paving contract and direct the Administrator to negotiate a new price with the lowest responsive bidder and authorize the Administrator to execute the

newly negotiated contract and proceed with the paving program. The Administrator is further directed to bid and award a contract for paving the next roads on the priority list not to exceed the amount of funds not expended on Willow Wind Road. A discussion took place.

The vote in favor was unanimous.

**Request to Place Sewer Extension Authority Under Richland County Council** – Mr. Jackson stated that the committee recommended approval of this item. A discussion took place.

Mr. Livingston made a substitute motion, seconded Ms. Scott, to send this item back to committee and set a comprehensive policy. A discussion took place.

The vote in favor of the substitute motion was unanimous.

**Request to Place Subdivision Authority Under The Richland County Planning Commission** – Mr. Jackson stated that the committee recommended approval of this item.

Mr. Livingston made a substitute motion, seconded by Ms. Dickerson, to request the Administrator to review this request and make a recommendation to Council. A discussion took place.

Ms. Smith made a substitute motion, seconded by Mr. Montgomery, to retain the subdivision authority under the Development Review Team, but ensure that the agendas for those meetings are posted so that the public may observe.

Mr. Livingston withdrew his substitute motion.

A discussion took place.

<u>In Favor</u>	<u>Oppose</u>
Pearce	Malinowski
Livingston	Jackson
Dickerson	Jeter
Smith	Hutchinson
Scott	McEachern
Montgomery	

The vote was in favor of the substitute motion.



## REPORT OF ECONOMIC DEVELOPMENT COMMITTEE

**Citadel Foundation/Northpoint Industrial Park—Financial Plan and Contract Approval** – Mr. Jeter stated that this item needed to be deferred until the May 15<sup>th</sup> meeting. The vote in favor was unanimous.

**Potential Speculative Building(s) Development: Financial Plan** – Mr. Jeter stated that this item needed to be deferred until the May 15<sup>th</sup> meeting. The vote in favor was unanimous.

## REPORT OF RULES AND APPOINTMENTS COMMITTEE

### I. NOTIFICATION OF VACANCIES ON BOARDS, COMMISSIONS AND COMMITTEES

- a. **East Richland Public Service Commission—2** – Mr. Montgomery stated that the committee recommended that staff advertise for these vacancies. The vote in favor was unanimous.

### II. NOTIFICATION OF VACANCIES

- a. **Planning Commission—1** – Mr. Montgomery stated there were eight applicants and one vacancy.

No one voted for Ms. Barbara Wyatt.

Mr. McEachern voted for Ms. Elizabeth Ward.

No one voted for Ms. Mary J. Sturgeon.

No one voted for Mr. Mark Richardson.

Mr. Jeter voted for Mr. Walter Powell, Jr.

Mr. Malinowski and Ms. Smith voted for Ms. Leanne Johnson.

Mr. Jackson voted for Ms. Angela Geiger.

Mr. Pearce, Ms. Hutchinson, Mr. Livingston, Ms. Dickerson, Ms. Scott and Mr. Montgomery voted for Ms. Heather Cairns.

Ms. Heather Cairns was appointed.

- b. **Riverbanks Zoo—1** – Mr. Montgomery stated there was one applicant and one vacancy. The committee's recommendation was to appoint Mr. Bud Tibshrary. The vote in favor was unanimous.

**III. Amendments to Council Rules**

- a. **Section 4.6 Reports** – This item was held in committee.
- b. **Section 5.21 Voting** – This item was held in committee.

The committee had a presentation on the Performing Arts Board and a restructuring program was taken under advisement.

**Bookert Heights Sewer Project** – Mr. Pearce moved, seconded by Ms. Dickerson, to award the construction contract in the amount of \$1,170,699.00 to Trussell Brothers. The vote in favor was unanimous.

**CITIZEN'S INPUT**

No one signed up to speak.

**EXECUTIVE SESSION ITEMS**

Mr. Livingston moved, seconded by Ms. Scott, to go into Executive Session. The vote in favor was unanimous.

=====  
**Council went into Executive Session at approximately 9:06 p.m. and came out at approximately 9:47 p.m.**  
=====

Mr. Pearce moved, seconded by Mr. Jackson, to come out of Executive Session. The vote in favor was unanimous.

- a. **Contractual Matter:** Potential Sale of County Property – This item was received as information and the Administrator was directed to do due diligence to bring a report back to Council.
- b. **Potential Litigation:** Legal Advice – This item was received as information.
- c. **Pending Litigation:** Cloud vs. Richland County – Mr. Pearce moved, seconded by Ms. Hutchinson, to direct the County Attorney to proceed. The vote was in favor. Mr. Malinowski and Ms. Scott opposed.

**MOTION PERIOD**

**Invitation to Sheriff** – Ms. Smith moved, seconded by Mr. Jackson, to direct the Administrator to invite the Sheriff to meet with Council regarding a potential lawsuit. The vote in favor was unanimous.

**Consideration of Alternative 1 of Golf Course Re-Zoning** – Mr. Montgomery moved, seconded by Ms. Hutchinson, to direct to staff to forward Alternative 1 to the Planning Commission on the re-zoning of the golf course properties. The vote in favor was unanimous. Ms. Scott abstained from voting.

**Review of Sewer Policy** – Ms. Smith forwarded to the D&S Committee the review of the sewer policy to include: the analysis of demand vs. capacity, the outstanding taps upon completion of the expansion, the feasibility of eliminating sewer extension agreements, and a legal review and opinion on ways to terminate the consent agreement and establish a Richland County service area.

**Development of Long Range Plans for Sewer District** –Mr. Malinowski forwarded to the D&S Committee the immediate development of long range plans of the Richland County sewer district with specific yearly goals to achieve the plans. The long range corridor should be at least five years and these plans will be reviewed semi-annually by the D&S Committee or Council, whichever the Administrator deems appropriate. The initial plans should be completed within six to nine months.

**Body Removal Alternatives Negotiations with Coroner** – Mr. Pearce directed the Administrator to place on his February 2008 calendar a notation to begin negotiations with the Coroner regarding alternative ways for removal of bodies.

### ADJOURNMENT

The meeting adjourned at approximately 9:55 p.m.

\_\_\_\_\_  
Joseph McEachern, Chair

\_\_\_\_\_  
Valerie Hutchinson, Vice-Chair

\_\_\_\_\_  
Joyce Dickerson

\_\_\_\_\_  
Norman Jackson

\_\_\_\_\_  
Damon Jeter

\_\_\_\_\_  
Paul Livingston

\_\_\_\_\_  
Bill Malinowski

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Mike Montgomery

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L. Gregory Pearce, Jr.

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Bernice G. Scott

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Kit Smith

The minutes were transcribed by Michelle M. Onley

STATE OF SOUTH CAROLINA  
COUNTY COUNCIL OF RICHLAND COUNTY  
ORDINANCE NO. \_\_\_-07HR

AN ORDINANCE OF THE COUNTY COUNCIL OF RICHLAND COUNTY, SOUTH CAROLINA, AMENDING THE ZONING MAP OF UNINCORPORATED RICHLAND COUNTY, SOUTH CAROLINA, TO CHANGE THE ZONING DESIGNATION FOR THE REAL PROPERTY DESCRIBED AS TMS # 25700-02-02 FROM RU (RURAL DISTRICT) TO NC (NEIGHBORHOOD COMMERCIAL DISTRICT); AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

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 RICHLAND COUNTY COUNCIL:

Section I. The Zoning Map of unincorporated Richland County is hereby amended to change the real property described as TMS # 25700-02-02 from RU (Rural District) zoning to NC (Neighborhood Commercial District) zoning.

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

Section III. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section IV. This ordinance shall be effective from and after \_\_\_\_\_, 2007.

RICHLAND COUNTY COUNCIL

By: \_\_\_\_\_  
Joseph McEachern, Chair

Attest this \_\_\_\_\_ day of  
\_\_\_\_\_, 2007.

\_\_\_\_\_  
Michielle R. Cannon-Finch  
Clerk of Council

RICHLAND COUNTY ATTORNEY'S OFFICE

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

Public Hearing: April 24, 2007  
First Reading: April 24, 2007  
Second Reading: May 1, 2007  
Third Reading: May 15, 200 (tentative)

STATE OF SOUTH CAROLINA  
COUNTY COUNCIL OF RICHLAND COUNTY  
ORDINANCE NO. \_\_\_\_-07HR

AN ORDINANCE OF THE COUNTY COUNCIL OF RICHLAND COUNTY, SOUTH CAROLINA, AMENDING THE ZONING MAP OF UNINCORPORATED RICHLAND COUNTY, SOUTH CAROLINA, TO CHANGE THE ZONING DESIGNATION FOR THE REAL PROPERTIES DESCRIBED AS TMS # 17104-02-02/03/04 FROM RU (RURAL DISTRICTS) AND NC (NEIGHBORHOOD COMMERCIAL DISTRICTS) TO GC (GENERAL COMMERCIAL DISTRICTS); AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

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 RICHLAND COUNTY COUNCIL:

Section I. The Zoning Map of unincorporated Richland County is hereby amended to change the real properties described as TMS # 17104-02-02/03/04 from RU (Rural District) zoning and NC (Neighborhood Commercial District) zoning to GC (General Commercial District) zoning.

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

Section III. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section IV. This ordinance shall be effective from and after \_\_\_\_\_, 2007.

RICHLAND COUNTY COUNCIL

By: \_\_\_\_\_  
Joseph McEachern, Chair

Attest this \_\_\_\_\_ day of  
\_\_\_\_\_, 2007.

\_\_\_\_\_  
Michielle R. Cannon-Finch  
Clerk of Council

RICHLAND COUNTY ATTORNEY'S OFFICE

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

Public Hearing: April 24, 2007  
First Reading: April 24, 2007  
Second Reading: May 1, 2007  
Third Reading: May 15, 2007 (tentative)



STATE OF SOUTH CAROLINA  
COUNTY COUNCIL FOR RICHLAND COUNTY  
ORDINANCE NO. \_\_\_-07HR

AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES, CHAPTER 21, ROADS, HIGHWAYS AND BRIDGES; ARTICLE I, IN GENERAL; SECTION 21-11, TRAFFIC ENGINEERING; SO AS TO PERMIT THE CONSTRUCTION AND MAINTENANCE OF ELECTRIC TRAFFIC SIGNALIZATION DEVICES FOR COUNTY MAINTAINED ROADS.

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 21, Roads, Highways and Bridges; Article I, in general; Section 21-11, Traffic Engineering; is hereby amended to read as follows:

**Sec.21-11. Traffic engineering.**

(a) Traffic engineering on county maintained highways, streets and roads shall be in accordance with the South Carolina Manual on Uniform Traffic Control Devices.

(b) Traffic control ~~signs~~ devices on county maintained highways, streets and roads shall comply with the standards contained in the South Carolina Manual on Uniform Traffic Control Devices.

(c) The developer of any new subdivision constructed within the jurisdiction and authority of the county is responsible for the initial installation of all necessary traffic control ~~signs~~ devices in accordance with an approved signage plan. The department of public works shall maintain the ~~signs~~ devices after acceptance of the streets.

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

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

SECTION IV. Effective Date. This ordinance shall be enforced from and after July 12, 2005.

RICHLAND COUNTY COUNCIL

BY: \_\_\_\_\_  
Joseph McEachern, Chair

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

OF \_\_\_\_\_, 2007

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Michielle R. Cannon-Finch  
Clerk of Council

RICHLAND COUNTY ATTORNEY'S OFFICE

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

First Reading:            March 20, 2007  
Second Reading:        April 3, 2007  
Public Hearing:            May 15, 2007 (tentative)  
Third Reading:            May 15, 2007 (tentative)

STATE OF SOUTH CAROLINA  
COUNTY COUNCIL FOR RICHLAND COUNTY  
ORDINANCE NO. \_\_\_\_-07HR

AN ORDINANCE AMENDING THE FISCAL YEAR 2006-2007 GENERAL FUND ANNUAL BUDGET TO ADD SIX HUNDRED AND TWENTY-FIVE THOUSAND DOLLARS (\$625,000.00) TO THE EMERGENCY MEDICAL SERVICES BUDGET TO PURCHASE 12 LEAD EKG MACHINES.

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. That the amount of Six Hundred and Twenty-five Thousand Dollars (\$625,000.00) be appropriated to the FY 2006-2007 Emergency Medical Services budget. Therefore, the Fiscal Year 2006-2007 General Fund Annual Budget is hereby amended as follows:

REVENUE

Revenue appropriated July 1, 2006 as amended:	\$119,168,265
Appropriation of Unrestricted General Fund Balance:	<u>625,000</u>
Total General Fund Revenue As Amended:	\$119,793,265

EXPENDITURES

Expenditures appropriated July 1, 2006 as amended:	\$119,168,265
Increase in Emergency Medical Services Budget:	<u>625,000</u>
Total General Fund Expenditures As Amended:	\$119,793,265

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

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

SECTION IV. Effective Date. This ordinance shall be enforced from and after \_\_\_\_\_, 2007.

RICHLAND COUNTY COUNCIL

BY: \_\_\_\_\_  
Joseph McEachern, Chair

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

OF \_\_\_\_\_, 2007

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Michielle R. Cannon-Finch  
Clerk of Council

RICHLAND COUNTY ATTORNEY'S OFFICE

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

First Reading:        April 3, 2007  
Second Reading:     April 17, 2007  
Public Hearing:        May 15, 2007 (tentative)  
Third Reading:        May 15, 2007 (tentative)

**STATE OF SOUTH CAROLINA  
COUNTY COUNCIL FOR RICHLAND COUNTY  
ORDINANCE NO. \_\_\_-07HR**

**AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES; CHAPTER 16, LICENSES AND MISCELLANEOUS BUSINESS REGULATIONS; ARTICLE I, IN GENERAL; SO AS TO STANDARDIZE THIS SECTION TO BUSINESS LICENSE ORDINANCES STATEWIDE.**

**WHEREAS**, the Municipal Association of South Carolina has developed a Model Business License Ordinance for the municipalities of this state, and

**WHEREAS**, this Model Ordinance establishes a straightforward rate structure based upon federally established identification codes to classify businesses and an eight rate classes, and

**WHEREAS**, a uniform business license ordinance adopted by most jurisdictions helps businesses comply with the business license ordinance by making the ordinance standardized across the state, and

**WHEREAS**, the Municipal Association's Model Business License Ordinance has been modified to make it appropriate and lawful for Counties to use and emulate;

**NOW, THEREFORE**, pursuant to the authority by the Constitution of the State of South Carolina and the General Assembly of the State of South Carolina, BE IT ENACTED BY RICHLAND COUNTY COUNCIL:

**SECTION I.** The Richland County Code of Ordinances; Chapter 16, Licenses and Miscellaneous Business Regulations; Article I, In General; is hereby amended by the deletion of the language contained therein and the substitution of the following language:

**ARTICLE I. BUSINESS LICENSES**

**Section 16-1. License Required.**

- (1) Every person engaged or intending to engage in any calling, business, occupation or profession, whether or not it is listed in the rate classification index portion of this chapter, in whole or in part, within the unincorporated areas of the county is required to submit a completed application for a business license accompanied by the appropriate fees (unless exempt) for the privilege of doing business in the county and to obtain a business license as herein provided, except those as noted in Section 16-6, below.
- (2) Any business holding a state occupational license listing an address in Richland County creates a presumption of business conduct and thus requires the business to have a business license. Any business registering with the Secretary of State's Office listing an address in Richland County also creates a presumption of business conduct and requires the business to

have a business license. Other State agencies, professional organizations, or County departments who have a record for the business listing an address in Richland County also create a presumption of business conduct and requires the business to have a business license.

## **Section 16-2. Definitions.**

The following words, terms, and phrases, when used in this article shall have the meaning ascribed herein, except where the context clearly indicates or requires a different meaning:

- (1) “*Business*” means a calling, occupation, profession or activity engaged in with the object of gain, benefit or advantage, either directly or indirectly. A charitable organization shall be deemed a business unless the entire proceeds of its operation are devoted to charitable purposes.
- (2) “*Charitable organization*” means a person:
  - (a) determined by the Internal Revenue Service to be a tax exempt organization pursuant to Section 501(c)(3) of the Internal Revenue Code; or
  - (b) that is or holds itself out to be established for any benevolent, social welfare, scientific, educational, environmental, philanthropic, humane, patriotic, public health, civic, or other eleemosynary purpose, or for the benefit of law enforcement personnel, firefighters, or other persons who protect the public safety; or
  - (c) that employs a charitable appeal as the basis of solicitation or an appeal that suggests that there is a charitable purpose to a solicitation, or that solicits or obtains contributions solicited from the public for a charitable purpose.
- (3) “*Charitable purpose*” means a purpose described in Section 501(c)(3) of the Internal Revenue Code or a benevolent, social welfare, scientific, educational, environmental, philanthropic, humane, patriotic, public health, civic, or other eleemosynary objective, including an objective of an organization of law enforcement personnel, firefighters, or other persons who protect the public safety if a stated purpose of the solicitations includes a benefit to a person outside the actual service membership of the organization.
- (4) “*Classification*” means a division of businesses by major groups subject to the same license rate as determined by a calculated index of ability to pay based on national averages, benefits, equalization of tax burden, relationships of services, or other basis deemed appropriate by County Council.
- (5) “*Construction Manager*” means any self-employed individual, firm, partnership, corporation, or group which supervises or coordinates construction of any building, highway, sewer, grading, improvement, re-improvement, structure, or part thereof. Notwithstanding payment by fixed price, commission, fee, or wage, said “construction manager” shall be classified in the category of “construction contractors” for purposes of this article and shall pay a license fee based upon the total cost of the undertaking

supervised or coordinated, except as otherwise exempted.

- (6) “*Contractor*” means any self-employed individual (not reporting income taxes on the IRS Form W2), firm, partnership, corporation, or group performing a service or providing a product subsequent to a contract signed by that party and another party.
- (7) “*County*” means the County of Richland.
- (8) “*Gross income*” means the total revenue of a business, received or accrued, for one (1) calendar or fiscal year, collected or to be collected by a business within the county, excepting therefrom business done wholly outside of the county on which a license tax is paid to some other county or a municipality and fully reported to Richland County.

Gross income for brokers or agents means gross commissions received or retained, unless otherwise specified. Gross income for business license tax purposes shall not include taxes collected for a governmental entity (such as sales taxes), escrow funds, or funds that are the property of a third party. The value of bartered goods or trade-in merchandise shall be included in gross income. The gross income for business license purposes may be verified by inspection of returns and reports filed with the Internal Revenue Service, the South Carolina Department of Revenue, the South Carolina Insurance Commission, or other government agency.

- (9) “*Gross receipts*” means the value proceeding or accruing from the sale of tangible personal property, including merchandise and commodities of any kind and character and all receipts, by the reason of any business engaged in, including interest, dividends, discounts, rentals of real estate or royalties, without any deduction on account of the cost of the property sold, the cost of the materials used, labor or service cost, interest paid, or any other expenses whatsoever, and without any deductions on account of losses.
- (10) “*License official*” means a county employee who is designated to administer this article, and/or his/her designee(s).
- (11) “*Person*” means any individual, firm, partnership, LLP, LLC, cooperative, nonprofit membership, corporation, joint venture, professional association, estate, trust, business trust, receiver, syndicate, holding company, or other group or combination acting as a unit, in the singular or plural, and the agent or employee having charge or control of a business in the absence of the principals.

### **Section 16-3. Purpose and Duration.**

The business license levied by this article is for the purpose of providing such regulation as may be required by the businesses subject thereto and for the purpose of raising revenue for the general fund through a privilege tax. Each license that is issued shall be valid for one calendar year, beginning on January 1 and expiring on December 31. This time period shall be considered a license year. The provisions of this article and the rates set out in this article shall remain in effect from year to year as amended by the County Council.

#### **Section 16-4. License Fee.**

- (1) The required license fee shall be paid for each business subject to this article according to the applicable rate classification on or before March 15 of each year.
- (2) A separate license shall be required for each place of business and for each classification of business conducted at one place. If gross income cannot be separated for classifications at one location, the license fee shall be computed on the combined gross income for the classification requiring the highest rate.
- (3) A license fee based on gross income shall be computed on the gross income for the preceding calendar or fiscal year, and on a 12-month projected income based on the monthly average for a business in operation for less than one year. The fee for a new business shall be computed on the estimated probable gross income stated in the license application for the balance of the calendar year, or if the estimated probably gross income is unknown, shall be computed on the average actual first-year revenue of all similar businesses, and updated prior to renewing for the following year.
- (3) Unless otherwise specifically provided, all minimum fees and rates shall be multiplied by 200 percent (200%) for nonresidents and for itinerants having no fixed principal place of business within the county.

#### **Section 16-5. Registration Required.**

- (1) The owner, agent or legal representative of every business subject to this ordinance, whether listed in the classification index or not, shall register the business and make application for a business license on or before the due date of each year. A new business shall be required to have a business license prior to operation within any unincorporated area of the county.
- (2) Application shall be on a form provided by the License Official which shall contain the Social Security Number and/or the Federal Employer's Identification Number, the South Carolina Retail License Number (if applicable), the business name as reported on the South Carolina income tax return, and all information about the applicant and the business deemed appropriate to carry out the purpose of this ordinance by the License Official. Applicants may be required to submit copies of portions of state and federal income tax returns reflecting gross income figures.
- (3) The applicant shall certify under oath that the information given in the application is true, that the gross income is accurately reported, or estimated for a new business, without any unauthorized deductions, that all funds due to the County have been paid, and that all other licenses and permits required by the County or State to do business in the County have been obtained.



- (4) No business license shall be issued until the applicant satisfies all indebtedness to the County, all other licenses and permits required by the County or State to do business in the County have been obtained, and first submits documents necessary to establish compliance with Richland County Zoning Ordinance, Building Code, Electrical Code, Mechanical Code, Plumbing Code, Roofing Code and other regulatory Codes as adopted by the County Council.
- (5) Insurance agents and brokers shall report the name of each insurance company for which a policy was issued and the total premiums collected for each company for each type of insurance coverage on a form approved by the License Official. An insurance agent not employed by an insurance company or employed by more than one insurance company shall be licensed as a broker.
- (6) Fireworks Sales: Any establishment desiring to sell fireworks must first acquire the Annual State Board of Pyrotechnic Safety License and must meet all regulations pursuant to the provisions of Regulation 19-405, S.C. Code of Laws for 1976. Prior approval of the Richland County Sheriff's Department is required as governed by regulations of the State Fire Marshal pursuant to the 1976 Code, Chapter 9 of Title 23, and Chapter 43 of Title 39, governing the transportation and use of pyrotechnics.
- (7) Hawkers and Peddlers: Any person desiring to peddle goods anywhere in Richland County must first acquire the State Hawkers and Peddlers License and must meet all regulations pursuant to the provisions of Section 40-41-10, S.C. Code of Laws of 1976 and are also subject to being in compliance with the zoning and building codes.
- (8) Miscellaneous Sales (Antique Malls, Flea Markets or Leased Space Sales): Any person leasing space for the sale of merchandise from an established business shall be required to have a business license, whether or not the sales are made through a central cash register. Furthermore, it shall be the responsibility of the leasor of the spaces to advise the business license office of persons leasing space.

**Section 16-6. Deductions, Exemptions, Charitable Organizations, and Determination of Classification.**

- (1) No deductions from gross income shall be made except income from business done wholly outside of the county jurisdiction on which a license tax is paid to another county or to any municipality, taxes collected for a governmental entity, or income which cannot be taxed pursuant to State or Federal law. The applicant shall have the burden to establish the right to deduction by satisfactory records and proof by including with the business license application, either new or renewing, a separate itemized listing showing all deductions claimed, or not deductions will be allowed.
- (2) No person shall be exempt from the requirements of this ordinance by reason of the lack of an established place of business within the County, unless exempted by State or Federal law. No person shall be exempt from this ordinance by reason of the payment of

any other tax, unless exempted by State law, and no person shall be relieved of the liability for the payment of any other tax by reason of the application of this ordinance.

- (3) In lieu of the license required by Section 16-1, a participant in a single annual event of not more than ten days in length may be issued a permit at the rate of \$10.00 on gross receipts of not more than \$10,000.00 and \$1.20 on each additional \$1,000.00 of gross receipts or fraction thereof. This permit will be valid only for the time period specified thereon and can be obtained for no more than one event annually. Organizers of such events may pay for and obtain a business license on behalf on all its vendors based upon the previous year's revenues generated, or projected revenues if the event has not been held previously.

Inspections prior to the issuance of a permit will be waived, but inspections may be conducted during the event. For purposes of this subsection, an event is defined as participation by a group of exhibitors or others where displays are established in individual booths or stalls for the purpose of presenting to the audience goods, wares, merchandise or services offered for sale, rent or promotional purposes or for the general good will of the exhibitors. An event may be a trade show, an antique show, a craft show, or any other type of show fitting this definition.

- (4) Businesses and individuals defined as "contractor" herein shall be exempt from the provisions of this ordinance in the following manner:

Revenues generated from work done for which a Richland County building permit is obtained and a fee paid therefor, pursuant to the provisions of section 6-51 of the Richland County Code of Ordinances, shall be exempt from the provisions of this article; provided, however, that if all revenue of a contractor is generated from work done for which a building permit fee is paid, said contractor shall be exempt from paying any business license fee. Such an exempt contractor shall file an application in a timely manner setting forth documentation which establishes such contractor's right to an exemption.

Revenue generated from work done for which a permit is not required, such as general repairs, shall be subject to the provisions of this article.

- (5) Charitable organizations which have exemptions from state and federal income taxes and/or are a 501(c)(3) organization according to the IRS Tax Code and where all proceeds are devoted to charitable purposes are exempt from a business license fee. Documentation of the claim to this exemption must be provided.
- (6) The provisions of this article shall not extend to farmers who grow their own produce, defined here as edible agricultural products, and use the Columbia State Farmers' Market to sell their produce directly to consumers.
- (7) The license official shall determine the appropriate classification for each business.

### **Section 16-7. False Application Unlawful.**

It shall be unlawful for any person subject to the provisions of this ordinance to make a false application for a business license, or to give or file, or direct the giving or filing of any false information with respect to the license or fee required by this ordinance.

### **Section 16-8. Display and Transfer.**

- (1) All persons shall display the license issued to them on the original form provided by the License Official in a conspicuous place in the business establishment at the physical location shown on the license. A transient or non-resident shall carry the license upon his or her person or in a vehicle used in the business readily available for inspection by any authorized agent of the County. Authenticated copies shall be available at an additional cost per copy.
- (2) A change of address must be reported to the License Official within ten (10) days after removal of the business to a new location and the license will be valid at the new address upon written notification of the License Official and compliance with zoning and building codes. Failure to obtain the approval of the License Official for a change of address shall invalidate the license and subject the licensee to prosecution for doing business without a license. A business license shall not be transferable and a transfer of controlling interest shall be considered a termination of the old business and the establishment of a new business requiring a new business license, based on old business income.

### **Section 16-9. Administration, Duties of License Official.**

- (1) The License Official shall administer the provisions of this ordinance, collect license fees, issue licenses, make or initiate investigations and audits to insure compliance, initiate denial or revocation procedures, report violations to the appropriate department, and assist in prosecution of violators, produce forms, make reasonable regulations relating to the administration of this ordinance, and perform such other duties as may be assigned by the County Administrator.
- (2) The Planning Department, Fire Marshal's Office, and Sheriff's Department, in addition to the License Official, is hereby empowered to make or initiate investigations to ensure compliance with the provisions of this Ordinance and to initiate prosecution of violations. These offices, in addition to the License Official, shall have the authority to order that a business with no permanent business facility immediately cease operations in the event no current valid Richland County Business License has been issued.

### **Section 16-10. Inspection and Audits.**

- (1) For the purpose of enforcing the provisions of this ordinance, the License Official or other authorized agent of the County is empowered to enter upon the premises of any person subject to this ordinance to make inspections and to examine and audit books and records. It shall be unlawful for any such person to fail or refuse to make available the necessary

books and records. In the event an audit or inspection reveals that the licensee has filed false information, the costs of the audit shall be added to the correct license fee and late penalties in addition to other penalties provided herein. Each day of failure to pay the proper amount of license fee shall constitute a separate offense.

- (2) The License Official shall make systematic and random inspections and audits of all businesses within the county to insure compliance with the ordinance. Records of inspections and audits shall not be deemed public records, and the License Official shall not release the amount of license taxes paid or the reported gross income of any person by name without written permission of the licensee, provided that statistics compiled by classifications may be made public.
- (3) The License Official, upon approval of the County Administrator, may disclose gross income of licenses to the Internal Revenue Service, South Carolina Department of Revenue, Richland County Tax Assessor, Richland County Business Service Center Appeals Board and other County and Municipal business license offices for the purpose of assisting tax assessments, tax collections, and enforcement. Such disclosures shall be for internal, confidential and official use of these governmental agencies and shall not be deemed public records.

#### **Section 16-11. Assessments.**

- (1) When a person fails to obtain a business license or to furnish the information required by this ordinance or the License Official, the License Official shall proceed to examine such records of the business or any other available records as may be appropriate and to conduct such investigations and statistical surveys as the License Official may deem appropriate to assess a license tax and penalties as provided herein.
- (2) A notice of assessment shall be served by certified mail. An application for adjustment of the assessment may be made to the License Official within five (5) days after the notice is mailed or the assessment will become final. The License Official shall establish by regulation the procedure for hearing an application for adjustment of assessment and issuing a notice of final assessment.
- (3) A final assessment may be appealed to the Business Service Center Appeals Board. See Section 16-16, Appeals, for the procedures to appeal a final assessment.

#### **Section 16-12. Delinquent License Fees, Partial Payment.**

- (1) A license fee shall be considered delinquent if all or any part of such fee has not been paid on or before March 15 of each calendar year. Businesses providing business license payments by the deadline but have indebtedness to the County shall accrue penalties until the indebtedness is cleared, at which time the business license application processing may continue.

- (2) For non-payment of all or any part of the correct license fee, the License Official shall levy and collect a late penalty of five (5%) percent of the unpaid fee for each month or portion thereof after the due date until paid. Penalties shall not be waived. If any license fee shall remain unpaid for sixty (60) days after its due date, the License Official shall issue an execution which shall constitute a lien upon the property of the licensee for the tax, penalties and costs of collection, and shall proceed to collect in the same manner as prescribed by law for the collection of other taxes.
- (2) Partial payment may be accepted by the License Official to toll imposition of penalties on the portion paid; *provided*, however, no business license shall be issued or renewed until the full amount of the balance due, with penalties, has been paid.

### **Section 16-13. Notices.**

The License Official may, but shall not be required to, mail written notices that license fees are due. If notices are not mailed, there shall be published a notice of the due date in a newspaper of general circulation within the county three (3) times prior to the due date in each year. Failure to receive notice shall not constitute a defense to prosecution for failure to pay the tax due or grounds for waiver of penalties.

### **Section 16-14. Denial of License.**

The License Official shall deny a license to an applicant when the application is incomplete, contains a misrepresentation, false or misleading statement, evasion or suppression of a material fact, when the activity for which a license is sought by a business is unlawful or constitutes a public nuisance per se. A decision of the License Official shall be subject to appeal to the Business Service Center Appeals Board as herein provided. Denial shall be written with reasons stated.

### **Section 16-15. Bonds Required.**

It shall be required of each contractor or builder who shall make contracts for the erection or construction or repair of buildings for which a Richland County building permit is required to give good and sufficient bond in accordance with Section 6-68 of the Richland County Code of Ordinances.

### **Section 16-16 Council Approval Required**

Detective agencies and pawnshops applying for a business license must be approved by the County Council before a business license may be issued.

### **Section 16-17. Suspension or Revocation of License.**

When the License Official determines that:

- (1) A license has been mistakenly or improperly issued or issued contrary to law; or

- (2) A licensee has breached any condition upon which the license was issued or has failed to comply with the provision of this ordinance; or
- (3) A licensee has obtained a license through a fraud, misrepresentation, a false or misleading statement, evasion or suppression of a material fact in the license application; or has given a bad check or tendered illegal consideration for any license fee; or
- (4) A licensee has been convicted of an offense under a law or ordinance regulating business, a crime involving moral turpitude, or an unlawful sale of merchandise or prohibited goods; or
- (5) A licensee has been convicted of engaging in an unlawful activity or nuisance related to the business.
- (6) The License Official shall give written notice to the licensee or the person in control of the business within the County by personal service or certified mail that the license is suspended pending a hearing before the Business Service Center Appeals Board for the purpose of determining whether the license should be revoked. The notice shall state the time and place at which the hearing is to be held, which shall be within thirty (30) days from the date of service of the notice. The notice shall contain a brief statement of the reasons for suspension and proposed revocation and a copy of the applicable provisions of this ordinance.

**Section 16-18. Appeals.**

- (1) Any person aggrieved by a final assessment, charge backs from an audit or a denial of a business license by the License Official may appeal the decision to the Business Service Center Appeals Board by written request stating the reasons therefore. The appeal must be filed with the License Official within ten (10) days after the payment of the assessment under protest or notice of denial is received. A written notice of appeal must be accompanied with a \$25 fee that will be used to partially defray the costs incurred in connection with the administration of appeals. Payment under protest shall be a condition precedent to appeal. The fee will be refunded in the event of final resolution of the appeal in favor of the appellant.
- (2) An appeal or a hearing on revocation shall be held by the Appeals Board within thirty (30) days after receipt of a request for appeal or service of notice of suspension. The applicant or licensee shall be given written notice as to the date and time of the meeting. At the meeting, all parties have the right to be represented by counsel, to present testimony and evidence, and to cross-examine witnesses. The proceedings shall be recorded and transcribed at the expense of the party so requesting. The rules of evidence and procedure prescribed by the Board shall govern the hearing. The Board shall, by majority vote of members present, render a written decision based upon findings of fact and the application of the standards herein which shall be served upon all parties or their representatives. The decision of the Board shall be final unless appealed to County

Council with ten (10) days after service of the Board's decision. County Council shall review the record and without further hearing affirm, modify, or deny the appeal in the event of an error by the Board. The decision of Council shall be final unless appealed to a court of competent jurisdiction within ten (10) days after service of County Council's decision.

**Section 16-20. Consent, Franchise or Business License Fee Required.**

The annual fee for use of streets or public places authorized by a consent agreement or franchise agreement shall be set by the ordinance approving the agreement and shall be consistent with limits set by State law. Existing franchise agreements shall continue in effect until expiration dates in the agreements. Franchise and consent fees shall not be in lieu of or be credited against business license fees unless specifically provided by the franchise or consent agreement.

**Section 16-21. Confidentiality.**

Except in accordance with proper judicial order or as otherwise provided by law, it shall be unlawful for any official or employee to divulge or make known in any manner the amount of income or any particulars set forth or disclosed in any report or return required under this ordinance. Nothing in this section shall be construed to prohibit the publication of statistics so classified as to prevent the identification of particular reports or returns.

**Section 16-22. Violations.**

Any person violating any provision of this ordinance shall be deemed guilty of an offense and upon conviction shall be subject to punishment under the general penalty provisions of Section 1-8 of this Code of Ordinances. Punishment for violation shall not relieve the offender of liability for delinquent fees, penalties, and costs provided for herein.

**Section 16-23. Classification and Rates.**

- (1) The sectors of businesses included in each Rate Class are listed with the United States North American Industry Classification System (NAICS) codes. The alphabetical index in this ordinance is a tool for classification, not a limitation on businesses subject to a license tax. The License Official shall determine the proper class for a business according to the applicable NAICS manual, whether or not the business is listed in the alphabetical index. A business class which is not listed in the rate class or numerical indexes is not subject to a license tax.
- (2) (a) One decal shall be required for each vehicle used by contractor companies for going to and from construction job sites to identify their business as being properly licensed. Decals shall cost no more and no less than the cost to produce the decal.

- (b) Taxis, limos, and shuttles shall post one taxi or shuttle decal on each vehicle. Vehicles registered in Richland County shall be charged \$110 per decal; vehicles not registered in Richland County shall be charged \$165 per decal.
- (3) (a) All rates, including the cost of decals and stickers, shall be automatically adjusted every third year by July 1, to be effective the following January 1, to account for changes in the Consumer Price Index (CPI) relating to the cost of doing business in South Carolina, or in the southeast United States if the former is not available. The adjustment shall be made in the following manner: the CPI for the previous three years shall be determined and averaged together. The rates described in the Business License Fee Schedule shall be increased by the sum of the three-year average CPI for the last three years. (Rates shall be rounded to the nearest nickel value; fees for decals and stickers shall be rounded to the nearest quarter.)
- (b) If County Council increases the rates independent of the automatic CPI increases, the next CPI increase shall not be calculated until the third year, by July 1, following the County Council increase.
- (4) The license fee for each Class of businesses subject to this ordinance shall be computed in accordance with the Business License Fee Schedule established and approved by County Council.

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

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

**SECTION IV. Effective Date.** All sections of this ordinance with the exception of Section 16-23 shall be effective from and after July 1, 2007. Section 16-23, Classification and Rates, shall be effective from and after January 1, 2008.

RICHLAND COUNTY COUNCIL

BY: \_\_\_\_\_  
Joseph McEachern, Chair

ATTEST THIS THE \_\_\_\_ DAY  
OF \_\_\_\_\_, 2007

\_\_\_\_\_  
Michielle R. Cannon-Finch  
Clerk of Council



RICHLAND COUNTY ATTORNEY'S OFFICE

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

First Reading: April 3, 2007  
Second Reading: April 17, 2007  
Public Hearing: May 15, 2007 (tentative)  
Third Reading: May 15, 2007 (tentative)

STATE OF SOUTH CAROLINA  
COUNTY COUNCIL FOR RICHLAND COUNTY  
ORDINANCE NO. \_\_\_\_-07HR

AN ORDINANCE AUTHORIZING THE GRANTING OF A SANITARY SEWER  
RIGHT-OF-WAY EASEMENT TO THE CITY OF COLUMBIA ACROSS PROPERTY  
IDENTIFIED AS A PORTION OF TMS NUMBER 17400-09-15, TO SERVE THE  
KILLIAN CROSSROADS DEVELOPMENT.

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

SECTION I. The County of Richland and its employees and agents are hereby authorized to grant a sanitary sewer right-of-way easement to the City of Columbia across property identified as a portion of 17400-06-15 to serve the Killian Crossroads Development, as specifically described in the Easement, a copy of which is attached hereto and incorporated herein.

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

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

SECTION IV. Effective Date. This ordinance shall be effective from and after \_\_\_\_\_, 2007.

RICHLAND COUNTY COUNCIL

By: \_\_\_\_\_  
Joseph McEachern, Chair

Attest this \_\_\_\_\_ day of  
\_\_\_\_\_, 2007.

\_\_\_\_\_  
Michielle R. Cannon-Finch  
Clerk of Council

RICHLAND COUNTY ATTORNEY'S OFFICE

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

First Reading: April 3, 2007  
Second Reading: April 17, 2007  
Public Hearing: May 15, 2007 (tentative)  
Third reading: May 15, 2007 (tentative)

STATE OF SOUTH CAROLINA  
COUNTY COUNCIL FOR RICHLAND COUNTY  
ORDINANCE NO. \_\_\_-07HR

AN ORDINANCE AMENDING THE FISCAL YEAR 2006-2007 GENERAL FUND ANNUAL BUDGET TO ADD SIX HUNDRED AND FIFTY THOUSAND DOLLARS (\$650,000.00) TO THE SHERIFF’S SPECIAL DUTY PAY BUDGET TO COVER SERVICE FOR THE REMAINDER OF THE FISCAL YEAR AND TO ADD ONE ACCOUNTANT II POSITION.

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. That the amount of Six Hundred and Fifty Thousand Dollars (\$650,000.00) be appropriated to the FY 2006-2007 Sheriff’s Special Duty Pay budget. Therefore, the Fiscal Year 2006-2007 General Fund Annual Budget is hereby amended as follows:

REVENUE

Revenue appropriated July 1, 2006 as amended:	\$119,793,265
Revenue from the Special Duty Fee:	<u>650,000</u>
Total General Fund Revenue As Amended:	\$120,443,265

EXPENDITURES

Expenditures appropriated July 1, 2006 as amended:	\$119,793,265
Increase in Sheriff’s Special Duty Pay Budget:	<u>650,000</u>
Total General Fund Expenditures As Amended:	\$120,443,265

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

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

SECTION IV. Effective Date. This ordinance shall be enforced from and after \_\_\_\_\_, 2007.

RICHLAND COUNTY COUNCIL

BY: \_\_\_\_\_  
Joseph McEachern, Chair

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

OF \_\_\_\_\_, 2007

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Michielle R. Cannon-Finch  
Clerk of Council

RICHLAND COUNTY ATTORNEY'S OFFICE

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

First Reading:        April 3, 2007  
Second Reading:     April 17, 2007  
Public Hearing:        May 15, 2007 (tentative)  
Third Reading:        May 15, 2007 (tentative)

**STATE OF SOUTH CAROLINA  
COUNTY COUNCIL FOR RICHLAND COUNTY  
ORDINANCE NO. \_\_\_-07HR**

**AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES, CHAPTER 2, ADMINISTRATION; ARTICLE VII, BOARDS, COMMISSIONS AND COMMITTEES; SECTION 2-326, BOARDS AND COMMISSIONS CREATED AND RECOGNIZED; SO AS TO CREATE A BUSINESS SERVICE CENTER APPEALS BOARD.**

**WHEREAS**, the County Council has standardized its business license ordinance, and

**WHEREAS**, the revised ordinance directs that a Business Service Center Appeals Board shall hear all appeals by businesses, and

**WHEREAS**, the Business Service Center Appeals Board shall be a disinterested board to hear the facts of each appeal by all interested parties;

**NOW, THEREFORE**, pursuant to the authority by the Constitution of the State of South Carolina and the General Assembly of the State of South Carolina, BE IT ENACTED BY RICHLAND COUNTY COUNCIL:

**SECTION I.** The Richland County Code of Ordinances, Chapter 2, Administration; Article VII, Boards, Commissions and Committees; Section 2-326, Boards and commissions created and recognized; is hereby amended by the addition of a new subsection creating the Richland County Business Service Center Appeals Board as follows:

*(k) Richland County Business Service Center Appeals Board*

- (1) *Creation.* There is hereby created a Richland County Business Service Center Appeals Board.
- (2) *Membership.* The Business Service Center Appeals Board shall consist of five members who shall be appointed by majority vote of the Council. The five-member board shall be comprised of three Certified Public Accountants, one member of the S.C. Bar Association, and one other business person. All members must be interested citizens residing in Richland County. Not more than one member of the Appeals Board may be an employee of the County.
- (3) *Responsibilities.* The Richland County Business Service Center Appeals Board shall serve as the Appeals function expounded in the Richland County Code of Ordinances, Chapter 16, Article I. The Board will hear appeals resulting from any person aggrieved by a final assessment, charge backs from an audit, or a denial of a business license by the License Official. In that capacity and as a finder of fact, the Appeals Board shall have the following responsibilities:
  - a. Adopting procedures relating to the execution of the Appeal's Board function;

- b. Receiving written appeals from businesses;
- c. Holding meetings to receive testimony by the business, the Business Service Center official, and any other official approved by the Appeals Board;
- d. Reviewing and analyzing the information presented in the testimonies provided;
- e. Making a factual conclusion as to the issue in question based upon the review and analysis; and
- f. Writing a formal determination regarding the decision made as to the issue in question.

(4) *Terms of Members; Election of Chairperson; Meetings.*

- a. The term of office of the chairperson and each member of the Appeals Board shall be four (4) years. However, in making the initial appointments, three members shall be appointed for a term of two years and two members shall be appointed for a term of three years, so that certain of the offices shall expire every year. Thereafter, their successors shall be appointed for terms of four years, or for the balance of any unexpired term. Members may be reappointed for succeeding terms, but not for more than two years after expiration after the last served term of office. The County Council may terminate for just cause any Board members' terms of office.
- b. The Committee shall elect a chairperson.
- c. The Committee shall meet whenever an appeal is made, at such times and places as determined by the Chairperson.

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

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

**SECTION IV.** Effective Date. This ordinance shall be effective from and after \_\_\_\_\_, 2007.

RICHLAND COUNTY COUNCIL

BY: \_\_\_\_\_  
Joseph McEachern, Chair

ATTEST THIS THE \_\_\_\_\_ DAY  
OF \_\_\_\_\_, 2007.

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Michielle R. Cannon-Finch  
Clerk of Council

RICHLAND COUNTY ATTORNEY'S OFFICE

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

First Reading: April 3, 2007  
Second Reading: April 17, 2007  
Public Hearing: May 15, 2007 (tentative)  
Third Reading: May 15, 2007 (tentative)

STATE OF SOUTH CAROLINA  
COUNTY COUNCIL FOR RICHLAND COUNTY  
ORDINANCE NO. \_\_\_-07HR

AN ORDINANCE AMENDING THE FISCAL YEAR 2006-2007 GENERAL FUND ANNUAL BUDGET TO ADD ONE MILLION SIXTY FIVE THOUSAND DOLLARS (\$1,065,000.00) TO THE BUDGETS OF RISK MANAGEMENT, THE OMBUDSMAN, AND CENTRAL SERVICES FOR THE PURPOSE OF PROVIDING ADDITIONAL BUDGET DOLLARS TO COVER FY07 EXPENDITURES.

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. That the amount of One Million Sixty-Five Thousand Dollars (\$1,065,000.00) be appropriated to the FY 2006-2007 Budgets of Risk Management, the Ombudsman, and Central Services. Therefore, the Fiscal Year 2006-2007 General Fund Annual Budget is hereby amended as follows:

REVENUE

Revenue appropriated July 1, 2006 as amended:	\$120,443,265
Appropriation of Unrestricted General Fund Balance:	465,000
Appropriation of Restricted General Fund Balance:	<u>600,000</u>
Total General Fund Revenue As Amended:	\$121,508,265

EXPENDITURES

Expenditures appropriated July 1, 2006 as amended:	\$120,443,265
Increase in Risk Management Budget:	1,000,000
Increase In Ombudsman Budget:	15,000
Increase in Central Services Budget:	<u>50,000</u>
Total General Fund Expenditures As Amended:	\$121,508,265

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

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

SECTION IV. Effective Date. This ordinance shall be enforced from and after \_\_\_\_\_, 2007.



RICHLAND COUNTY COUNCIL

BY: \_\_\_\_\_  
Joseph McEachern, Chair

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

OF \_\_\_\_\_, 2007

\_\_\_\_\_  
Michielle R. Cannon-Finch  
Clerk of Council

RICHLAND COUNTY ATTORNEY'S OFFICE

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

First Reading:        May 1, 2007  
Second Reading:     May 15, 2007 (tentative)  
Public Hearing:  
Third Reading:

STATE OF SOUTH CAROLINA  
COUNTY COUNCIL FOR RICHLAND COUNTY  
ORDINANCE NO. \_\_\_-07HR

AN ORDINANCE AMENDING THE FISCAL YEAR 2006-2007 GENERAL FUND ANNUAL BUDGET TO ADD FIFTY THOUSAND DOLLARS (\$50,000.00) TO THE CORONER’S BUDGET FOR BODY REMOVAL SERVICES.

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. That the amount of Fifty Thousand (\$50,000.00) be appropriated to the FY 2006-2007 Coroner budget. Therefore, the Fiscal Year 2006-2007 General Fund Annual Budget is hereby amended as follows:

REVENUE

Revenue appropriated July 1, 2006 as amended:	\$121,508,265
Appropriation of Unrestricted General Fund Balance:	<u>50,000</u>
Total General Fund Revenue As Amended:	\$121,558,265

EXPENDITURES

Expenditures appropriated July 1, 2006 as amended:	\$121,508,265
Increase in Coroner’s Budget:	<u>50,000</u>
Total General Fund Expenditures As Amended:	\$121,558,265

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

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

SECTION IV. Effective Date. This ordinance shall be enforced from and after \_\_\_\_\_, 2006.

RICHLAND COUNTY COUNCIL

BY: \_\_\_\_\_  
Joseph McEachern, Chair

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

OF \_\_\_\_\_, 2007

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Michielle R. Cannon-Finch  
Clerk of Council

RICHLAND COUNTY ATTORNEY'S OFFICE

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

First Reading:        May 1, 2007  
Second Reading:     May 15, 2007 (tentative)  
Public Hearing:  
Third Reading:

STATE OF SOUTH CAROLINA  
COUNTY COUNCIL FOR RICHLAND COUNTY  
ORDINANCE NO. \_\_\_-07HR

AUTHORIZING RICHLAND COUNTY, SOUTH CAROLINA (THE "ISSUER") TO ISSUE UP TO \$30,000,000 IN AGGREGATE PRINCIPAL AMOUNT OF ITS ENVIRONMENTAL IMPROVEMENT REVENUE REFUNDING BONDS, 2007 SERIES A (INTERNATIONAL PAPER COMPANY PROJECT) (THE "REFUNDING BONDS"), THE PROCEEDS OF WHICH WILL BE USED TO REFUND A PORTION OF THE ISSUER'S ENVIRONMENTAL IMPROVEMENT REVENUE REFUNDING BONDS, 2002 SERIES A (INTERNATIONAL PAPER COMPANY PROJECT) PURSUANT TO SECTION 48-3-10 ET SEQ. OF THE CODE OF LAWS OF SOUTH CAROLINA 1976, AS AMENDED, AND TO ISSUE UP TO \$2,500,000 IN AGGREGATE PRINCIPAL AMOUNT OF ITS ENVIRONMENTAL IMPROVEMENT REVENUE BONDS, 2007 SERIES B (INTERNATIONAL PAPER COMPANY PROJECT) (THE "NEW MONEY BONDS", AND TOGETHER WITH THE "REFUNDING BONDS" THE "BONDS"), PURSUANT TO SECTION 4-29-10 ET SEQ. OF THE CODE OF LAWS OF SOUTH CAROLINA 1976, AS AMENDED; AUTHORIZING THE EXECUTION AND DELIVERY OF CONTRACTS OF PURCHASE PROVIDING FOR THE ISSUANCE AND SALE OF SUCH BONDS; AND AUTHORIZING THE ISSUANCE OF THE BONDS AND THE EXECUTION OF NECESSARY DOCUMENTS AND THE TAKING OF ANY OTHER ACTION NECESSARY TO BE TAKEN BY THE ISSUER TO CAUSE THE ISSUANCE AND SALE OF SUCH BONDS.

WHEREAS, the Issuer issued its Environmental Improvement Revenue Refunding Bonds, 2002 Series A (International Paper Company Project) (the "Prior Bonds") to refinance the costs of acquisition, construction, installation and equipping of certain pollution control facilities and/or sewage and solid waste disposal facilities (the "Prior Project"), operated by International Paper Company, a New York corporation (the "Company"), at the Company's paper mill located within the geographical boundaries of Richland County, South Carolina, pursuant to the authorization of the Section 48-3-10 et seq. of the Code of Laws of South Carolina 1976, as amended (the "Pollution Control Facilities Act"). The Company has now advised the Issuer that it is desirable that the Issuer issue, sell and deliver its refunding revenue bonds to be designated as Richland County, South Carolina Environmental Improvement Revenue Refunding Bonds, 2007 Series A (International Paper Company Project) (the "Refunding Bonds") pursuant to Section 48-3-100 of the Pollution Control Facilities Act, the proceeds of which will be used to defray the cost of refunding the Prior Bonds;

WHEREAS, the Company has also advised the Issuer that it is desirable that the Issuer issue, sell and deliver its revenue bonds to be designated as Richland County, South Carolina

Environmental Improvement Revenue Bonds, 2007 Series A (International Paper Company Project), the proceeds of which will be used to finance certain solid waste disposal facilities and waste water treatment facilities (the “New Project,” together with the “Prior Project,” the “Projects”) at the Company’s paper mill located within the geographical boundaries of Richland County, South Carolina, pursuant to the authorization of Section 4-29-10 et seq. of the Code of Laws of South Carolina 1976, as amended (the “Industrial Development Act,” and together with the Pollution Control Facilities Act, the “Acts”); and

WHEREAS, the County Council of Richland County, South Carolina (the “County Council”), the governing body of the Issuer, did resolve to submit its petition (the “Petition”) to the State Budget and Control Board of South Carolina (the “State Board”) seeking the approval of the State Board of an undertaking by the Issuer (i) to issue up to \$30,000,000 in aggregate principal amount of its Refunding Bonds to be designated as Environmental Improvement Revenue Refunding Bonds, 2007 Series A (International Paper Company Project) (or such other designation as shall be approved by the Chairman in accordance with Section 2 hereof) the proceeds of the sale of which will be applied to defray the cost of refunding the Prior Bonds pursuant to the Pollution Control Facilities Act, and (ii) to issue up to \$2,500,000 in aggregate principal amount of its New Money Bonds to be designated as Environmental Improvement Revenue Bonds, 2007 Series A (International Paper Company Project) (or such other designation as shall be approved by the Chairman in accordance with Section 3 hereof) pursuant to the Industrial Development Act, the proceeds of the sale of which will be applied to finance the New Project; and

WHEREAS, the Company has heretofore requested the Issuer to (a) issue the Bonds subject to the approval by the State Board of the Petition and receipt by the Issuer of appropriate evidence of such approval, (b) authorize the issuance of the Bonds, from time to time or at one time and in one or more issues or series, each such Bond bearing interest at a rate not in excess of nine percent (9.00%) per annum and each such Bond maturing not later than forty (40) years from the date of issuance of the Bonds, (c) authorize the execution and delivery of all documents necessary to the consummation of the transaction described above containing substantially the terms as contained in those forms of documents presented to the County Council prior to the third reading of this Ordinance (the “Documents”), and (d) sell the Bonds pursuant to the Contracts of Purchase (the “Contracts”) to be entered between the Issuer, the Company and an underwriter or underwriters as

shall be designated by the Company, at a price not less than ninety-five (95) percent of the aggregate principal amount of the Bonds to which the Contracts relate; and

WHEREAS, the Department of Health and Environmental Control of South Carolina has certified that (i) the Prior Project is necessary and (ii) the design thereof will result in the elimination, mitigation and prevention of air and/or water pollution, and that the Prior Project, as designed, is in furtherance of the purpose of abating or controlling atmospheric pollutants or contaminants or water pollution; and

WHEREAS, the County Council has determined to undertake the issuance of the Bonds and authorize the other actions herein described.

NOW, THEREFORE BE IT FOUND, RESOLVED AND ORDAINED BY THE COUNTY COUNCIL ON BEHALF OF RICHLAND COUNTY, SOUTH CAROLINA:

1. The execution and delivery of the Documents presented to the County Council prior to the third reading of this Ordinance, in substantially the forms presented with such changes as the executing officers shall approve (their execution to be conclusive evidence of such approval) on behalf of the Issuer, are hereby authorized and directed. The Documents shall be executed and delivered on behalf of the Issuer by the Chairman of the County Council and attested by the Clerk of the County Council or, in either of their absences, by such other officers as shall be permitted by rule of the County Council.

2. Upon the execution and delivery of the Documents, and subject further to the approval by the State Board of the Petition and the receipt by the Issuer of appropriate evidence thereof, the Refunding Bonds in an aggregate principal amount not to exceed \$30,000,000 are hereby authorized to be issued, from time to time or at one time, in one or more issues or series, and the proceeds of the Refunding Bonds shall be used to refinance the Prior Project and refund the Prior Bonds in the manner and according to the terms of the Documents. The Refunding Bonds shall be designated as Richland County, South Carolina Environmental Improvement Revenue Refunding Bonds, 2007 Series A (International Paper Company Project), or by such other designation as the Chairman of the County Council may provide and approve, and shall be issued in one or more issues or series, each such issue or series designated alphabetically and by year (2007

Series A, 2007 Series B, etc.) and each such Refunding Bond shall be dated as of a particular day of the month in which such Refunding Bond is issued (or a prior month), which date shall be before December 31, 2007, and shall mature not later than forty (40) years from the date of issuance of each such Refunding Bond, and bear interest at a rate not in excess of nine percent (9.00%) percent per annum, and shall be subject to redemption as provided in the Documents. The Refunding Bonds shall be in one or more forms as are permitted by the Documents, and prior to delivery, shall be authenticated by a trustee as prescribed in the Documents.

3. Upon the execution and delivery of the Documents, and subject further to the approval by the State Board of the Petition and the receipt by the Issuer of appropriate evidence thereof, the New Money Bonds in an aggregate principal amount not to exceed \$2,500,000 are hereby authorized to be issued, from time to time or at one time, in one or more issues or series, and the proceeds of the New Money Bonds shall be used to defray the costs of the New Project in the manner and according to the terms of the Documents. The New Money Bonds shall be designated as Richland County, South Carolina Environmental Improvement Revenue Bonds, 2007 Series A (International Paper Company Project), or by such other designation as the Chairman of the County Council may provide and approve, and shall be issued in one or more issues or series, each such issue or series designated alphabetically and by year (2007 Series A, 2007 Series B, etc.) and each such Bond shall be dated as of a particular day of the month in which such New Money Bond is issued (or a prior month), which date shall be before December 31, 2008, and shall mature not later than forty (40) years from the date of issuance of each such New Money Bond, and bear interest at a rate not in excess of nine percent (9.00) per annum, and shall be subject to redemption as provided in the Documents. The New Money Bonds shall be in one or more forms as are permitted by the Documents, and prior to delivery, shall be authenticated by a trustee as prescribed in the Documents.

4. The sale of the Bonds, upon the request of the Company to such underwriter or underwriters as shall be designated by the Company, for a price as specified by the Company of not less than ninety-five (95) percent of the aggregate principal amount of the Bonds to which the Contracts relate, together with accrued interest to the date of issue of each such Bond, and otherwise in accordance with the Contracts to be approved by the Company and submitted to the Issuer, is hereby approved. The Chairman of the County Council and its Clerk or, in either of their absences, such other officers as shall be permitted by rule of the County Council, are hereby authorized to execute and deliver the Contracts and are fully authorized and empowered to take such further

action, to cause the preparation and distribution of such appropriate marketing documents, including a preliminary official statement and an official statement, and to execute and deliver such closing documents all as may be necessary and proper to effect the marketing, sale, issuance and delivery of the Bonds in accordance with the terms and conditions of the Contracts, and the action of such officers or any of them in executing and delivering any of such documents in such forms as the executing officer or officers shall approve is hereby authorized.

5. When received, the proceeds of the Bonds shall be paid directly to the trustee appointed in the Documents and thereafter disposed of by such trustee in accordance with the terms and provisions of the Documents and not otherwise.

DONE AND RATIFIED AT COLUMBIA, SOUTH CAROLINA this \_\_\_\_ day of \_\_\_\_\_, 2007.

RICHLAND COUNTY COUNCIL

BY: \_\_\_\_\_  
Joseph McEachern, Chairman

ATTEST THIS THE \_\_\_\_ DAY  
OF \_\_\_\_\_, 2007

\_\_\_\_\_  
Michielle R. Cannon-Finch  
Clerk of County Council

First Reading: May 1, 2007  
Second Reading: May 15, 2007 (tentative)  
Public Hearing: June 5, 2007 (tentative)  
Third Reading: June 5, 2007 (tentative)

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STATE OF SOUTH CAROLINA  
COUNTY COUNCIL FOR RICHLAND COUNTY  
ORDINANCE NO. \_\_\_\_-07HR

AN ORDINANCE AMENDING THE IMAGINE RICHLAND 2020 COMPREHENSIVE PLAN, ADOPTED ON MAY 3, 1999, BY INCORPORATING “THE RENAISSANCE PLAN FOR THE DECKER BOULEVARD/WOODFIELD PARK AREA” INTO THE I-20 CORRIDOR SUB-AREA PLAN.

WHEREAS, on May 3, 1999, Richland County Council adopted the Imagine Richland 2020 Comprehensive Plan pursuant to S.C. Code Section 6-29- 310, et al. (Ordinance No. 013-99HR); and

WHEREAS, Section 6-29-520 (B) of the South Carolina Code of Ordinances 1976, as amended (South Carolina Local Government Comprehensive Planning and Enabling Act of 1994, as amended), requires that recommendations for amendments to the Comprehensive Plan must be by Resolution of the Planning Commission; and

WHEREAS, the Richland County Planning Commission has unanimously approved a Resolution recommending that County Council adopt “The Renaissance Plan for the Decker Boulevard/Woodfield Park Area”, dated March 5, 2007; and

NOW, THEREFORE, 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 as follows:

SECTION I. The Imagine Richland 2020 Comprehensive Plan is hereby amended by the incorporation of “The Renaissance Plan for the Decker Boulevard/Woodfield Park Area” (dated March 12, 2007) into the I-20 Corridor Sub-area Plan; a copy of which is on file in the Richland County Planning and Development Services Department, and is incorporated herein by reference.

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

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

SECTION IV. Effective Date. This ordinance shall be enforced from and after \_\_\_\_\_, 2007.

RICHLAND COUNTY COUNCIL

BY: \_\_\_\_\_  
Joseph McEachern, Chair

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

OF \_\_\_\_\_, 2007

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Michielle R. Cannon-Finch  
Clerk of Council

First Reading:            May 15, 2007 (tentative)  
Second Reading:  
Public Hearing:  
Third Reading:

# THE RENAISSANCE PLAN

THE LAWRENCE GROUP  
TOWN PLANNERS & ARCHITECTS



# Acknowledgements

This Plan was prepared for:  
**Richland County, South Carolina**

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## Meeting Facilities

Special thanks to the Management of the Columbia Place Mall and Richland County School District Two for providing meeting facilities for the planning effort.

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*We would like to thank Richland County staff and elected officials and the numerous residents and other stakeholders who participated in this exciting small area planning process. This effort is a reflection of the community's vision and serves as the foundation for growth and revitalization in this area. It is intended to guide the leaders of today and the visionaries of tomorrow.*

Craig Lewis  
 Principal in Charge



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**Disclaimer Regarding the Applicability and the Implementation of this Plan:**

*"The Renaissance Plan (Decker Boulevard/Woodfield Park Area) is a conceptual plan. Its implementation will require actions and commitments, which in many instances will be related and interdependent upon public sector and private sector cooperation activated and phased over time. Some features and development components referenced or expressed by the conceptual plan may require deferral of implementation pending resolution of specific circumstances.*

*"Until such time as specific action shall be taken by County Council to codify standards applicable to the developments, uses, or zoning of properties subject to this plan, all features and components of the plan shall be deemed to remain conceptual and suggestive in principle and detail, without enforceable authority.*

*"Accordingly, adoption or approval of The Renaissance Plan, per se, shall not impose upon properties referenced by and subject of the plan any development or regulatory standards in addition to those duly enacted and applicable pursuant to the Richland County Land Development Code."*

*-- Richland County Planning Commission*

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# Executive Summary

## Overview

Beginning in March and continuing through November, 2006, planners and designers with The Lawrence Group, Rose & Associates, Southeast, Inc., Henson-Harrington, Inc., and Kimley-Horn & Associates, Inc. collaborated with Richland County staff, elected officials and citizens to develop a vision for 731 primarily built-out acres along Decker Boulevard and including the Woodfield Park neighborhood area.

This area was identified by the Richland County Council as one of 10 priority focal areas for Neighborhood/Community Master Planning. The scope of services for the Master Plan effort is for "recommendations that will guide community improvements and growth. The Plan for each of the identified focal areas will be formed through a series of public meetings and workshops. It will include recommendations regarding future land use for residential, commercial, open space, civic, and recreation uses as well as capital improvements that will impact safety, housing, economic development, community access and public services." (Source: Richland County, Neighborhood Improvement Program)

The conceptual plan that resulted from the visioning effort focuses on four key physical recommendations. First, it suggests the development of new parks and open spaces in the area that is critically underserved in terms of public greenspace. The plan proposes nearly 80 acres of potential new park and open space opportunities, including reclaiming more than 30 acres that are currently in the Jackson Creek floodway.

Second, the plan focuses on opportunities for redeveloping commercial uses along the corridor. While large-scale commercial reinvestment is not expected in the corridor in the near term, there are a number of near term and longer term opportunities for new commercial development and redevelopment of existing properties. The conceptual plan proposes approximately 500,000 square feet of new commercial development, the majority of which would replace existing commercial uses as they redevelop over time. The plan also includes concepts for adaptive reuse of existing vacant or underutilized commercial spaces in the near term such as a semi-permanent public plaza and outdoor festival/market space at the old Decker Mall.

Third, the plan recommends several major neighborhood infill development concepts for the Woodfield Park area that would result

in hundreds of new housing units of varying sizes and types in the existing neighborhood and at the same time provide for nearly 30 acres of public open space and parks for the neighborhood and community. New housing units in the area could compete with new housing developments at the suburban fringes of the region and provide locational advantages in terms of proximity to Fort Jackson and other major employers as well as provide motivation for new commercial investment in the area.

The fourth set of major physical recommendations in the plan are for transportation and streetscape enhancements that would make area transportation networks more efficient, safe, and attractive. The plan includes recommendations for detailed changes to the major roadways and intersections in the area to make them more accommodating to all modes of transportation, especially pedestrians and cyclists. The plan also includes streetscape recommendations to enhance the visual appeal of the streets in the study area.

The plan includes several non-physical recommendations, including recommendations for development of a Community Development Corporation to facilitate housing development and housing programs in the study area; the creation of a marketing and branding campaign for the area; and initiatives that will contribute to crime reduction and the perception of safety in the area.

Finally, the Plan recommends the application of the Redevelopment Overlay (RDO) zoning district along with design standards that are keyed specifically to this conceptual plan. Clearly, there should be adequate flexibility to accommodate shifts in market demand, but these standards should ensure a high level of quality for development in terms of both design and environmental sustainability.

## Implementation

The Renaissance Plan for the Decker Boulevard/Woodfield Park Area, when adopted, shall become a part of the County's Comprehensive Land Use Plan. Future development decisions should be guided by the principles outlined in this Plan as well as the general intensity and land use patterns described herein. The Plan recommends creating standards in the County Land Development Code allowing for a mix of uses and new design standards. Such tools may include the creation of new overlay district standards, text amendments to existing districts, or a combination of these methods.

## Key Principles of Sustainable Development

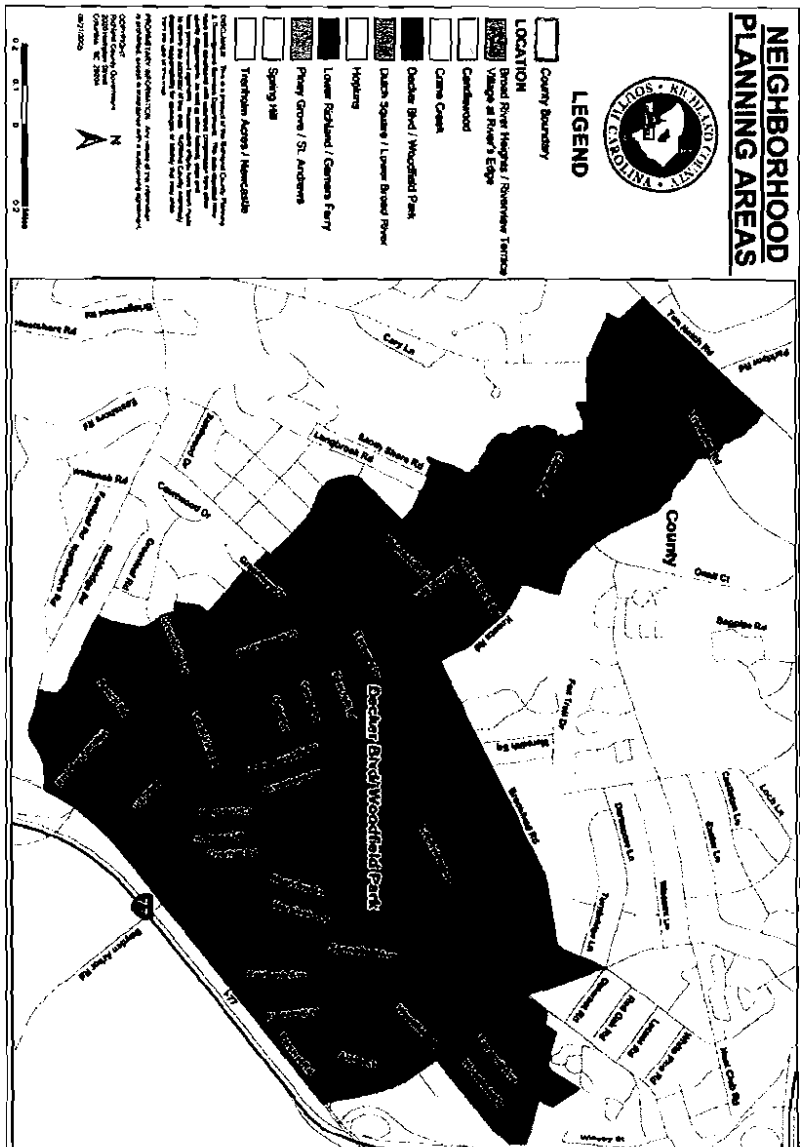
1. Mix Land Uses
2. Take Advantage of Compact Building Design
3. Create a Range of Housing Opportunities and Choices
4. Create Walkable Neighborhoods
5. Foster Disruptive, Attractive Communities with a Strong Sense of Place
6. Preserve Open Space, Farmland, Natural Beauty, and Critical Environmental Areas
7. Strengthen and Direct Development Towards Existing Corridors
8. Provide a Variety of Transportation Choices
9. Make Development Decisions Predictable, Fair, and Cost Effective
10. Encourage Community and Stakeholder Collaboration in Development Decisions

Adapted from the Principles of Smart Growth - <http://www.smartgrowth.org>

Conceptual Development Opportunity	
Residential Units (net new)	~500 units
Commercial Development (net new)	450,000 - 550,000 sq ft
Park/Open Space Opportunities	~80 acres

# Plan Area

The study area is comprised of 731 acres, including properties within approximately 1/4 mile of each side of Decker Boulevard as well as the greater Woodfield Park neighborhood area. The study area is roughly bordered by Percival Road, I-77, and Fort Jackson to the south and east; Forest Acres and the Trenholm Road corridor to the west; and Two Notch Road and the Columbia Place Mall to the north.





# Development Evaluation

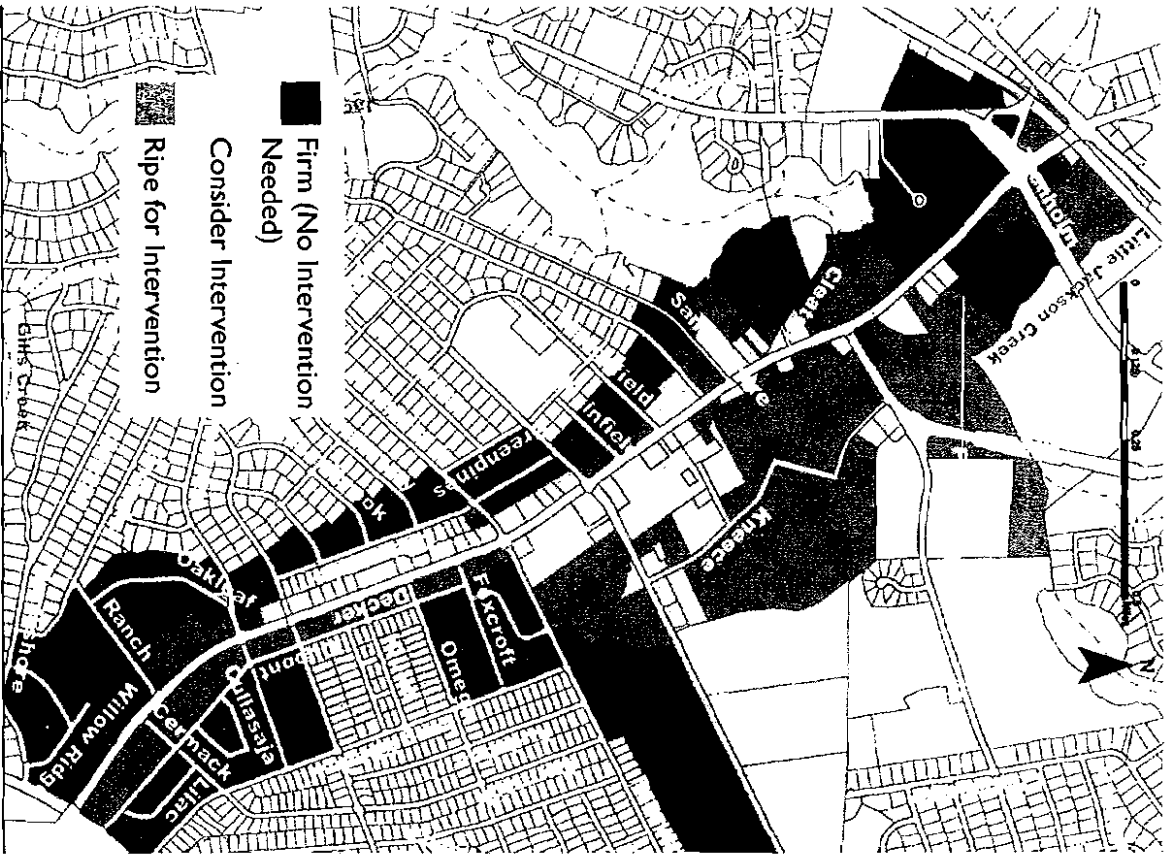
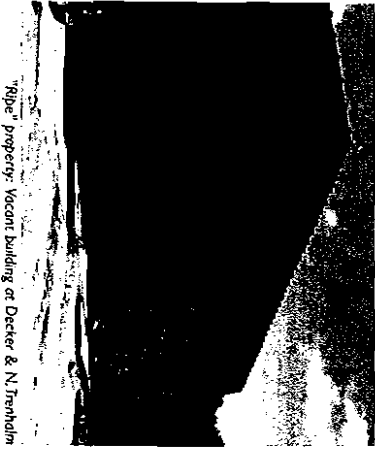
Prior to the completion of any design work, the planning team conducted a "ripe and firm" analysis for all of the properties in the planning area.

"Firm" properties are those that are generally in their final building/use pattern, and are also reflected as the "highest and best use" by the real estate and appraisal community. Little change is recommended to these properties.

Properties that are determined to be "ripe" for development/redevelopment include those that are currently undeveloped, under-developed (additional development opportunities exist on the property including expansion of existing buildings and new construction), or can be redeveloped (such as an old, vacant shopping center).

This type of analysis is necessary to identify both "sacred cows," those properties that should be left alone, and development opportunities. While most development possibilities were identified through a combination of a windshield survey/walking surveys and a mapping of rental and vacant properties, some properties were classified after interviews with property owners and the community.

The map shown on this page indicates a significant number of properties that are ripe for development/redevelopment within the planning area.



# Rental Property Analysis

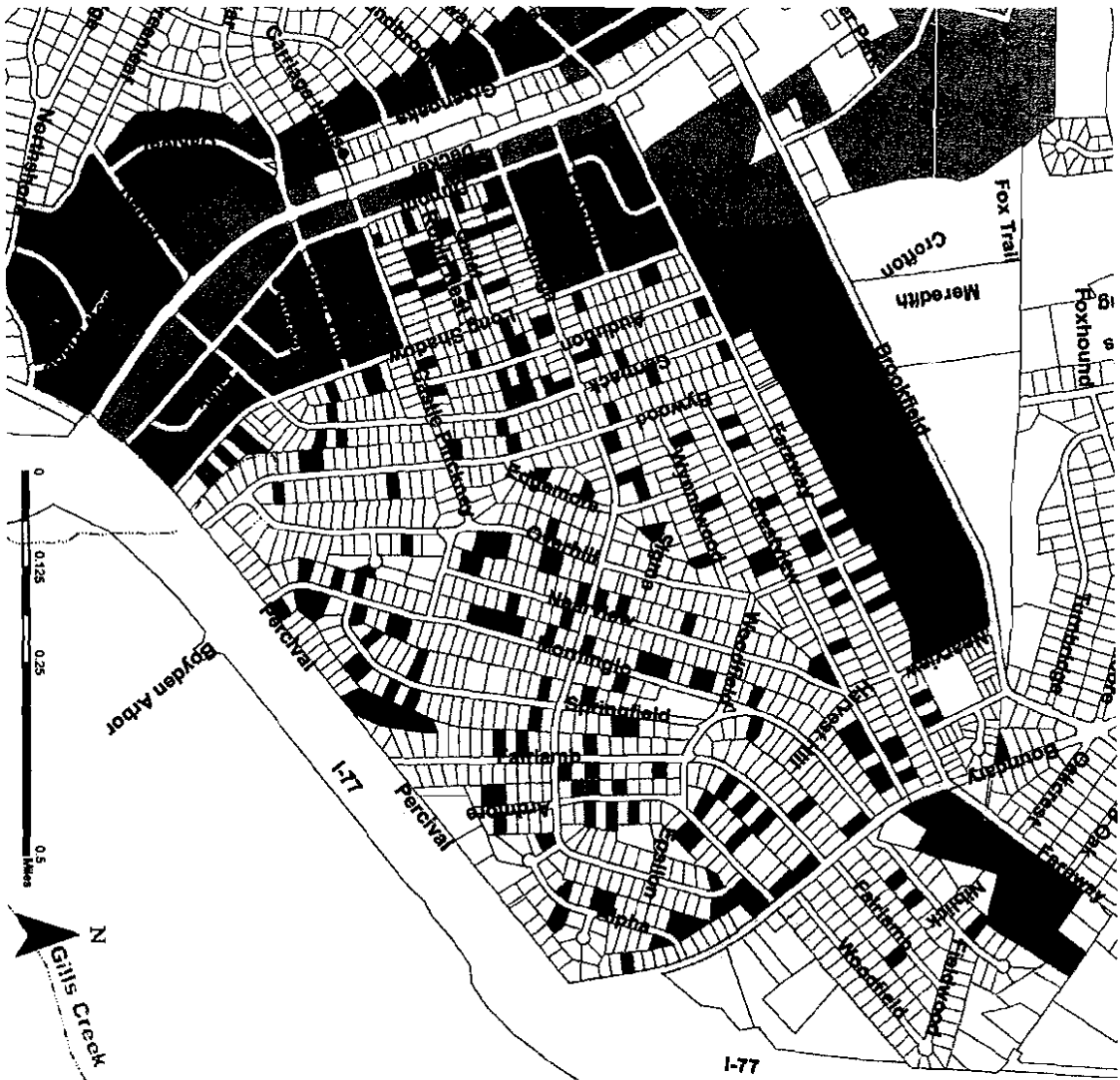
One of the recurring issues mentioned by residents and property owners in the Woodfield Park area was the perceived proliferation of rental units in the neighborhood. The map at right shows properties (shown in purple) that are assumed to be rentals or investor-owned properties. There are approximately 1,550 residential units (1,400 single family and 150 multifamily) in the Woodfield Park area. Of these, approximately 350 units are assumed to be rentals based on the analysis described below (as of May, 2006). For the purposes of this report, these rental properties are assumed to be "ripe" for redevelopment or potentially more easily acquired than owner-occupied homes in the area.

This analysis was completed by comparing the property address and the mailing address of each property in the study area. Tax records that had a mailing address that is different than the physical address of the property were assumed to be investor owned and not a primary residence. Several properties in the study area are owned by the Columbia Housing Authority or the City of Columbia.

Also, based on anecdotal evidence from local realtors, at least one in two property transactions in the neighborhood in recent years are completed by investors. These factors underlie the assumption that the current rental rate in the neighborhood is accelerating.

It is estimated that that as many as 42% of the total housing units within one mile of the intersection of Karaway and Decker are renter occupied. (Source: Rose and Associates Southeast, Inc., *Economic and Market Analysis: Final Report -- Decker Boulevard/Woodfield Park Planning Area*)

Woodfield Park Area Rental Analysis:	
Total Residential Units:	~1550
Rental units (including est. # apts.): (in purple)	~350 (~23%)
Rental Rate for 1 mile area:	42%

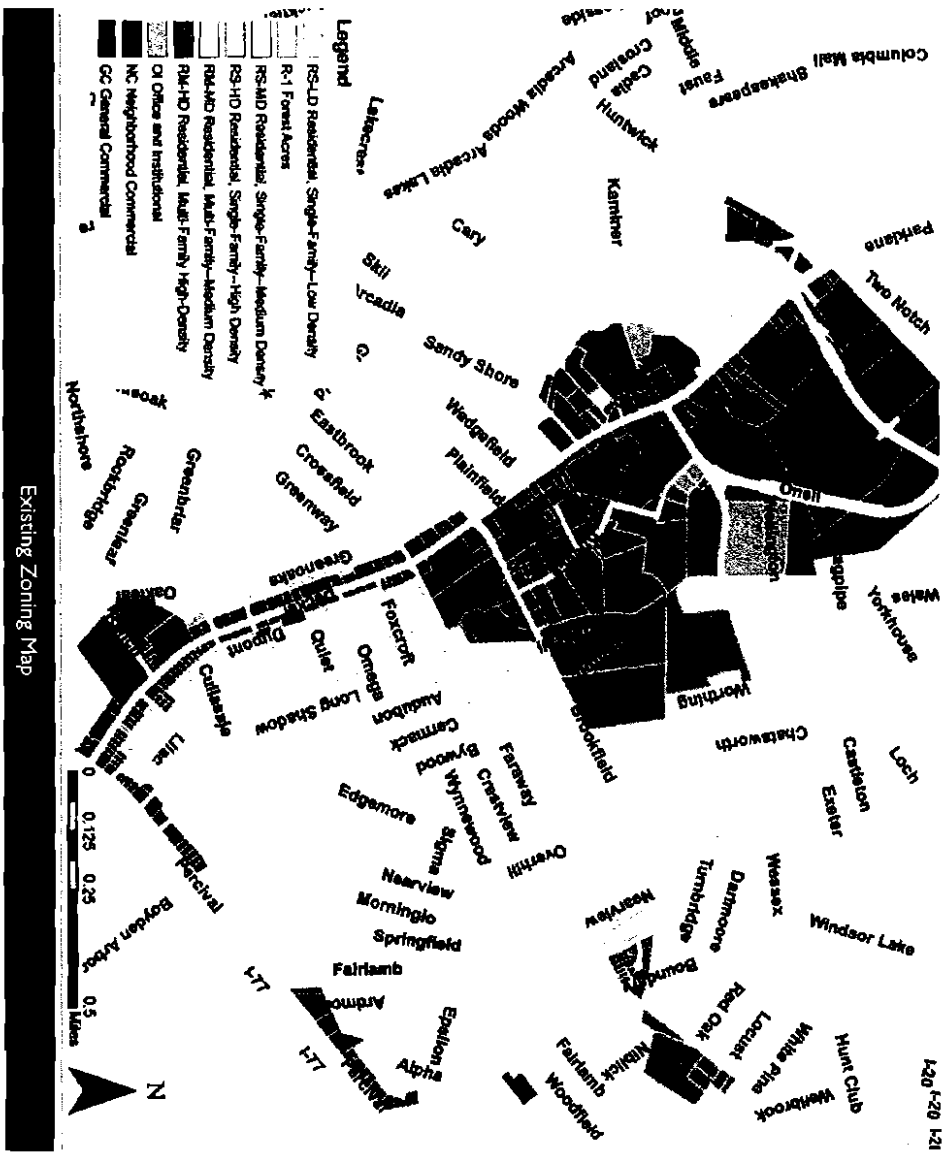


# Existing Zoning

The study area is comprised primarily of commercial zoning along Decker Boulevard and low-density, single family residential zoning in the neighborhoods adjacent to Decker. There is a scattering of other zoning types, but the primary zoning categories are General Commercial (GC) and Residential, Single Family (RS).

The following is a list of the existing zoning districts in the study area and a summary of their primary provisions:

- RS-1D -- Residential, Single-Family, Low Density;  
Minimum lot area: 12,000 square feet (0.28 ac; 3.5 du/a)  
Minimum lot width: 75 feet
- RS-1J -- Residential, Single-Family, Medium Density;  
Minimum lot area: 8,500 square feet (0.2 ac; 5 du/a)  
Minimum lot width: 60 feet
- RS-1H -- Residential, Single-Family, High Density;  
Minimum lot area: 5,000 square feet (0.11 ac; 9 du/a)  
Minimum lot width: 50 feet
- RM-1D -- Residential, Multi-Family, Medium Density;  
No minimum lot area  
Maximum density: 8 dwelling units/acre  
Minimum lot width: 50 feet
- RM-1H -- Residential, Multi-Family, High Density;  
No minimum lot area  
Maximum density: 16 dwelling units/acre  
Minimum lot width: 50 feet
- OI -- Office and Institutional  
Permits office, institutional and certain residential uses  
Maximum density: 16 dwelling units/acre
- NC -- Neighborhood Commercial  
Permits commercial/service uses oriented to nearby areas.  
Maximum density: 8 dwelling units/acre
- GC (formerly C-3) -- General Commercial  
Permits "commercial and non-residential uses characterized primarily by retail, office and service establishments oriented primarily to major traffic arteries."  
Maximum density: 16 dwelling units/acre



# THE RENAISSANCE PLAN

Decker Boulevard/Woodfield Park Area 67 of 240

# Market Analysis

*Note: This section is excerpted and adapted from the "Economic and Market Analysis – Final Report: Decker Boulevard/Woodfield Park Planning Area" by Rose and Associates Southeast, Inc., which is available as a supplement to this plan.*

## Study Area Summary – Decker Boulevard/Woodfield Park Planning Area

The study area includes the entire planning area outlined as Decker Boulevard/Woodfield Park, with particular focus on Decker Boulevard from Percival Road to Two Notch Road. The study area is located in Richland County, at the edge of the City of Columbia, the third largest Metropolitan Statistical Area (MSA) in South Carolina. Current land uses are predominately commercial and low-density residential housing.

## Factors Impacting the Market & Land Use in the Study Area

### Regional Development Patterns

Development has spread from this older established area to the northeast and southwest. Land use has focused new residential, urban, commercial and mixed-use development in outlying areas of the City, and more recently, within its center city core. These areas underscore the importance of planning to provide transitional areas between recreation areas, primary, regional clusters of business/employment and retail centers.

### Transportation

The regional transportation network is firmly in place, providing access from other areas of the state and the southeast region. This includes highway, rail systems and the Columbia Metropolitan Airport. The study area is bound by Interstates 77, 20 and Highway 1 (Two Notch Road). The challenge is to provide an internal network that connects in and around these major transportation thoroughfares and slows traffic, while defining the study area's boundaries and character. The purpose of the master plan is to outline specific land use parameters that will assist in defining these areas and improving connectivity.

### Economic Development

Most economic development strategies focus on job creation. However, studies have shown that quality of life issues such as recreation facilities, schools and other amenities are pivotal in the success of revitalization. Additionally, creating community amenities such as linear parks and/or greenways have been successful in stimulating both residential and commercial development along their edges.

Adaptive re-uses of the old Decker Mall at O'Neil Court offer the best opportunity for job creation. All adaptive reuses involving the creation of jobs in the area should be considered. For example, medical clinics and/or a satellite hospital could create a significant number of jobs for the area. Relocation and co-location of various government departments in vacant big boxes have also been successful in generating positive growth in other metropolitan areas.

### Preliminary Findings

A number of observations were made during preliminary review of the demographic data and during interviews with development officials, county staff and other stakeholders. Preliminary findings suggest the following strategies for land use and economic development that complements the underlying vision of the Decker Corridor Revitalization Task Force:

1. Create areas of focus for re-adaptive use to provide centers for commerce and community interaction

Opportunities exist for the study area to create "gateways" at its edges. This includes streetscape improvements, signage and pedestrian connections to the neighborhoods.

Given the study area's location within the region and challenges surrounding high volume transportation corridors, the following areas should be given special attention for re-adaptive use. While each is along the Decker Boulevard Corridor, each section has character and connections that provide for areas of differentiation. The three designated areas of focus are:

- Percival Road to Faraway Drive – Neighborhood Zone
- Faraway Drive to O'Neil Court – Transition Zone
- O'Neil Court to Two Notch Road – Gateway Zone

2. Develop economic development strategies to provide tax base and job creation.

Opportunities exist for the area to grow its economic base,

to provide services and uses to complement the surrounding neighborhoods and region.

Consider and review a greenway/bikeway plan along Percival Road to inter-connect with Sequoyia/Emmental State Park to the north. Additionally, this greenway could ultimately connect at the Windsor Lake chain through Jackson Creek to the area along O'Neil Court and Decker Boulevard (see map page 36).

The community should consider a visioning process that supports economic development efforts within the study area, by identifying those things that differentiate the area, while branding and marketing the area's redevelopment potential. Additionally, a survey should be distributed to residents, businesses and stakeholders to share ideas, frustrations and needs for goods/services. A sample survey is included in the Appendix of [the Market Analysis report]. Communication of a unified vision for business growth, including benefits, and inter-jurisdictional collaboration is encouraged to support equitable development patterns and avoid internal competition.

**Quality of life issues such as recreation facilities, schools and other amenities are pivotal in the success of revitalization.**

3. Create strategy for strengthening existing mature neighborhoods and developing new, more diversified housing stock.

The community presents an opportunity to create a mix of housing types/styles including a variety of housing product in a wider range of prices to serve young professionals, empty nesters, retired couples and individuals, as well as families.

Multifamily residential development, primarily along the Decker Boulevard corridor as part of mixed-use development (density in a range between 10-16 units per acre) is recommended. Attractively designed apartments and/or townhomes would provide harmony with the adjacent single-family neighborhoods and an appropriate transition from future commercial uses. A mix of residential in both rental and for-sale housing should be considered. Further, disaggregation of the housing stock will serve to further define product size, style and price range. Careful attention should be given to creating pedestrian and vehicular connections between recreational, residential and commercial areas.

### Summary of Land Uses and Findings

Below is a summary of the appropriate land uses, which were used to provide guidelines for the design team in drawing concept plans.

#### Neighborhood Zone - Percival Road to Faraway Drive

In this designated area of study, the Woodfield Park neighborhood's

homes primarily consist of older ranch-style built in the 1950's and 1960's. The landscaping in these neighborhoods is established and provides an attractive streetscape for the residents.

The grid street pattern of the neighborhood assists with all modes of transportation including cars, bicycles and pedestrians. However, the pedestrian environment could be improved with sidewalks, lighting and crosswalks. Adding these streetscape improvements would also help to address safety issues for pedestrians and bicyclists.

Furthermore, there is no pedestrian-friendly streetscape infrastructure along Decker Boulevard to assist with movement by either pedestrians or bicyclists. Measures should be taken to address this issue. The commercial area is clearly convenient to the neighborhoods, but getting to these services is problematic even for motorists. Adding crosswalks would enable the pedestrian to safely cross the street and serve as a traffic-slowing measure as well.

#### Transition Zone - Faraway Drive to Ornel Court

This is the area in which there has been an exodus of business and now a litany of buildings and parking lots sit vacant. This vacancy is not enhancing the desirability of the area from a business or living perspective. However, this same area offers many opportunities to institute the changes needed to give the area a new identity. Removing the old, unused retail/commercial improvements would make way for new mixed-use property to be developed.

Between Faraway Drive and Brookfield Road lies some vacant land that is actually adjacent to Ritchland Northeast High School property, which could provide a jumpstart of new mixed-use and/or residential construction. A new construction effort in conjunction with an adaptive reuse of the old Decker mall would be a huge catalyst for redevelopment in the area.

The corridor has more retail than its trade area can support as evidenced visually by the high number of vacant storefronts. The changes in this corridor should begin by considering eliminating the abandoned properties and developing a mixture of uses, which would include a higher density residential component.

#### Gateway Zone - Ornel Court to Two North Road

The section of Decker Boulevard between Two North Road and Ornel Court has retail business that appears to be prospering. This successful retail area combined with the attractive additions to Dent Middle School have set the stage for the area as you travel south on Decker Boulevard from the Columbia Place Mall. The

addition of signage in this area as well as along Decker Boulevard and at the intersection of Perceval Road should be added to designate the area. This notifies everyone of the identity of the area and assists with the branding of it.

Behind Dent Middle School and the retail frontage in this area lies land available for higher density residential housing product. A potential greenway or linear park beginning from the intersection of Ornel Court heading in a northerly direction toward Jackson Creek would provide a unique amenity to the area (see Natural Resources and Recreation/Open Space Sections and Transportation Network Improvements Map). Additionally, this linear park would help to reconfirm the transition from commercial area to a more residential area.

#### Conclusions and Recommendations

##### Commercial

**A new [mixed-use or residential] construction effort in conjunction with . . . reuse of the old Decker mall would be a huge catalyst for redevelopment.**

While the overall Columbia market is experiencing activity in the retail sector, with improving occupancies, much of the absorption is with existing operators relocating to other positions within in the marketplace. Newcomers to the marketplace are locating in areas where population and income growth is stable or growing, in new developments where new prototypes or formats can be created. Thus, much of the retail activity will continue to create higher vacancy in old or obsolete centers creating challenges and opportunities for adaptive re-use. This is consistent with regional and national trends.

The current excess supply of office space is a result of growth of new developments in the downtown central business district of the City and the suburban fringe, largely driven by the service and/or medical sectors. Much of the absorption is attributable to existing companies within the marketplace either expanding or upgrading their space from old/obsolete product to new/newer (Class A) buildings. From an economic development perspective, competition for large employers is strong thus much of the absorption will depend on the success of recruitment efforts for new companies in the marketplace.

- Property owners should be encouraged to keep properties (buildings and grounds) well maintained, especially during marketing periods when attempting to lease and/or sell buildings. A number of commercial/retail properties along the Decker Boulevard corridor suffer from vacancy and/or neglect. This creates pockets of areas that are perceived to be "unsaleable" or falling.

- The addition of well planned, affordable and attractive residential and office/commercial uses within the study area will serve to increase both traffic and population to raise and meet thresholds for new retail and commercial development. Perceptions related to crime and safety, together with low threshold traffic and populations suggest that there is limited opportunity to attract retail and/or restaurant tenants/operators. Additional information and maps regarding crime, compiled by Law Enforcement agencies suggest that perceptions of crime/safety can be overcome with actual data and public relations efforts.

- The ethnic diversity and desire for additional food-related operators, such as restaurants and groceries, provide an opportunity to create a unique and differentiating shopping experience. One such suggestion includes the redevelopment of a portion of the old Decker Mall into an international festival marketplace that can include a public crafts and novelty market and/or farmer's market. While there are a number of farmer's markets in and around Columbia (including the soon-to-be relocated State Farmer's Market), there may be an opportunity to consolidate or joint venture such efforts to provide for expansion. This is a low-cost alternative for the property owners and a chance to create a fun, inviting and destination-oriented venue that can draw customers from outside the immediate trade area. Examples of other such venues include Ballantyne, MD; Tryon, NC; Charlotte, NC; Seattle, WA and Reading Station in Philadelphia, PA. Information on how to create a successful market can be found on the ATTRA - National Sustainable Agriculture Information Service website at: <http://attra.nat.org/attra-pub/farmmarket.html> or, via the USDA at: <http://www.ams.usda.gov/farmersmarkets/map.htm>

- Incentives for the redevelopment of obsolete and/or vacant centers have been created by the State of South Carolina, with a new House Bill - Retail Facilities Revitalization Act.
- Public relations and marketing efforts can assist in facilitating renovation, development and absorption of commercial space. A detailed summary is included in a later section of the report.
- Create opportunities for Public/Private Partnerships. An Urban Land Institute report providing the guiding principles of such partnerships can be found in the Appendix of the *Economic and Market Analysis Report*, which is a companion document to this report.

##### Residential

A variety of housing product types such as "Urban residential" (both attached and detached housing) should be considered to serve young professionals, empty nesters, retired couples and individuals, as well as families. The demonstrated oversupply of single-family homes merits caution with respect to adding

additional product to the market until such time as additional demand is created. However, despite the oversupply of single family homes in the region, the study area presents an opportunity to replace some of the older housing stock. Newer product would offer a choice to the consumer and create reasons for people to remain or locate in the study area.

An oversupply of multi-family exists within the region. It should be noted that the apartment vacancy rate has been dropping for the Columbia area for the past four years and is currently 8%. Of the limited amount of apartments supplied to the market in the past four years, more was added to the study area. Again, this presents an opportunity for the study area as new multi-family product would enhance the community and serve as a replacement for some of the existing functionally obsolete units. However, a limited amount of units should be considered to be delivered within the study area as the historically low interest rates continue to make single family home buying affordable for the population at large.

According to a December 2005 report by the Central Midlands Council of Governments the unincorporated areas of Kitchland County experienced a 7.8% gain in population from years 2000-2004.

However, with the exception of Hyltewood, growth is not occurring in the other areas. Forest Acres and Areadia Lakes have witnessed a loss in population.

The highest number of single family permits issued in the county were in three primary areas: Garners Ferry Road had 4% of the new permits in the County; Kitchland Northeast had 18% and Two Notch Road had 4%. The number of permits issued in the study area has been relatively stagnant compared to other areas of the County.

The population new to the Columbia MSA have been gravitating to the areas with new product and housing choices. These newer neighborhoods are close to new commercial centers, which are also offering more shopping choices. The housing choices do not stop in unincorporated Kitchland County. There has been expansion of the housing market in downtown Columbia, dominated by construction of condominiums for professionals and others seeking urban life in the downtown core. According to Grubb & Ellis data, 114 apartments were delivered in Downtown in 2005 and another 247 are to be delivered in 2006.

Some of the functionally obsolete housing stock can and should be replaced. A visual observation of the Decker Boulevard study area indicates the majority of the single family and multi-family product is older stock. This older housing stock shows a predominance of homes built in the 1950's and 1960's. A few pocket areas around the high school contain some newer homes built in the 1990's.

## The opportunity for first-time buyers exists [in the Woodfield Park area] and this opportunity should be marketed.

With an average sales price of \$76,540, the opportunity for first-time buyers exists and this opportunity should be marketed. Pride in ownership is evident in the most of the homes in Woodfield Park. However, to safeguard the current level of home ownership in the neighborhood it is important that improvements continue to be made to the homes as well as the infrastructure. New residents bring energy to restore and enhance the existing homes. These newcomers are essential to ensure sustainability. Owning a home is part of the American dream and Woodfield Park shows that is still possible. Further, incentives can be created to encourage owner occupied housing versus tenancy to facilitate this transition.

A unified effort among new homeowners could help to promote increased home values. Residents working together to gain sidewalks and lighting for the neighborhood is another way to promote the neighborhood and enhance the community.

Crime is a concern for many residents. Data provided by law enforcement agencies suggests that the majority of crime occurs at the commercial areas and limited "hot spots" within certain complexes/neighborhoods. The creation of Neighborhood Watch, and other public relations efforts can mitigate this concern. For more information visit: <http://www.securityworld.com/community/crimwatch.html>

The study area needs new housing stock in a variety of types to offer the choice today's consumer demands. Since there is a predominance of single family homes in the study area, the development of townhomes and/or condominiums should be considered. Additionally, there has been no addition of new apartment product into the study area. Adding new product for both homeowners and renters is critical to enhancing the community.

Incorporate parks, playgrounds and greenways to enhance quality of life amenities to support housing efforts.

Issues around public relations, marketing and quality of life must be addressed to make the housing options and neighborhoods a success.

### Relational Review – Demographic Comparisons

To assist in gaining perspective and the relationship of the study area to its environs, the market is evaluated from a macro to micro view. There are three levels at which data is collected to achieve such perspective: MSA (Metropolitan Statistical Area), County, and Trade Area (a radius of .5, 1 & 3-miles around the central intersection of Decker Boulevard and Faraway Drive).

Columbia, SC MSA

Year / % change	1990	2000	change	2005	2010	change
Households	163,207	203,375	24%	222,471	240,872	8%
Population	453,285	536,772	18%	573,177	607,989	6%

In 2005 the predominant household income category in the MSA was \$50K - \$75K, and the income group that was least represented in this geography was \$150K or more.

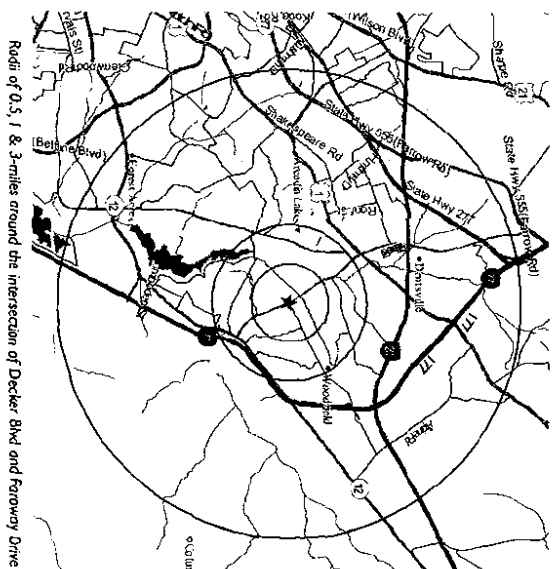
Richland County

Year / % change	1990	2000	change	2005	2010	change
Households	101,590	120,101	18%	137,150	153,547	12%
Population	285,720	320,677	12%	339,115	356,895	5%

In 2005 the predominant household income category in the County was \$50K - \$75K, and the income group that was least represented in this geography was \$150K or more.

Trade Area – Decker Boulevard/Woodfield Park  
The plan area was reviewed at a 0.5, 1 and 3-mile radius of the central intersection of Decker Boulevard and Faraway Drive.

Year / % change	1990	2000	change	2005	2010	change
Households	17,059	18,534	9%	20,645	22,650	10%
Population	49,170	50,067	2%	51,694	53,312	3%



The profile suggests low density housing in and around the Woodfield Park areas. Average household incomes are highest in the 3-mile boundary, likely due to established neighborhoods around the lakes. Household growth from 1990-2000 was 5.0%, with 5.8% and 8.6% at the 0.5, 1, 3-mile radius, respectively. Population and income also grew during that period. However, 5-year trends shows slow to modest growth in all areas, largely due to transitioning neighborhoods.

### Highest & Best Use

The study area was reviewed as to the primary factors for Highest & Best Use, as described herein:

**Legal Permissibility** – The design charrette addressed issues regarding site master planning and, ultimately, zoning and other land use regulations that would determine legally permissible land uses.

**Physical Possibility** – Included in this geographic area are two major Interstates, I-77 and I-20. As a result, transportation issues are a critical element of the analysis. The area includes topography that features slight to moderate slopes, and significant wetland/watercourse areas. Therefore, physical constraints create some specific challenges with respect to development, which will vary depending upon land use.

**Financial Feasibility and Maximum Profitability** – Feasibility is dependent upon many factors, including, but not limited to land costs, site and development costs, the use, market conditions and the economic criteria of the user/developer. The issue of profitability will be addressed in the following sections as they relate to demand and supply. Where there are gaps in the market, then profit opportunities may exist.

### Highest & Best Use Conclusions

Based upon the information gathered and resulting findings, the Highest & Best Use of these areas include: service-oriented retail, limited office, and public/recreational facilities, single-family and multifamily residential.

### Economic Base Analysis

**Economic Base Analysis** is utilized to evaluate real estate demand. The underlying theme suggests that jobs drive demand for real estate; in other words, for every (basic) job that is created, a multiplier effect increases overall employment (both basic and non-basic), thus increasing both population and income within an area benefiting from such job growth.

South Carolina's economy continues to expand, posting healthy job gains over the year. The state's non-agricultural job count

advanced 1.5 percent to 1.86 million in 2005, adding 27,400 jobs. The service-providing sector grew by 31,000 jobs. All industries in this sector added jobs over the year. Professional and business services -- occupations ranging from lawyers to computer programmers -- expanded by 8,600 jobs. Within this industry, employment services increased by 3,400. This is a positive sign for a recovering economy. The goods-producing sector lost 3,600 jobs. Manufacturers cut 6,000 jobs from their payrolls. Nonurable goods fell by 7,700, with losses mounting in textile mills (-5,800). Offsetting this loss was durable goods, up 1,600. Construction expanded by 2,700, on the strength of specialty trade contractors (+2,500).

Of the state's eight MSAs, five experienced job growth over the year. The Columbia MSA grew by 4,600 jobs, primarily in professional and business services (+1,500). Based on preliminary figures for 2006, the Columbia MSA is expected to grow by approximately 10,000 jobs.

The highest MSA annual average unemployment rate was recorded by Florence (9.1%), followed by Sumter (8.8%), Spartanburg (7.7%), Anderson (7.5%), Greenville (6.0%), Columbia (5.8%), Myrtle Beach (5.5%), and Charleston (5.4%).

South Carolina continued to experience an increase in population. Based on U.S. Census Bureau population estimates as of July 1, 2005, the state's population stood at 4.26 million, up 1.4 percent from the July 1, 2004 estimates. This represents a growth of 57,191 residents. The growth rate was the 12th fastest in the United States. Since Census 2000, the state has added over 243,000 residents, representing a growth rate of 6.1 percent. Greenville County was the largest county with a population of 407,383, followed by Richland (340,078), Charleston (330,368), Spartanburg (206,809), and Lexington (235,272).

South Carolinians continue to use their disposable income to purchase essential items such as new homes. A record number of homes were sold in the state, according to the South Carolina Association of Realtors. In 2005, 72,811 new and existing homes were sold, up 23 percent over the previous year and nearly double when compared to 2000. All areas of the state recorded double-digit increases except Columbia (+7.5%). Sales in Aiken surged 49.6%, followed by Hilton Head (43.8%), Myrtle Beach (+35.5%), the Piedmont (+27.3%) and Charleston (23.6%). Statewide, the median value of homes sold was \$148,000.

### Economic Base - Commercial Uses

Over the past few years, the Columbia MSA has enjoyed sustained prosperity and growth. The study area benefits from its relationship to Columbia within the MSA, which has shown population and income growth as indicated above. In addition to population growth, job growth in the non-manufacturing sectors has increased, demonstrating a transition from a manufacturing

to a non-manufacturing (service-oriented) economy. As a result of this white-collar job growth, coupled with a quality of life that has attracted professionals, young families and retirees, growth in population and household income has occurred. This directly relates to real estate demand that includes residential (of a variety of types/uses) and commercial (office, service and retail) uses.

The market opportunities for the study area should be viewed from a macro to micro view. The primary economic sectors providing employment in the region include financial institutions, healthcare and retail operations. Of the 45 largest employers in the region, 14 are located in Richland County.

Based upon preliminary findings and aside from the significant number of enlisted and civilian workers at Fort Jackson, Richland County's primary job base is in the health services sectors, followed by Insurance (Health Related) and financial services. Further, Verizon is located in Forest Aves, employing 1,450 in the telecommunications industry -- which impacts employment opportunity in the study area. The study area benefits from its location along primary transportation corridors including Interstates 77 & 20, Highway 1 (Two Notch Road) and Decker Boulevard.

Rapidly growing regional shopping and entertainment venues are located along these interstate corridors including Columbia Place Mall, Columbia Centre, East Forest Plaza, Dutch Center and the new Village at Sandhill, a 300+/- acre mixed use development in northeast Columbia.

Health services and the energy industry are strong contributors to the regional job growth. Employment within the study area will continue to be primarily "non-basic" or service-related jobs. However, job growth in basic employment, together with transportation infrastructure, will provide future opportunities for economic development. These sectors will create demand for commercial uses including medical and professional/small business services. Typically, as a result of the multiplier effect of basic job growth, demand for residential housing, retail, recreation, and other support uses would follow. However, in urban revitalization areas it is often necessary to stabilize and/or expand the existing neighborhoods to provide the catalyst for commercial development.

### Commercial Uses - Office & Industrial

**Market:** Reports from Grubb & Ellis indicate that the region is stabilizing and improving from the market cycle fluctuation of 2000/2001. The region has experienced recent surges in activity in both the industrial and office sectors.

**Office Market:** Currently, there is an estimated 11,394,699 square feet of office space in the Columbia market with approximately 1,812,391 square feet vacant/available comprising 15.5% of the

total office market. The study area includes the submarkets of both Forest Acres and Northeast Columbia. Northeast includes 1,332,348 square feet of office, with approximately 242,956 square feet available (or 18.2% vacancy). With a weighted average lease rate of \$14.69 per square foot, Forest Acres has a total of 951,414 square feet with approximately 185,665 square feet available (or 19.3% vacancy) with an average weighted average lease rate of \$13.31 per square foot.

**Industrial Market** – Vacancy has decreased over the past 3 years from a high of nearly 10% to a current low of 6%. Warehouse and distribution are the largest contributors to this trend, due to the regions strong transportation links to most major southeast markets. Rental rates have been on the rise to a high of nearly \$4.00 per square foot. Job loss in the industrial sector suggests that activity and absorption of space will be limited in this area unless retraining efforts result in the location of a site specific manufacturing company in the market.

**Employment Base**

Economic Base Analysis methodology is described at the beginning of this section. The minimum requirement method specifically compares data based on areas similar to the subject (i.e. metropolitan statistical areas or counties). Given the nature of the geography in the study area, being in the County but adjacent to incorporated municipalities, data comparison can render inaccurate forecasting. Therefore the Columbia MSA was evaluated as compared to other MSAs of similar size. Forecasting total employment and population growth assists in determining forecasted demand for various real estate uses. The Columbia MSA encompasses a number of counties and incorporated townships that surround the City.

The Economic Base for the Columbia MSA includes three primary areas: Services, Retail Trade and Public Administration, which constitute 49, 20, and 12 percent of the employees in the MSA respectively.

Within the services sector, the largest majority is in the hospital and health related areas, followed by education and other business services. Therefore, when determining land use for the study area, it is evident that the commercial uses most appropriate for consideration would include office and retail uses.

The office analysis reflects a current oversupply of space within the MSA which is reflected in the current vacancy rates. The absorption of the existing supply is expected to occur, thus reducing vacancy, as the economy and job growth continues to improve. However, the rate of absorption is dependent upon additional production in the pipeline in the form of planned and permitted projects, and successful recruitment of company locations by Economic Development officials.

One of the primary thrusts of such economic development of the Central South Carolina Alliance is to promote growth of manufacturing and distribution business within the area, due to the regions transportation network and location within the Southeast. This effort will continue to diversify its economy and grow business within the region. All of these factors will continue drive demand for office and industrial space within the region.

A substantial amount of office space has been built or is planned in the downtown and in the outer suburban markets. However, niche opportunities may exist as employment drivers such as in the medical and education sectors (i.e.; University expansions), which continue to grow. Expansion by these major sectors, together with stabilization and growth of residential housing within the study area, will provide opportunities for renovation/redevelopment of existing properties to service small business and service-related industries.

**Retail**

The demand for retail space is dependent upon population and income growth, as it relates to average household consumer expenditures. Details of consumer expenditures by category also includes the retail potential within the three trade areas outlined, 0.5, 1 and 3 miles within the primary intersection of the study area.

Market Reports from Grubb & Ellis, indicate that the region continues to demonstrate strong activity in the retail sector, predominantly in the Northeast submarket. Currently, there is an estimated 16,505,904 square feet of retail space in the Columbia market with approximately 2,112,729 square feet vacant/available comprising 12.8% of the total retail market. The study area includes the submarkets of both Forest Acres and Northeast Columbia. Northeast includes 4,417,355 square feet of retail, with approximately 614,164 square feet available (or 13.9% vacancy). With a weighted average lease rate of \$10.74 per square foot, Forest Acres has a total of 2,066,411 square feet with approximately 307,569 square feet available (or 14.9% vacancy) with an average weighted average lease rate of \$14.28 per square foot. Within the study area, it is estimated that approximately 181,547 square feet is vacant with rents ranging from \$5.00 – 13.00.

The largest commercial growth segment of the region has been retail, with a number of shopping venues in the Northeast submarket, including the Village at Sandhill, a 300 acre mixed-use development that includes approximately 1,000,000 square feet of retail located at the intersection of Two North (US 1) and Clemens Roads. This submarket now rivals the Harbison/St. Andrews submarket, anchored by Columbiana Center. These areas

**The area around the Old Decker Mall offers the best opportunity for retail, based upon forecasted traffic counts.**

host a number of local and regional shopping venues dominated by regional and national operators. It should be noted that while population and income within the MSA support the regional mall, the Village at Sandhill will also draw customers from outside the market due to its location and mixed-use focus into the market.

This directly impacts potential retail development for the study area. Forecast demand is based upon additional capital entering the market and the consumer expenditures anticipated for each household in each retail category. While there is an estimated expenditure of over \$20,000 per household in the MSA, much of those dollars are being spent at existing retail locations in the marketplace. The gap is determined by product category, location and trade area expenditures.

The predominance of national and regional retail operators will preclude the development of many additional categories of retailers within the study area. However, the existing housing combined with additional proposed units of housing will create demand for neighborhood shopping and convenience oriented retail to serve the local population and commuting traffic. Neighborhood retail will also serve the population working in the commercial space proposed within the study area as well. However, it should be pointed out that local, regional and national operators' categories for consumer expenditure patterns and site location choices are based upon threshold criteria and competition determined for retail space.

**Threshold Criteria for Retail** - A major determining factor in the location of retail combines (drive-by) traffic, population and income. The traffic and design team during the charrette identified transportation planning issues. Current traffic counts on Decker Boulevard range from a low of approximately 21,660 cars (near Perival Rd) to a high of 28,800 cars (between Brookfield Road & O'Neil Court) per day. ADT (average daily traffic), the higher of which just meets the threshold for many retail operators who rely on drive-by traffic, such as restaurants. The area around the Old Decker Mall offers the best opportunity for retail, based upon forecasted traffic counts. However, threshold populations within the immediate trade areas (0.5 and 1 mile) fall short for many retail/restaurant operations.

**Market Analysis -- Residential Uses**

Demand for housing directly correlates to job growth. Data for 2005 indicates that Richland County gained 3,874 jobs by the end of third quarter. According to Senior Wachovia Economist, Mark Vitner, the expected job growth for the Columbia MSA is approximately .3% for the few years. That would put job growth at approximately 10,000-12,000 annually for the next two years.

Demand for new housing can be benchmarked by review of the



L/P ratio, which is the ratio between employment and building permits for new homes. A ratio of 1.00 or greater indicates a growing housing market with positive demand. The L/P ratio in the Columbia MSA is 1.43, which exceeds the national average of 0.80.

According to data supplied by Consolidated Multiple Listing Service (CMLS), there were 10,215 units sold in 2005 with an average selling price of \$161,008 in the local area (Columbia, SC). So far in 2006 there have been 4,563 units sold with an average sales price of \$169,050.

Peak sales occur during the spring/summer months of May through August, therefore the largest number of sales have not occurred for 2006. As of June 22, 2006 there were 166 units sold in the Forest Acres-Arcadia Lakes indicating for this submarket that it is on par with the past two years. Additionally, the average price of homes in Forest Acres-Arcadia Lakes is comparable to the average price for the entire local Columbia, SC market.

To further delineate the market segments, the multiple listing service data is also defined by area, demonstrating market pricing and activity in submarkets surrounding the study area, including Forest Acres, Sandwood Hills, Rockbridge, and Arcadia Lakes. Woodfield Park is the primary neighborhood of concern regarding the Decker Boulevard study area. Woodfield Park's days on market are in line with the surrounding neighborhoods or better. There is more activity in sales of homes in Woodfield Park with 60 sales for the year. The tables below give a snapshot of residential real estate activity for the year in the neighborhoods surrounding Decker Boulevard as of May 16, 2006.

**Woodfield Park – MLS Area 4**

	Average days on market	Average price	Average square footage	Total number active/sold
Active	78	\$89,950	1,332	14
Sold	74	\$76,540	1,321	60

**Forest Acres/Sandwood Hills/Rockbridge – MLS Area 5**

	Average days on market	Average price	Average square footage	Total number active/sold
Active	91	\$199,058	2,334	4
Sold	76	\$193,355	2,420	20

**Arcadia Lakes – MLS Area 5**

	Average days on market	Average price	Average square footage	Total number active/sold
Active	86	\$348,725	2,638	4
Sold	62	\$353,318	2,698	10

Woodfield Park is the most affordable neighborhood in comparison to the other four areas. Its homes are the smallest in size. Forest Acres, Sandwood Hills and Rockbridge are higher in price but still considered affordable. The average price per square foot of

the recent sales in these neighborhoods is \$80 per square foot. However, in comparing price per square foot, Woodfield Park's average price per square foot at \$68 is a difference of only \$12 per square foot. The homes in Arcadia Lakes, while adjacent to the study area, are in a considerably higher price range. The average price per square foot for homes sold there is approximately \$112 per square foot.

**Housing Supply Dynamics**

The supply of housing includes both existing (resale) homes and those that are planned or under construction. Housing stock includes single family detached dwellings, attached dwellings such as townhomes, condominiums and patio homes, attached multi-family dwellings (2-4 units), apartments and mobile homes.

**DEVELOPMENT CAPACITY AND ABSORPTION SUMMARY**

Product Type	# of Units/ Square Feet*	Absorption Estimate**
Residential: Woodfield Park	356 (res)	1-5 years
Residential: Farmway Drive	118 (res)	5-10+ years
<b>Subtotal Residential</b>	<b>474 (net)</b>	
Commercial: Decker Blvd (renovation and new)	438,000 - 547,000 sf	5-10+ years
<b>Subtotal Commercial (net new 4+)</b>	<b>70,000 - 125,000 sf</b>	

\* Figures are based upon demand data, current residential stock and absorption, together with various market plan forecasts. Timing and final unit dependent upon appropriate improvements (i.e. faster, broader and cost-effective development).  
 \*\* Figures are based upon demand data, current residential stock and absorption, together with various market plan forecasts.

**Housing Forecast**

When making a housing choice, the criteria used by the consumer to determine what housing product they will purchase vary widely. With a wide variety of housing options available in the marketplace, consumers can choose between new versus older/ resale homes in a variety of price ranges and styles. Given the large number of new construction offerings in the marketplace, the forecast considers new construction as a benchmark for demand for new housing in the County.

The estimated demand for additional housing units is based upon the estimated impact of population and job growth. The need for additional housing is estimated based on a percentage of the total regional job market capture in the Columbia MSA area, as outlined by a regional economic analysis. The projected demand for housing for 2006 is 8,916 units. Of that total, 66% is projected for single family (detached) and 34% is projected for multi-family units,

consistent with current housing trends for the area. Existing supply consists of permitted new construction, available multi-family and re-sales of homes (detached and attached product) within Columbia, SC. Based on this information the forecast suggests that there is an oversupply of both single family and multi-family product.

The rate of absorption becomes important when determining not only how much additional housing should be built, but more importantly, when comparing job estimates to population growth, there are segments of market demand that are not tied to the job market. These include self-employed, unemployed (such as students, seasonal homeowners) and empty nesters (and/or retired persons/families entering the housing market). Therefore, absorption of new housing units should take this into consideration, as well as the ratio of population to employment.

**Market Analysis -- Fort Jackson**

Fort Jackson is the largest and most active Initial Entry Training Center in the U.S. Army, training 34 percent of all soldiers entering the Army each year. This includes in excess of 45,000 basic training and advanced individual training soldiers every year. An additional 14,000 soldiers attend courses at the Soldier Support Institute, Chaplain Center and School, and Drill Sergeant School annually. More than 3,500 active duty soldiers and their 10,000 family members are assigned to the installation and make this area their home. Ft. Jackson employs almost 5,200 civilians and provides services for more than 115,000 retirees and their family members. Anecdotal reports suggest that many retirees live in the Decker Boulevard area.

Much of this fort-related population is not included in the U.S. Census Bureau population statistics. Categorized as "group quarters," this segment of the market includes the military, institutionalized individuals and students. 2000 Census data reports 28,012 group quarters population in Richland County and 3.9% employed in the military.

The Fort has significant economic impact on the local area, according to estimates contributing \$2.6 billion to the local economy (Source: Fort Jackson Community Information Profile). This would imply additional disposable income for goods (retail) and services (office/commercial) in the Columbia market from the Fort. The Fort also adds potential for off-base housing opportunities in and around the facility. (According to third party reports, the Fort is planning to transition up to 80% of its housing off-base.) In addition, over 100,000 family members visit the Midlands area each year to attend basic training graduation activities, using local hotels, restaurants and shopping areas.

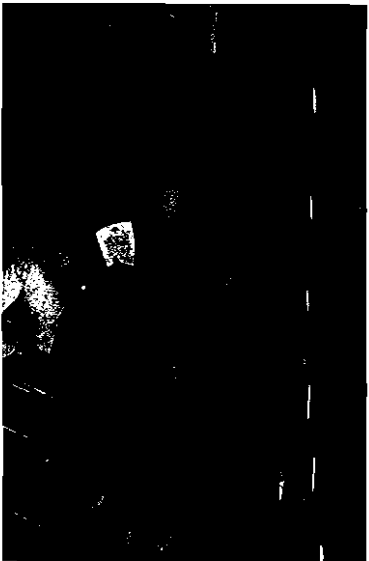
The existing and potential economic impact on the immediate area around the Fort, including the Decker Boulevard area, is certainly great and provides a great asset to build upon.

# Public Design Charrette

The consulting team used a 5-day planning and design charrette to guide the Decker Boulevard planning process. This effort began with a public kickoff meeting on the evening of May 4<sup>th</sup>, consisting of an opening presentation and an interactive workshop with area residents and stakeholders.

Following the kickoff meeting, the consulting team facilitated a public design charrette from May 15 - 20, 2006 in the Columbia Place Mall. A temporary design studio was set up in an unused retail space complete with design tables, meeting areas, computer equipment, and a presentation area. Numerous citizens, business owners and public officials attended this comprehensive workshop during the five day period. Throughout the week, the charrette team held meetings with specific stakeholders to discuss various topics related to the area's future including housing, open space, retailing, transportation, infrastructure, environmental issues, and public safety.

The charrette concluded with a full digital presentation of the plan's recommendations. The vision for the area, which will be used to guide the area's revitalization, is based on the consensus gained by the area's interested residents and stakeholders, Richard County elected officials and staff, and the consulting team during the course of the charrette.



Residents and stakeholders at the kick-off meeting



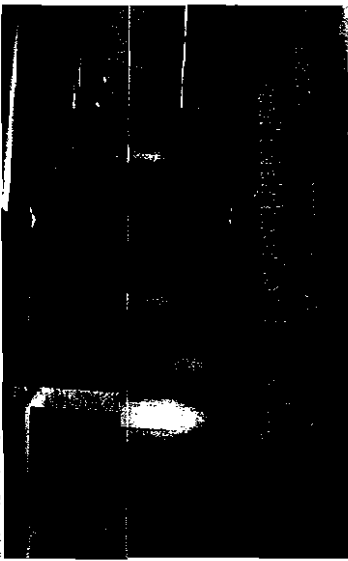
Designers at the charrette



Stakeholders and residents at the charrette



Meeting with local housing agency representatives



Charrette studio at Columbia Place Mall

Decker Boulevard/Woodfield Park Charrette Schedule	
<p><b>10:00 AM - 11:00 AM</b></p> <p>10:00 AM - Sign in/Registration            10:05 AM - Opening Remarks            10:15 AM - Presentation            10:30 AM - Public Comment Period            11:00 AM - Public Comment Period</p>	<p><b>11:00 AM - 12:00 PM</b></p> <p>11:00 AM - Public Comment Period            11:15 AM - Public Comment Period            11:30 AM - Public Comment Period            11:45 AM - Public Comment Period            12:00 PM - Public Comment Period</p>
<p><b>12:00 PM - 1:00 PM</b></p> <p>12:00 PM - Lunch            12:15 PM - Public Comment Period            12:30 PM - Public Comment Period            12:45 PM - Public Comment Period            1:00 PM - Public Comment Period</p>	<p><b>1:00 PM - 2:00 PM</b></p> <p>1:00 PM - Public Comment Period            1:15 PM - Public Comment Period            1:30 PM - Public Comment Period            1:45 PM - Public Comment Period            2:00 PM - Public Comment Period</p>
<p><b>2:00 PM - 3:00 PM</b></p> <p>2:00 PM - Public Comment Period            2:15 PM - Public Comment Period            2:30 PM - Public Comment Period            2:45 PM - Public Comment Period            3:00 PM - Public Comment Period</p>	<p><b>3:00 PM - 4:00 PM</b></p> <p>3:00 PM - Public Comment Period            3:15 PM - Public Comment Period            3:30 PM - Public Comment Period            3:45 PM - Public Comment Period            4:00 PM - Public Comment Period</p>

# Stakeholder Input

Prior to and during the charrette, the consultant team met with numerous residents, property owners, business owners, and area stakeholders including elected officials, County staff, representatives from various agencies and organizations, as well as utility and service providers. Many of the stakeholders are listed on the charrette schedule on the previous page. The team also met with representatives from Fort Jackson, Columbia Place Mall, and individuals representing real estate and economic development interests in the Columbia area. The team also received significant input from residents and business owners who attended the public meetings and the charrette and who provided feedback via e-mail and a survey that was distributed at the first public meeting.

## Survey Responses

48 individuals who attended the initial public meeting submitted responses to a survey entitled "Decker Boulevard/Woodfield Park Community Survey." Tabulated responses to the survey are shown at right. The respondents indicated that single family houses, townhouses, and senior living facilities in the \$100,000-150,000 price range were their preferred housing types for the study area. The respondents mentioned restaurants, grocery stores, a pharmacy, and a farmer's market with the most frequency as services that they desired for the area. "Safety," "cleanliness," and "traffic calming" were the items that respondents mentioned most frequently as factors that are most critical to the success of revitalization in the study area. "Strong political and business leadership," and "pedestrian access within neighborhoods" also rated highly on the list of critical success factors. "Minimizing parking," and "Zoning that allows higher density" ranked the lowest on the list of critical success factors with the individuals who responded to the survey. It is worth noting that the majority of the survey respondents were long-time residents of the Woodfield Park neighborhoods. Ranked listing of the survey responses are outlined in the tables that follow.

Number of Responses	Most Critical Elements for Plan Area
23	Safety
14	Cleanliness
12	Traffic calming
9	Strong political and business leadership
9	Pedestrian access in neighborhoods
6	Access to commercial areas on foot/bike
3	Combining old/new architecture
3	Financial subsidies for housing
1	Zoning that allows higher density
0	Minimizing parking
0	"Pilot trees on Decker," "sidewalks," "condemned down property"

Number of Responses	Housing Price Ranges for Plan Area
28	\$100,000-150,000
7	\$150,000-200,000
5	\$75,000-150,000
5	\$250,000-300,000
2	\$300,000-250,000

Number of Responses	Housing Types you'd like to see in Plan Area
31	single family one-story
15	single family two-story
15	senior living facilities
9	two-story townhomes
6	two-story townhomes
5	affordable opts (rental)
4	luxury opts (rental)
4	duplex dwellings
2	quad-type dwellings
1	triplex dwellings
0	three-story townhomes
0	three-story townhomes
0	"greenspace," "no apartments, no HUD housing"

Number of Responses	Services you'd like to see in Plan Area
31	Restaurants (each style)
28	Grocery store
19	Pharmacy
19	Farmers Market
15	Retail clothing boutiques
11	Dentist offices
10	Fast food restaurants
10	Cos station
9	Dry Cleaners
8	Child care facilities
5	Hair salons
3	Sidewalk vendors
1	coin-operated laundry
0	recreation for children; youth center; senior center; parks; doctors offices; bookstore

Other stakeholder input was generated from notes from public meetings and formal and informal meetings with residents and other stakeholders during the planning process. The input fell into the following primary categories: Natural Resources; Recreation and Open Space; Commercial Redevelopment; Neighborhood Redevelopment; Transportation and Streetscape; Corridor Identity; Crime and Safety. These categories were used as the basis for organizing the recommendations of the plan. The stakeholder input was further divided into three primary sub-categories based on whether the input identified an issue or problem to be resolved, a proposed strategy for dealing with an issue, or an opportunity based on existing resources or programs. A listing of this input follows:

## Natural Resources

- Issues:
- Water quality in lakes
  - Sedimentation (in streams/lakes)
  - Stormwater run-off/pollution
  - Loss of trees in the area
- Strategies:
- LID (low impact development) for new development
  - maximum parking standards; reduce existing parking lots
- Opportunities:
- liverkeeper program for stream systems – partner with schools
  - Sandhills mitigation bank (funding looking for projects to fund
  - SCDOT (SG Dept. of Transportation) mitigation bank for public projects

## Recreation/Open Space

- Issues:
- Lack of open/green areas
  - Need for recreation space (indoor & outdoor)
  - Children need parks to play in
  - School grounds/facilities closed to public – underutilized existing open space
  - "nothing for kids to do"
  - No community parks/playgrounds
  - Many latch-key kids
  - Need soccer fields
- Opportunities:
- Greenway projects eligible for enhancements funding
  - School Dist. 2 owns vacant property across from high school
  - Informal use of fields at Dent Middle School allowed: open to after hours use of school facilities
  - Pump station land (lakefront) behind Pep Boys may be for sale
  - Richland County Recreation Commission will do programming for any new public parks

## Commercial Redevelopment

- Issues:
- Vacant buildings
  - Retail businesses: leaving
  - Community desires more/higher quality retail
  - Existing retail indicator of community in distress

- Perception of a dying strip
- Bank building at Trenholm Road is an eyesore
- Inappropriate uses at commercial sites: Bingo
- Perception of blight/crime
- “Embarrassing for family coming to visit”

**Strategies:**

- Tax incentives for businesses
- Partner’s market

**Opportunities:**

- SC Bill re: vacant commercial buildings

**Neighborhood Redevelopment**

**Issues:**

- Do away with mobile homes
- Multi family housing, just outside of study area
- Need for citizen involvement
- How to keep homeowners in Woodfield Park area
- Increase in rentals in Forest Park
- Forest Park n hood on the verge of “turning over”: concern re: property values, crime, rental
- “Don’t need more apartments”
- Decker identity/quality affects ability to attract new families to schools/neighborhoods
- A lot of Section 8 housing in Woodfield area
- No unique architectural features to draw young families

**Strategies:**

- Market amenities in the area: schools, Fort, libraries
- Look at Rosewood neighborhood
- Increase homeownership opportunities
- Townhomes, master down
- Local CDC (community development corporation): homeownership, rehab, new construction programs
- Educational programs through neighborhood associations: focused programs for immigrant families
- Senior housing

**Opportunities:**

- Strong neighborhood associations
- Ft Jackson is gaining 800 employees for drill sergeant training
- Chaplain school to be expanded
- School District may be willing to help secure Federal, foundation grants
- Active senior population
- CHA (Columbia Housing Authority) owns the Reserve apts; may be easier to buy/redevelop

- Ft Jackson may have funding for off-base housing programs
- Growing market of military retirees who want access to Ft. services
- 2008 on-base housing reassessment: transitioning housing off-base

**Transportation**

**Issues:**

- Speeding on Decker
- East Houndary Rd. is a cut through
- 100’s who bike to Fort via Decker
- Dangerous intersection for cyclists at Percival
- Crossing Decker at night an issue re: lighting
- Unreported ped/bike crash victims among immigrant population
- Need sidewalks (both sides)
- Speeding/cut through on Faraway
- Need safe crossing(s) at Dent MS: Trenholm & Decker (including mid-block)
- Speeding along Chasworth

**Opportunities:**

- SCDOT Safe Routes to School (SRTS) funding for improvements near schools
- SC Coalition for Promoting Physical Activity (funded by SC Dept. of Health and Environmental Control): promotion of pedestrian issues
- Dept. of Public Safety funding for two-wheeled safety projects (largely unused!)

**Streetscape**

**Issues:**

- Litter
- Too much signage
- Looks shoddy/looks bad
- Need trees on Decker
- Lack of street lights: safety
- Beautification along Percival needed: plant trees both sides

**Strategies:**

- “benches and streetlamps FIRST”
- Lamp posts, landscaping, sidewalks
- Encourage tree canopy in neighborhoods
- Storefront improvements/facade grants

**Opportunities:**

- SCDK&G (SC Electric & Gas) matching funds for utility undergrounding/streetscaping projects

**Corridor Identity**

**Issues:**

- Community lacks identity/theme

**Strategies:**

- Gateway features/signage at major entries to neighborhood
- Promotional marketing themes for the corridor
- Spanish/International style theme?
- “The County should provide (from A-tax or H-tax funds) support at a Decker location for such activities as the Columbia International Festival held at the fairgrounds this past April, events by the World Affairs Council, and the Committee of 100 International Committee Reception (held at Sterling Gardens last week).”

**Crime/Safety**

**Issues:**

- Major safety concern: perception or reality?
- Lack of enforcement of speeding
- Lack of street lights – people afraid to walk (!!!)
- “corridor of fear”
- Gang activity
- Clubs: noise, liquor
- Vandalism
- Perception of slow response by Sheriff’s office
- Homeless encampments behind TjMaxx, Zorbas/Skating rink
- Significant calls to the Reserve apartments
- Concern re: fire at vacant buildings

**Opportunities:**

- Significant decreases in all crime stats over past year

# The Master Plan

The plans shown in this report are intended to be conceptual build-out visions for the Decker Boulevard/Woodfield Park area. Care was taken to envision development alternatives based on property boundaries or known opportunities for parcel consolidation. While the resultant illustrations shown on the Master Plan and in detail on the pages that follow are the preferred build-out alternatives created during this planning process, it is not intended to preclude site-specific modifications.

It is assumed that any modifications will be the result of specific programmatic and market analysis. However, the following elements should be retained:

- General intensity of development
- Urban pattern (i.e. relationship to street and adjacent properties)
- Massing
- Street and pedestrian circulation patterns
- Open space protection

Therefore, the purpose of this Master Plan is not necessarily to require strict conformance to each building or parcel as drawn, but to show general patterns and intensities and potential development/redevelopment opportunities. Development and redevelopment proposals are expected to maintain the general street network, preserve street connections and rights-of-way, protect open space areas, provide usable public spaces, and mix uses both horizontally and vertically, where appropriate.

The details of the master plan are laid out in the sections that follow.



# Natural Resources

## Current Issues

The plan area, which is almost entirely built out and urbanized, is blessed with a stream corridor and a series of lakes that bisect Decker Boulevard near the intersection of O'Neil Court. There are a few undeveloped parcels of land in the vicinity, especially immediately surrounding the plan area, but most of these are destined to be developed as well. Many of the environmental issues related to suburban-style development are evident in the Decker Boulevard area and are becoming especially manifest in the streams and lakes.

Area residents, elected officials, and County staff are concerned about the water quality of the streams and lakes due to polluted stormwater run-off, erosion, and sedimentation, which is causing the lakes to silt up and become unsuitable for aquatic habitat or recreation. This is a critical issue not only for the health of the natural systems, but for the area's economic vitality as well since the lakes are a major reason for high housing values in the Forest Acres and Arcadia Lakes area. Residents also expressed concern about the loss of trees in the area.

Area residents around the lakes have been organizing around the issue of protecting the water quality in the lakes through educating area homeowners and businesses on measures to improve water quality and monitoring water quality to ensure suitability for recreation.

## Recommendations

### Reclaim Developed Areas of Jackson Creek Floodway

One of the primary and most significant recommendations for improving local natural resources in the plan area is to reclaim for recreation and conservation areas of the Jackson Creek flood plain that are currently developed. Such an effort would improve water quality and wildlife habitat in and around the creek and downstream lakes; reduce flooding of properties; remove vacant or underutilized buildings from the floodplain and the Decker corridor; and provide much needed green space and recreation space in the plan area as well as educational opportunities for area schools.

There are currently parcels totaling more than 34 acres traversed by the Jackson Creek Floodway portion of the floodplain on either side of Decker Boulevard and along O'Neil Court that could be

considered in a first phase for purchase and restoration to a more natural state by removing buildings, fill, and parking areas built in floodway or wetland areas. There are another 20 acres of parcels that fall in the floodway of the Little Jackson Creek (running behind the Fashion Place and former Winn-Dixie shopping centers) that could be considered for future phases of reclamation and restoration as these sites redevelop.

Since the Charlotte, Richland County has commissioned investigation into the feasibility of restoring wetland areas in the Jackson Creek floodplain. The results of this feasibility analysis look promising and are included in the Appendix.

### Demonstration Projects for Water Quality

There are many large parking lots in the Decker Corridor that contribute to water quality issues in the plan area by decreasing the amount pervious surface where stormwater can naturally infiltrate into the soil. Some of these are connected to unused or underutilized shopping centers. Prior to these shopping centers being redeveloped, the County may want to consider contributing to retrofit demonstration projects for on-site stormwater retention in parking lots. Such an effort could be completed through an incentive program or matching grant program for commercial property enhancements.

### Regulatory Measures

For new development and redevelopment in the study area, the County may want to consider adopting low impact development (LID) and other standards that would reduce the stormwater impact of impervious surfaces. For example, the County may want to require landscaping and design standards for parking lots that would reduce the impact of impervious surfaces.



Jackson Creek behind Zorba's Restoration



Jackson Creek Floodplain

# Recreation/Open Space

## Existing Recreation/Open Space Conditions

Over and over again during meetings with residents and area stakeholders, the planning team heard the message that the plan area lacks parks, open space, and recreational opportunities generally, both indoor and outdoor. Residents and stakeholders said: "children need parks to play in," "there is nothing for kids to do," or "there are no community parks or playgrounds." Others maintained that the area needs soccer fields. A brief survey of the area reveals that the only public recreation facility in the area is the roughly five acre Forest Lake park and recreation center (technically classified as a "recreation complex") adjacent to the Forest Lake Elementary School on the west side of Decker Boulevard.

Richland County Recreation Commission's Needs Assessment Master Plan (2002) recommend 5.75 acres of "close-to-home" parks per 1000 residents, consisting of mini-parks (1/4,000 population; 0.25-2.5 acres; 1/4 mile service radius); neighborhood parks (1/2,700 population; 3.5-15 acres; 1/2 mile service radius); recreation complex (1/10,000 population; 20-100 acres; 2 mile service radius); and community parks (1/40,000 population; +/-20 acres; usually along floodplains or unique land features). By these standards, the plan area is underserved.

The planning team heard many anecdotal reports of informal (and sometimes unwanted or illicit) use of woods and streams on private or undeveloped property in the study area by youth. There were also reports of young people congregating in stores or in parking lots for lack of better options. The Principal of Dent Middle School related that many of his students are "latch-key kids" and need constructive activities or places to go after the school day ends. The planning team also observed many area senior citizens using the Columbia Place Mall as a place to walk for exercise.

Some participants noted that the local school grounds and facilities are closed to the public or are underutilized as public open space. The principals of both Richland Northeast High School and Dent Middle School reported that there is informal use of the school grounds by area residents after hours and that playing fields are formally available for rent by organized sports leagues.

## Recommendations

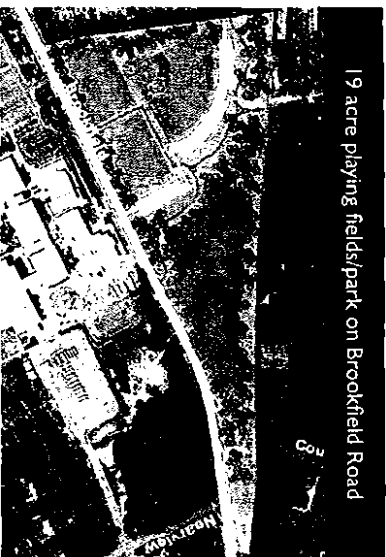
There are a number of significant opportunities for increasing open

space and recreation options in the study area, many of which can be accomplished in the near term.

- There are roughly .34 acres of property in the study area that are traversed by the Jackson Creek floodway on either side of the intersection of Decker Boulevard and O'Neil Court. Portions of this property may be eligible for stormwater mitigation restoration through the Sandhills mitigation bank funding and/or SCDDOT mitigation bank funding (see the section on Natural Resources). If acquired, all or a portion of this acreage would be appropriate for a conservation area and active and passive recreation uses including playing fields and trails.
- Development of such a park might be eligible for transportation enhancements funding if it included a greenway component. The Richland County Recreation Commission said that they would be in favor of such a "wetland area park" and would do the programming for the park.
- Richland School District Two owns a 19 acre undeveloped tract of land directly across Brookfield Road from the high school. The District has contemplated using this land for additional playing fields for the school, but such fields could potentially be made available to area residents as well through a joint-use agreement with the Recreation Commission.
- Area schools, in conjunction with the Recreation Council if necessary, could publicize, program, and make more accessible the use of school facilities for area residents. For example, at Richland Northeast High School, one of the main points of access to the campus playing fields from the Woodfield Park neighborhood is typically locked. Having a pedestrian accessible entrance might facilitate more casual use of the school's facilities.
- The east Richland Sewer District owns a 1.9 acre parcel with frontage on Lake Cary (aka Lake Arcadia) and accessible from Sandy Shore Road behind the Pep Boys store. The site currently houses a pump station. The Sewer District is presently trying to determine what to do with the property and is considering the option of selling the land and moving the pump station. If the County were able to purchase the site, a recreation facility could be developed there providing public access to an attractive body of water in the study area that currently has no public frontage.
- The neighborhood redevelopment design concepts in this report include more than 26 acres of new neighborhood parks and squares as amenities for new housing (see the Neighborhood Redevelopment section). As residential development and redevelopment occurs in the study area, developers should be required or licensed to provide or contribute to public open space and parks in the area.



~8-acre park concept in Jackson Creek floodplain



19 acre playing fields/park on Brookfield Road



6+ acre park in neighborhood redevelopment concept

# Commercial Redevelopment

## Existing Conditions

There are currently an estimated 180,000 square feet of vacant retail or commercial space on the Decker Boulevard corridor - roughly the amount of space required for a new Super Walmart. This condition has profound psychological as well as economic impact on the study area and the region at large and is one of the motivating factors for undertaking this plan. The residents and stakeholders in the plan area over and over again mentioned the frustration and the disappointment with the closing of businesses along the corridor, most notably the Kroger and Target stores at the Decker Mall and the Red Lobster and Olive Garden restaurants.

The recent closing of these restaurants and their moving to newer growth areas in the northeast Columbia area seems to symbolize for residents and stakeholders one of the primary issues for the corridor. Residents and area employees see the departure of these businesses as an affront to an area which has had so many long-time and loyal customers and which still has so much potential. These stakeholders are also concerned about the image of a "dying strip" created by vacant buildings and the impact that it has on potential investors in the area, the perception of blight and crime, and the potential for further deteriorating the economic condition of the area.

One Woodfield Park resident described her feelings of embarrassment when bringing family to visit. Several participants



Vacant Olive Garden Restaurant site on Decker Blvd near O'Neil Court

in the plan process mentioned the vacant bank building at the corner of N. Tremholm Road and Decker Boulevard as an eyesore that creates a negative image at the entrance to the corridor. Numerous stakeholders pointed out one of the secondary impacts of deteriorating retail conditions: the proliferation of businesses that are seen as undesirable by many residents, including pawn shops, bingo parlors, and night clubs/shops.

The vacant businesses are also of concern to residents of the region at large. In the recent Northeast Summit facilitated by the Clemson Sandhill Research and Education program, northeast residents mentioned revitalizing older commercial corridors like Two Notch Road and Decker Boulevard as one of four primary issues.

## Recommendations

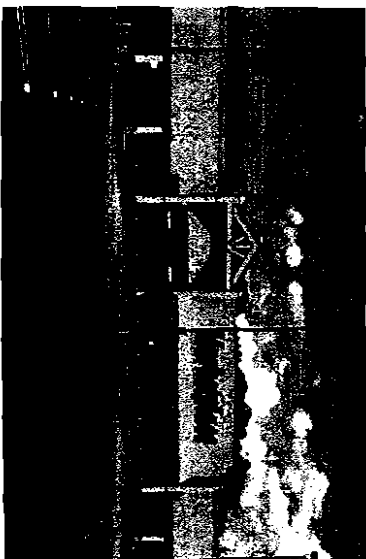
This report details a number of key recommendations for shoring up the appearance and the vitality of the commercial properties along Decker Boulevard. These recommendations include:

- Consolidate properties at Tremholm/Decker intersection to create opportunities for retail redevelopment
- Plan redevelopment options for Bi-La center
- Develop new housing and mixed-use developments in the study area that will spur new retail development
- Promote the recent SC Retail Facilities Revitalization Act to owners of vacant retail properties
- Rezone some commercially zoned properties and develop new development standards for mixed-use, pedestrian-oriented redevelopment (See Regulatory Tools section)
- Remove vacant and underutilized commercial buildings from the Jackson Creek floodway (as detailed in the sections above) and market remaining buildable parcels for mixed-use development

## 10 Principles for Reinventing Suburban Business Districts

-- Urban Land Institute, 2002

1. Realistically assess the market position and potential for a suburban business district.
2. Build community support by developing consensus among citizens, government and the private sector.
3. Develop a strategic plan that is supported by the community and that draws on professional expertise.
4. Rethink existing zoning regulations to allow mixed uses that can be modified over time as the needs of the community evolve.
5. Create interconnected, pedestrian-friendly, mixed-use districts from existing isolated superblocks.
6. Embrace mixed uses that offer the community a wider range of goods, services, and experiences in one location.
7. Create pedestrian-friendly places that encourage interaction.
8. Offer a choice of transportation modes, such as pedestrian, transit, bicycle, and automobile options.
9. Form public/private partnerships to minimize risk, develop strategies, and implement change.
10. Share and manage parking to reduce the number of spaces required and consolidating more uses within buildings to encourage pedestrians.



Vacant Winn-Dixie shopping center at Decker and Tremholm Rd



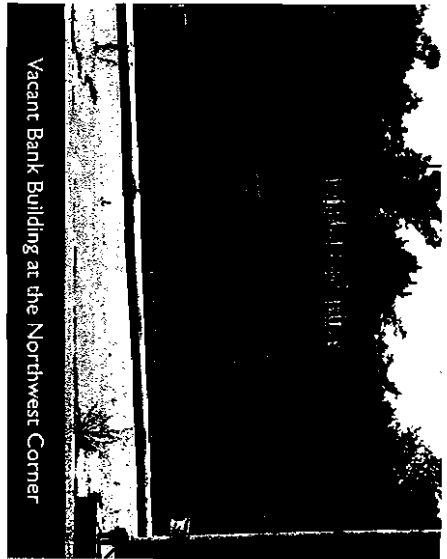
### Trenholm Road Retail Redevelopment

The Trenholm Road intersection is the gateway to Decker Boulevard from the Two Notch Road and Trenholm Road corridors. Currently, there are vacant buildings at the three of the four corners of the intersection, including the mostly vacant Winn Dixie shopping center at the northeast corner. Several participants in the charrette mentioned the vacant bank building at the northwest corner as a particularly frustrating eyesore since the building has been vacant for several years and upkeep on the site has been minimal. The properties at three of the four corners have also been divided by the Trenholm Road extension and the free-flow right turn lane at the northwest corner. This condition provides opportunities, however, to recombine parcels and create new, larger, and more feasible development parcels at the corners.

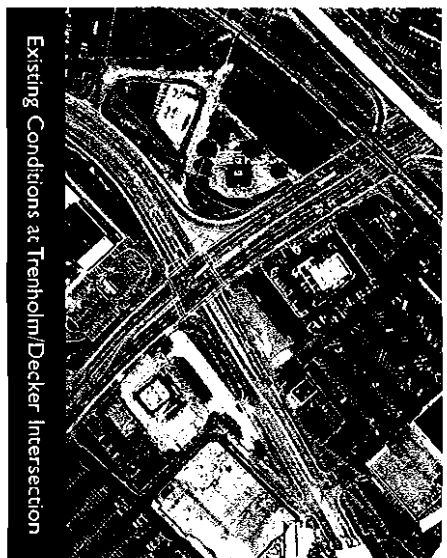
If recombined, parcels at these corners would make ideal locations for drug stores because of the traffic volumes and the location at a major intersection. Currently, and surprisingly, there are no new drug stores on the Decker corridor. Residents who completed the Community Survey listed drug stores as one of the top three desired services for the area.

Primary redevelopment recommendations for the area around the Trenholm Road/Decker Boulevard intersection include:

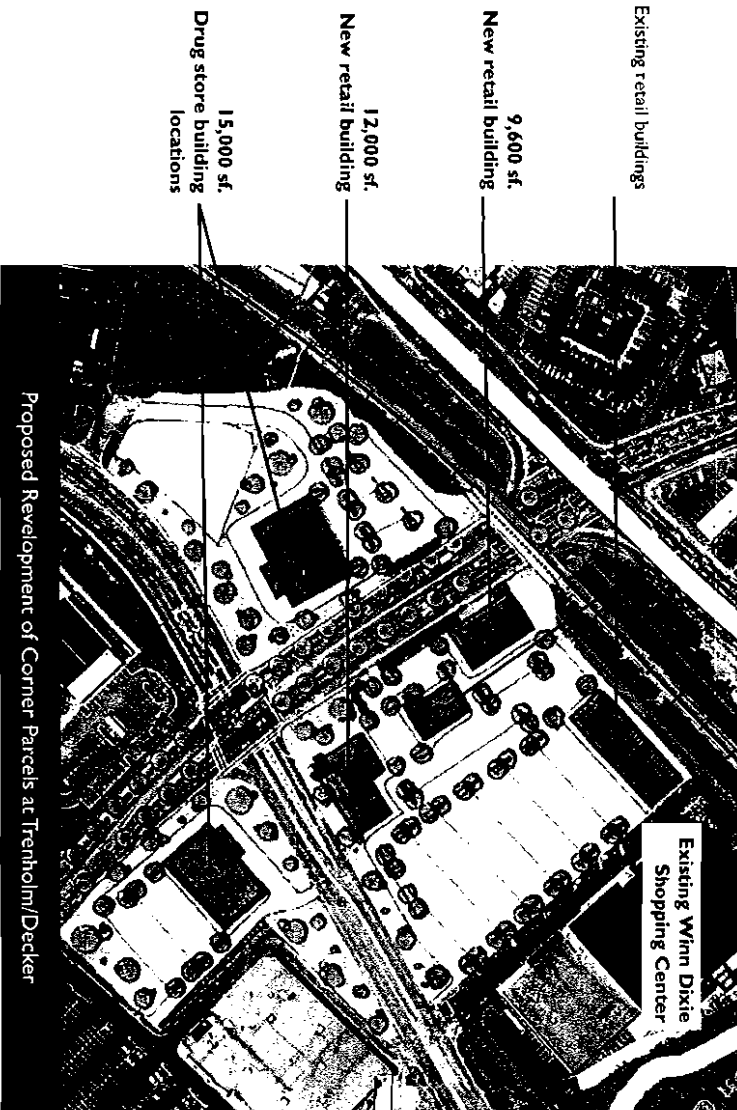
- Remove free flow right turn lane at northwest corner (see Transportation and Infrastructure section for further discussion) to create additional land that could be added to the bank property to create a larger and more developable parcel. This also would provide opportunity for more landscaping at the corner as well as a more pedestrian-friendly intersection.
- Work with property owners to recombine remnant parcels from the construction of Trenholm Road extension at eastern corners to create developable parcels for new retail development. The new parcels may be able to benefit from sharing parking with adjacent retail uses.



Vacant Bank Building at the Northwest Corner



Existing Conditions at Trenholm/Decker Intersection



Existing retail buildings

New retail building  
9,600 sf.

New retail building  
12,000 sf.

Drug store building  
15,000 sf.  
locations

Existing Winn Dixie  
Shopping Center

Proposed Development of Corner Parcels at Trenholm/Decker

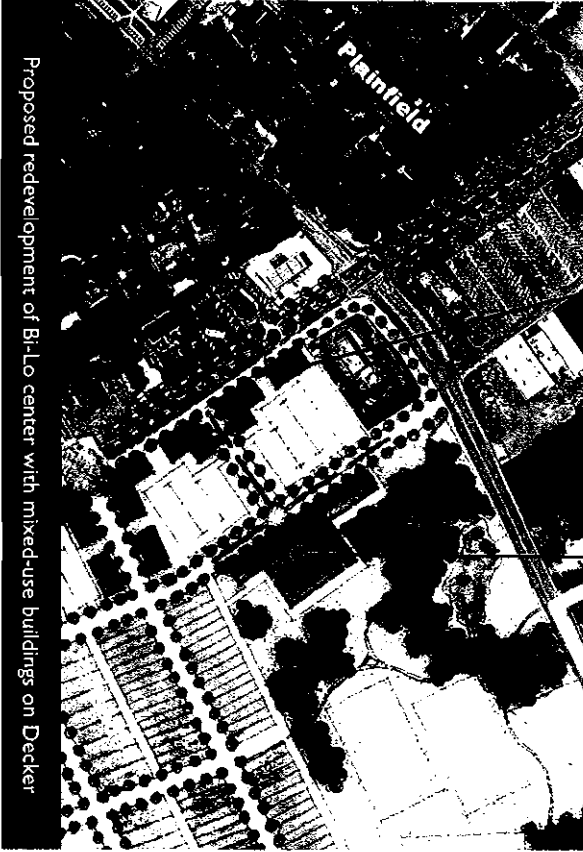
**Bi-Lo Center Redevelopment Options**

The existing Bi-Lo shopping center (also known as the "Highpoint on Decker" center) is a grocery store-anchored center located at the intersection of Decker Boulevard and Paraway Road. The center is fully leased with neighborhood serving retail uses. The center is aging, however, and is oriented perpendicular to Decker Boulevard, which is contrary to the preferred formans for new grocery stores being built today. Furthermore, the site is on one of the most prominent locations -- the highpoint -- on the Decker corridor and backs up to residential lots on Paraway Road. Based on these factors, this center will eventually be ripe for redevelopment. The concepts on this page and the page that follows show how the center could be redeveloped over time.

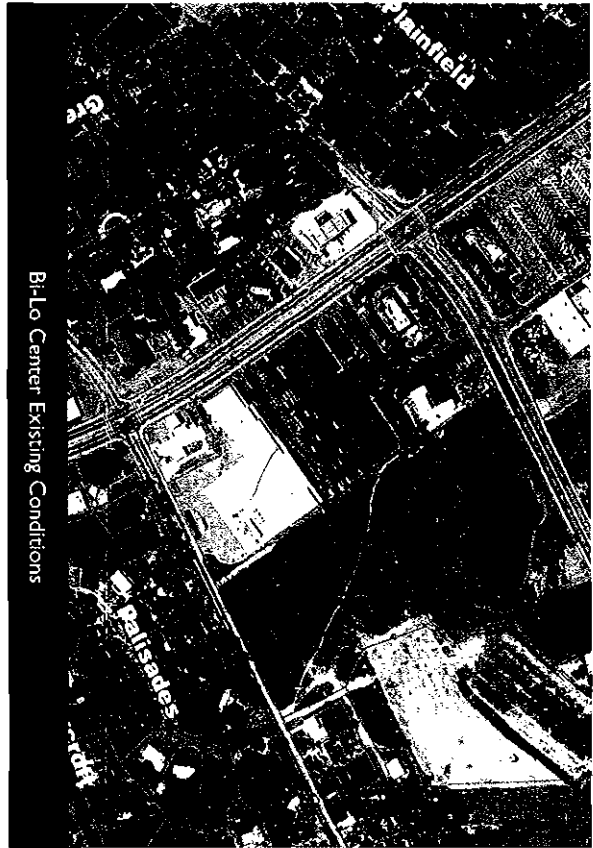
The first concept (below left) shows how a new grocery store could be built on the site facing Decker Boulevard and the site wrapped with mixed use buildings on the Decker frontage. The second concept (below right) is for a complete transformation of the site to a new use as a series of mixed-use buildings with ground floor retail and upper story condominiums or apartments adjacent to a greenspace or park. A proposed elevation of the mixed-use condominium building along with development details is shown on the following page.

**New Grocery Anchored Mixed-Use Center Development Concept:**

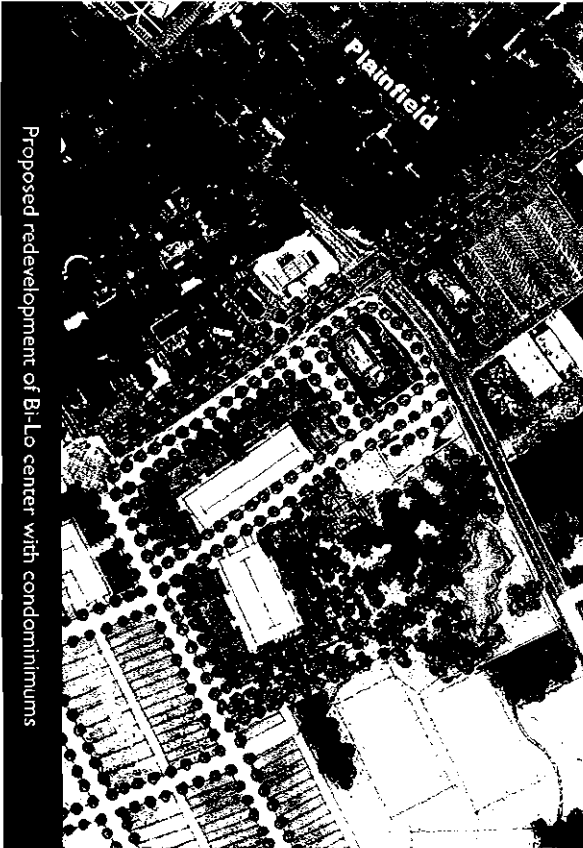
- 35,000 sf. ground floor retail + 35 residential units (in 5 buildings)
- 45,000 sf. New grocery-anchored strip



Proposed redevelopment of Bi-Lo center with mixed-use buildings on Decker



Bi-Lo Center Existing Conditions

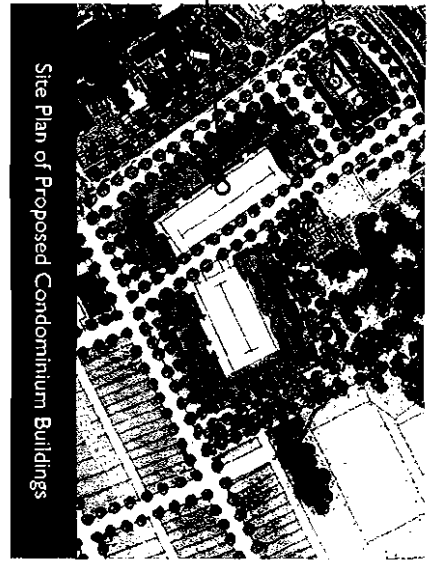


Proposed redevelopment of Bi-Lo center with condominiums

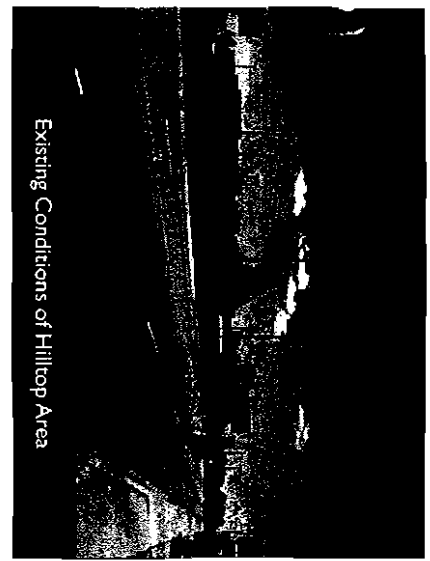
Bi-Lo Center Redevelopment Concept: Mixed Use Condominium Buildings

Existing McDonald's Restaurant

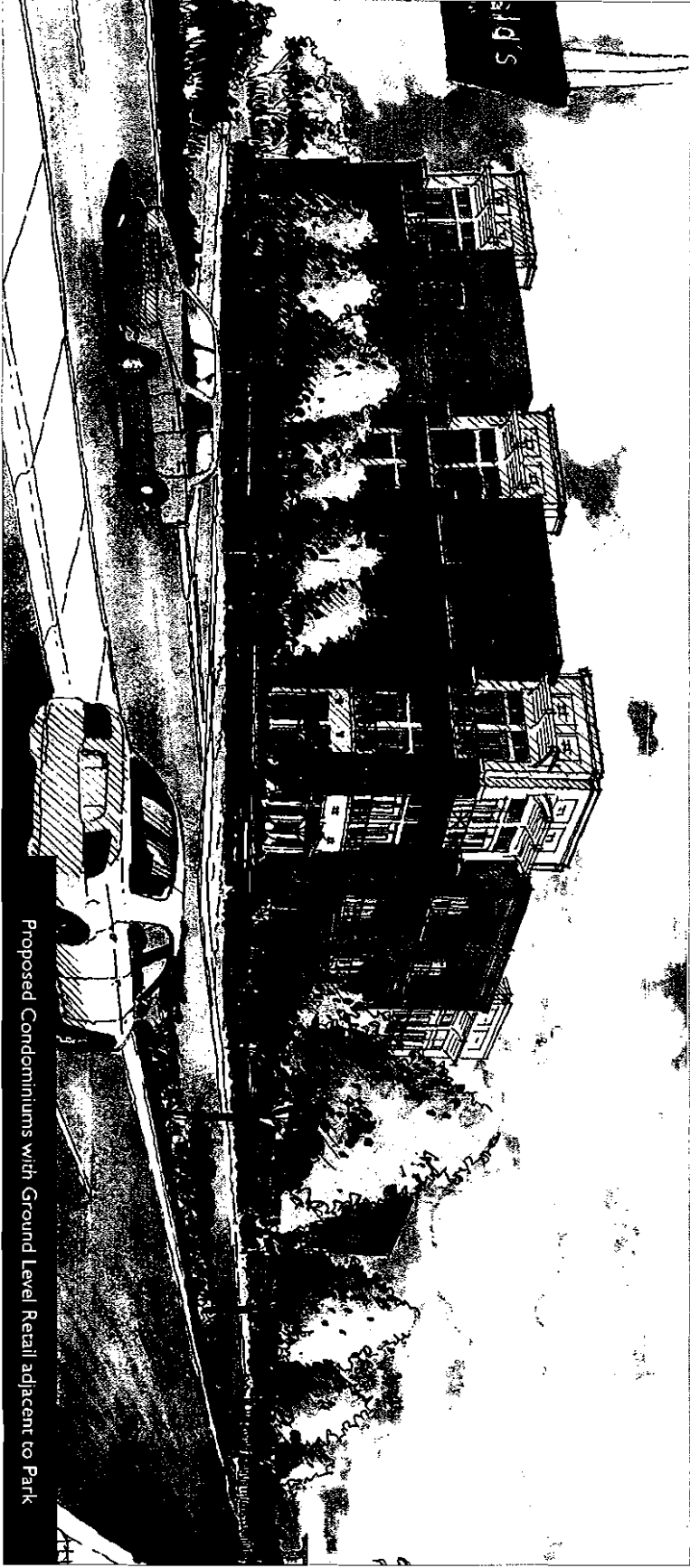
250-300 residential units  
+ 25,000-50,000 sf. ground  
floor commercial space



Site Plan of Proposed Condominium Buildings



Existing Conditions of Hilltop Area



Proposed Condominiums with Ground Level Retail adjacent to Park

**Mixed-Use Development: Neighborhood Zone**

The area between Faraway Drive and Percival Road on Decker Boulevard is one of the more logical locations for mixed-use development to occur on the corridor because of the existing proximity of residential uses, the lower traffic volumes, and the existing network of relatively small blocks and closely spaced streets. Additionally, the existing blocks are not deep enough to accommodate large commercial uses.

The proposed development concept at right anticipates the redevelopment of several blocks with two to three story mixed use buildings with ground floor commercial uses and upper-story residential units. The concept includes the development of new streets and urban parkplazas. This concept could be developed incrementally as property becomes available. In general, however, it shows how buildings should relate to the street to create a pedestrian-oriented environment; relate to the existing and proposed residential uses; and, how new blocks can be established. In this concept, the square footage of the building footprints are very similar to existing commercial buildings in this area, but buildings are fronting on the street with parking arranged behind.

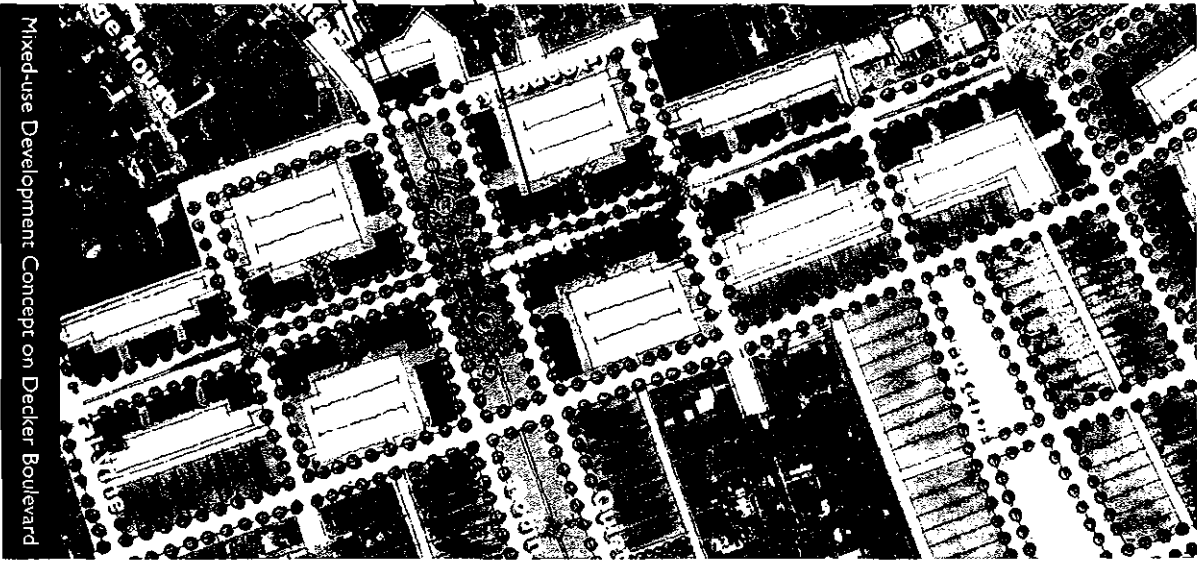
The parkplazas show in this concept would provide a community gathering space, which could be the focus of retail activity as well as an attractive space for community events and residential frontage. The new housing proposed in this concept and other concepts for the area would provide impetus for new commercial investment in the corridor. As the saying goes, "retail follows rooftops."

**2-3 story mixed use buildings:**

~200,000 sq. ft. ground floor commercial

+ 50-100 residential units

2 acres  
park/plaza space



# Neighborhood Redevelopment

One of the primary impetuses for this planning effort is enhancing the stability and quality of life of the neighborhoods that surround the Decker Boulevard Corridor, especially the Woodfield Park and Forest Park neighborhoods. Residents and County elected officials and staff are interested in strengthening what have traditionally been very strong and stable neighborhoods and ensuring that they remain attractive places to live.

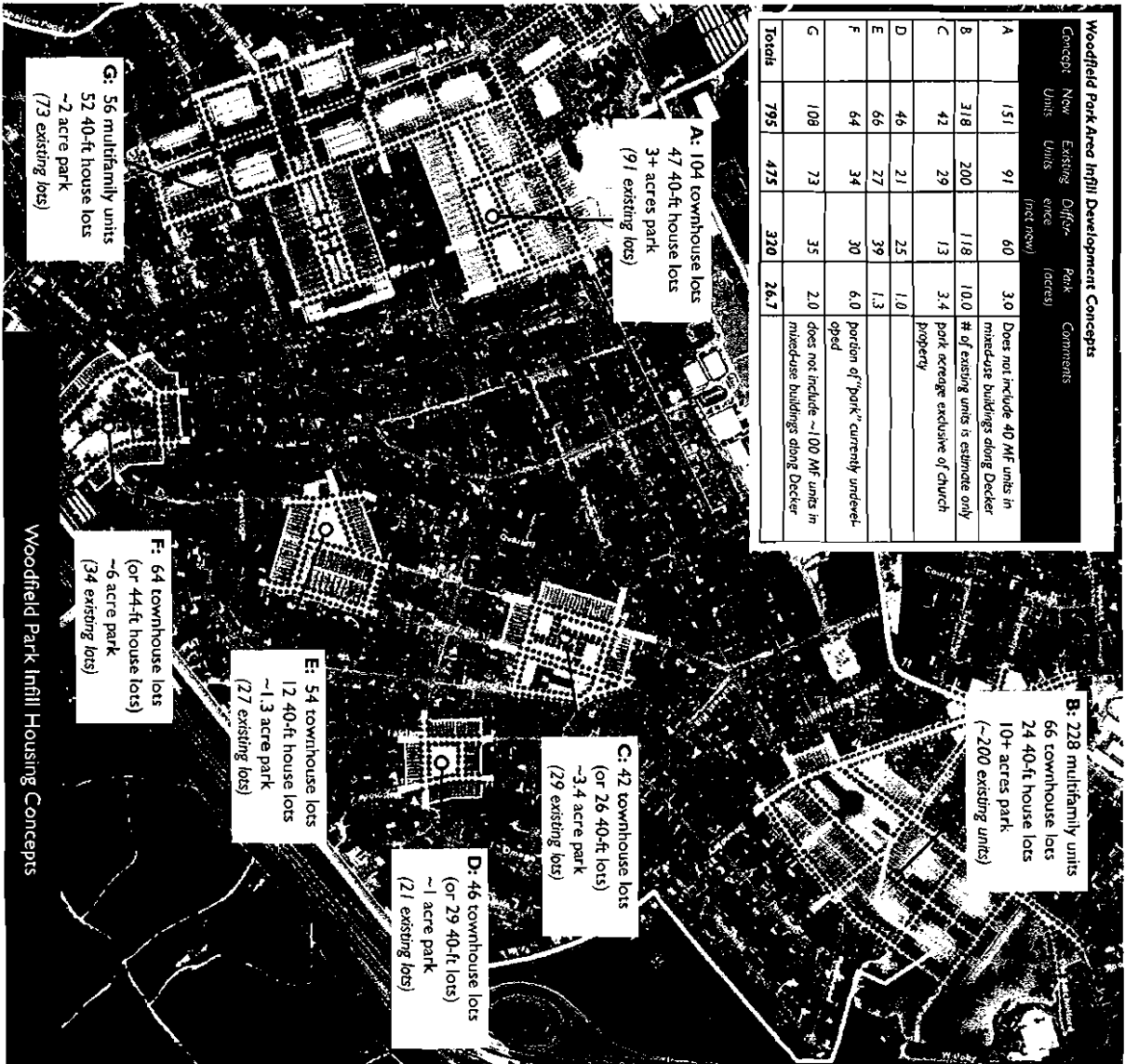
## Issues

Although the history and character of the neighborhoods along Decker Boulevard differ in terms of types of housing available and demographics, local residents and other stakeholders are experiencing many of the same issues and realize that the well-being of their neighborhoods are bound up with the future of the entire corridor. Many of the neighborhood concerns reflect area-wide concerns including: the number of Section 8 rentals in the Woodfield Park neighborhoods; and the concentration of very low-income rental communities (including mobile homes) at the northeast corner of the study area and along the Perceval Road edge of the study area. Residents of both the Woodfield Park and Forest Park neighborhoods have expressed concerns with the growing number of rental houses and the ability to attract new families and homeowners to the area due to diminished perceptions of safety and attractiveness in the neighborhoods and along Decker Boulevard. As noted earlier, more than 20% of the nearly 1500 homes in the Woodfield Park area are assumed to be rentals. Many residents also spoke of the need for code enforcement in the neighborhoods to deal with overcrowding of rental properties and unkempt yards.

## Opportunities

Despite growing concerns about issues that could lead to neighborhood destabilization and deterioration, local residents and stakeholders were very clear about the opportunities and advantages that benefit area neighborhoods and the planning area generally. Specifically, the area is blessed with the County's most highly rated school district, has strong neighborhood associations, and is proximate to Fort Jackson. Furthermore, the neighborhoods are rich in long-time and active homeowners who take great pride in their homes and neighborhoods.

There are a number of specific opportunities related to Fort Jackson's growth and proximity that have the potential for very



positive impacts on the study area neighborhoods. These include:

- 800 new employees at the Fort for drill sergeant training school
- Plans for expanding the chaplain school at the Fort
- The 2008 on-base housing reassessment, which is recommending that some housing be transitioned off-base
- The growing market of military retirees who want to have access to the type of services offered at the Fort

### Recommendations

#### Neighborhood Infill

One of the primary recommendations of this report is to identify opportunities for and develop infill housing. The existing neighborhoods, especially the Woodfield Park area, have had very limited investment in renovated or new housing over the past few decades and the current housing stock does not compete well with new housing products in terms of size and “curb appeal.”

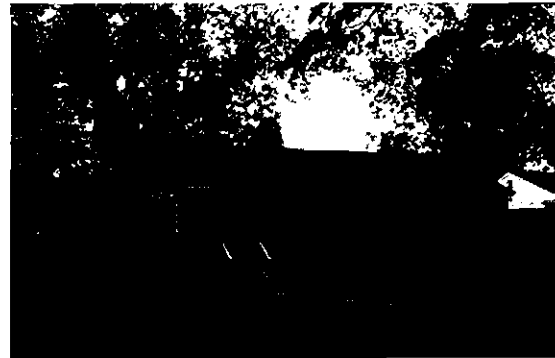
During the charrette, the design team explored a number of infill redevelopment concepts for the Woodfield Park area. These concepts are shown on the map on the previous page and are explored in greater detail on the pages that follow. These development concepts are simply that -- conceptual designs that explore how existing parcels could be redeveloped if combined. They are not plans for condemnation or government acquisition of private property, but are examples of how properties could be re-subdivided to increase the number and type of housing options in the neighborhood, to provide for opportunities for new construction in an existing neighborhood, and at the same time significantly increase the public parks and open space in the neighborhood. Based on these concepts, more than 800 new housing units including single family homes, townhouses, and condominiums and apartments could be developed, a net increase of nearly 300 units over the existing number of homes in the neighborhood. The concepts also show more than 26 acres of new parks and open space to be added to a neighborhood area that currently has no public parks.

The infill concept locations were chosen based on existing concentrations of rental/investment properties or vacant properties since these types of properties would likely be easier to acquire, but these locations are certainly not the only or definitive sites for this type of infill development. The general development concept could and should be pursued wherever the most feasible opportunities arise. The design concepts are also intended to be developments that could evolve over time as property becomes available and provide a template for private developers who may wish to assemble properties on a smaller scale.

Successful infill of new housing by individual developers/builders

with a few scattered lots at a time has been completed in the Rosewood neighborhood in Columbia where over 100 new homes in have been built in the last five years. This neighborhood has a housing stock that is of a similar age and type to the houses in the Woodfield Park and Forest Acres neighborhoods.

The design concepts are predicated upon the assumption that new zoning and development standards would be adopted for the area to make the designs possible since the designs utilize lot sizes (primarily 40 foot wide for single family) and use types (townhouses and mixed-use buildings) that are not currently permitted under current zoning standards. The smaller lot types and new housing types are intended to maximize the existing infrastructure in the neighborhoods and at the same time provide for a higher level of amenities and improvements, including parks and design and infrastructure that the new developments would be required to provide (lighting, sidewalks, street trees, etc.). Recommended changes to zoning and development standards are detailed in a later section of the report.



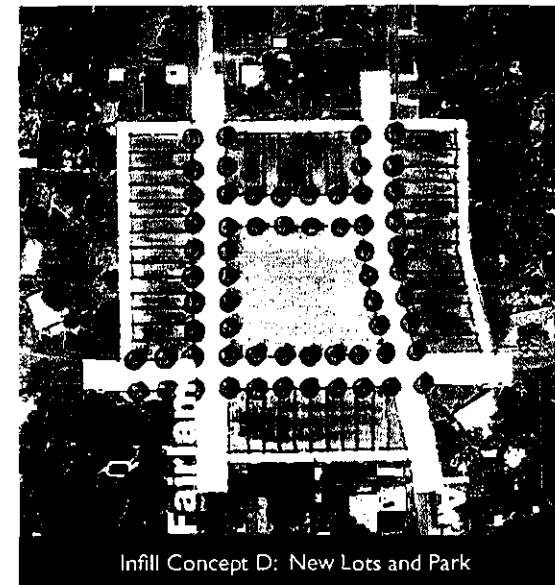
Existing house in Columbia's Rosewood neighborhood



New infill house in Columbia's Rosewood neighborhood



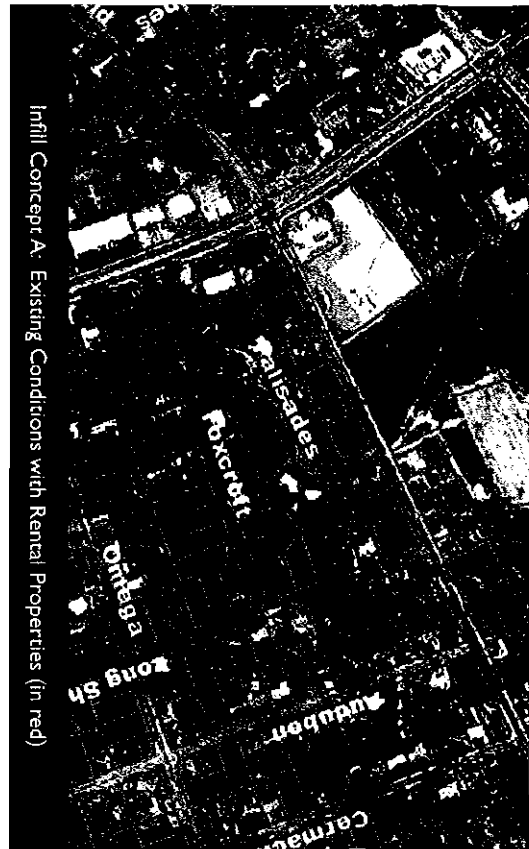
Infill Concept D: Existing Conditions with Rental Properties (in red)



Infill Concept D: New Lots and Park



Proposed Infill Housing: View along Parkway



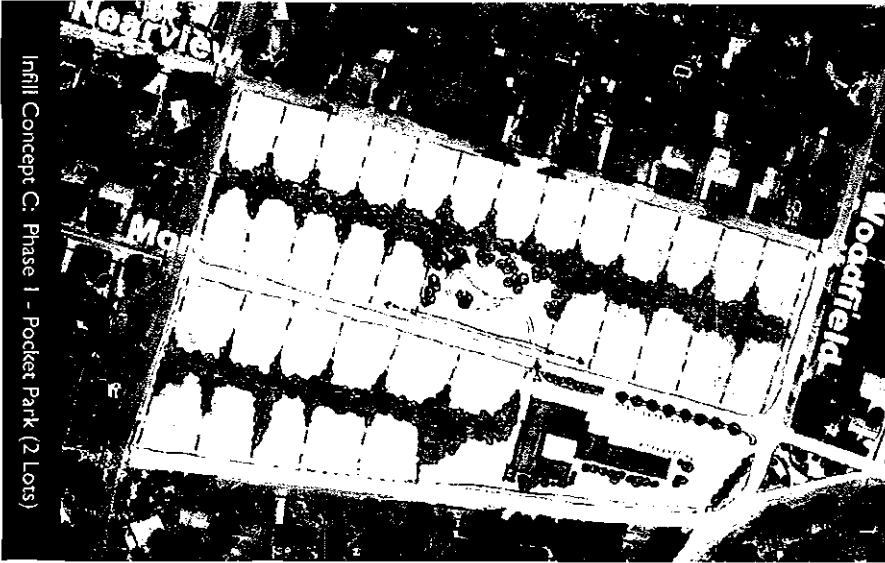
Infill Concept A: Existing Conditions with Rental Properties (in red)



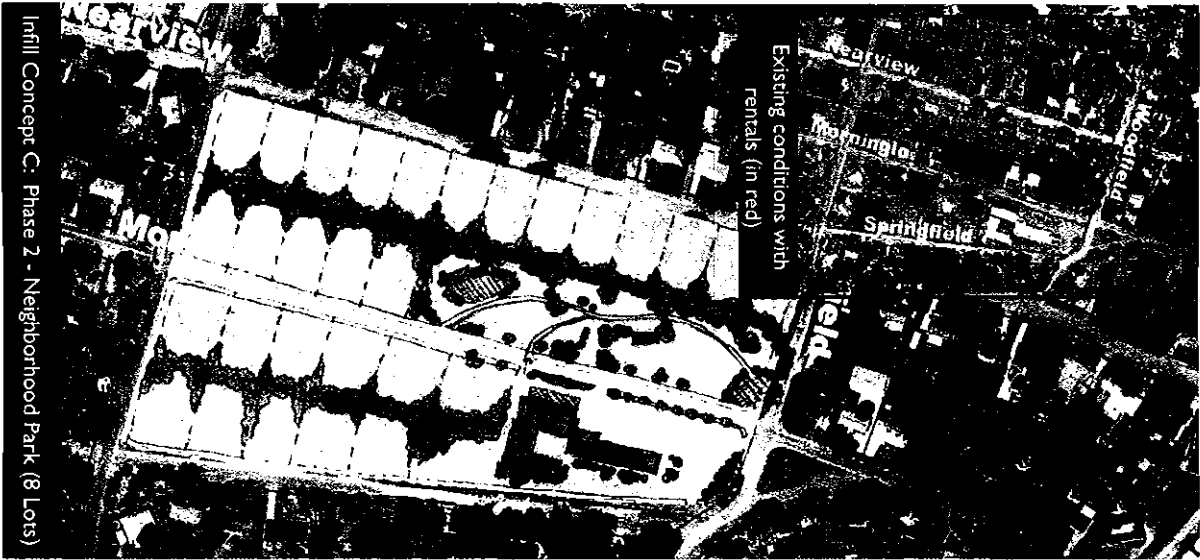
Infill Concept A: Proposed Site Plan

**Infill Concept C: Church Park Incremental Infill**

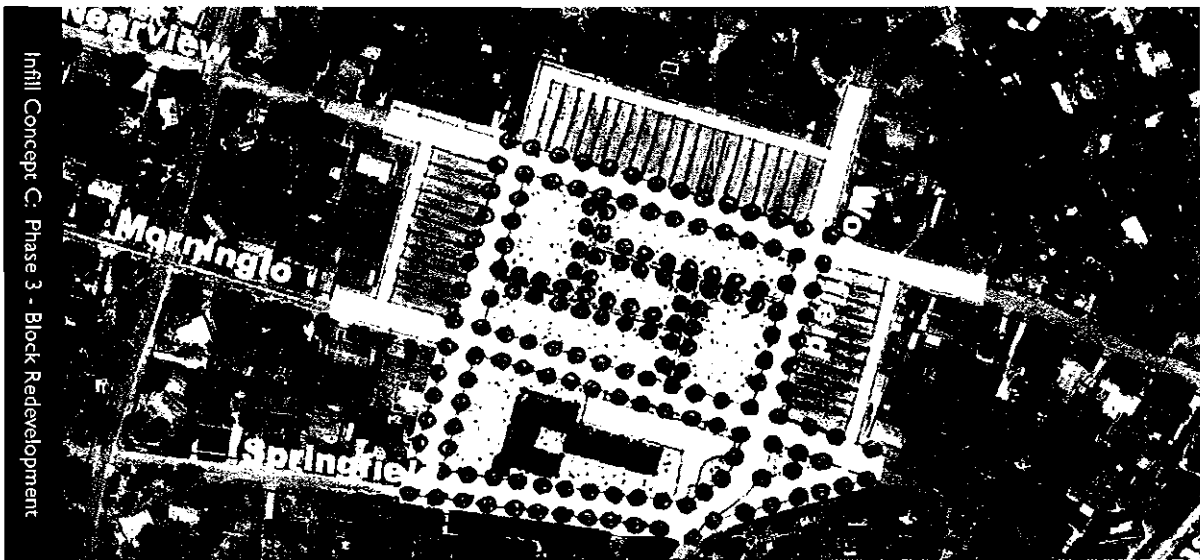
This set of drawings show how a redevelopment concept can evolve incrementally. Phase 1 shows how two existing rental properties could be acquired to create new neighborhood park space. (Rental properties shown in red on inset map.) The image in the middle frame shows how the park could be expanded over time to include additional rental properties that exist on the same block. The park could, of course, provide activity space that could be used for church functions. The final frame shows how eventually the park could be expanded and new streets and alleys constructed to create a series of new residences (shown as townhouse lots, but single family lots would be just as feasible) fronting on the park.



Infill Concept C: Phase 1 - Pocket Park (2 Lots)

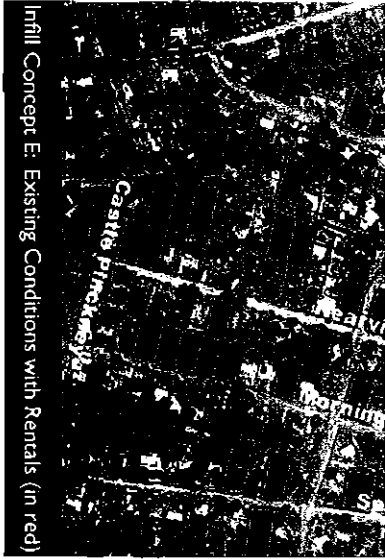


Infill Concept C: Phase 2 - Neighborhood Park (8 Lots)

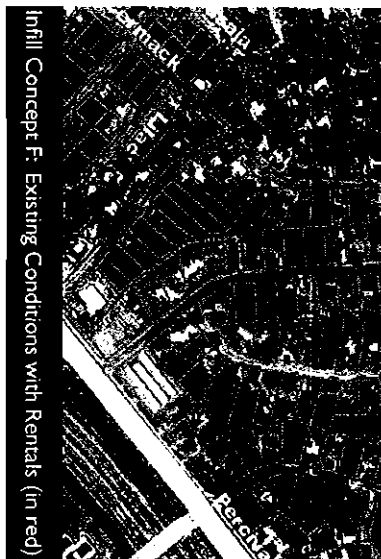


Infill Concept C: Phase 3 - Block Redevelopment

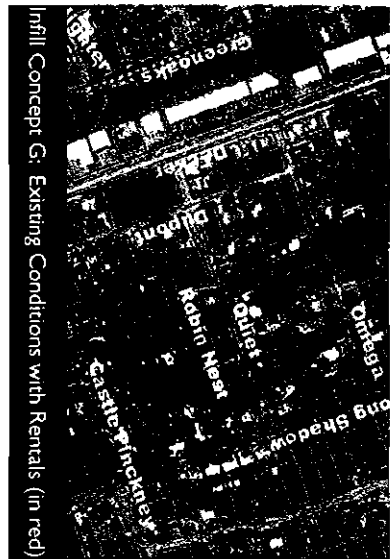




Infill Concept E: Existing Conditions with Rentals (in red)



Infill Concept F: Existing Conditions with Rentals (in red)



Infill Concept G: Existing Conditions with Rentals (in red)



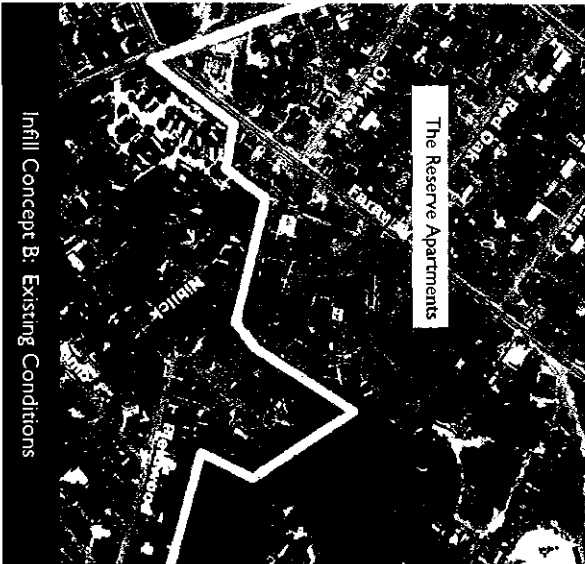
Infill Concepts E, F & G

**Infill Concept B: Redevelop the Reserve Apartments and Vicinity**

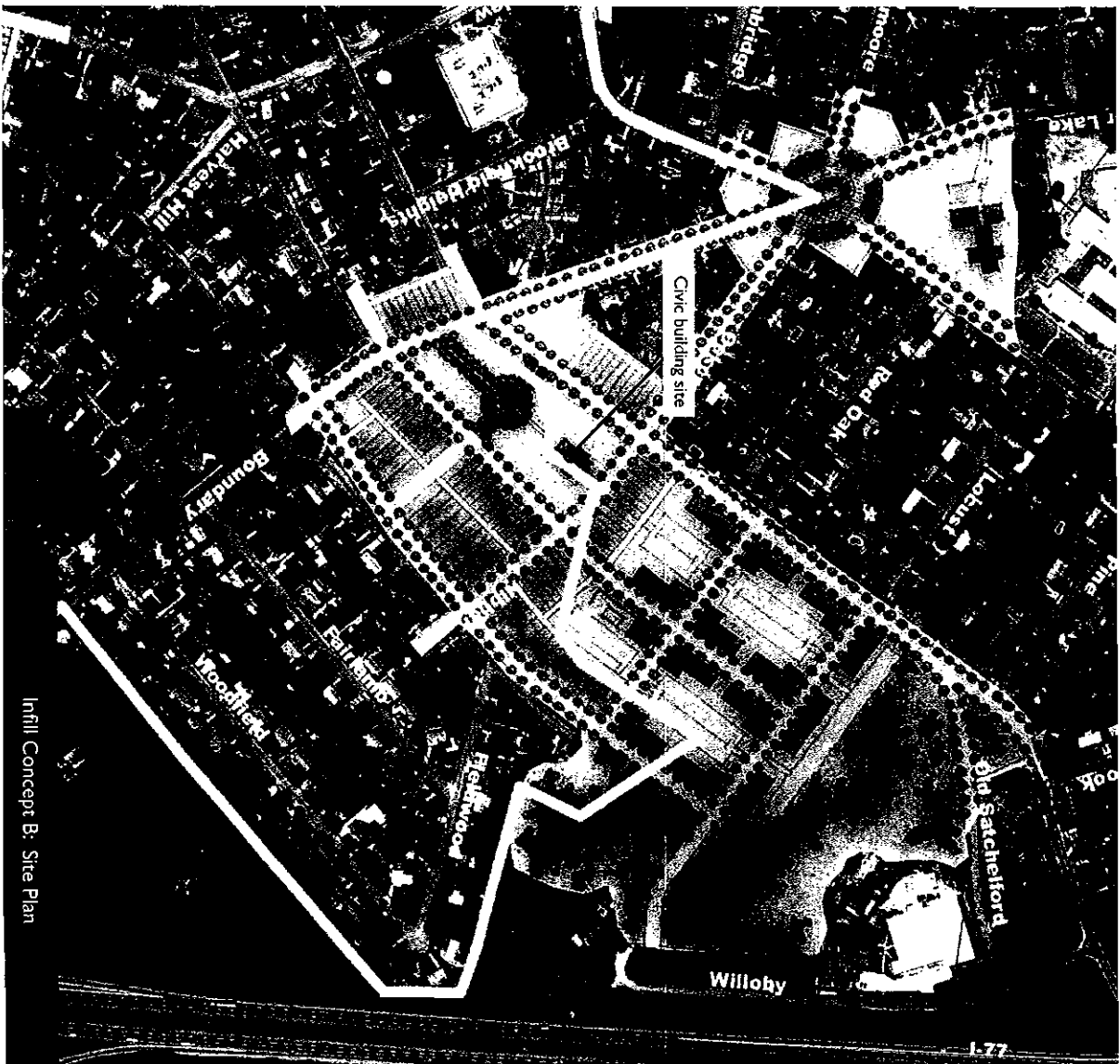
This plan recommends that the County work with the Columbia Housing Authority, other housing providers, surrounding property owners and stakeholders to redevelop the Reserve Apartments and the area along Faraway Drive between East Boundary and I-77 into a mix of housing options including updated rental units and home ownership options.

The Reserve Apartments is a complex of apartment buildings owned by CHA. It is located just outside the study area boundary, northeast of the Woodfield Park neighborhood. The apartments, the surrounding properties that include two mobile home parks to the north and south, and a series of rental tri-plexes along Faraway Drive were cited by a number of stakeholders as being the source of a number of crime and blight issues for the general area.

While these properties provide more than 200 or more affordable rental housing units, they are not well located in terms of access to services or public transit. Furthermore, they represent what appears to be a significant concentration of outdated and marginally maintained low-income rental housing. The fact that the largest and most central of the properties, the Reserve Apartments, is owned by a public authority may provide an opportunity to jump start a redevelopment of the entire area. The site plan shows how a significant public green space and perhaps even a civic building such as a church could be included in the plan.



Infill Concept B: Existing Conditions



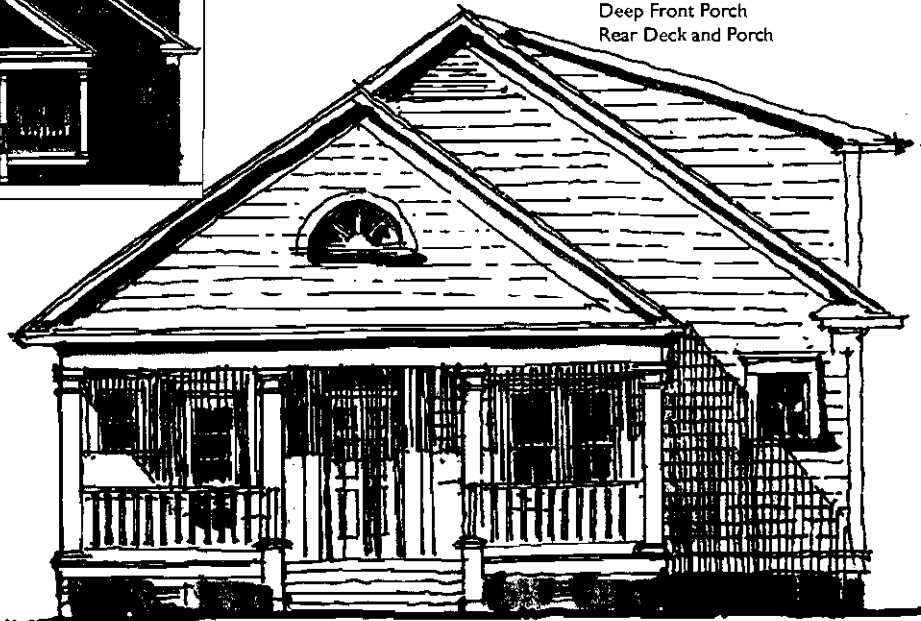
Infill Concept B: Site Plan

**Infill Housing Designs**

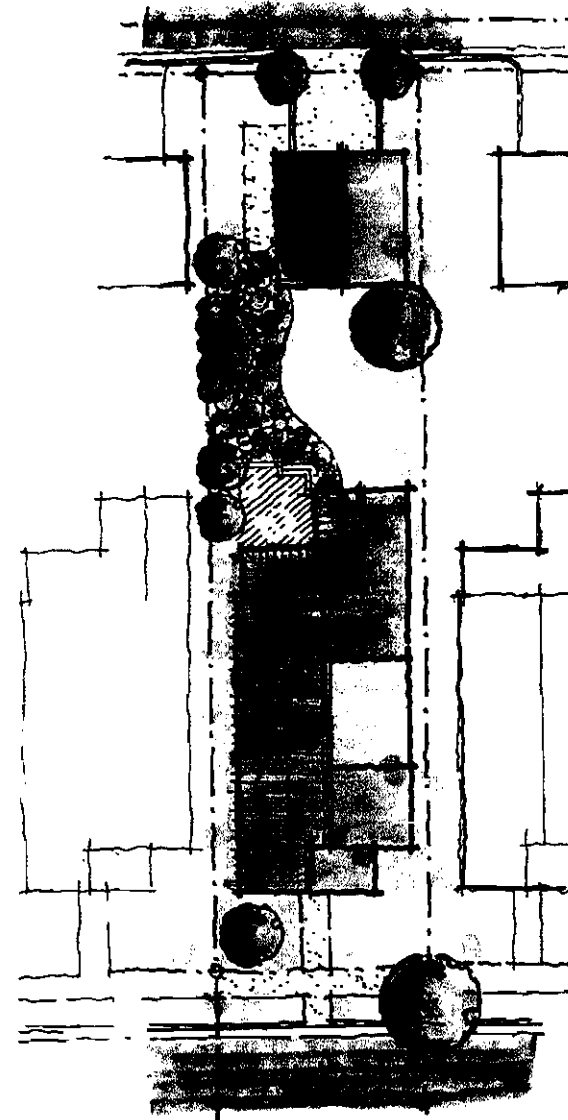
As noted above, the notion of infill in the Woodfield Park area is based on recombining existing lots to create more compact building lots with more public amenities and open space. The house designs on this page and the two pages following pages are intended to show examples of very attractive and functional houses of a size and layout comparable with new construction tract homes that can be built on small lots in existing neighborhoods. (Note: These home designs are examples only and do not represent a required or expected architectural style or type.) These designs would be attractive to home buyers who might find the Woodfield Park location attractive, but who might want newer and/or larger homes than are currently available in the neighborhood. These home buyers might be current residents looking for new housing options or first time owners who might otherwise have purchased a home on the newly developing fringes of the region.

The designs show ground floor master bedroom options and one- and two-story options in recognition that many baby boomers and retirees desire to have their living quarters all on one story. Many of the stakeholders who completed surveys indicated a desire for single-story houses and senior living options. While these house designs are not specifically targeted to seniors, houses on small lots or townhouses with "master-down" options are attractive to this demographic because of the desire to reduce yard upkeep responsibilities and potentially to reduce the size of their homes. As noted earlier, the Decker Boulevard area's proximity and ease of access to Fort Jackson makes the area especially appealing to military retirees who may want to take up residence nearby. New homes like those described here would be attractive to this target market as well as to current and new Fort employees looking for housing options in the vicinity. According to the Fort Jackson representative at the charrette, many of these employees are currently going to Kershaw County to find affordable, new homes of a comparable size to those shown here.

**Lot Size:** 6,000 Square Feet  
**Total Floor Area:** ~2,200 Square Feet  
 3 Bedroom + 2 1/2 Bath + Bonus Room  
 2 Car Garage (on alley) + Bonus Room  
 Deep Front Porch  
 Rear Deck and Porch



Potential Elevations (Greek Revival Style with siding; inset: brick version)

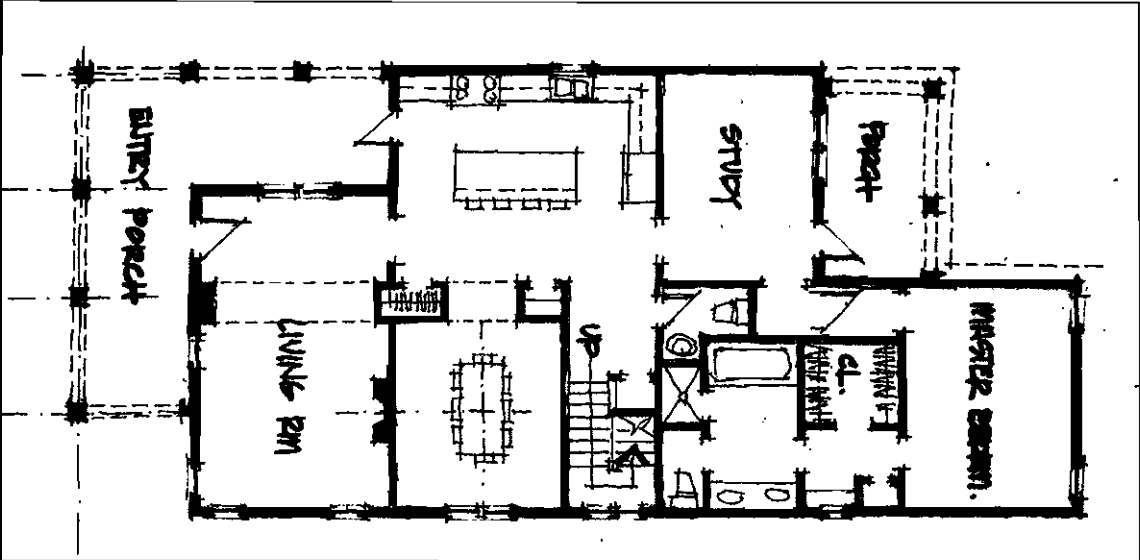


Site Plan for 40 Foot Lot with Alley

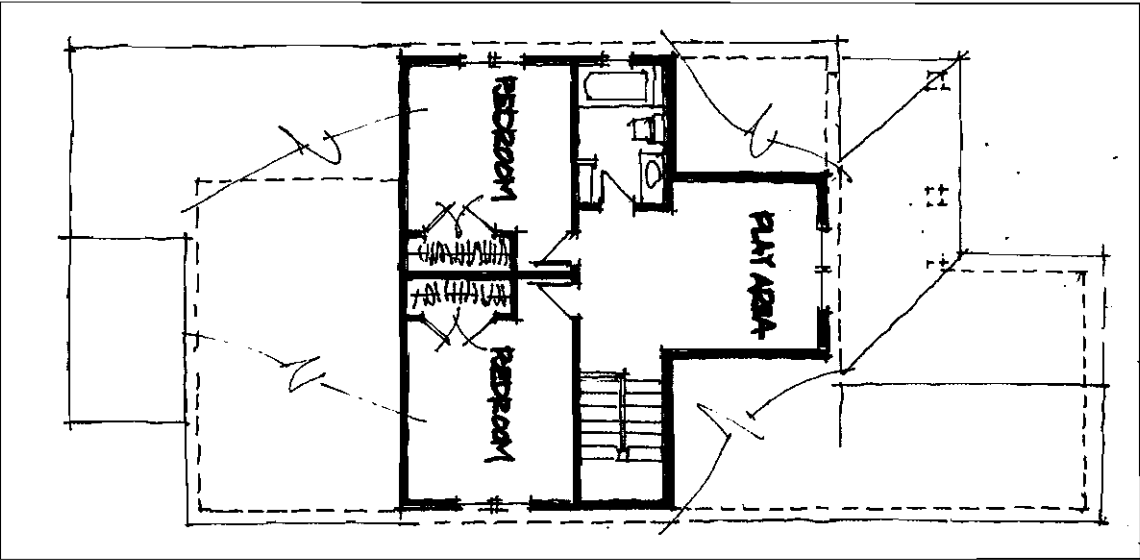
**THE RENAISSANCE PLAN**  
 Decker Boulevard/Woodfield Park Area

Neighborhood  
 Redevelopment

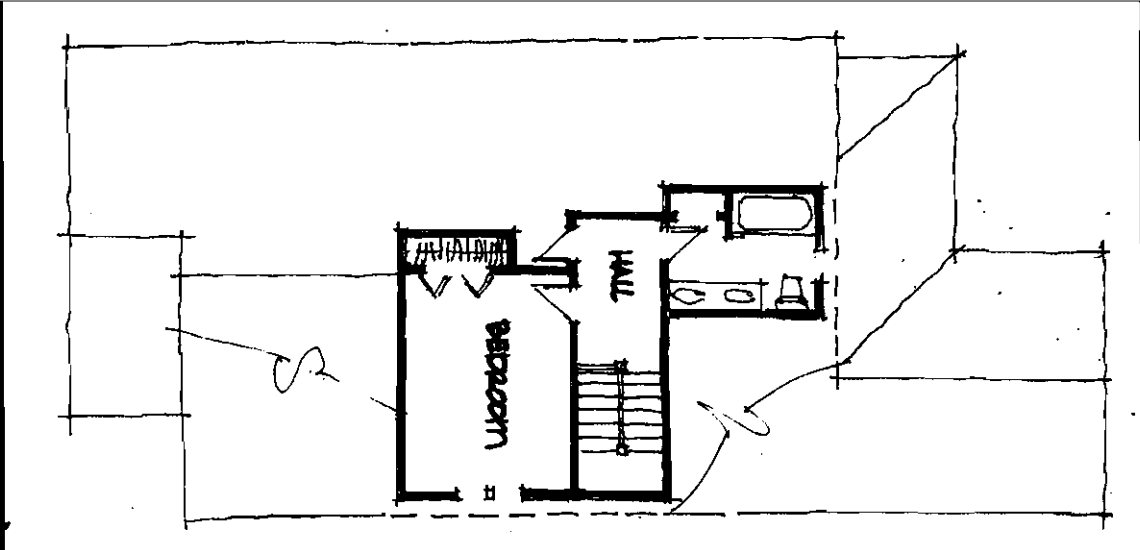
40 Foot Lot with Alley - Ground Floor



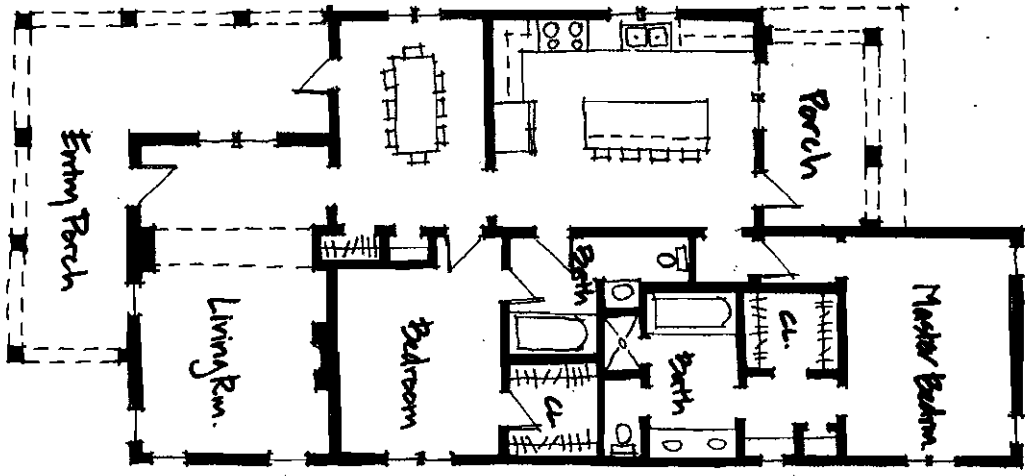
40 Foot Lot with Alley - 2nd Floor



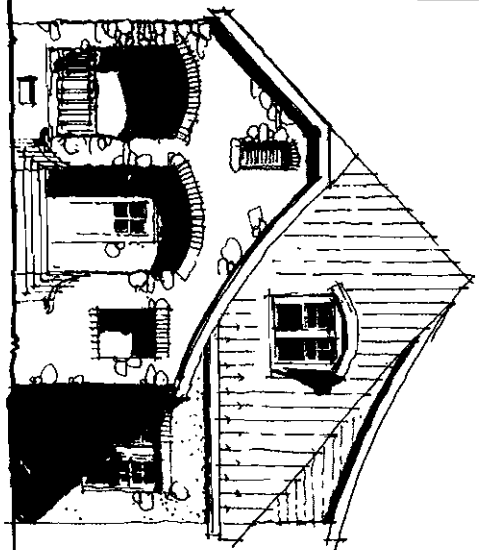
40 Foot Lot with Alley - 2nd Floor Alternate



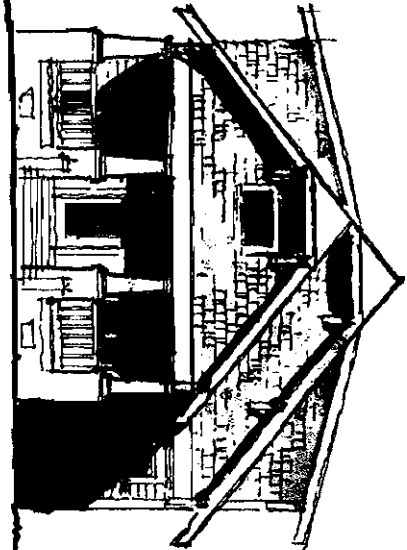
40 Foot Lot with Alley - 1 Story Alternate (1,600 SF)



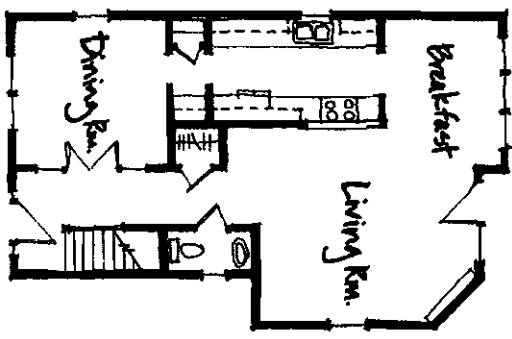
40 Foot Lot with Alley - Tudor Style



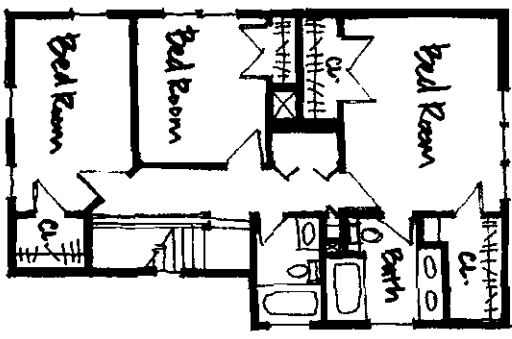
40 Foot Lot with Alley - Bungalow Style



30 Foot Lot with Alley - 1,600 SF - Ground Floor



30 Foot Lot with Alley - 1,600 SF - 2nd Floor



#### Develop Local Community Development Corporation

One of the ideas that emerged out of the planning process was the development of a local Community Development Corporation (CDC) for the area that could provide leadership and coordination for housing development and housing programs in the area. Such an organization could be responsible for initiating home ownership educational programs, rehabilitation and renovation programs for existing housing stock, as well as development and construction of new housing.

Plan participants suggested that a local CDC could provide educational programs for current residents and new homeowners or renters as well as focused program for immigrant families. The organization could be an umbrella for area housing agency efforts as well as interested stakeholders such as Fort Jackson, Blue Cross/Blue Shield (which maintains a large employment complex outside of the plan area), Richland County School District Two, and area neighborhood associations. This organization could also serve as a conduit for funding of new housing initiatives and an intermediary for lending organizations.

#### Work with Area Partners to Fund New Housing Development and Housing Programs

There are a number of sources of funding for new housing development and related programs to promote and stabilize neighborhoods. The case study on the right provides an example of an approach to using CDBG and HOME funds in targeted areas to maximize returns on investment. CDBG and HOME funds are current funding sources that the County already uses for housing programs, but this example suggests a strategic approach to the distribution of those funds.

The representative from Fort Jackson who participated in the charrette indicated that the Fort may have funding for off-base housing. Additionally, CHA, the South Carolina State Housing and Finance Authority, and the South Carolina Department of Commerce may be sources of funding and or support for housing initiatives in the plan area. As noted above, CHA owns at least one apartment complex in the study area. They also own a number of single family properties in the Woodfield Park area and manage the local Section 8 housing voucher program, which provides rental subsidies to a number of rental households in the study area. Representatives from Richland County School District Two indicated that they might be willing to assist in securing government and foundation grants for improvements in the area.

#### Market the Area to Potential Home Buyers

As noted in the market study, targeted marketing to potential new residents to the area must be part of a comprehensive housing strategy for the area. In combination with the development of new housing, new infrastructure and open space improvements outlined in this plan, as well initiatives to reduce the perception of crime and blight in the area and create a new area brand identity, the area's strengths -- including great schools, great accessibility to regional destinations and transportation options, proximity to Fort Jackson, etc. -- need to be promoted to potential residents of the area. The process for developing a market strategy and campaign are outlined later in the report. The actual implementation of such marketing efforts could be the responsibility of a CDC and local neighborhood and business organizations. Presenting the recommendations and implementation steps in this plan to area realtors would be a simple first step in a marketing and promotions process.

### CASE STUDY: "Neighborhoods in Bloom," Richmond, VA

(Case Study from Planning magazine, May 2006, by Alan Szymberg, author)

Using traditionally-released Community Development Block Grants, HOME Investment Partnership funds, and other federal funding, the city is helping low- and middle-income residents and neighborhoods as possible spreading the wealth across the community.

Richmond, Virginia, is trying a different tack. Its Neighborhoods in Bloom program targets six specific neighborhoods to receive most of the City's CDBG and HOME money. The idea is to focus resources in small but strategic geographic areas in a sustained fashion to achieve the critical mass of public investment needed to stimulate self-sustaining private-market activity. The program, initiated in 1999, is the result of a collaborative process involving the city, neighborhood residents, nonprofit housing developers, and the Virginia Local Initiatives Support Corporation.

#### How it Works

David Sacks, AICP, acting deputy director of the Department of Community Development, says the city looked at 40 neighborhoods before choosing the six currently served by Neighborhoods in Bloom: Barton Heights, Blackwell, Carver/Newtowne West, Church Hill, Highland Park, and Jackson Ward. The city council made its decision based on various criteria, including the neighborhood's existing properties, vacant housing, blight, and other factors that might make housing acquisition feasible. An area's potential for success was a factor as well. Sacks says the council looked for neighborhoods with active civic organizations, existing neighborhood plans, and nonprofit housing providers to partner with.

The program uses several techniques to facilitate neighborhood revitalization and encourage private investment. With help from the Richmond Redevelopment and Housing Authority, the program acquires abandoned properties, then sells them to non-profit developers, often for \$1, for rehabilitation.

CDBG funds help cover some staff costs associated with the program, but mostly funds are allocated directly to providers for a variety of things: down payment assistance programs, acquisition costs, and demolition, construction, and rehabilitation expenses. The program has received \$26.4 million in CDBG funds in the last six years and another \$14 million from HOME.

Neighborhoods in Bloom initially provided grants of up to \$35,000 to people who would purchase, rehab, and live for seven years in a formerly vacant house, but the grant program is no longer funded. "Our entitlements went down 10 percent this year, and that follows a decrease from the last few years," Sacks explains, noting that construction costs have also gone up substantially. On the positive side, he adds, "with NiB, we've created some success. The market and appraised value has increase significantly."

#### Results Oriented

By September of last year, nearly 400 new or renovated houses were sold or were under development, more than 130 home owners had repaired their own homes, and prices had appreciated in target areas 10 percent faster than the rest of the city. Last July, the Federal Reserve Bank of Richmond and LFSC released a study that showed that housing prices in neighborhoods adjacent to NiB targeted areas increased 5.3 percent faster than the citywide average.

The city also found that code enforcement sweeps -- combined with consultations to residents from staff and housing counselors -- helped increase code compliance by 64 percent. And crime in targeted areas decreased by 19 percent, compared to a six percent reduction citywide.

# Transportation and Streetscaping

A key component of the Decker Boulevard/Woodfield Park Renaissance Plan is an analysis of the existing transportation and streetscape conditions as well as a series of recommendations for improving these conditions. The following is an overview of the transportation and streetscape issues in the plan area and a list of recommendations for improvements.

## Existing Conditions

The study area is well served from a roadway transportation perspective. Along its nearly two mile length, Decker Boulevard provides easy regional and inter-state access to major highways and urban arterials including direct access to I-77, Trenholm Road, Percival Road, and Two Notch Road. Additionally, the corridor offers indirect but very proximate access to I-20. The study area is also relatively well connected with collector and minor streets (such as Brookfield Road, Boundary Road, Faraway Drive and Crossfield) that provide access between and within the neighborhoods as well as to destinations and major roadways in the study area. The minor streets also provide alternatives, in some cases, to the major roads.

The street network has the greatest connectivity in the neighborhood areas on either side of Decker between Percival and Brookfield Roads. Between Brookfield and the Trenholm Road area, the street network is intermittent due to the lakes and creeks, newer residential developments that are not interconnected, and significant tracts of land that are still undeveloped on the east side of Decker.

Driving is by far the predominant mode of travel in the plan area because of dispersed, auto-oriented land uses and limited pedestrian and bicycle facilities and transit service. Many of the major roads (Decker, Brookfield, Faraway) do have sidewalks. While the placement of the sidewalks at the edge of the roadway curb is less than ideal, they are heavily used based on the number of school children walking to and from school. Most of the neighborhood streets in the plan area do not have sidewalks.

While there are hike lanes on Trenholm Road south of Decker Boulevard, there are no formal bicycle facilities in the plan area. Stakeholders interviewed through the plan process reported that Decker Boulevard is a major bicycle route for cyclists heading to the trails and roads of Fort Jackson. The relatively well connected street network also provides many non-throughfare routes through the area for cyclists.

Central Midlands Regional Transit Authority's (CMRTA) Route 15 Fort Jackson bus provides service along Decker Boulevard. The route runs between Columbia Place Mall and downtown Columbia on half hour to one hour headways between 7 am and 10 pm on weekdays. While the bus provides speedy service along Decker (scheduled time between the mall and Percival Road is six minutes), the infrequency of the buses yields them an inefficient travel option for all but those who have limited travel options and those with fixed travel schedules.

Recent motor vehicle counts (2004) for Decker Boulevard available from the South Carolina Department of Transportation (SCDOT) indicate that the typical weekday (24 hour) traffic volumes are as follows:

- Southern end (closest to I-77): 21,600 vehicles per day
- Middle section (between Brookfield and Oneil): 28,000 vehicles per day
- Northern end (between Trenholm and Two Notch): 26,400 vehicles per day

The volumes in the middle and northern section are relatively high, which is reflective of the number of major destinations and roadways as well as the lack of alternative routes at the northern end of the study area. However, there is little congestion to be observed on Decker Boulevard, a fact which is further evidenced by the problem of speeding on this roadway.

## Stakeholder Issues

Stakeholders in the planning process identified a number of transportation-related issues for the plan area. These issues are listed below in no particular order, but fall into two major categories: speeding and cut-through traffic; and, pedestrian and bicycle safety.

- Speeding on Decker
- Speeding on Chatsworth
- Speeding/cut-through traffic on Faraway
- East Boundary Road is a traffic cut-through
- Dangerous intersection for cyclists at Percival Rd.
- Crossing Decker at night: not enough lighting
- Need safe pedestrian crossings near Dent Middle School (Trenholm & Decker), including mid-block crossings
- Unreported ped/bike crash victims among immigrant population

## Safety/Crash Data

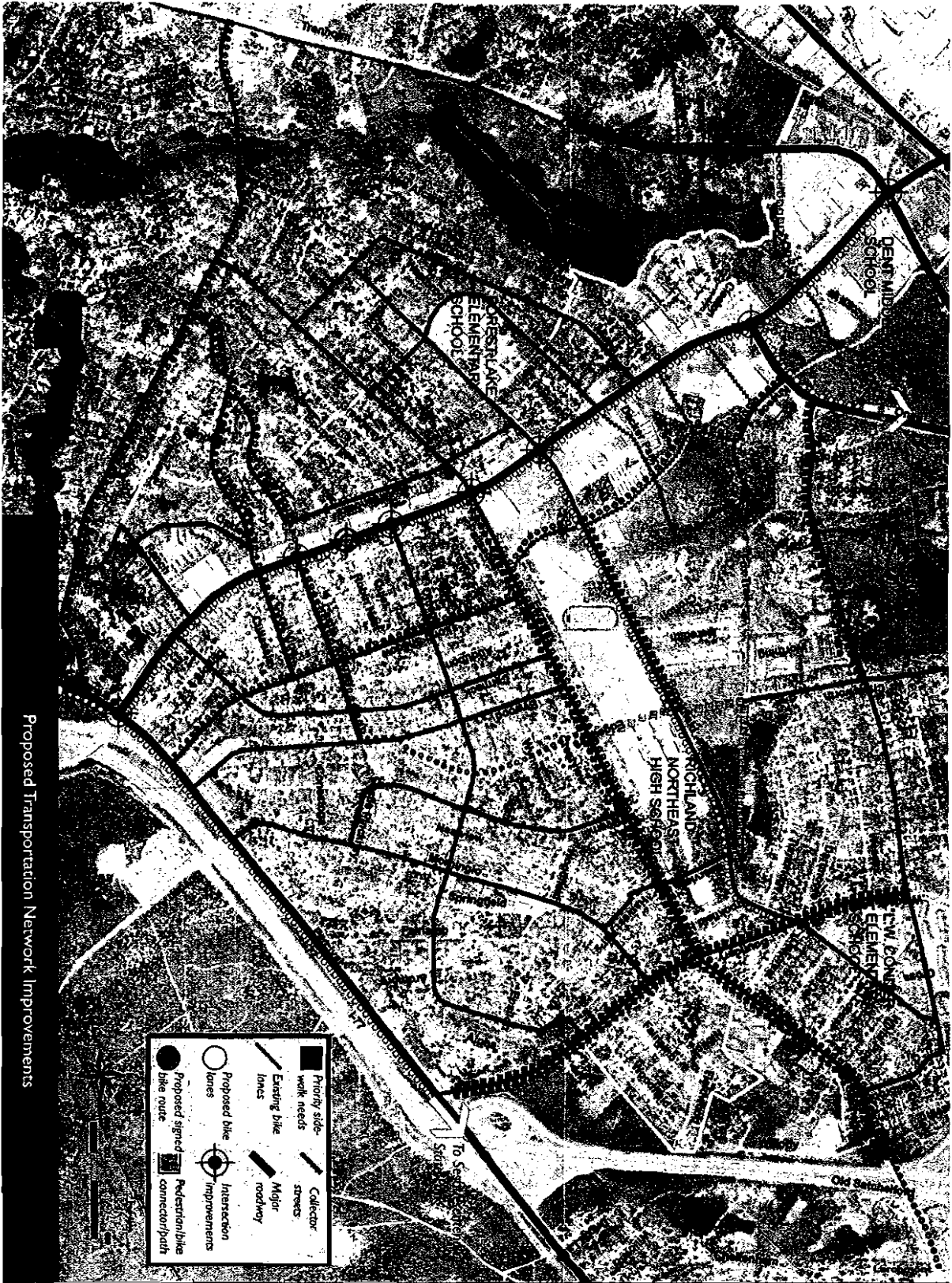
A review of safety and crash statistics for the Decker corridor also revealed a number of specific traffic related issues. For the period between 2001 and 2005 the following major crash statistics for the corridor are important to note:

- There were 543 crashes on the corridor
- 50% of the crashes occurred between 1pm and 5pm.
- 31% of crashes were due to speeding
- 28% of crashes were "angled," indicating a crash occurred while a driver was in the process of turning into or out of a driveway or intersection. (There is an over abundance of driveway cuts along Decker that can contribute to such crashes.)
- There was one fatal crash on Decker in this period.
- At least one fatality involving a middle school student walking home is known to have occurred in recent years.

The worst intersections for crashes during this period are as follows with the total number of reported crashes indicated in parentheses. Crashes at these intersections represent more than 50% of the total crashes on the corridor during the period between 2001 and 2005:

- O'Neil (75 crashes)
- Brookfield (73 crashes; one stakeholder hypothesized that these crashes may be due, in part, to blinding sun at this intersection in the afternoon, which makes seeing the traffic signal heads difficult)
- Trenholm (64)
- Faraway (42)
- Omega (22; this is an unsignalized intersection)

The map, graphics, and text that follows provides an overview of the transportation and streetscape recommendations for the plan area. The map provides an overview of recommendations for the plan area. The intersection and cross section drawings show recommended design elements that will make the Decker corridor safer, more attractive, and more pedestrian- and bicycle-friendly.

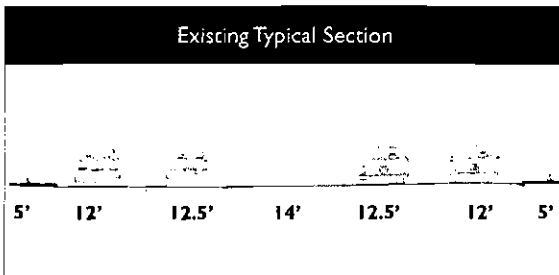


Proposed Transportation Network Improvements





Existing Decker Boulevard street section



Existing Decker Boulevard typical section with 2 lanes in each direction, center turn lane, and sidewalk at the back of curb.



Planted median on Rosewood Avenue in Columbia

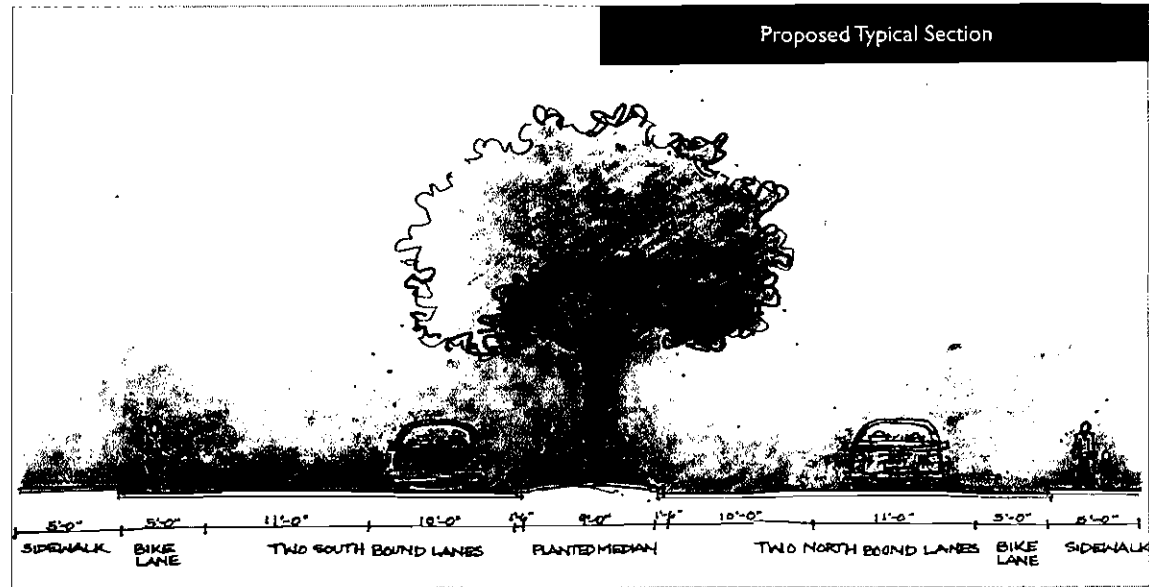
### Decker Boulevard Proposed Street Design

One of the key issues raised by stakeholders in the planning process was the appearance of the Decker Boulevard corridor, from the overabundance of signage to the lack of trees and lighting. One very straightforward and yet dramatic way to change the look and the function of the corridor is to change the street itself from an unattractive sea of asphalt that is difficult and dangerous for pedestrians to cross to a boulevard that is aesthetically pleasing, safer, and more comfortable for all users of the roadway -- motorists, pedestrians and cyclists.

The cross-section proposed below would accomplish all of these goals without having to change the width of the existing road by:

- Adding a planted median, which would: add color and beauty to the roadway; reduce impervious surface in the corridor; provide refuge for pedestrians to cross the roadway; and provide a traffic calming effect by adding vertical elements in the roadway.
- Narrowing the travel lanes from 12 feet to 10 or 11 feet, which are more appropriate lane widths for a 35mph urban roadway, may provide some traffic calming effect and add room for bike lanes.
- Adding bike lanes, which: provide a safer and more formal

space for cyclists on the roadway while removing them from the motor vehicle travel lanes; buffer pedestrians on the existing back-of-curb sidewalks from motor vehicles; provide room for buses and emergency vehicles to pull out of the motor vehicle travel lanes; provide additional sight distance and curb radii for turning vehicles; and offer some additional traffic calming effects.



**Brookfield Road Proposed Street Design**

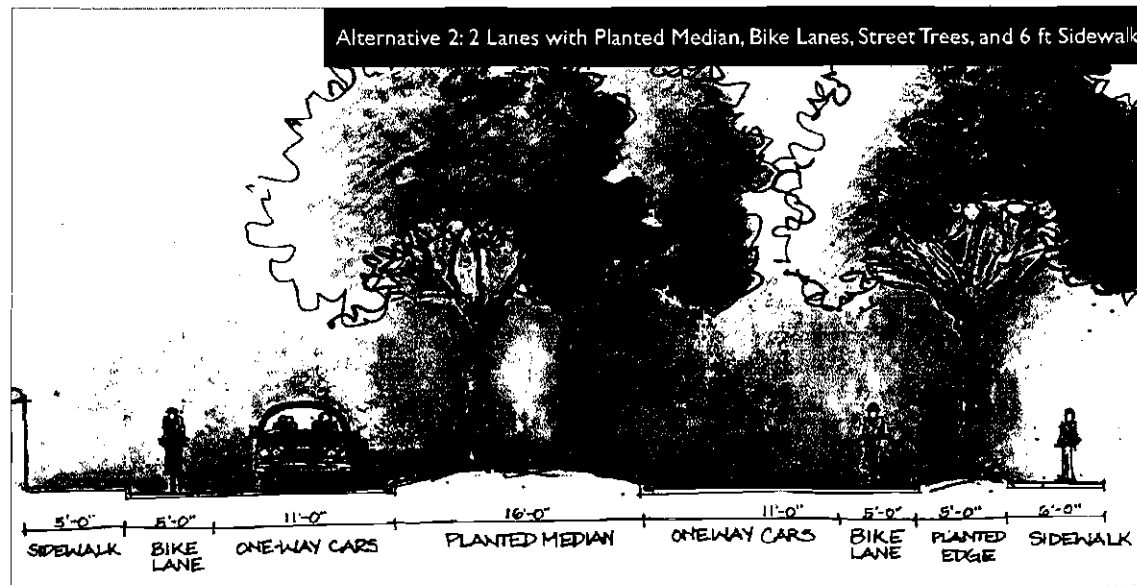
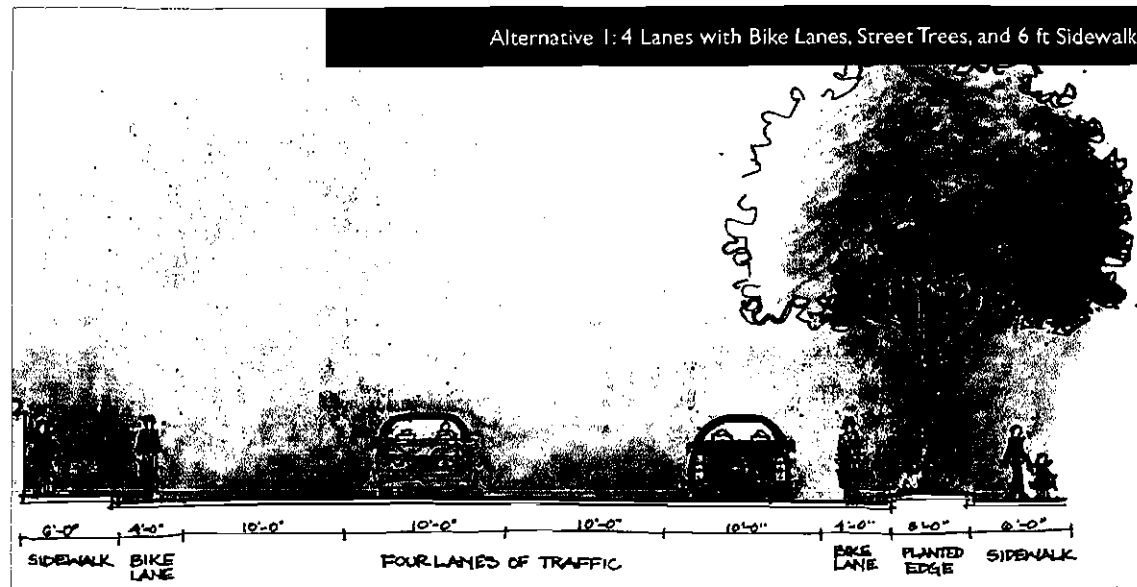
Brookfield Road is another street in the plan area that could benefit from a design treatment to make it safer and more attractive for all users. The current street is four lanes for most of its length, however, it narrows to two lanes as it approaches Nearview Road. The traffic volumes on the road are not high enough to merit four lanes -- most of the day, there is very little traffic on the road at all -- and the existing lanes are wide for an urban street with a 35 mph speed limit. The wide lanes and limited traffic volumes on a straight road are conducive to speeding. The street is also not very pedestrian friendly, despite the fact that there are two major multifamily residential developments on the north side of the road (where there are currently no sidewalks) in walking distance of the shops and services on Decker Boulevard.

This plan recommends two potential alternative cross-sections for Brookfield Road. Alternative (top right), could be implemented through restriping only in the existing roadway and adding sidewalk and street trees on the north side of the street. Alternative 2 (below right) proposes to reduce the number of lanes from four to two and adding a 16-foot wide planted median and bike lanes. Alternative 1 could be implemented almost immediately as an interim cross-section.

Both cross sections would provide benefits including: traffic calming, a safer and more comfortable environment for motorists, cyclists and pedestrians, and additional greening of the streetscape, although these benefits are far greater with Alternative 2.



Photo of existing Brookfield Road street section, which includes 4 12-foot lanes, 1 foot gutters, and a 5-foot sidewalk on the south side (high school side) only.



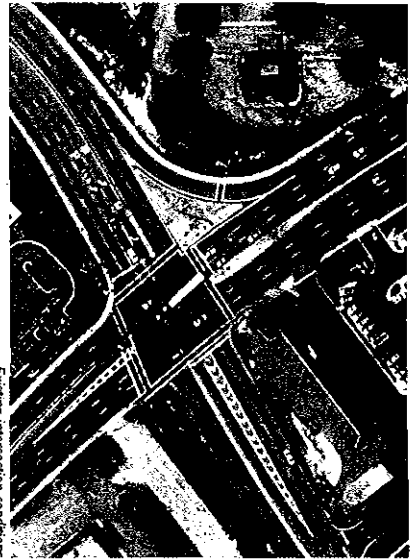
### Trenholm Intersection Recommendations

Like all major intersections along Decker Boulevard, the intersection with Trenholm Road could be greatly enhanced in terms of visual appeal and pedestrian friendliness. The Trenholm intersection is especially critical to the overall appearance of Decker Boulevard since it is one of the primary gateways into the corridor. It is also the intersection with the most promise for new commercial development or redevelopment. The location of Dent Middle School on the southwestern corner of the intersection underscores the special need to make this particular intersection safe for the many students that walk to and from the school.

One of the most significant recommendations for this intersection is to remove the free-flow right turn lane onto Trenholm from southbound Decker. This would allow greater redevelopment potential for the parcel at the corner which currently contains a vacant bank building. Other recommendations, noted in the box below, are related to increasing pedestrian and motorist safety and comfort as well as the attractiveness of the intersection.

#### DESIGN ELEMENTS

- Revise Southbound Right Turn (Bring under signal control)
- Extend Concrete Islands for Pedestrian Refuge
- Landscape Traffic Islands (Currently Concrete)
- Close and Relocate Right-In/Right-Out Driveway at NE Quad of Intersection
- Add High Visibility Crosswalks and/or Stamped Asphalt to Delineate Pedestrian Crossings
- Add Sidewalk along Trenholm
- Ped Signal w/Countdown
- Replace Strain Pole with Mast Arm Signals



Existing intersection conditions



Existing free-flow right turn lane onto Trenholm Road



Proposed Trenholm Intersection Design

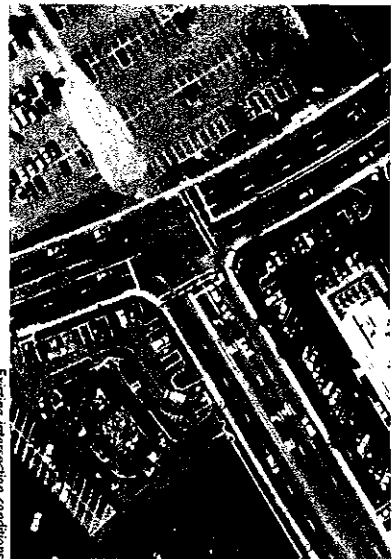
### O'Neil Court Intersection Recommendations

O'Neil Court is a three-way intersection at a key location in the corridor. The area around the intersection is the focus of great concern to the community because on two sides of the intersection are major vacant or underutilized buildings (the former Target/Kroger stores and the former Olive Garden and Red Lobster restaurants).

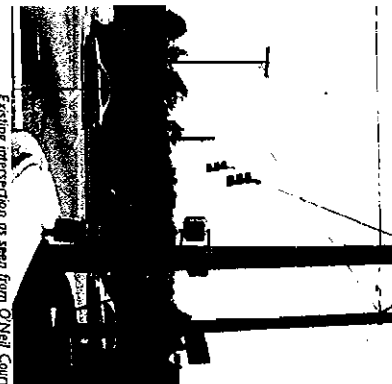
The major design recommendations for this intersection focus on creating a more pedestrian-friendly intersection with lighting, high-visibility cross-walks, median extensions, curb ramps, and pedestrian countdown signals.

#### DESIGN ELEMENTS

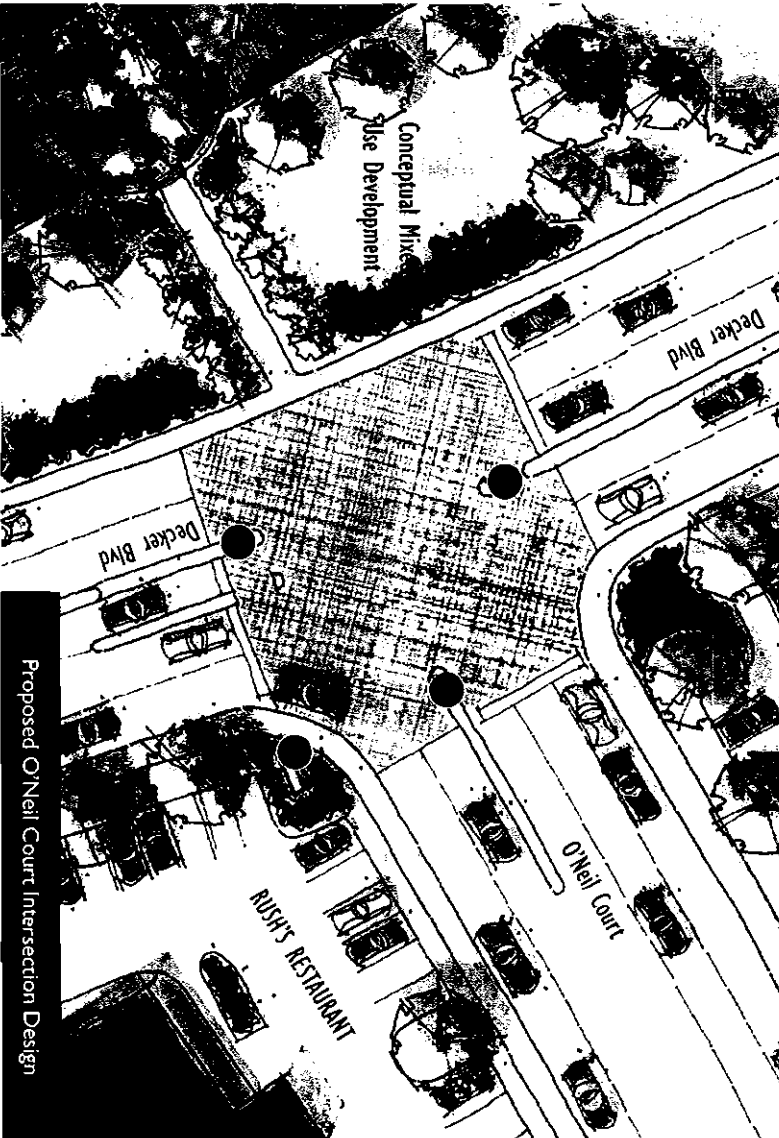
- Add High Visibility Crosswalks and/or Stamped Asphalt to Delineate Crossing
- Median Extensions for Pedestrian Refuge
- Reduce curb radius on southeast corner
- Pedestrian Lighting
- Install Curb Ramps
- Ped Signal w/ Countdown
- Consider Northbound Signal-Head if Needed for Commercial Redevelopment west of Intersection



Existing intersection conditions



Existing intersection as seen from O'Neil Court



Proposed O'Neil Court Intersection Design

### Brookfield Road Intersection Recommendations

The Brookfield Road intersection sits at the center of the Decker Boulevard Corridor. It is a gateway to Richland Northeast High School, as well as Forest Lake Elementary and the Forest Acres neighborhoods on the west side of the corridor. The intersection is in need of improved pedestrian facilities to serve not only the school students (approximately 1/3 of Richland Northeast students walk to school), but also the surrounding residents. As noted previously, there are two multi-family residential developments on the north side of Brookfield Road within walking distance of the intersection, but no sidewalks on that side of the road. The sidewalks are also lacking on the western side of the intersection (the Forest Acres side). Most of the recommendations for redesigning this intersection involve making it safer and more comfortable for pedestrians.

This intersection had the second highest number of crashes of any intersection on the corridor between 2001 and 2005. One stakeholder attributed the afternoon accidents to the inability to see the traffic signals in the uphill (southern) direction due to the sun glare. A potential solution is to install LED traffic signal heads to increase visibility of the traffic signals and reduce glare.

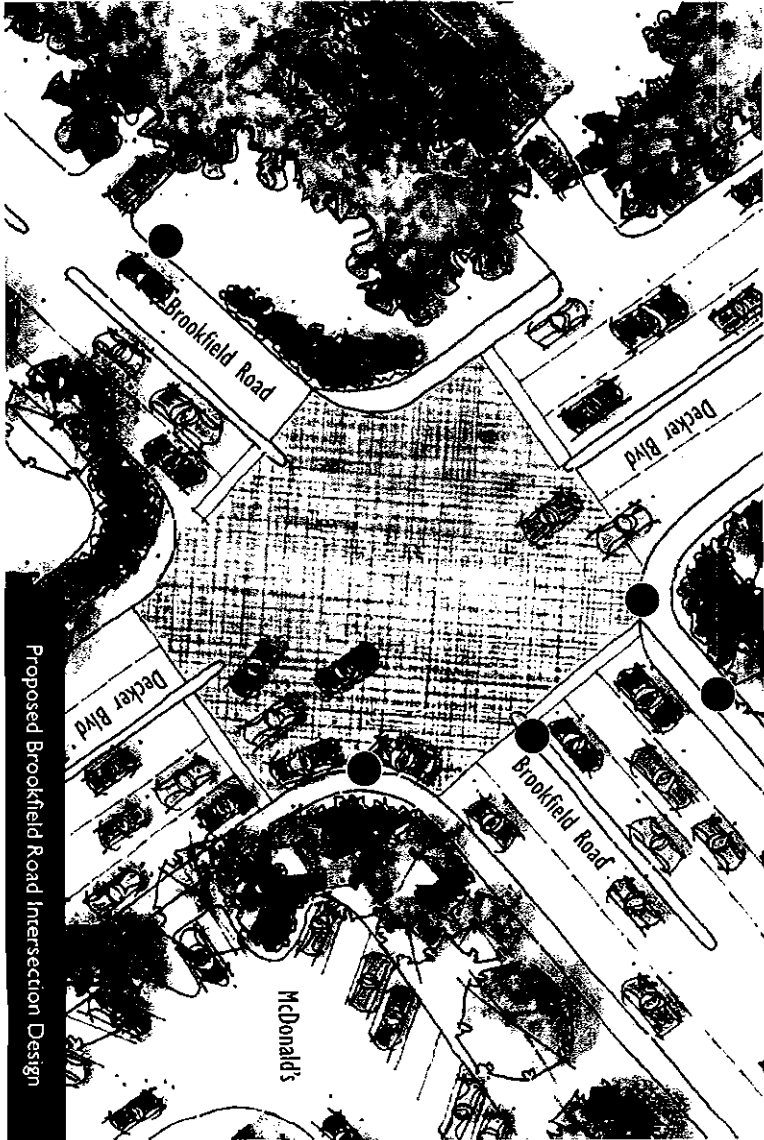
- DESIGN ELEMENTS**
- Narrow Curb Radius
  - New 5 ft Sidewalks (min) along Brookfield Road
  - High Visibility Crosswalks
  - Median Extensions for Pedestrian Refuge
  - Ped Signal w/ Countdown
  - Pedestrian Lighting
  - Wayfinding Signs to Schools
  - LED Signal Head and backplate to Reduce Glare



Existing intersection conditions



Existing intersection at Brookfield looking north on Decker



Proposed Brookfield Road Intersection Design

### Faraway Road Intersection Recommendations

The intersection of Decker Boulevard with Faraway and Crossfield Roads is the gateway to the Woodfield Park neighborhood area. It also represents the gateway to the area of the Decker corridor that has the most potential to redevelop with a pedestrian-oriented, mixed-use style of development.

The design recommendations for this location involve creating a safer and more comfortable streetscape for both pedestrians and motorists. One recommendation that would benefit pedestrians and motorists alike is to eliminate driveways that are too close to the intersection to reduce the number of turning vehicles.

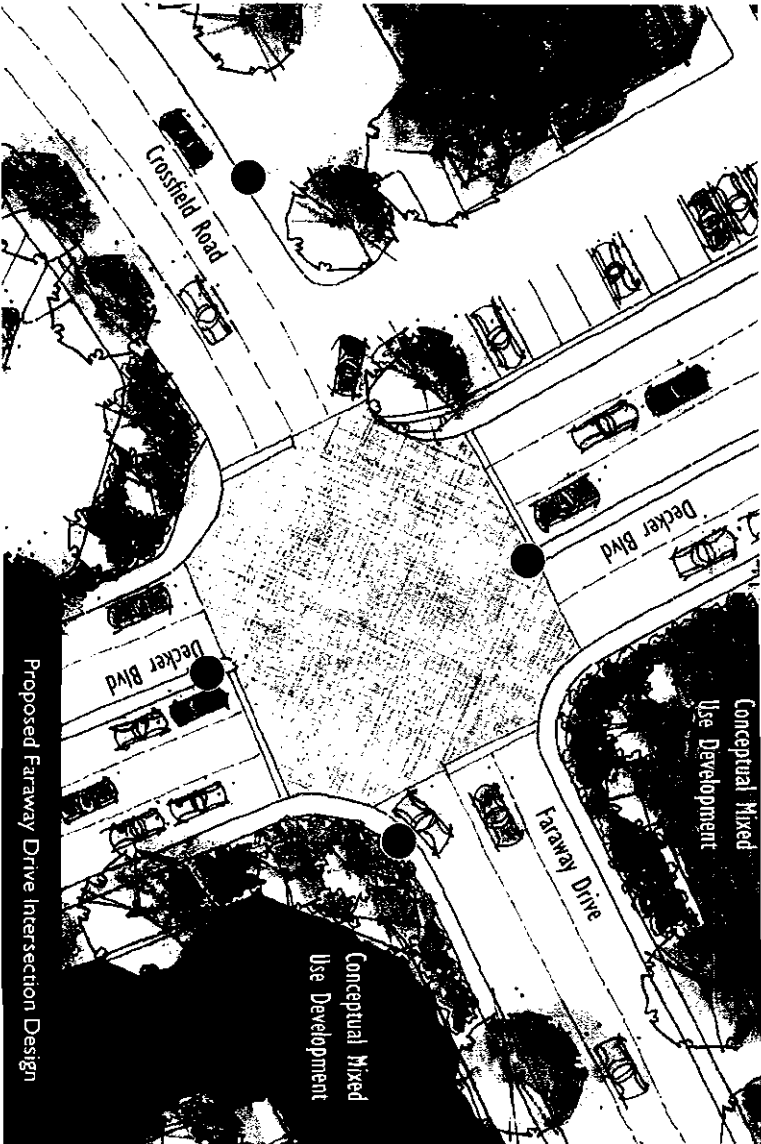
- DESIGN ELEMENTS**
- Sidewalks along Faraway and Crossfield
  - Median Extensions for Pedestrian Refuge
  - Pedestrian Lighting
  - Ped-Signal w/ Countdown
  - Close Driveways (where appropriate)



Existing intersection conditions



Existing intersection looking east toward Faraway



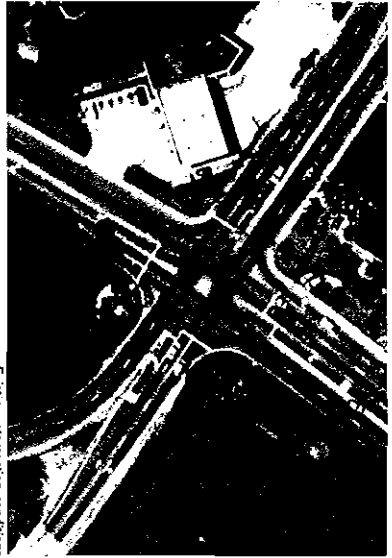
**Percival Road Intersection Recommendations**

The Percival Road intersection is also a critical gateway to the Decker Boulevard Corridor. For those motorists arriving at Decker Boulevard from I-77 North, this intersection is the first view of the Decker corridor. For this reason, special gateway treatments -- including landscaping and signage -- at the intersection are recommended to make the approach to the corridor more attractive. Those should be the priority improvements at this location. Currently, the land uses on the corners fronting the interstate off-ramp are a gas station and a used car lot, which at the least should be screened with landscaping, if not redeveloped.

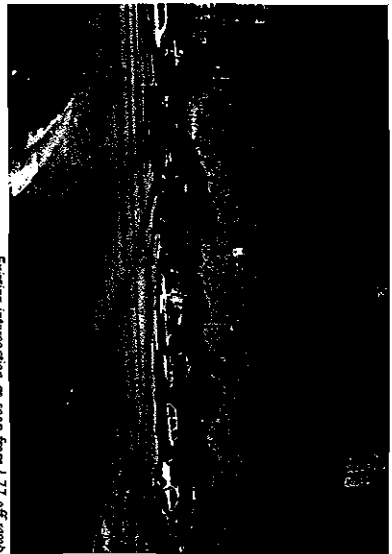
This intersection does not need to provide for pedestrian movement on at least three legs due to the lack of pedestrian destinations on the southern side. However, the northern corners of the intersection should be improved for pedestrian access.

One of the recommendations for this intersection includes evaluating the existing left-turn lane from southbound Decker onto northbound Percival. If this left-turn can be safely eliminated due to low turning volumes, then a full median can be constructed at the southern terminus of Decker, which would provide an opportunity for additional gateway treatment at this location.

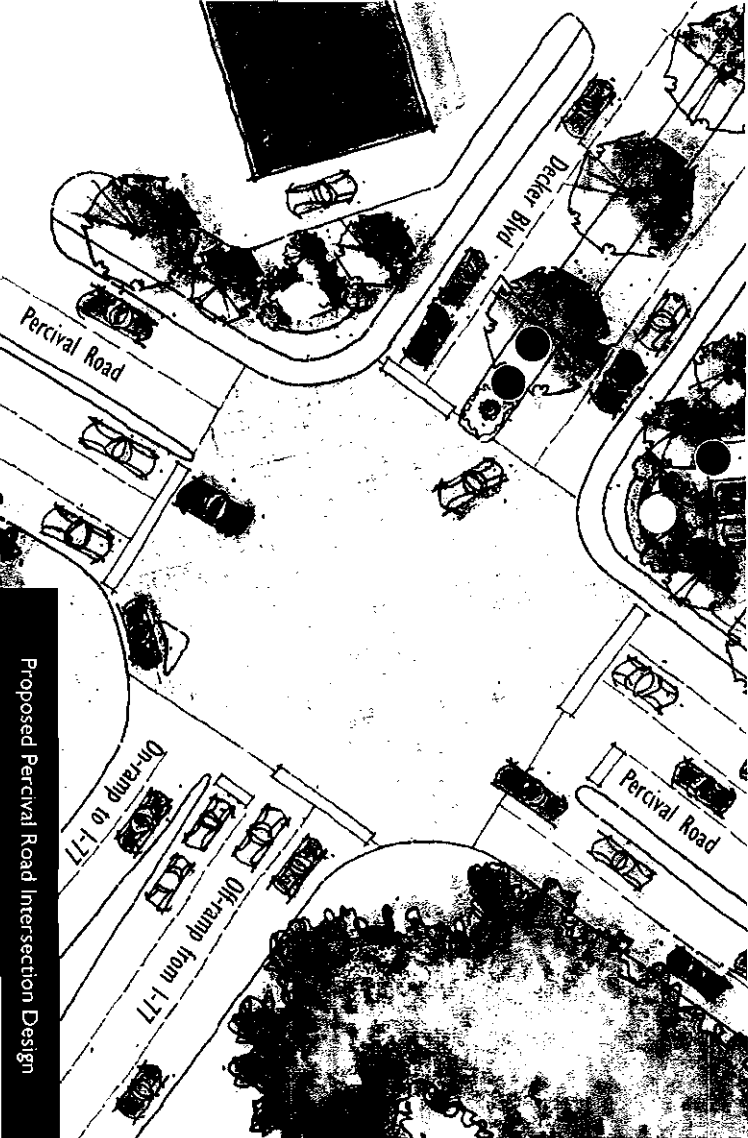
- DESIGN ELEMENTS**
- Evaluate Southbound Left Turn (Consider Elimination)
  - Install Median on Decker
  - Gateway Landscaping
  - Improved Pedestrian Crossings
  - Redevelop Northeast Quadrant
  - Wayfinding Signage to Fort Jackson



Existing intersection conditions



Existing intersection as seen from I-77 off-ramp



Proposed Percival Road Intersection Design

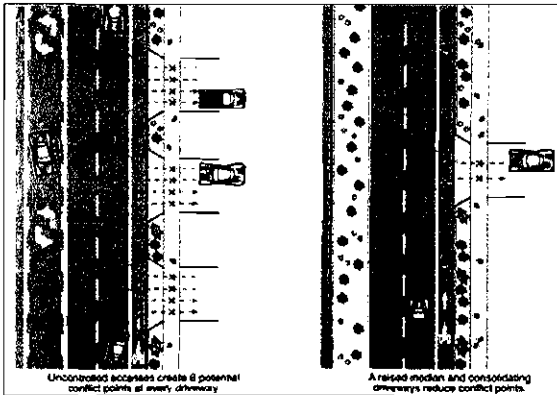
## Provide Gateway Treatments

Gateway treatments are recommended for key intersections on Decker Boulevard, especially at the two ends of the corridor at Trenholm Road and at Percival Road. These are the major entrances to the corridor and as such should be enhanced with special landscaping, lighting, intersection treatments (such as mast arm traffic signals) and possibly signage denoting the name of the corridor. Such treatment may also be appropriate, although on a smaller scale, at key neighborhood entrance locations off of Decker Boulevard, such as at Faraway Drive, Omega Drive, or Castle Pinkney.

Currently, the entrances to the Decker Corridor are marked with vacant buildings at one end (the vacant bank building at the northeast corner of Decker and N. Trenholm Road was cited by several stakeholders as being an eyesore) and a car dealership and a gas station at the Percival end.

## Improve Access Management on Decker Boulevard

One of the major impediments to safe and comfortable passage along Decker Boulevard for motorists, pedestrians, and cyclists alike is the high number of driveways into commercial properties along the corridor. The number of driveways and the unrestricted turning access to and from these driveways contributes to the high incidence of turning crashes cited above. They also contribute to a dangerous and uncomfortable pedestrian and cycling environment because of the number of times that non-motorists have to cross paths with turning motorists (see graphic below)



A median divided roadway and fewer driveways reduces potential conflict points (marked with x's above) with turning vehicles.

One of the primary means to limit the number and location of turning movements -- especially left turns -- is installation of a median, which this plan recommends for key locations along

Decker Boulevard. Other recommended access management treatments include:

- Encouraging shared driveways by working with property owners to close or relocate redundant driveways. One of the potential benefits of closing driveways for property owners is the increased amount of space that can be devoted to parking. To the extent that property access can be directed to side streets rather than directly onto Decker, safety and comfort of all roadway users will be increased.
- Encourage (or require in the case of new development) cross-access agreements between existing non-residential land uses or require such agreements for new, non-residential development. Cross-access between adjacent developments reduces the the number of vehicles that are required to re-enter Decker Boulevard. Keeping additional turning traffic off of Decker enhances safe and efficient conditions for all roadway users.
- For properties on corner lots, primary access via the side street (versus Decker Boulevard) should be required for new development.
- A coordinated signal system: Mobility and quality of life are greatly affected by the efficiency of the traffic signal controls in an area. Improvement in traffic signal controls can make significant contributions to energy conservation, travel time savings, pollution reduction, and vehicle operating costs. Traffic control system improvements are among the most cost effective transportation system management "tools." One of these tools is the implementation of a closed loop traffic signal system, which links each of the signalized intersections in a corridor together to function as a unified group instead of individually. This grouping allows for signal timings to be coordinated so that a vehicle traveling through the corridor at the appropriate speed has the potential to not stop at any light throughout the corridor. In addition to providing better traffic progression, moving more vehicles efficiently per hour, it also provides an incentive to travel at the posted speed limit.
- Signals should be spaced between 2000 and 2500 feet apart. Currently, the signal spacing meets this criteria except between Faraway and Percival Roads where the signals are 4400 feet apart -- more than 8/10 mile. SCDOT and the County should investigate the possibility of an additional signal in this section for pedestrian access, at least.

## Develop New Street/Bike-Ped Connections

The study area is almost completely built out. As a result, the street network is established such that it is difficult to change or add new street connections. Fortunately, the street network is fairly well connected, especially at the southern end of the study area where there are collector and neighborhood

streets that provide parallel and alternate routes to the major roadways. At the northern end, there are fewer such connections or opportunities for new connections, although Kneese Road does provide a parallel access between Brookfield and O'Neil on the east side of Decker, and the large undeveloped tracts of land at the northeast corner of the plan area provide opportunities to create additional new street connections.

In addition to the built-out nature of the plan area, the lake on the northwest side of Decker and the creeks on the northeast side represent major impediments to supplemental street connections. The Richland Northeast High School property, which extends unbroken almost three-quarters of a mile between Faraway and Brookfield, provides another major barrier to north-south connections in the area.

There are, however, a few opportunities to improve connectivity in the plan area through either new streets or pedestrian/bicycle paths:

- At the western end of the Richland NE High School block, install a new street or a pedestrian/bicycle path that would connect Faraway and Brookfield and line up with the entrance to Kneese Road.
- Extend Chastworth Road -- potentially as a new street, but more likely as a pedestrian/bicycle path -- to connect with Brookfield Road. This alignment is already being used "informally" as a pedestrian path to connect to the high school.
- Open up a piece of unbuilt right-of-way that extends from the end of the existing section of Carriage House Road to Decker Boulevard. The unbuilt right of way is approximately 300 feet long, but if opened to access would provide connection through an uninterrupted frontage on Decker that is almost half a mile long. This connection could provide a convenient connection from the neighborhood to the services on Decker and save a trip of almost a mile for persons travelling from Carriage House to the existing intersection of Decker and Castle Pinkney.
- Open Sandy Shore Road to through traffic near its terminus with Decker. Opening this street at the Decker Boulevard end would provide convenient access for residents travelling to and from Decker Boulevard, but also for service and emergency vehicles that may need access.

Other street and/or pedestrian/bike connections, conceptual alignments of which are shown on the map on page 36, should also be considered as new development and redevelopment occurs in the plan area or as opportunities arise.



## Provide Pedestrian and Bicycle Infrastructure

### Construct Sidewalks in Priority Areas

Sidewalks in the study area are currently limited to a few locations and are not ideally designed to encourage extensive usage. New sidewalks should be prioritized for major streets in the study area, first and foremost. The following major streets lack sidewalks on one or both sides:

- Brookfield
- Faraway
- Boundary
- Percival
- Hunt Club

These streets carry enough motor vehicle traffic volume and/or connect to enough destinations that they should have sidewalks on both sides where development exists. Streets like Brookfield, Faraway, and Boundary, which provide access to schools should have priority in regards to providing sidewalks.

The next level of priority for new sidewalk construction should be for neighborhood collector streets, which carry higher motor vehicle traffic volumes and provide direct connections to the major streets. These streets include: Omega, Long Shadow, Audubon, Bywood, and Morninglo in the Woodfield Park area and Carriage House, Crossfield, Glenfield, Greenoaks on the west side of Decker.

When sidewalks are installed, they should ideally be constructed 6-8 feet or more behind the curb to allow for planting of street trees between the sidewalk and the edge of the curb or street edge.

Furthermore, wheelchair accessible ramps at intersections and driveways (which also benefit persons with strollers and other wheeled conveyances and persons with limited mobility, for example) are necessary on all existing sidewalks in the planning area that do not currently meet the Americans with Disabilities Act Accessibility Guidelines ([www.adaa.org](http://www.adaa.org)).

### Construct Midblock Crossings/Pedestrian Refuge

Medians on Decker Boulevard and Brookfield Road, in addition to providing benefits for access management and landscaping and beautification, would also provide opportunities for pedestrians to safely cross the street in designated locations. Currently, there are five intersections along the nearly two-mile long Decker corridor where formal crosswalks are provided for pedestrian crossing: Trenholm Road, O'Neil Court, Brookfield Road, Faraway Drive, and Percival Road. While the Brookfield and Faraway intersections are only 800 feet apart, the other intersections are 1900 or more feet apart. In fact, there is approximately 4400 feet between the signals at Faraway and Percival -- more than 8/10 of a mile. Most pedestrians will not go more than 150 feet out of their way to cross

at a formalized crossing, so the need for additional pedestrian crossing locations on the corridor is evident.

When the exact locations of medians are determined, appropriate locations within the medians for formal pedestrian refuges should be designed. Pedestrian refuge medians provide a safe way for walkers to cross the street in locations absent of traffic signals. Medians allow the pedestrians to cross one direction of traffic at a time and then wait in the median while they look for a gap in traffic in the other direction of traffic. One of the key locations for consideration of a pedestrian refuge median is between Trenholm Road and O'Neil Court, across from Dent Middle School, where many students are reported to cross Decker between the school and the shopping center on the opposite side of the street.

### Install Bicycle Lanes

The executive director of the Palmetto Cycling Coalition commented during the charrette that the Decker corridor was a popular route for cyclists headed to Fort Jackson. She stated that hundreds of cyclists bike on Decker and Percival to the Fort. In addition, there are numerous cyclists from the surrounding neighborhoods that use bicycles on area streets for recreation and transportation.

The Central Midlands Council of Governments recently completed the *Bike and Pedestrian Pathways Plan for the Columbia Area Transportation Study*, which includes recommendations for beginning to make the greater Columbia area a more bicycle- and pedestrian-friendly place. That plan recommends bike lanes for Decker Boulevard and Percival Road and that they be provided on these streets through narrowing the motor vehicle travel lanes and reallocating the roadway space to accommodate bike lanes on either side of the road.

This report concurs in the recommendations above and suggests that bike lanes also be provided for Brookfield Road. Cross-sections for Brookfield and Decker including bike lanes are shown on the pages above. Bike lanes on Decker could eventually connect to an existing and proposed network of bike lanes on Trenholm Road, Two Notch Road, Brookfield Road, and Percival Road.

It would also be appropriate to consider bike lanes for other major thoroughfares or collector streets, such as Boundary Road, O'Neil Court, and Trenholm Road as opportunities arise through resurfacing and roadway improvement projects.

### Develop Signed Bicycle Routes

Signed bicycle routes are recommended for streets that are not major roads, but that can provide connections to destinations and other bicycle facilities in the area. These routes would be signed along low volume, neighborhood streets and provide directions to cyclists traversing the neighborhoods on either side of Decker

Boulevard. Recommended bike routes are shown on the map on page 36 including routes on Rockbridge Road, Carriage House Road, Castle Pickney, Long Shadow, Faraway, and Kneeee Road.

### Improve Pedestrian and Bicycle Access to Schools

There are four schools in or near the study area, including Richland Northeast High School, Dent Middle School, Forest Lakes Elementary, and Conder Elementary. The school district provides housing for children who live more than one and a half miles from their school, which means that children who live within that distance have the option to walk, bike, drive, or ride to school with an adult. During the planning team's visits to Decker Boulevard, it was evident that many students, especially from the Middle School, were walking home along Decker Boulevard. According to the principal for the high school, almost 1/3 of the students walk to school.

Given the number of schools in the study area and the fact that many children are already walking to schools in the area, a priority should be placed on bicycle and pedestrian improvements in proximity to the schools and on major routes used by students. This should include improvements to the pedestrian environment along Decker Boulevard including pedestrian crossings, as well as the approaches to the other school campuses, many of which lack adequate sidewalks, secure bicycle parking, and other basic amenities for students who walk or bike to school.

The Richland County School District 2, in conjunction with the County, and SCDOT, should complete a small study to determine priority improvements in and around the school campuses. SCDOT currently has funding available for "Safe Routes to Schools" (SRTS) improvements, which can pay for infrastructure and other initiatives. Many of the infrastructure recommendations outlined in this section may be eligible for SRTS funding if it can be shown that they will benefit pedestrian and bicycle access and safety for school children.

### Provide Traffic Calming on Certain Streets

Participants in the charrette cited the issue of speeding motorists and the need for traffic calming on several streets in the plan area, including Decker Boulevard, Faraway Drive, Boundary Road, and Chatsworth Road. Traffic calming can be accomplished in part through a number of specific engineering measures, some of which have been mentioned in earlier sections of the report. For example, narrowing the motor vehicle travel lanes and constructing medians with vertical elements (such as trees) can contribute to traffic calming on Decker Boulevard. Similar measures may be appropriate for Boundary Road.

Faraway and Chatsworth, which are neighborhood streets, may be candidates for more traditional traffic calming measures such as the addition of speed humps along straight road segments and

mini-traffic circles at intersections. Faraway, especially, should be studied for an appropriate series of traffic calming strategies since this street provides an attractive and direct route between Decker Boulevard the Blue Cross/Blue Shield campus through the Woodfield Park neighborhoods.

Traffic calming cannot be accomplished through engineering measures alone. It requires vigilance on the part of neighborhood residents and law enforcement to raise awareness of the issue and to report and ticket speeders. Neighborhood organizations, the Richland County Sheriff's office, and the Department of Public Works should work together to come up with a set of comprehensive strategies, including engineering and enforcement/awareness initiatives, to deal with speeding motorists in the plan area.

### Improve Streetscaping

One of the key issues raised by residents and other stakeholders during the plan development process was the need for streetscaping in the plan area. Participants cited a general need to improve the looks of the Decker corridor, saying it "looks shoddy." Specifically, an number of plan participants mentioned the need for "lamp posts and landscaping." Regarding landscaping, stakeholders voiced the need for "trees on Decker," "beautification" on Percival, including trees, and tree canopy in the neighborhoods. Numerous individuals mentioned the need for pedestrian lighting both in the neighborhoods and along Decker Boulevard to improve the appearance of the area, but also to provide a sense of security and greater visibility for people walking at night.

### Install Pedestrian-Scale Street Lighting

Pedestrian-scale lighting typically refers to lamp posts that are no taller than 18 feet high and that provide lighting for the pedestrian realm of the street versus street lights designed for motorists. This type of lighting is typically spaced more closely together than street lights and can improve visibility for pedestrians walking along and crossing streets. Pedestrian-scale lighting can be decorative and provide a special ambiance for the streetscape both at night and during the day, as well as providing a convenient location for hanging banners, flags, and planters.

This plan recommends that decorative, pedestrian-scale lighting be considered for the Decker Boulevard corridor and at key locations in the Woodfield Park neighborhoods. Priority for such lighting should be on the section of Decker closest to the residential areas between Faraway and Percival for pedestrian crossing locations, especially for future mid-block crossings; and along collector streets in the neighborhood areas, especially at intersections.

### Plant Street Trees

The streets in the plan area are generally devoid of greenery and

trees, creating barren and harsh looking streetscapes. Street trees, ideally planted between the sidewalk and the street, can provide many benefits both to the appearance of the streetscape as well as to the users of the street, including shade for pedestrians and parked cars, protection of pedestrians from moving cars, retention of stormwater, traffic calming, and shade that can prolong the life of asphalt.

This plan recommends that street trees be planted in the public right-of-way, where possible, along the major streets in the plan area and along major neighborhood collector streets in the Woodfield neighborhoods. Where planting in the right-of-way is not feasible, easements should be sought to plant on private property. New sidewalks in the study area should be constructed six to eight feet behind the back of curb or edge of pavement to provide room for street tree planting. When redevelopment of properties along the major roads occurs, developers should be required to provide street trees along their frontages.

### Underground or Relocate Overhead Utilities

Overhead utility lines dominate the streetscape along Decker Boulevard, contributing to the corridor's uninviting appearance. These lines should be undergrounded or moved to the rear of properties where feasible. Priority locations for undergrounding or moving utilities should be at the gateway intersections (Trenholm and Percival) and at other major intersections along the corridor.

Moving and especially undergrounding utilities can be an expensive endeavor, but it can be accomplished incrementally through public and private initiatives. SCE&G will provide matching funds for local governments that undertake undergrounding or streetscaping projects, so this is a potential source of funding. Also, developers can be required or encouraged to move or underground utilities as redevelopment and new development occurs along properties with frontage on Decker Boulevard.

### Commuter Rail/Mass Transit Station

The "Final Report: Commuter Rail Feasibility Study for the Central Midlands Region of South Carolina" commissioned by the Central Midlands Council of Governments recommends a potential commuter rail station in the vicinity of the intersection of Decker Boulevard and Two Notch Road. The station would be along a proposed Columbia to Camden commuter rail alignment, which ranked the highest of three potential corridors examined in the study. The study refers to the the potential station location as the "Parklane Road Station" and makes the following assessment of the station area:

*The proposed Parklane Road station is near Two Notch Road and existing active CSX Transportation tracks on undeveloped/vacant land. . . With regard to existing land use, commercial development may help to generate*

*commuter rail ridership, since the area serves as a destination for both shopping and jobs. The large areas of undeveloped/vacant land potentially could be developed in a transit-supportive manner.*

*The Parklane Road station scores a three [out of five; "good"], because of the development opportunities surrounding the large amount of vacant/undeveloped land. [A good rating that indicates favorable conditions for potential ridership accessibility and transit-supportive land uses. There is some population and employment base nearby, and some developable land.]*

The existing large undeveloped tracts and the potential redevelopable properties in the vicinity of the proposed station location provide an excellent opportunity for higher-density, mixed-use (retail, office, and residential) development that is critical for providing transit ridership and supporting investment in future mass transit infrastructure. While commuter rail may be a long term proposition, the development of mixed-use development along the Decker corridor will support other objectives for the corridor and may provide incentive for investment in interim transit improvements in the nearer term, such as enhanced bus service or high-capacity bus-rapid transit service.



Proposed Commuter Rail Station Location

# Corridor Identity

## Issues

The lack of a positive or unifying identity for the Decker Corridor was one of the key issues identified by participants in the planning process. The area is known informally for its stores and churches geared to various national and ethnic groups. By the count of one eharrette attendee, there are more than 30 establishments catering to the Korean community on the Boulevard, for example. The corridor was also host to a successful international festival some years back. The festival left a lasting impression on the collective consciousness of the community, although it has not been repeated in recent years.

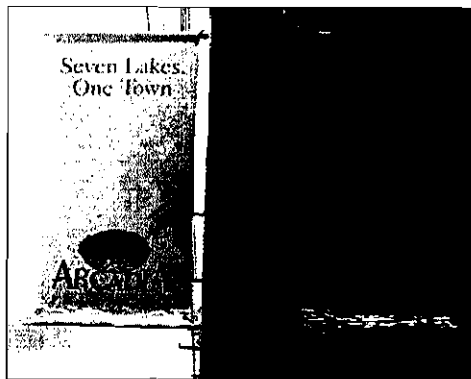
The corridor also has some negative stereotypes of crime and blight that are exacerbated by media reporting and the sight of vacant retail space and aging commercial offerings. One eharrette participant reported being afraid to drive through the corridor for fear of gang activity that had been reported on the local news.

## Strategies/Recommendations

### Develop Marketing and Public Relations Campaign

One of the first recommended actions in this arena is the development of a marketing and public relations campaign for the area. The community stakeholders should consider a visioning process that supports economic development efforts within the study area, by identifying those things that differentiate the area, while branding and marketing the area's redevelopment potential. A proposed process for such an effort is suggested in the text box at right. Public relations and marketing efforts can assist in facilitating renovation, development and absorption of commercial space and residential units. They can also provide the basis for proactively establishing a positive identity for the corridor rather than having the public's perception of the area be shaped by media reports that are not often flattering.

Once a marketing vision and community identity has been established, logos, slogans, and other identifying elements can be used for print material, banners, websites, signage and the like. The Transportation and Streetscape section has recommended locations for potential gateways to the corridor. The corridor logo and slogan can be featured on signage at these locations, for example. Flags identifying the corridor can also be used, such as the banners that are used to identify the Arcadia Lakes area along Trenholm Road.



Arcadia Lakes banners along Trenholm Road

## Decker Boulevard/Woodfield Park Public Relations & Marketing Strategy

Were recommended that the County in coordination with local neighborhood and business groups solicit an RFP from qualified Public Relations and Marketing Firms to assist with a Public Relations and Marketing Strategy for the Study Area. The scope of work should include:

### MARKETING OBJECTIVES

- To implement a continuity campaign that will allow for maximum exposure to both the residential and commercial consumer.
- To communicate the issues of public safety and mitigate crime perceptions (see Findings and Recommendations in Section 4 and Appendix of the "Economic & Market Analysis for Decker Boulevard/Woodfield Park Planning Area" report dated June 26, 2006 prepared for Richland County).

The primary objective of this campaign is to promote sales/leasing of residential and commercial space within the study area. A secondary objective is to build general brand awareness among consumers of the Decker Boulevard re-development efforts.

### TARGET AUDIENCES

- Prospective residential buyers: individuals who might fall into this category include (but are not limited to) young professionals who are interested in living in or near urban centers; military personnel and families; ethnic families.
- Prospective commercial tenants: Decker Boulevard offers great flexibility to this consumer due to the variety of options available to them depending on their needs and circumstances.

### CREATIVE CONSIDERATIONS

- Color: highly recommended whenever the budget will allow.
- Copy: Recognizing that the copy must speak relevantly to the two target segments, focus on highlighting the amenities and culture as they might appeal to a residential or commercial user.

### CLIENT MANDATORIES

- Map: Design a map showing proximity of the area to I-77, I-20 and other important area landmarks. Highlight unique and differentiating issues including cultural diversity.
- Contact information: Address, phone number and website needs to be included on all materials.

### Formalize Decker Boulevard Business Coalition

In the Spring of 2003, the Decker Boulevard Revitalization Task Force met with business owners, residents and other stakeholders on the corridor to discuss issues and strategies for the Decker area. One of the early outcomes of that effort was the informal establishment of a Decker Boulevard Business Coalition. This plan recommends that such an organization be formalized as a means for advancing commercial interests on the corridor. The organization would need to establish by-laws, mechanisms for funding including member dues, and other membership requirements.

Such an organization could be responsible for: maintaining communication between corridor business and public agencies; surveying membership; establishing expectations for business appearance; organization of corridor-wide promotions and events; corridor-wide marketing efforts; and other tasks that would benefit all businesses and the Decker Boulevard area generally.

**Reestablish Decker Boulevard International Bazaar and Similar Events**

Festivals and temporary outdoor market places can provide low-cost opportunities to catalyze economic development, establish community identity, and provide outlets for community commerce and interaction. A farmer's market was one of the top three desired amenities mentioned by residents in the Community Survey for the plan area (see Public Input section). Area residents who participated in the charrette also voiced a desire for centralized space for community gatherings and outdoor entertainment.

As noted in the Market Study, farmers markets specifically can "create a fun, inviting, and destination-oriented venue that can draw customers from outside the immediate trade area."

*[The plan area's] ethnic diversity and desire for additional food-related operators, such as restaurants and groceries, provide an opportunity to create a unique and differentiating shopping experience. While there are a number of farmer's markets in and around Columbia (including the soon-to-be relocated State Farmer's Market), there may be an opportunity to consolidate or joint-venture such efforts to provide for expansion. (p. 7)*

The corridor already has a successful history with festivals/marketplaces. Two very successful community festivals complete with food and craft vendors and entertainment were held in November 2003 and 2004 to showcase the area's international flavor. The events, called the "Decker International Bazaar," were held in the parking lot of the Decker Mall at O'Neil Court and Decker Boulevard. These events were organized by the Decker Corridor Revitalization Task Force, chaired by Representative Joan Brady.



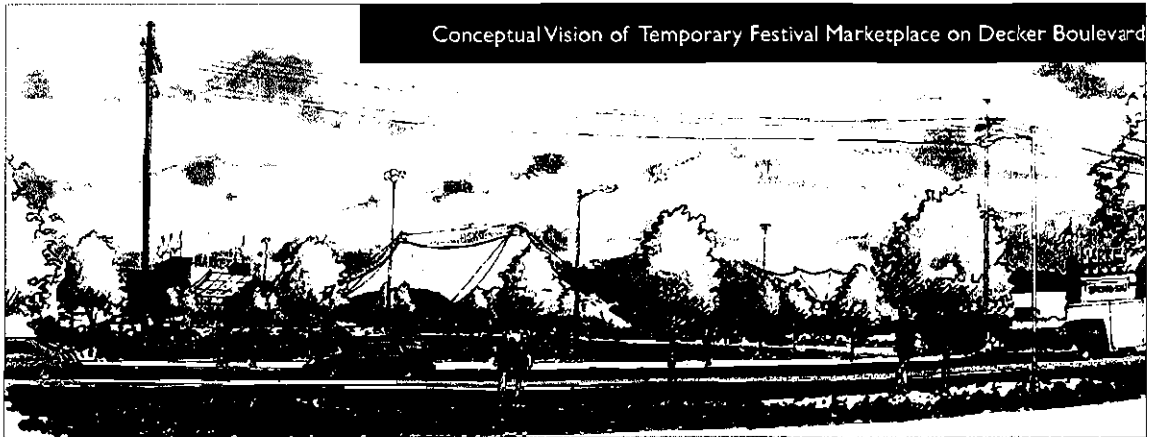
This plan proposes to continue the tradition of the the International Bazaar and to establish a permanent schedule for such festivals and/or marketplaces on the corridor. There are a number of locations such events could be held, including parking lots of some of the various vacant or underutilized shopping centers on the corridor or other vacant or open land on the corridor. The outdoor market space could be devoted to seasonal sale of local and ethnic foodstuffs and produce as well as for festivals such as the popular International Bazaar. The events could be managed by a private entity or a public-private partnership with a local government agency or community non-profit, such as a Decker Boulevard Business Coalition.



Images from the Goshen Market in St. Louis, Missouri



Raanoke, VA Farmer's Market



Conceptual Vision of Temporary Festival Marketplace on Decker Boulevard

# Crime and Safety

## Issues

As noted in the previous section and in the community survey, crime and safety are priority issues for the study area -- both the reality of crime as well as the perception of crime. Area residents who completed the Community Survey indicated that "Safety" was the most critical factor in the success of the revitalization of the Decker Boulevard area.

While the Sheriff's Office reports decreases in all crime statistics over the past year, there is still significant concern from community stakeholders for a range of crime and safety issues:

- Lack of enforcement of speeding on the major roadways, and especially Decker Boulevard, was a concern of a number of plan participants.
- Lack of street lights – Several Woodfield Park neighborhood residents mentioned that the lack of neighborhood street lights made them afraid to walk in their neighborhoods at night.
- At least one plan stakeholder characterized the area as a "corridor of fear." Whether or not this fear is based in reality, the fact of the matter is that this perception will slow revitalization efforts in the area.
- Some of the fear is based on reports of gang activity in the area.
- At least one long-time resident of the Forest Hills area complained of noise and other related issues from a Club on Decker Boulevard.
- Area residents and other stakeholders see vandalism as a sign of crime in the area.
- One area stakeholder stated that there is a common perception of slow response by the Sheriff's Office to calls in the area.
- The Sheriff's Office representative at the charrette cited an issue of homeless encampments in the woods behind some of the commercial establishments.
- This Sheriff's representative also indicated that there are significant calls to the Reserve Apartments.
- The area Fire/EMS representative cited a concern regarding fire at vacant commercial buildings on the corridor.

## Recommendations

Just as there are no silver bullets for revitalization of the plan area, there are no silver bullets for dealing with the reality and perception of crime in the area. The issues of crime and safety must be approached comprehensively and many of the recommendations in other sections of the report will help to alleviate both the perceptions and reality of crime:

- Proposed roadway designs for Decker Boulevard will help to calm traffic speeds and reinforce the posted speed limit. Targeted enforcement efforts regarding speeding may also be warranted.
- Street lighting, especially pedestrian-scale lighting, is recommended along the major roadways in the corridor and in neighborhoods.
- Marketing efforts to present the relative safety of the area, among other community strengths, will help to reduce the perception of fear. These efforts should include proactive efforts to portray positive images in the media as well as guided tours of the area with media representatives, realtors, and other opinion makers. One area business owner reported never having been in the Woodfield Park neighborhood. The unknown is often a source of fear.
- New zoning and development standards to prevent inappropriate land uses, such as bars and clubs, near residential areas is recommended in the Regulatory Tools section of the report.
- Continued proactive and visible efforts by the Sheriff's Office to respond to calls in the area and "evidence" of criminal activity such as graffiti will help to alleviate community concerns regarding responsiveness.
- Community organizations and proactive citizenry -- including Community Watch-type efforts -- will also be required to carry some of the load of crime reporting and crime prevention.
- Promoting active community uses, such as parks and greenways, in the undeveloped, natural areas of the corridor will help to provide positive activity that will deter criminal activity in these locations that are currently hidden and unobserved.
- Redevelopment of the Reserve Apartment area into a development with a mixture of housing types and incomes will help to eliminate concentrated pockets of poverty in the area, which are often magnets for crime.
- Home ownership programs, code enforcement and education of area residents about property upkeep and tenancy laws will also reduce neighborhood crime.
- Establishing new uses in vacant commercial locations or

removing vacant commercial structures from the floodway will reduce the risk of fire in these buildings.

# Regulatory Tools

There are two primary regulatory issues in the Decker Boulevard plan area: the land uses that are allowed and the design standards that are required for new development. The former is regulated through zoning districts. The latter through zoning districts as well as general development standards.

## Uses and Zoning

### Use Neighborhood Commercial (NC) Zoning Near Neighborhoods

As part of the plan implementation, this report recommends that the County consider rezoning the section of Decker between Percival and Farway to Neighborhood Commercial (NC). The NC zoning district is more appropriate for this section of the corridor as it is "intended to accommodate commercial and service uses oriented primarily to serving the needs of persons who live or work in nearby areas" and "is designed to be located within or adjacent to residential neighborhoods where large commercial uses are inappropriate, but where small neighborhood-oriented businesses are useful and desired." Application of the NC zoning district would preclude or make non-conforming a number of uses that may not be appropriate adjacent to residential neighborhoods and/or have been cited by area residents as objectionable. The County may also want to consider a sunset clause for certain non-conforming uses (for example, pawn shops, bars, and auto dealers) whereby the uses would have to cease operation within the district within a certain number of years after establishment of the new zoning district.

Currently, the primary zoning district along Decker Boulevard is GC (General Commercial; formerly C-3). Over 164 acres of the study area (or approximately 22% of the study area) are included in this zoning category, which is "intended to accommodate a variety of general commercial and nonresidential uses characterized primarily by retail, office, and service establishments." As noted in the market study and as evident along the corridor by the large number of vacant retail stores, there is more commercial zoning on the corridor than the area can support. Furthermore, the variety of uses allowed in the GC district may not be in keeping with the goals of the corridor's residents and stakeholders.

For example, there are a number of uses allowed in GC that may be problematic for a corridor that is trying to improve its image and reduce the perception of crime. This issue is particularly acute in the area between Percival and Farway where large residential

neighborhoods abut the commercial uses on the corridor and where commercial properties are relatively narrow. The following uses, which are allowed in GC, may be especially problematic in this section of the Decker Boulevard corridor:

- Billiard Parlors
- Shooting Ranges
- Automobile Rental or Leasing
- Rental Centers with outside storage
- Truck Washes
- Bars and Other Drinking Places
- Motor Vehicle Sales
- Motorcycle Dealers
- Pawnshops
- Tire Sales
- Truck Stops
- Transportation uses (such as Taxi Terminals)
- Wholesale Trade uses
- Warehouses, Self-Storage
- Manufacturing Uses
- Sexually-Oriented Businesses

The pawnshops, used car dealers, and barmy/night clubs were specifically mentioned by area residents as objectionable uses along Decker Boulevard.

The section of Percival Road between Decker and East Boundary Road may also be appropriate for this zoning district, if not for a district that allows primarily office or higher density housing such as OI or RM-11D.

### Rezone Parcels Interior to Neighborhoods

There are a number of parcels in the Woodfield Park area that are zoned for commercial uses, but are interior to the neighborhood and not on a major roadway. These parcels are concentrated along Dupont Street, which is one block off of Decker Boulevard. The commercial encroachment into the neighborhood at these locations is likely contributing to the deterioration of residential properties in the surrounding blocks. These parcels should be zoned for uses that are more compatible for their neighborhood street location. For example, Office and Institutional (OI) or a higher density residential district would be much more appropriate than General Commercial (GC) zoning at these locations.

### Apply the Redevelopment Overlay District (RD)

Richland County's Land Development Code includes a placeholder district called the Redevelopment Overlay District (RD) that is "intended to promote the revitalization of existing blighted commercial strips and residential areas." The overlay district is subject to approval of the County Council subsequent to the approval of a Redevelopment Plan for the area. The district provides for Permitted Uses and Development Standards to be

determined through the Redevelopment Planning process.

**Permitted Uses** -- The application of this district to the study area can be used to augment the use standards of the underlying districts by allowing certain uses which would be complementary to the proposed redevelopment concepts in this report. For example, most residential uses are not permitted in the NC district recommended above. The RD district should permit the development of all dwelling types so that new residential development and mixed use development would be allowed along Decker Boulevard. Furthermore, the RD district could go so far as to encourage new residential development in the primarily non-residential zoning districts along Decker by providing density, height, or other incentives for new residential development on the corridor through the development standards.

### Development Standards

There are two primary issues that should be considered in drafting new development standards for the plan area. The first is increasing development potential or development flexibility. This involves allowing greater density, where appropriate, to make efficient use of the existing infrastructure and to allow for additional residential units to support existing and future retail and services in the area. Allowing for greater intensity of development also gives the County leverage to require a greater level of design and infrastructure investment by developers, which is the second issue for consideration in drafting new standards. The following changes are recommended for inclusion in new development standards for the RD district.

#### Reduce Minimum Lot Width

This plan recommends that lot width be reduced. Smaller lot dimensions will allow for greater flexibility in infill development and will provide for a broader range of housing types to be offered in the plan area. Currently, minimum lot dimensions range from 50 feet in most districts to 75 feet in the RS-LD District (Residential, Single-Family—Low Density). Detached single-family dwellings can be built on lots as narrow as 24 feet wide. This plan recommends that minimum lot width for detached houses be lowered at least to 36 feet.

#### Reduce Setbacks

This plan recommends that front setbacks be reduced under certain conditions to allow for more pedestrian-oriented buildings and site designs. Most of the current zoning districts require a minimum 25 foot setback from the property line for new buildings. Residential buildings on local streets can be set back as little as 10 to 15 feet to bring front doors and porches closer to the public and pedestrian realm of the sidewalk and to provide more usable private space at the rear of the building.

Mixed-use and non-residential buildings on local and collector streets can have setbacks reduced to zero as long as sidewalks and planting strips with appropriate widths are provided. Building facades on these types of buildings should not be closer than 12 feet from the back of curb, but preferably 15 feet or more. Setbacks as deep as 25 may be appropriate along portions of Decker Boulevard and other major arterials in the study area given the speed and volume of motor vehicle traffic and the surrounding land uses. However, as the nature of these roadways evolve to become more pedestrian-friendly with medians, narrow travel lanes and other features, setbacks as narrow as zero to 10 feet may be appropriate on certain sections of the roadway.

The area between Faraway and Peregral Roads on Decker Boulevard may be appropriate for reduced setbacks, for example. Reducing setbacks to these dimensions on Decker should also be predicated on having adequate space (at least 12 feet, but preferably 15 feet or more) for generous sidewalks and planting strips between the building and back of curb. Maximum setbacks on Decker may be a more pressing issue given that most buildings have deep setbacks with parking in front. A maximum setback of 25 feet may be appropriate for Decker Boulevard if parking is not allowed to be built between the building and the right-of-way, which is a condition that this plan also recommends.

#### **Increase Maximum Building Height**

The County should consider allowing buildings taller than three stories along the major roadways based on conditions specific to the plan area. Conditions should be based on the goals of this plan or other community goals for the area, including such things as eliminating parking between the building and the street, providing additional public open space, and reducing impacts on area waterways and wetland areas.

#### **Increase Maximum Density**

The County should consider increasing the maximum density allowed by-right in the study area. Currently, the maximum densities allowed range from 3.5 dwelling units per acre in the RS-1D District to 16 units per acre in the GC District. Reducing lot widths in the single-family residential areas will increase allowable densities to just under seven dwelling units per acre, assuming that lot depths remain at approximately 150 feet.

Densities of at least four to six dwelling units per acre are the minimum required to support retail, services, and transit in walking distances of residences. Even higher densities are appropriate along the major roadways in the study area. Townhomes can be developed at 16 to 18 units per acre and apartment and condominium buildings of two to four stories can be built at 20-50 dwelling units per acre.

This report suggests that the County use the RD Overlay District to

specify the maximum densities for the underlying non-residential zoning districts in the study area at 25 units per acre at least. Conditions may be specified for exceeding this threshold based on meeting or exceeding certain site design criteria (such as provision of open space, reducing impervious surfaces, building design, etc.) or other considerations that are congruent with the community's goals for the area.

The trade-off for the increased development potential offered by the recommendations above is more stringent requirements on the infrastructure and design details that most directly impact the public environment. These standards should be detailed in the RD Overlay District requirements for the plan area.

#### **Parking Standards**

Richland County employs a progressive approach to parking standards by establishing a maximum and a minimum number of parking spaces required for new development. There are a few changes that this plan would recommend for consideration in developing new standards for the Decker Boulevard plan area.

- Use the Parking/Loading Standards adopted for the Town and County (TC) District that allow for or require: reduced parking requirements; on-street parking to count toward minimum parking requirements; screening of parking; parking located to the rear of buildings; and the connections of adjacent parking lots.
- Require that all parking provided over the minimum be paved with pervious paving materials. This requirement could have many benefits in an area that is suffering severe water quality and flooding issues. (This approach is currently in use in Greenville County and being considered by the City of Greenville.) Currently, pervious paving materials are only encouraged and not required.
- Provide incentives for shared parking such as reduced minimum parking requirements.

#### **Pedestrian and Bicycle Amenities**

The County's development standards for pedestrian, bicycle, and transit amenities go farther than the requirements of many jurisdictions in the region. However, there are a number of development standards in this section that should be enhanced in the development of RD District standards for the Decker Boulevard plan area.

- Sidewalks: Sidewalks should be required to be a minimum of five feet in residential districts. This is the minimum width required for two adults to walk side by side. In no case should three foot sidewalks be permitted.

- In an urbanized area such as the Decker Boulevard plan area, sidewalks should be required on both sides of streets in all developments unless the development density is two dwelling units per acre or less.

- Sidewalks for commercial developments and higher density residential developments (over 15 dwelling units per acre) should be required to be at least six feet in width. In mixed-use developments where ground floor retail is present, sidewalks should be at least 8-12 feet.

- Non-residential developments should be required to provide sidewalks from the front entrance to the sidewalk network along public streets.

- Bicycle parking standards should be enhanced to require bicycle parking at all new non-residential developments and multi-family developments based on a percentage (typically five percent) of the motor vehicle parking required. Details on the types of bicycle parking racks and their required location should be provided as well.

#### **Parks and Open Space**

The County's current open space requirements are very straightforward and provide attractive incentives for maximizing the amount of open space reservation. The requirements could be enhanced for the Decker Boulevard plan area by requiring that all or a portion of the reserved open space be made available to the public; and/or that a fee-in-lieu option be provided for the provision of public open space and parks in the plan area.

The need for public open space is one of the key issues in the study area. Incentives (such as increased density or increased building height) for the provision of publicly accessible open space should also be considered. The County may also want to consider for the plan area requiring open space based on the number of housing units rather than based on a percentage of a site's acreage. This approach makes more sense especially as development density increases since it relates the amount of open space required to the number of individuals who may access the space rather than to the size of the parcel.

#### **Streetscape Enhancements**

The following streetscape enhancements should be required of all new development

- Require planting strips of a minimum 6 to 8 feet wide to provide separation between the sidewalk and the roadway and to provide ample room for the planting of street trees. This requirement may replace the current requirement for "street protective yards," which are required to be outside of the right-of-way, but which provide no separation between moving vehicles and the

pedestrian realm.

- Require large canopy variety street trees to be planted in planting strips along street frontages where no overhead utilities are in the right-of-way. Otherwise, require small canopy trees.
- Require street furnishings for new development including those items listed in the adopted TC District requirements: "pedestrian-scale decorative street lights, decorative street signs, benches, trash receptacles." Requirements should be appropriate to the street type. For example, benches and trash receptacles may be appropriate for Decker Boulevard and in other high-traffic, mixed-use areas, but not on local streets or along streets where the pedestrian traffic is not likely to be as great.

**Landscaping/Buffer Yard Standards**

Landscaping and hufferyard standards in the RD Overlay District for the study area should be similar to those adopted for the TC District "in order to provide a continuous pedestrian transition for residential neighborhoods and commercial areas."

**Roadway Design/Traffic Impact Requirements**

- Road standards for the RD District should follow the standards set forth for the TC District that allow for variation from the roadway standards in Section 26-181. The TC District encourages "reduced roadway widths... for traffic calming." Typical roadway sections should be provided.

- As required in the TC District, traffic management plans should be required for new developments over certain thresholds, for example developments that have an estimated trip generation of 3,000 vehicles per day or greater. (Typically, 55,000 square feet of retail, 300 single family homes, or 250,000 square feet of office will meet or exceed the 3,000 vehicles per day threshold.)

**Signs**

New signage standards disallowing freestanding pole signs in the RD District should be developed. Standards for ground mounted and building mounted signage should be developed for the district. A sunset clause requiring the removal of certain pole mounted signs along the Decker corridor should also be considered. The abundance of pole mounted sign clutter was cited by many participants in the plan effort as one of the factors that most detracts from the attractiveness of the corridor.

**Distance of Bars from Residential Uses**

Special regulations regarding the distance of bars from residential uses should be considered for the RD district. Currently, there are no minimum distances regarding the location of bars within

proximity of residential uses. The presence of bars and nightclubs on Decker Boulevard and their attendant issues – noise, crime, etc. – was cited as a problem by residents who live just off of the corridor.

**Form-based Standards for Building and Site Design**

This plan strongly encourages the County to consider developing and applying some level of design standards for all building and development sites in the plan area. If the allowable development densities in the plan area are to be increased, the community will want to ensure that building and site design details are of the highest quality and reflect the community's aspirations. Furthermore, as density increases, design elements become more and more important.

Site and building design standards should address the following basic elements and should be based on the building type and the context of the development (arterial frontage or interior to neighborhood, etc.). The table below shows the possible application of various design features to certain building types & uses in the land development regulations:

Design Standard	Commercial	Multi-Family	Single-Family (Small Lot)
Building Location	✓	✓	✓
Off-Street Parking Location (behind, in front, or to side of building)	✓	✓	✓
Right-of-Way Landscaping	✓	✓	✓
On-Site Landscaping	✓	✓	✓
Frontage of Garage	n/a	✓	✓
Encroachments	✓	✓	✓
Front Door Location	✓	✓	✓
Road Frontage	✓	✓	✓
Percent of Windows/Doors	✓	✓	✓
Building Materials	✓	✓	✓
Building Color	✓	✓	✓

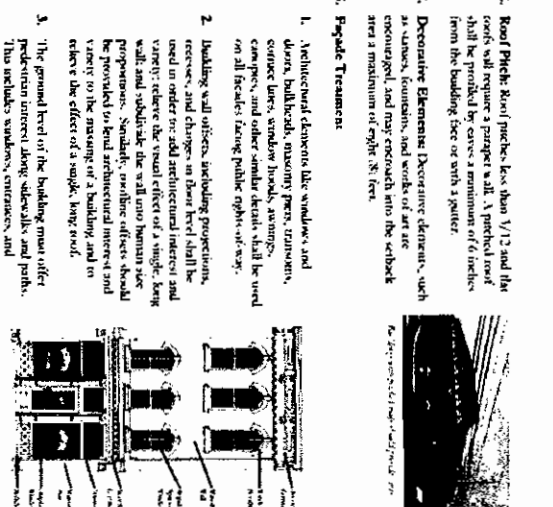
Lastly, these design standards may be graphically depicted to help show both intent and application. An example of commercial design standards combined with graphic explanations from Salisbury, North Carolina is shown at right.

**E. Roof Pitch:** Roof pitches less than 1/12 and flat roofs will require a parapet wall. A pitched roof shall be provided by eaves a minimum of 6 inches from the building face or with a gutter.

**F. Decorative Elements:** Decorative elements, such as urns, fountains, and works of art are encouraged, and may encroach into the setback area a maximum of eight (8) feet.

**G. Fugate Treatment:**

- Architectural elements like windows and doors, bulkheads, canopy piers, trimmings, cornice lines, window heads, awnings, eaves, and other similar details shall be used on all facades facing public rights-of-way.
- Building wall openings, including projections, recesses, and changes in floor level shall be used in order to add architectural interest and variety; relieve the visual effect of a single, long wall; and subordinate the wall into human scale proportions. Similarly, profile details should be provided to lend architectural interest and variety to the massing of a building and to relieve the effect of a single, long roof.
- The ground level of the building must offer pedestrian interest along sidewalks and paths. This includes windows, entrances, and architectural details. Horizontal signage on buildings, in accordance with Article IX, signage, and ornamentation are encouraged.



**15.10 SIGNAGE**

A. Signage in the Gateway Plan area shall comply with the requirements of Article IX, Signs.

B. **Non-Complying Signs To Be Removed:** Non-complying on-premise signs, in accordance with Section 9.10, shall be removed within 3 (3) years of the effective date of the Article. (Effective Date 9.2.2015)

Example of commercial building design standards for a commercial corridor overlay district in Salisbury, NC



# Implementation Strategies

In order for the vision and recommendations expressed by this plan to be realized, specific implementation steps will need to be taken by Richland County and the other community stakeholders. Many of the implementation steps seek to provide the conditions under which the vision can be achieved, by way of providing sensible land use regulation, necessary public investments, the development of appropriate programs and policies, and other actions.

The implementation of this Plan will depend on action being taken to:

- Revise existing development regulations;
- Undertake more detailed studies to resolve and explore the opportunities and constraints identified by this Plan;
- Promote and assist specific objectives; and,
- Make infrastructure investments.

The execution of the implementation steps will likely be phased and is subject to a variety of factors, which determine their timing. These include:

- The availability of personnel and financial resources necessary to implement specific proposals;
- Whether an implementation step is a necessary precursor to or component of the rational evaluation of a new development project;
- The interdependence of the various implementation tasks, in particular, the degree to which implementing one item is dependent upon the successful completion of another item; and,
- The relative severity of the challenge which a particular implementation task is designed to remedy.

In view of these factors, it is not possible to put forward a precise timetable for the various implementation items. The priority for implementation will be listed by the period in which items should be completed. Year 1 items are the highest priority while Year 10+ project could be completed as resources allow. It is expected that Year 1 items would be completed during the 2007-2008 Fiscal Year.

Key:

County - Richland County Government  
SC DOT - South Carolina Department of Transportation

Page Number	Project/Task	Implemented By	Coordination With	Year 1	Year 2-5	Year 5-10	Year 10+
<b>STUDIES, PLANS AND COORDINATION</b>							
46	Develop plans to reestablish Decker International Bazaar and/or other on-going markets or festivals	Business Coalition, neighborhood groups	County, area non-profits and organizations	X	X		
19,37	Consolidate properties at Tenholm/Decker intersection to create opportunities for retail redevelopment	County, Property Owners	SCDOT	X	X		
44	Support planning efforts for a commuter rail/mass transit station near Decker corridor	County, Central Midlands COG		X	X	X	X
<b>POLICY AND ORDINANCE AMENDMENTS</b>							
48	Rezone commercial parcels between Haraway and Percival to Neighborhood Commercial (NC)	County		X	X		
48	Develop new use and development standards for the Redevelopment Overlay District (RD) zoning	County	Property owners, neighborhood orgs.	X	X		
48	Apply the RD zoning overlay	County		X	X		
<b>CAPITAL IMPROVEMENTS</b>							
16	Reclaim developed areas of Jackson Creek wetlands and floodway	County	Property Owners, Mitigation banks	X	X		
16	Demonstration projects for on-site retention in area parking lots	County	Property Owners		X		
17	Develop park/greenway/natural areas in reclaimed Jackson Creek wetlands/floodway	County	Richland School District Two		X		
17	Develop joint use park/school playing fields on school district-owned land across from Northeast High School	School District Two, County			X		
17	Purchase lake front property from East Richland Sewer District for lake front park	County	East Richland Sewer District		X		
37	Remove free flow right turn lane at northwest corner of Tenholm Road/Decker intersection	SCDOT	County	X	X		
35	Decker Boulevard proposed street design (planning, design, construction)	SCDOT	County	X	X		

Page Number	Project/Task	Implemented By	Coordination With	Year				
				1	2-5	5-10	Year 10+	Year 10+
36	Brookfield Road proposed street design (planning, design, construction)	SCDOT	County, Richland District Two	X	X			
37-41	Proposed intersection improvements along Decker (Trenholm, O'Neil Court, Brookfield, Faraway, Percival)	SCDOT	County	X	X			
42	Gateway treatments at key intersections	SCDOT	County	X	X			
42	Access management recommendations for Decker Boulevard	SCDOT	County	X	X			
42	Develop new street and bike/ped connections	County	property owners	X	X	X		
42	Construct sidewalks in priority locations	SCDOT	County	X	X	X		
43	Construct midblock crossings, pedestrian refuge islands on Decker Boulevard	SCDOT	County		X			
43	Install bicycle lanes at identified locations	SCDOT	County		X			
43	Develop signed bicycle routes	County, Forest Acres		X	X			
43	Improve pedestrian/bicycle access to schools	SCDOT, County	Richland School District Two	X	X			
43	Traffic calming on neighborhood streets	County	Neighborhood organizations	X	X			
44	Install pedestrian-scale street lighting	County, developers	SCDOT, SCANA	X	X	X		
44	Plant street trees	County, developers	SCDOT	X	X	X		
44	Underground/relocate overhead utility lines	Utility providers, developers	SCDOT, County			X	X	
<b>SUPPORT AND ASSISTANCE</b>								
20-21	Plan redevelopment options for Hi-Lo shopping center	Property Owners	County		X	X	X	X

Page Number	Project/Task	Implemented By	Coordination With	Year			
				1	2-5	5-10	10+
18	Promote the recent SC Retail Facilities Revitalization Act to owners of vacant retail properties	County	Property Owners, business organizations	X	X		
23-31	Promote and facilitate neighborhood infill development concepts	County, CDC, developers	Housing agencies, property owners	X	X	X	X
32	Develop local Community Development Corporation	County, Housing agencies	Neighborhood Organizations	X	X		
32	Work with Area Partners to Fund New Housing Development and Housing Programs	CDC	County, Housing agencies, lenders	X	X	X	X
47	Develop Community Watch programs in neighborhoods	Sheriff's Office, neighborhood orgs.	County	X	X		
<b>MARKETING, BUSINESS, AND PROGRAM DEVELOPMENT</b>							
45	Develop marketing/branding campaign	County, CDC, neighborhood orgs.	Fort Jackson, School District, businesses	X	X		
32	Market the Area to Potential Home Buyers and commercial tenants/investors	CDC, business organizations,	realtors, neighborhood organizations	X	X	X	

# Appendix: Letter of Findings and Recommendations -- Decker Blvd Wetland Mitigation Study

**Southeastern Environmental Solutions, Inc.**  
1201 St. Andrews Rd. Columbia, South Carolina 29210  
Office (803) 731-1718 Fax (419) 715-9073  
Mobile (803) 238-9464 e-mail [ssmith@bellsouth.net](mailto:ssmith@bellsouth.net)

## Email Transmittal

Date: March 3, 2007

To: Mr. Milton Pope  
Richland County  
2020 Hampton Street  
Columbia, SC 29204

Email: [miltonpope@richlandonline.com](mailto:miltonpope@richlandonline.com)

From: Shannon Smith, President

RE: Letter of Findings and Recommendations  
Decker Blvd Mitigation Study  
Richland County, SC

Per your request, Southeastern Environmental Solutions, Inc. investigated the restoration potential of the Decker Blvd/Woodfield Park area within the Planning Department's Gills Creek Watershed Study Area (Figure 1). Several potential wetland and stream restoration/preservation areas along Jackson and Little Jackson Creeks were identified during the field reconnaissance (Figures 2-4); however, several constraints were noted. Large amounts of fill for parking lots and buildings were found in former wetland or floodplain areas, and they would require significant demolition/grading work to be restored to more stable conditions. Streams were also found to have been altered by straightening, and could potentially be restored by adding sinuosity and floodplain area to portions of Jackson and Little Jackson Creeks.

Although the restoration of these wetlands and streams would require significant funding and effort, the project would be of benefit to the surrounding ecosystem, and it could significantly increase water quality of downstream areas. Sediment would be deposited in the wetlands adjacent to the streams, reducing additional sediment transport to Cary's Lake. Setting aside an adjacent upland buffer along all wetlands within this corridor between Decker Blvd and O'Neil Court would also protect existing water quality from future development and prevent damage to restoration measures.

Although the area is too small to become a mitigation bank, mitigation revenues could be produced by the restoration of this stream/wetland corridor as a "project specific mitigation site", and the income could help to offset cost associated with the restoration efforts. Pending Corps of Engineers approval, approximately 2,800 feet of stream could be restored on Little Jackson and Jackson Creeks, between Decker Blvd and O'Neil Court. Similar restoration efforts in North Carolina produce revenues of approximately \$200.00 per foot of stream, and assuming that one could get the same price in South Carolina, approximately \$560,000.00 in gross revenues could be generated to offset restoration costs. Wetland restoration efforts could generate additional mitigation revenues from mitigation buyers. Another option would be to restore this area to meet County mitigation requirements for its own projects, such as the Farmers' Market.

If no mitigation buyer requests credits in the immediate future, then the above opportunities could be realized in a more cost effective and ecologically beneficial manner if they are implemented in conjunction with other restoration projects within the Gills Creek watershed. Last week, I discussed the Decker Blvd restoration opportunities with the Gills Creek Steering Committee and suggested that the next step be to conduct an inventory of potential restoration and preservation areas within the watershed. Stakeholders could then be asked to help prioritize which areas should be evaluated in greater detail. The group asked me to bring a list of inventory scope items and costs associated with this mapping exercise to the next meeting on March 28.

It has been a pleasure working with you on this project. Please contact me if you need further information.

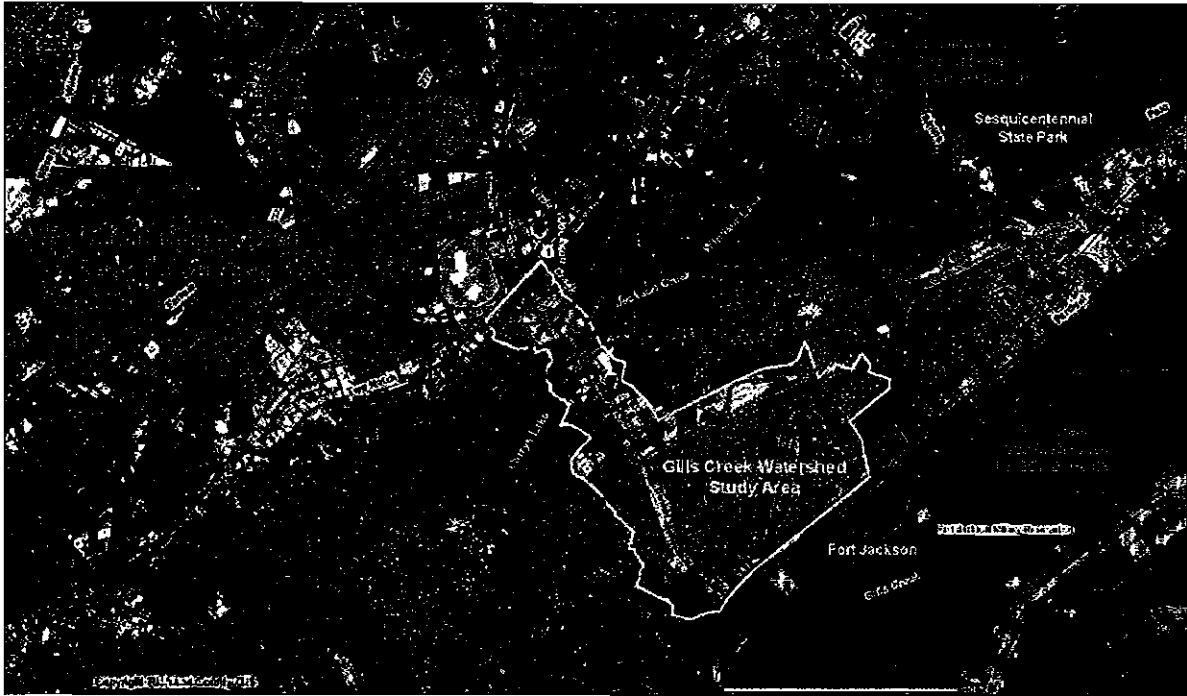


Figure1. Overview Map

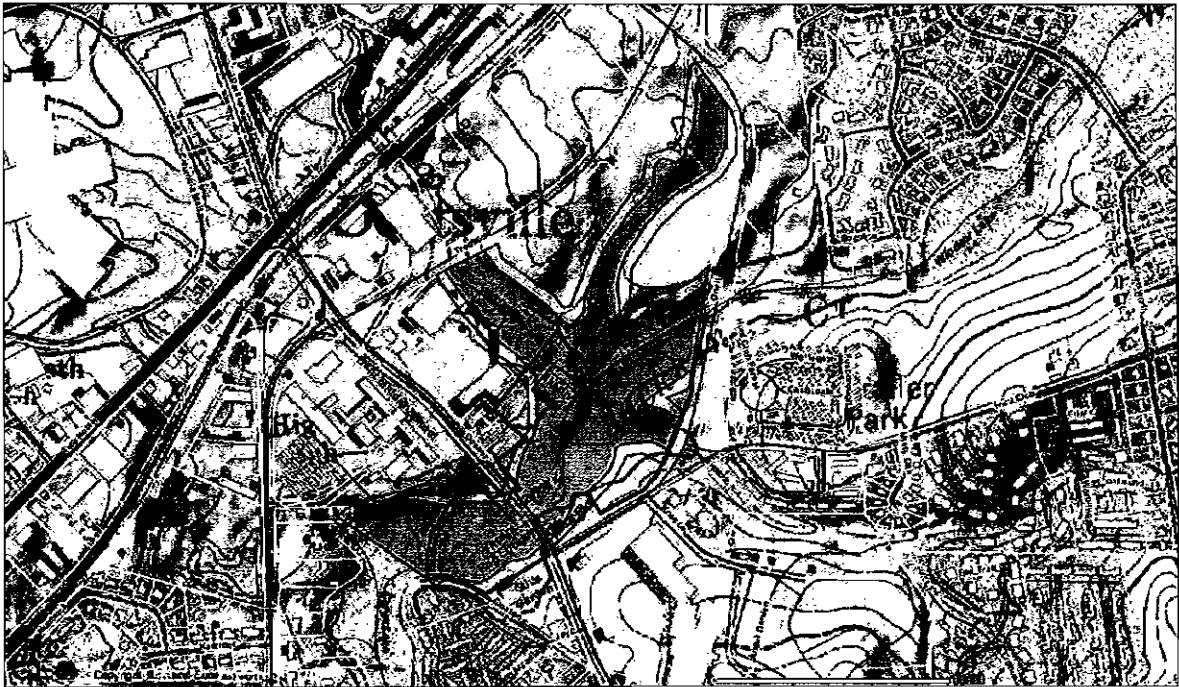


Figure 2. USGS Topographic Map.



Figure 3. 2004 True Color Aerial Photograph  
Source: Richland County Online Mapping Application

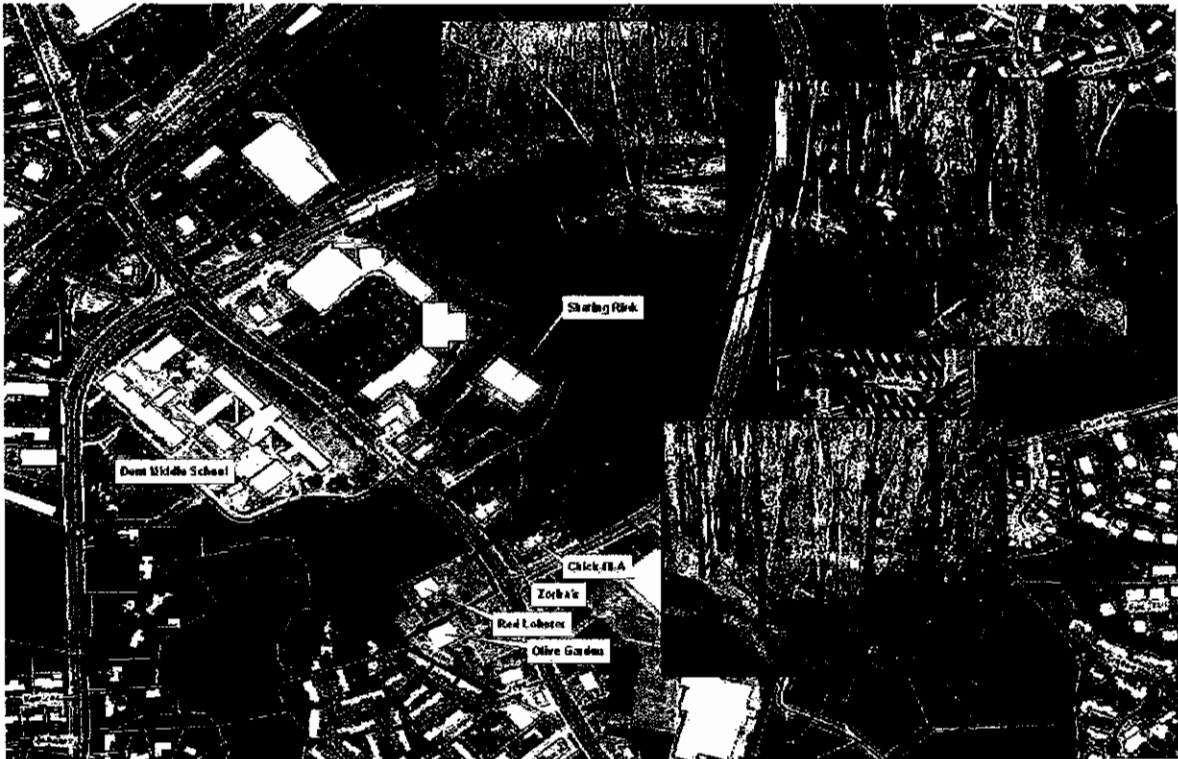


Figure 4. 2004 True Color Aerial Photograph.

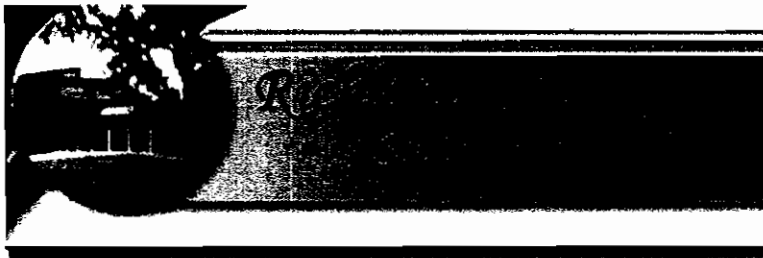
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## **ECONOMIC & MARKET ANALYSIS**

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**Final Report**  
**Decker Boulevard/Woodfield Park**  
**Planning Area**  
**Richland County, SC**



Prepared for: Richland County, SC  
Final Report: June 26, 2006  
Prepared by: Kathleen Rose, CCIM  
Diane Carter, CCIM

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## Purpose & Methodology

### Purpose

Rose & Associates Southeast, Inc. was retained by The Lawrence Group, Davidson, NC to complete an Economic & Market Analysis for the Decker Boulevard/Woodfield Park Planning Area, in Richland County, South Carolina ("Study Area"). The purpose of this report is to evaluate the Study Area and related data including, but not limited to, demographic, economic, infrastructure, real estate market, social and political data. This report shall be presented in two stages:

- 1) **Preliminary Summary Report** –May 4, 2006. The initial analysis evaluates public and proprietary data regarding the demographic profile of the market from a macro to micro view. This assists the team in understanding the Study Area's relationship to the region, both locally and statewide. Together with a site inspection, these findings provide guidelines for the design team during the Charrette process in determining the scope of design and appropriate land uses that are compatible with the current market conditions.
  
- 2) **Final Report** – July 2006. Additional data and information gathered during the Charrette process will be integrated into the final report by the team. Interviews and surveys are conducted before and during the Charrette. These social, economic, political and local cultural views impact the market, and will add dimension to the final report. Market conditions, growth projections, community vision, physical constraints and other existing conditions are integrated into the final plan. The final report will define the development capacity, capture rates and absorption of commercial and residential product into the marketplace.

The conclusions set forth are based upon information provided by public records, Study Area officials, business owners, market and demographic data obtained by Rose & Associates Southeast, Inc. Neither an appraisal nor title search was performed for the Study Area or any specific property in preparing this report. While the information included herein is believed to be accurate, no warranty or representation, expressed or implied, is made as to the information contained herein, and is submitted subject to omission, change of market conditions, or other factors outside the scope of this report or the author's control. This report is the property of Rose & Associates Southeast Inc., and shall not be duplicated without written permission, all rights reserved, 2006.

## Methodology

The analysis and forecasting of market data, which includes demographic and population estimates, together with economic and employment estimates, is both art and science. All market research analysts begin with US Census Bureau data – which has limitations as to accuracy. Nonetheless, the data provides a benchmark as much for a retrospective look as a prospective one. Three factors must be considered when looking exclusively at demographic data: the role of economic drivers that are a departure from past trends; growth from primary centers spilling over into outlying areas (i.e., “sprawl”); and constraints due to availability of land physically and legally suited for such development. Therefore, a number of methodologies are utilized throughout this report, including but not limited to, Economic Base Analysis, Highest & Best Use Analysis and Central Place Theory. They are described as follows:

Economic Base Analysis is used to determine real estate demand. The underlying theme suggests that jobs drive demand for real estate: in other words, for every (basic) job that is created, a multiplier effect increases overall employment (both basic and non-basic), thus increasing both population and income within an area benefiting from such job growth. The corresponding growth (or decline) in jobs, population and income correspond to demand for commercial and residential uses of real estate.

Highest & Best Use is used to determine most appropriate use of land, given the underlying economic base.

Highest & Best Use, as defined in *The Dictionary of Real Estate Appraisal*<sup>1</sup>, is

***The reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value. The four criteria the Highest & Best Use must meet are legal permissibility, physical possibility, financial feasibility and maximum profitability.***

Using the Highest & Best Use concept a site is analyzed “As if Vacant.” The premise of the concept is that an analysis of all reasonable alternative uses will identify the use that yields the highest present land value, after payments are made for labor, capital, and coordination, and, therefore, is the Highest & Best Use. The use of a property is based on the assumption that the parcel of land is vacant or can be made vacant by demolishing any improvements.

Central Place Theory (CPT)<sup>2</sup> is utilized to evaluate commercial feasibility and trade area. The underlying theme of CPT is that the location decision of retail and office

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<sup>1</sup> “The Dictionary of Real Estate Appraisal,” Third Edition, (Illinois), American Institute of Real Estate Appraisers, 1993, p. 171.

<sup>2</sup> Central Place Theory is primarily associated with two German geographers: Walter Christaller, the author of “Central Places in Southern Germany” in 1933 and August Losch, author of “The Economics of Location” in 1939. Source: Market Analysis for Commercial Investment Real Estate, Commercial Investment Real Estate Institute, copyright 1998.

establishments is driven by rent maximizing forces. That is, providers of goods (retail) and services (office/retail) will locate where they believe they can maximize profits. CPT suggests that certain locations are more “desirable” than others, primarily due to the location of existing businesses that are already attracting customers. This means that there are “central places” with varying degrees of magnitude that attract such customers. The fundamental theme of CPT is that commercial/retail locations are spatially interdependent, implying that growth is not random, but ordered and rational. Therefore, CPT relies on three basic concepts:

- Threshold population: Businesses need a certain number of customers to break even. The threshold refers to the number of persons or households of a target customer group. When the population density is known, this can be expressed in terms of a trade or service area. Most retailers know what their threshold population is, and it is common for them to specify minimum site requirements in terms of population, households, and customer type (by age, income, occupation, etc.) within certain radial areas around a site. The trade area for this analysis includes a three-tier radius of 1, 3 and 5 miles, a typical benchmark for retail analysis.
- Higher vs. lower order of goods and services: Goods and services with low thresholds are called lower order of goods (i.e., gas stations, eating/drinking establishments, beauty salons, etc.), while those with high thresholds are called higher order of goods (i.e., shopping malls, hospitals, office parks, etc.). The location of higher order goods and services may influence the location of lower order goods and services. This is often seen where retail/office uses will cluster together around certain centers of influence such as regional malls, large shopping centers, hospitals and business parks or major employment centers.
- Trade area or “range” of goods and services: Demand for a good or service is constrained to a limit or “range” (measured in terms of distance or drive time) beyond which customers will not travel to a specific store location. Therefore, demand for most goods/services decreases with distance from a retail/commercial location. The existence of competitors diminishes the range and more accurately determines the actual market area for a good or service. The market or trade area will also vary according to street patterns and population density. However, not all businesses seek to maximize distance from competitors, but rather cluster together to attract more customers per business than if they were to distance themselves from each other.

Together, these concepts determine that a business seeking to maximize accessibility and profits will select one location over another and be willing to pay higher (or lower) rents for a specific location.

## **Findings**

These methodologies assist in determining the demand side equation of the market question. However, careful attention must also be given to the current and projected supply and its impact on the market. Many fast growing areas are challenged with the risk of oversupply – therefore differentiating factors, such as competitive advantage and the rate of absorption within these markets become critical in forecasting future land use and economic success.

## Study Area Summary – Decker Boulevard/Woodfield Park Planning Area

The Study Area includes the entire planning area outlined as Decker Boulevard/Woodfield Park, with particular focus on Decker Boulevard from Percival Road to Two Notch Road. The Study Area is located in Richland County, at the edge of the City of Columbia, the third largest MSA in South Carolina.

Current land uses are predominately commercial and low-density residential housing.

## History & Perspective

The greater Columbia area is rich in history. Woodrow Wilson, the nation's 28<sup>th</sup> President spent several years in Columbia in a house that his parents built in 1872. Additionally, other homes such as the Hampton –Preston Mansion & Gardens, Mann-Simmons Cottage, Robert Mills House and Park all homes with pre-Civil War distinction.

The area offers a variety of things to do and enjoy. The Congaree National Park consists of 22,200 acres, which is the largest contiguous track of old-growth bottomland hardwoods in the US. The Riverbanks Zoo is 170 acres with more than 2000 animals and beautiful botanical gardens. Regarding arts and entertainment the area is home to the Columbia City Ballet, Columbia Museum of Art, SC Philharmonic and a variety of theatres

The area is well served educationally. Higher education colleges and universities include the University of South Carolina, Allen University, Benedict College, Columbia College, Columbia International University, Lutheran Theological Seminary and Midlands Technical College.

All these factors contribute to a quality of life that makes the Columbia MSA both sustainable and a desirable place to live, work and play.

## Factors Impacting the Market & Land Use in the Study Area

Regional Development Patterns – Development patterns have spread from this older established area to the north and south. Land use has focused higher density, urban, commercial and mixed-use development in outlying areas of the City, and more recently, within its center city core. These areas underscore the importance of planning the land to provide transitional areas between recreation areas, primary regional clusters of business/employment and retail centers.

Transportation – The regional transportation network is firmly in place, providing access from other areas of the state and the southeast region. This includes highway, rail systems and the Columbia Metropolitan Airport. The Study Area is bound by Interstates 77, 20 and Highway 1. The challenge is to provide an internal network that connects in and around these major transportation thoroughfares and slows traffic, while defining the Study Area's boundaries and character. The purpose of the master plan is to outline specific land use parameters that will assist in defining these areas and improving inner connectivity.

Economic Development – Most economic development strategies focus on job creation. However, studies have shown that quality of life issues such as recreation facilities, schools and other amenities are pivotal in the success of revitalization. Additionally, creating community amenities such as linear parks and/or greenways have been successful in stimulating both residential and commercial development along its edges.

Re-adaptive uses of the old Decker Mall at Oneil Road offer the best opportunity for job creation. All adaptive reuses involving the creation of jobs in the area should be considered. For example, medical clinics and/or a satellite hospital at this location could create a significant number of jobs for the area. Relocation and co-location of various government departments in vacant big boxes have also been successful in generating positive growth in areas.



## Scope for Charrette

A number of observations were made during preliminary review of the demographic data and during interviews with development officials, county staff and other stakeholders. Preliminary findings suggest the following strategies for land use and economic development that compliments the underlying vision of the Decker Corridor Revitalization Task Force.

The three-pronged strategy includes: 1) Create areas of focus for re-adaptive use to provide centers for commerce and community interaction; 2) Develop economic development strategies to provide tax base and job creation; and 3) Create strategy for developing diversification of housing stock.

### **1. Create areas of focus for re-adaptive use to provide centers for commerce and community interaction**

- ❖ Opportunities exist for the Study Area to create “gateways” at its edges. This includes streetscape improvements, signage and pedestrian connections to the neighborhoods.
- ❖ Given the Study Area’s location within the region and challenges surrounding high volume transportation corridors, the following areas should be given special attention for re-adaptive use. While each is along the Decker Boulevard Corridor, each section has character and connections that provide for areas of differentiation. The three designated areas of focus are:
  - Percival Road to Faraway Drive – Neighborhood Zone
  - Faraway Drive to Oneil Court – Transition Zone
  - Oneil Court to Two Notch Road – Gateway Zone

## **2. Develop economic development strategies to provide tax base and job creation.**

- ❖ Opportunities exist for the area to grow its economic base, to provide services and uses to complement the surrounding neighborhoods and region;
- ❖ Consider and review a greenway/bikeway plan along Percival Road to inter-connect with Sesquicentennial State Park to the north. Additionally, this greenway could ultimately connect at the Windsor Lake chain through Jackson Creek to the area along Oneil Court and Decker Boulevard.
- ❖ Include a visioning process that supports economic development efforts within the Study Area, by identifying those things that differentiate them, while branding and marketing the area's redevelopment potential. Additionally, a survey should be distributed to residents, businesses and stakeholders to share ideas, frustrations and needs for goods/services. A sample Survey is included in the Appendix of this report. Communication of a unified vision for business growth, including benefits, and inter-jurisdictional collaboration is encouraged to support congruent development patterns and avoid internal competition.

## **3. Create strategy for strengthening existing mature neighborhoods and developing new, more diversified housing stock.**

- ❖ Identified demand is based upon demographic trends and population growth estimates.
- ❖ The community presents an opportunity to create a mix of housing types/styles including a variety of housing product in a wider range of prices to serve young professionals, empty nesters, retired couples and individuals, as well as families.
- ❖ Residential – Multifamily, primarily along the Decker Boulevard corridor as part of mixed-use development (density in a range between 10-16 units per acre) is recommended. Attractively designed apartments and/or townhomes would provide harmony with the adjacent single-family neighborhoods and an appropriate transition from future commercial uses. A mix of residential in both rental and for-sale housing should be considered. Further disaggregation of the housing stock will serve to further define product size, style and price range. Careful attention should be given to creating pedestrian and vehicular connections between recreational, residential and commercial areas.

## **Preliminary Findings - Summary of Land Uses**

Below is a summary of the appropriate land uses, which are intended to provide guidelines for the design team in drawing concept plans. The details of these uses are in the Findings and Recommendations in Sections three and four of this report. They are subject to revision/refinement as additional findings from the design team determine roadway improvements, interconnectivity of the road networks, and physical constraints (i.e. topography, wetlands, conservation easements and other limitations). These factors will determine the maximum capacity and final number of square feet and/or units within the Study Area on the final design plan.

### **Neighborhood Zone - Percival Road to Faraway Drive**

In this designated area of Study the Woodfield Park neighborhood's homes primarily consist of older ranch-styles built in the 1950's and 1960's. The landscaping in these neighborhoods is established and provides a beautiful streetscape for the residents. There are some small pocket areas of newer homes that appear to have been built in the past decade.

The grid street pattern of the neighborhood assists with all modes of transportation including cars, bicycles and pedestrians. However, the pedestrian connection could be improved with sidewalks, lighting and crosswalks. Adding these streetscape improvements would also help to address safety issues for pedestrians and bicyclists.

Furthermore, there is no pedestrian friendly streetscape infrastructure along Decker Boulevard to assist with movement by either pedestrians or bicyclists. Measures should be taken to address this issue. The commercial area is clearly convenient to the neighborhoods, but getting to these services is problematic even for motorists. Adding crosswalks would enable the pedestrian to safely cross the street and serve as a traffic-slowing measure as well.

### **Transition Zone - Faraway Drive to Oneil Court**

This is the area in which there has been an exodus of business and now a litany of buildings and parking lots sit vacant. This vacancy is not enhancing the desirability of the area from a business or living perspective. However, this same area offers many opportunities to institute the changes needed to give the area a new identity. Removing the old unused retail/commercial improvements would make way for new mixed-use property to be developed.

Between Faraway Drive and Brookfield Road lies some vacant land that is actually adjacent to Richland Northeast high school property, which could provide a jumpstart of new mixed-use and/or residential construction. A new construction effort in conjunction with an adaptive reuse of the old Decker mall would be a huge catalyst for redevelopment in the area.

The corridor has more retail than its trade area can support and evidenced visually by the high number of vacant storefronts. The changes in this corridor should begin by considering eliminating the abandoned properties and developing a mixture of uses, which would include a higher density residential component.

### **Gateway Zone - Oneil Court to Two Notch Road**

The section of Decker Boulevard between Two Notch Road and Oneil Court has retail business that appears to be prospering. This successful retail area combined with the attractive additions to Dent Middle School have set the stage for the area as you travel south on Decker Boulevard from the Columbia Mall. The addition of signage in this area as well as along Decker Boulevard and at the intersection of Percival Road should be added to designate the area. This notifies everyone of the identity of the area and assists with the branding of it.

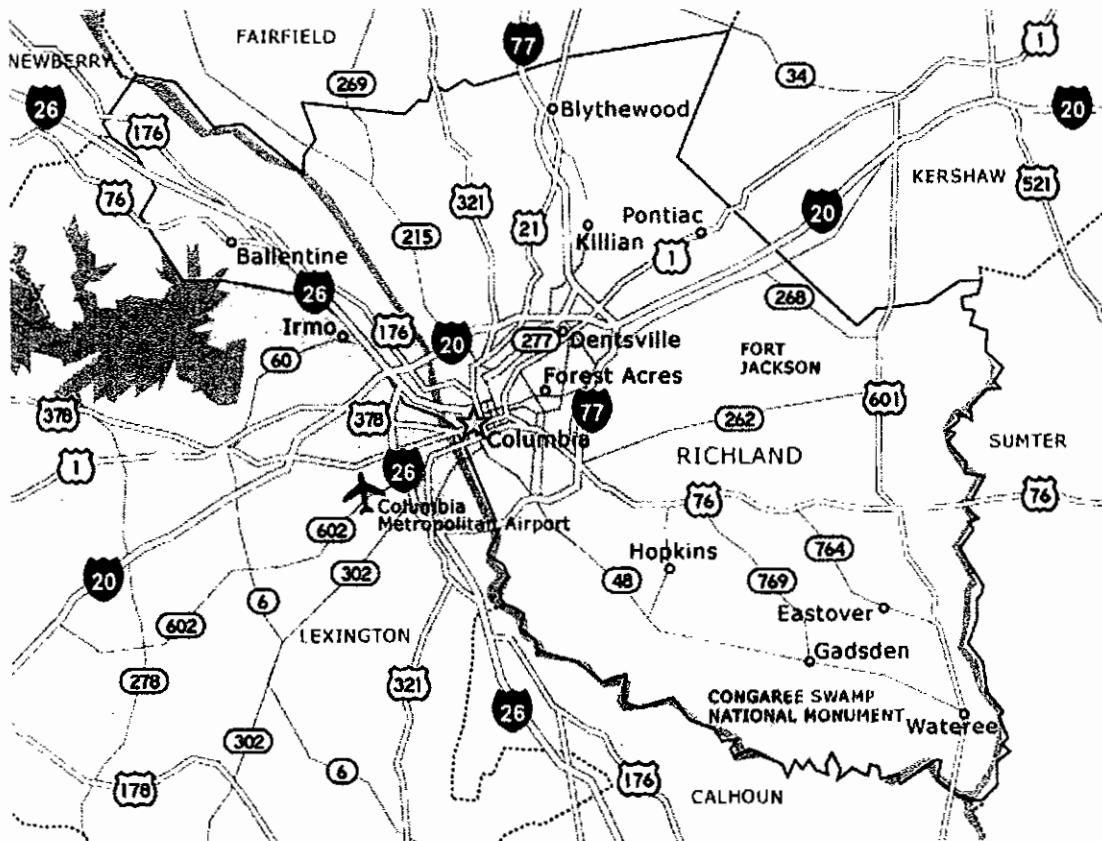
Behind Dent Middle School and the retail frontage in this area lies land available for higher density residential housing product. A potential greenway or linear park beginning from the intersection of Oneil Court heading in a northerly direction toward Jackson Creek would provide a unique amenity to the area. Additionally, this linear park would help to reconfirm the transition from commercial area to a more residential area.

## Relational Review – Demographic Comparisons

To assist in gaining perspective and the relationship of the Study Area to its environs, the market is evaluated from a macro to micro view. There are four levels at which data is collected to achieve such perspective:

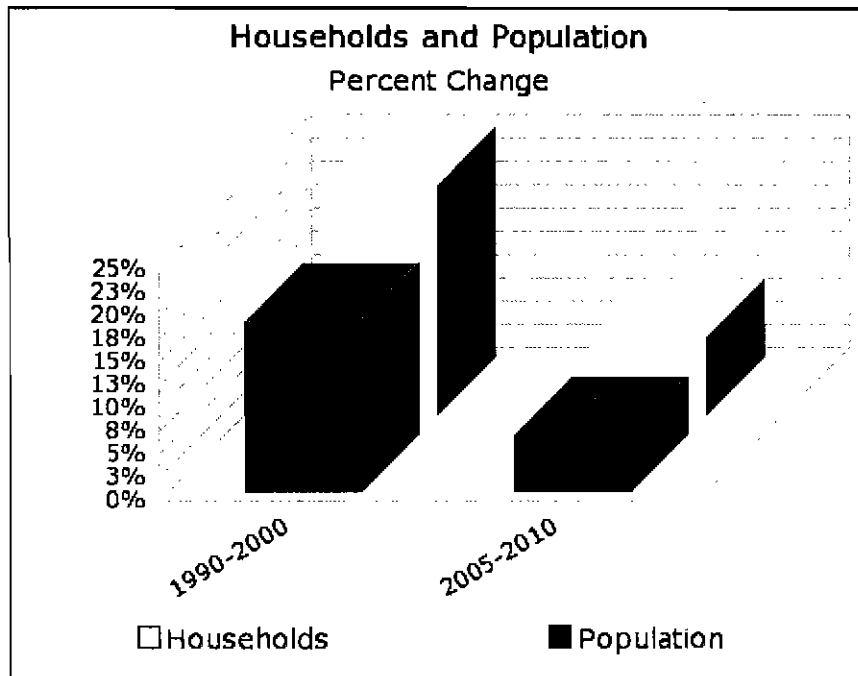
- 1) MSA – The Study Area lies within the Columbia MSA (Metropolitan Statistical Area)
- 2) County – The Study Area is located within Richland County.
- 3) Trade Area – This provides a comparison view of a radius of .5, 1 & 3-miles around the central intersection of Decker Boulevard and Faraway Drive

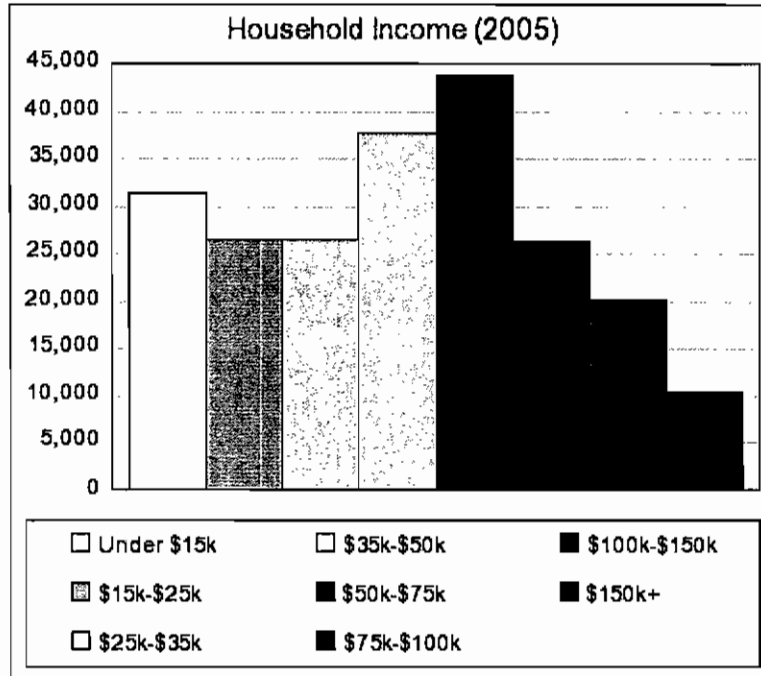
*Note: see Appendix for Study Area maps and detailed demographic reports*



## Columbia, SC MSA (Metropolitan Statistical Area)

The number of households in the study area in 1990 was **163,207** and changed to **203,375** in 2000, representing a change of **25%**. The household count in 2005 was **222,471** and the household projection for 2010 is **240,872**, a change of **8%**. The population in the study area in 1990 was **453,285** and in 2000 it was **536,772**, roughly an **18%** change. The population in 2005 was **573,177** and the projection for 2010 is **607,989** representing a change of **6%**.





In 2005 the predominant household income category in this study area is **\$50K - \$75K**, and the income group that is least represented in this geography is **\$150K +**.

HH Income Categories		2000		2005		2010		Percent Change	
		Census		Estimate		Projection		1990 to 2000	2005 to 2010
\$0 - \$15,000	21.60%	30,145	14.80%	31,427	14.10%	32,144	13.30%	-14.70%	2.30%
\$15,000 - \$24,999	18.20%	26,635	13.10%	26,395	11.90%	25,232	10.50%	-10.60%	-4.40%
\$25,000 - \$34,999	17.80%	27,638	13.60%	26,379	11.90%	27,140	11.30%	-4.60%	2.90%
\$35,000 - \$49,999	19.00%	35,281	17.30%	37,658	16.90%	35,937	14.90%	13.50%	-4.60%
\$50,000 - \$74,999	15.60%	40,960	20.10%	43,794	19.70%	45,430	18.90%	200.70%	3.70%
\$75,000 - \$99,999	4.50%	21,554	10.60%	26,347	11.80%	28,891	12.00%	191.20%	9.70%
\$100,000 - \$149,999	2.20%	13,777	6.80%	20,060	9.00%	30,091	12.50%	290.60%	50.00%
\$150,000 +	1.00%	7,385	3.60%	10,411	4.70%	16,006	6.60%	352.20%	53.70%
Average Hhld Income		\$53,942		\$58,253		\$64,825		46.60%	11.30%
Median Hhld Income		\$41,912		\$45,231		\$49,993		37.30%	10.50%
Per Capita Income		\$20,438		\$23,426		\$26,536		50.40%	13.30%

Current year data is for the year 2005, 5 year projected data is for the year 2010.

Demographic data © 2005 by Experian/Applied Geographic Solutions.

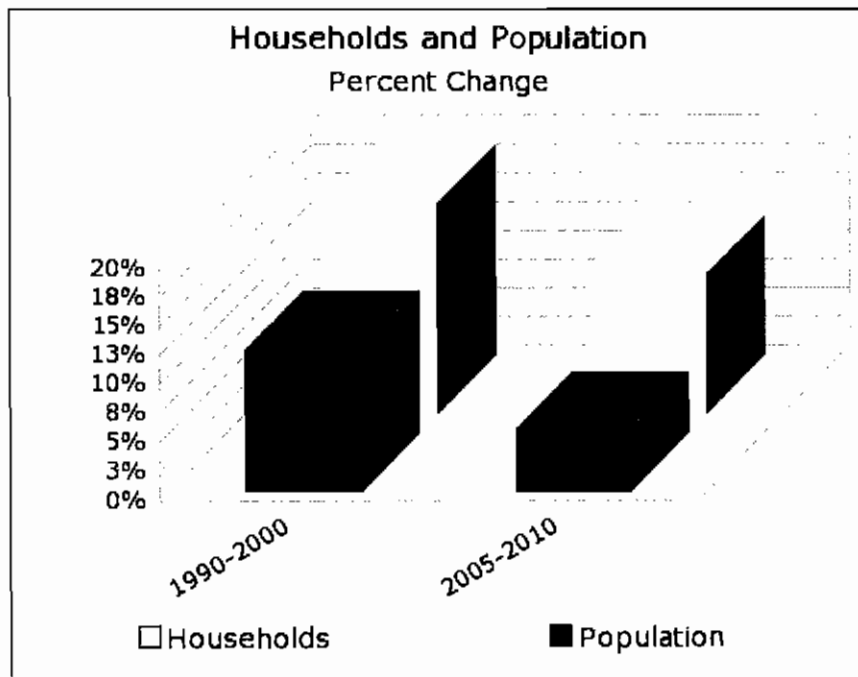
Crime data © 2005 by Experian/Applied Geographic Solutions.

Traffic Count data © 2005 by GDT.

Properties data © 2005 by Property & Portfolio Research (PPR) Inc. and Dodge Pipeline All rights reserved.

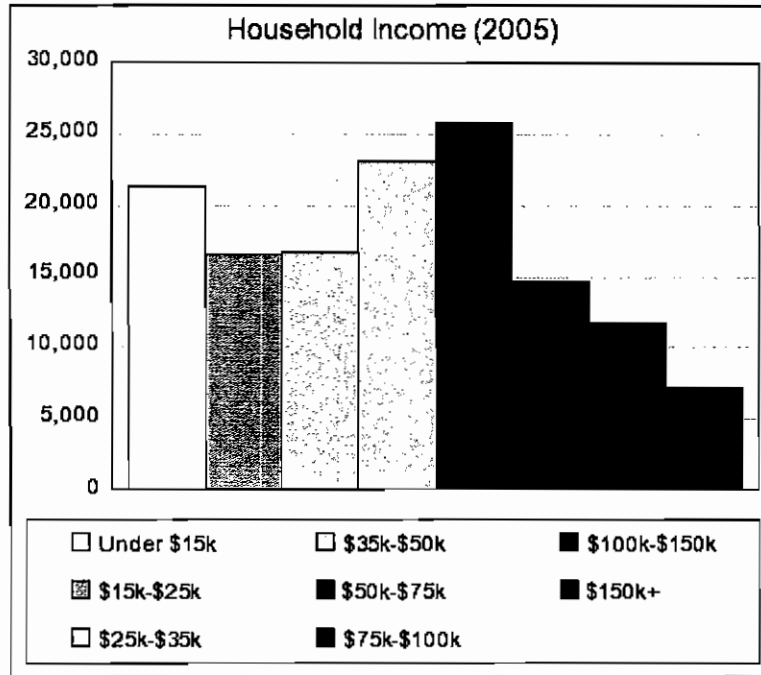
## Richland County

The number of households in the study area in 1990 was **101,590** and changed to **120,101** in 2000, representing a change of **18%**. The household count in 2005 was **137,150** and the household projection for 2010 is **153,547**, a change of **12%**. The population in the study area in 1990 was **285,720** and in 2000 it was **320,677**, roughly a **12%** change. The population in 2005 was **339,115** and the projection for 2010 is **356,895** representing a change of **5%**.





In 2005 the predominant household income category in this study area is **\$50K - \$75K**, and the income group that is least represented in this geography is **\$150K +**.



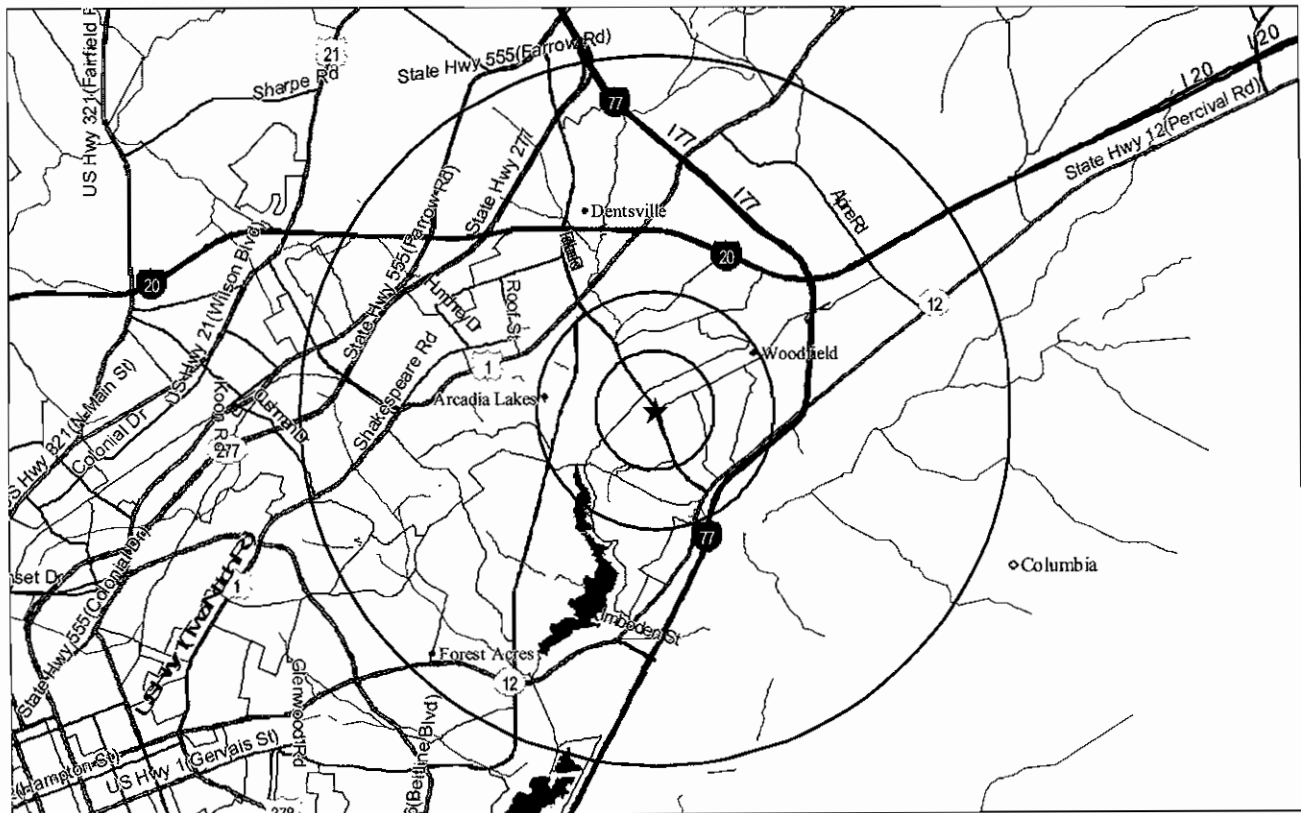
HH Income Categories		2000		2005		2010		Percent Change	
		Census		Estimate		Projection		1990 to 2000	2005 to 2010
\$0 - \$15,000	23.60%	19,708	16.40%	21,366	15.60%	22,506	14.70%	-17.90%	5.30%
\$15,000 - \$24,999	19.10%	16,046	13.40%	16,603	12.10%	16,462	10.70%	-17.20%	-0.80%
\$25,000 - \$34,999	17.50%	16,877	14.10%	16,697	12.20%	17,598	11.50%	-5.10%	5.40%
\$35,000 - \$49,999	17.70%	20,697	17.20%	23,130	16.90%	23,014	15.00%	15.20%	-0.50%
\$50,000 - \$74,999	14.40%	22,528	18.80%	25,740	18.80%	28,202	18.40%	187.00%	9.60%
\$75,000 - \$99,999	4.40%	11,313	9.40%	14,667	10.70%	16,957	11.00%	151.60%	15.60%
\$100,000 - \$149,999	2.20%	7,822	6.50%	11,709	8.50%	17,771	11.60%	255.10%	51.80%
\$150,000 +	1.10%	5,110	4.30%	7,238	5.30%	11,037	7.20%	350.20%	52.50%
Average Hhld Income		\$53,814		\$55,678		\$62,135		50.10%	11.60%
Median Hhld Income		\$39,969		\$43,377		\$48,283		38.10%	11.30%
Per Capita Income		\$20,155		\$23,539		\$27,816		52.00%	18.20%

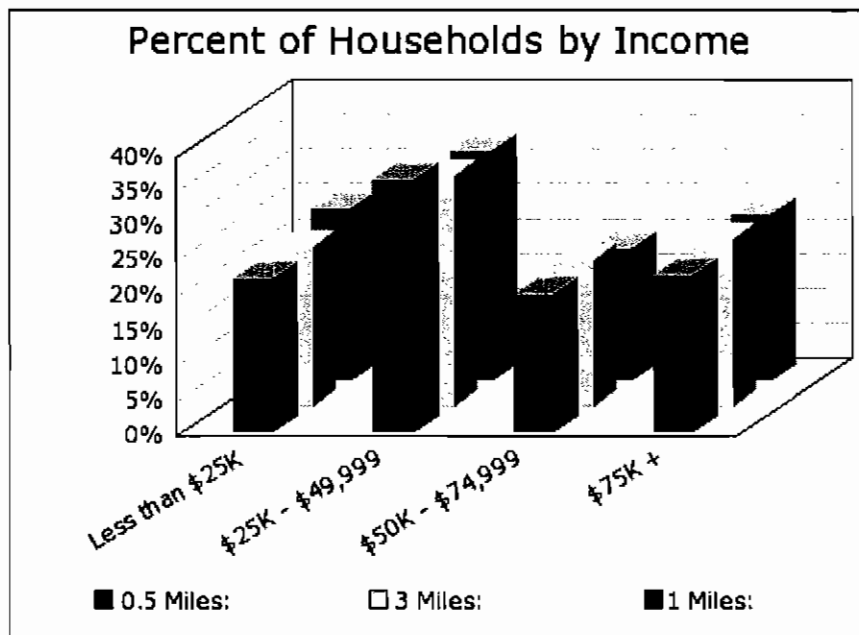
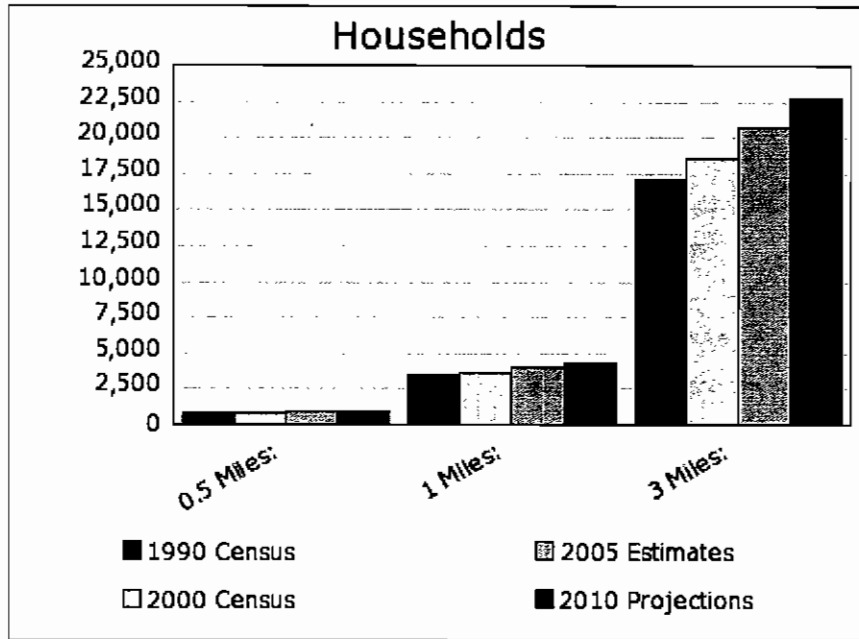
## Trade Area – Decker Boulevard/Woodfield Park

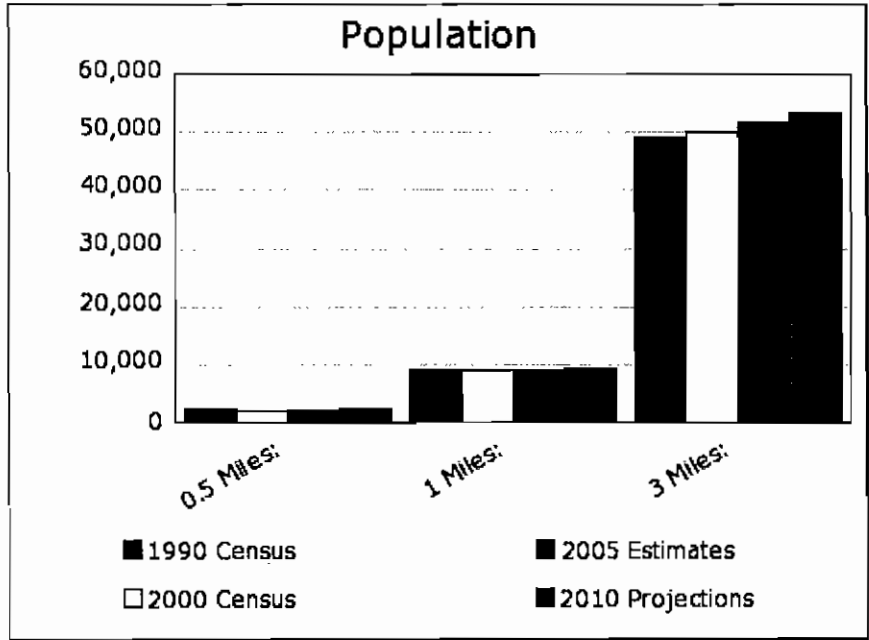
The Site was reviewed at a .5, 1 and 3-mile radius of the central intersection of Decker Boulevard and Faraway Drive.

The profile indicates trends that suggest low density housing in and around the Woodfield Park areas. Average household incomes are highest in the 3-mile boundary; likely due to established neighborhoods around the lakes. Household growth from 1990-2000 was 5.0%, with 5.8% and 8.6% at the .5, 1, 3-mile radius, respectively. Population and income also grew during that period. However, 5-year show slow to modest growth in all areas, largely due to transitioning neighborhoods. The following demographic comparison outlining changes within the radii is shown below (see Appendix for report details):

### Subject Site – .5, 1 & 3 Mile Radius Map







## Highest & Best Use

The Study Area was reviewed as to the primary factors for Highest & Best Use, as described herein:

- ❖ **Legal Permissibility** – The purpose and intent of the Charrette will be to address issues regarding master planning and, ultimately, zoning and other land use ordinances. Therefore, no review of permissibility is included in this report.
- ❖ **Physical Possibility** – The physical characteristics and constraints will be outlined in plans prepared by The Lawrence Group. Included in this geographic area are two major Interstates, 77 and 20. As a result, transportation issues are a critical element of the analysis. The area includes topography that features slight to moderate slopes, and significant wetland/watercourse areas. Therefore, physical constraints create some specific challenges with respect to development, which will vary depending upon land use.
- ❖ **Financial feasibility and maximum profitability** – Feasibility is dependent upon many factors, including, but not limited to land costs, site and development costs, the use, market conditions and the economic criteria of the user/developer. The issue of profitability will be addressed in the following sections as they relate to demand and supply. Where there are gaps in the market, then profit opportunities may exist.

## Highest & Best Use Conclusions

Based upon the information gathered and resulting findings, the Highest & Best Use of these areas include: service oriented retail, limited office, and public/civic/recreational facilities, single-family and multifamily residential.

# Market Analysis - Demand Characteristics

## Economic Base Analysis

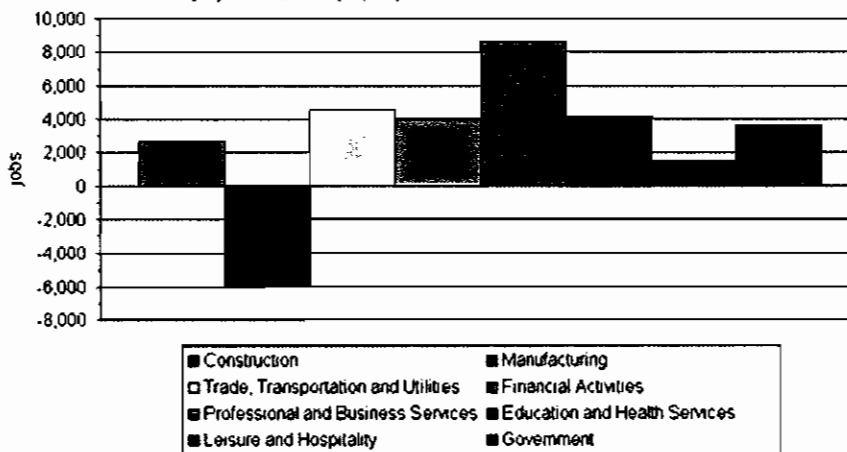
Economic Base Analysis is utilized to evaluate real estate demand. The underlying theme suggests that jobs drive demand for real estate: in other words, for every (basic) job that is created, a multiplier effect increases overall employment (both basic and non-basic), thus increasing both population and income within an area benefiting from such job growth.

South Carolina's economy continues to expand, posting healthy job gains over the year<sup>3</sup>. The state's nonagricultural job count advanced 1.5 percent to 1.86 million in 2005, adding 27,400 jobs. The service-providing sector grew by 31,000 jobs. All industries in this sector added jobs over the year. Professional and business services -- occupations ranging from lawyers to computer programmers -- expanded by 8,600 jobs. Within this industry, employment services increased by 3,400. This is a positive sign for a recovering economy. The goods-producing sector lost 3,600 jobs. Manufacturers cut 6,000 jobs from their payrolls. Nondurable goods fell by 7,700, with losses mounting in textile mills (-5,800). Offsetting this loss was Durable goods, up 1,600. Construction expanded by 2,700, on the strength of specialty trade contractors (+2,500).

### SC Employment Change for Key Sectors Annual Average 2004 – 2005



In 2005, the economy generated 27,400 jobs in nearly all sectors. Professional and business services expanded by 8,600, mostly in employment services (+3,400).

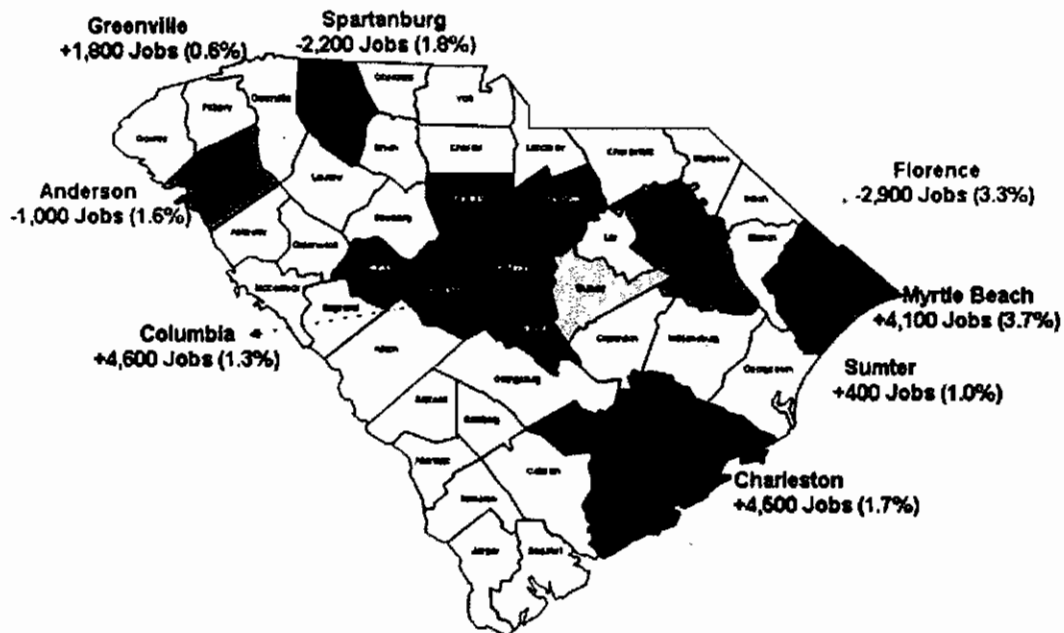


Source: SCESC/LMI

## Employment Change by Metropolitan Areas Annual Average 2004 – 2005



Over the year, Columbia MSA added 4,600 jobs, primarily in professional and business services (+1,500) Charleston MSA grew by 4,500, mostly in retail trade (+1,600)



Source: SCESCLMI

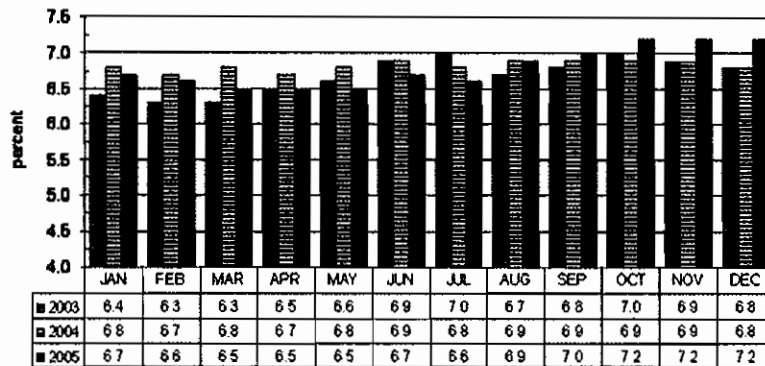
Of the state's eight MSAs, five experienced job growth over the year. The Columbia MSA grew by 4,600, primarily in professional and business services (+1,500). Based on preliminary figures for 2006, the Columbia MSA is expected to grow by approximately 10,000 jobs.

<sup>3</sup> Data for this section provided by Mike Daniels, SC Employment Security Commission 2005 Year-End Review.

South Carolina's unemployment rate for 2005 tied Alaska for the third highest at 6.8 percent, trailing Mississippi (7.9%), Louisiana (7.1%). Nationally, the unemployment rate was 5.1 percent in 2005. In South Carolina, the jobless rate held steady at 6.8%. Over the year, the unemployment rate fell in 24 of the 46 counties.

The highest MSA annual average unemployment rate was recorded by Florence (9.1%), followed by Sumter (8.8%), Spartanburg (7.7%), Anderson (7.5%), Greenville (6.0%), Columbia (5.8%), Myrtle Beach (5.5%), and Charleston (5.4%).

## SC Unemployment Rate 2003 - 2005



Source: SCESCALMI

South Carolina continued to experience an increase in population. Based on U.S. Census Bureau population estimates as of July 1, 2005, the state's population stood at 4.26 million, up 1.4 percent from the July 1, 2004 estimates. This represents a growth of 57,191 residents. The growth rate was the 12th fastest in the United States. Since Census 2000, the state has added over 243,000 residents, representing a growth rate of 6.1 percent. Greenville County was the largest county with a population of 407,383, followed by Richland (340,078), Charleston (330,368), Spartanburg (266,809), and Lexington (235,272).

In 2005, the state's per capita income – total income divided by the total resident population -- advanced at a slower pace than the U.S. average, according to the U.S. Bureau of Economic Analysis. Per capita income grew by 4.3 percent to \$28,352. In comparison, U.S. per capita income rose 4.6 percent to \$34,586.

South Carolinians continue to use their disposable income to purchase essential items such as new homes. A record number of homes were sold in the state, according to the South Carolina Association of Realtors. In 2005, 72,811 new and



existing homes were sold, up 23 percent over the previous year and nearly double when compared to 2000. All areas of the state recorded double-digit increases except Columbia (+7.5%). Sales in Aiken surged 49.6%, followed by Hilton Head (43.8%), Myrtle Beach (+35.5%), the Piedmont (+27.3%) and Charleston (23.6%). Statewide, the median value of homes sold was \$148,000.

### **Economic Base - Commercial Uses**

Over the past few years, the Columbia MSA has enjoyed sustained prosperity and growth. The Study Area benefits from its relationship to Columbia within the MSA, which has shown population and income growth as indicated above. In addition to population growth, job growth in the non-manufacturing sectors has increased, demonstrating a transition from a manufacturing to a non-manufacturing (service-oriented) economy. As a result of this white-collar job growth, coupled with a quality of life that has attracted professionals, young families and retirees, growth in population and household income has occurred. This directly relates to real estate demand that includes residential (of a variety of types/styles) and commercial (office, service and retail) uses.

The market opportunities for the Study Area should be viewed from a macro to micro view. The primary economic sectors providing employment in the region include financial institutions, healthcare and retail operations. Of the 45 largest employers in the region, 14 are located in Richland County<sup>4</sup>. They include:

<b>Company</b>	<b>Number of Employees</b>	<b>Sector/Type of Business</b>
Palmetto Health	9,300	Healthcare
Blue Cross Blue Shield	6,900	Healthcare
BellSouth	2,852	Utilities
Scana/SCE&G	2,210	Energy
Humana/TriCare	2,100	Insurance
Providence Hospital	1,800	Healthcare
Dorn/VA Hospital	1,457	Healthcare
Babcock Center, Inc.	1,250	Service

:

<sup>4</sup> Greater Columbia Chamber of Commerce 2006

<b>Company</b>	<b>Number of Employees</b>	<b>Sector/Type of Business</b>
CSC Corporation	1,100	Insurance
Westinghouse Electric	1,085	Manufacturing
Colonial Life	1,032	Insurance
Bose Corporation	870	Manufacturing
International Paper	690	Manufacturing
First Citizens Bank	656	Financial Services

Based upon preliminary findings, Richland County's primary job base is in the health services sectors, followed by Insurance (Health related) and Financial Services. Further, Verizon is located in Forest Acres, employing 1,450 in the telecommunications industry – which impacts employment opportunity in the Study Area. The Study Area benefits from its location along primary transportation corridors including Interstates 77 & 20, Highway 1 (Two Notch Road) and Decker Boulevard. Rapidly growing regional shopping and entertainment venues are located along these interstate corridors including Columbia Place Mall, Columbiana Centre, East Forest Plaza, Dutch Center and the new Village at Sandhill, a 300+/- acre mixed use development in northeast Columbia.

Health services and the energy industry are strong contributors to the regional job growth. Employment within the Study Area will continue to be primarily “non-basic” or service-related jobs. However, job growth in basic employment, together with transportation infrastructure, will provide future opportunities for economic development. These sectors will create demand for commercial uses including medical and professional/small business services. Typically, as a result of the multiplier effect of basic job growth, demand for residential housing, retail, recreation, and other support uses would follow. However, in urban revitalization areas it is often necessary to stabilize and/or expand the existing neighborhoods to provide the catalyst for commercial development.

An effort for a Decker Area Revitalization Plan began in 2003 with the assistance of the American Planning Association. The task force identified issues, challenges and other items to be addressed, discussed strategies in other places as a benchmark, thus forming consensus for a more formal plan, which resulted in this effort.

## Supply Dynamics

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### Commercial Uses – Office & Industrial

Market Reports from Grubb & Ellis<sup>5</sup>, indicate that the region is stabilizing and improving from the market cycle fluctuation of 2000/2001. The region has experienced recent surges in activity in both the industrial and office sectors.

Office Market - Currently, there is an estimated 11,394,699 square feet of office space in the Columbia market with approximately 1,812,391 square feet vacant/available comprising 15.9% of the total office market. The Study Area includes the submarkets of both Forest Acres and Northeast Columbia. Northeast includes 1,332,348 square feet of office, with approximately 242,956 square feet available (or 18.2% vacancy), with a weighted average lease rate of \$14.69 per square foot. Forest Areas has a total of 951,414 square feet with approximately 185,665 square feet available (or 19.5% vacancy) with an a weighted average lease rate of \$13.31 per square foot.

Industrial Market – Vacancy has decreased over the past 3 years from a high of nearly 10% to a current low of 6%. Warehouse and distribution are the largest contributors to this trend, due to the regions strong transportation links to most major southeast markets. Rental rates have been on the rise to a high of nearly \$4.00 per square foot. Job loss in the industrial sector suggests that activity and absorption of space will be limited to this area, unless recruitment efforts result in the location of a site specific manufacturing company in the market.

### **Employment Base**

Economic Base Analysis methodology is described at the beginning of this report. The minimum requirement method specifically compares data based on areas similar to the subject (i.e. metropolitan statistical areas or counties). Given the nature of the geography in the Study Area, being in the County but adjacent to incorporated municipalities, data comparison can render inaccurate forecasting. Therefore the Columbia MSA was evaluated as compared to other MSAs of similar size. Forecasting total employment and population growth assists in determining forecasted demand for various real estate uses. The Columbia MSA encompasses a number of counties and incorporated townships that surround the City.

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<sup>5</sup> Grubb & Ellis, Market Reports, 2005 – see appendix for details.

The Economic Base for the Columbia MSA includes three primary areas: Services, Retail Trade and Public Administration, as shown below<sup>6</sup>

**Current Geography Selection:** (1 Selected) MSAs by State: Columbia, SC

**Current Index Base:** Entire US

<b>2005 Major Industry</b>	<b>Employees</b>	<b>%</b>	<b>Establishments</b>	<b>%</b>	<b>Avg Size</b>
Agricultural, Forestry, Fishing (SIC 01-09)	1,859	0.65%	414	1.70%	4
Construction (SIC 15-17)	12,775	4.47%	1,502	6.16%	8
Finance, Insurance & Real Estate (SIC 60-69)	21,564	7.54%	2,661	10.92%	7
Manufacturing (SIC 20-39)	17,943	6.27%	673	2.76%	19
Mining (SIC 10-14)	92	0.03%	8	0.03%	1
<b>Public Administration (SIC 90-98)</b>	<b>33,798</b>	<b>11.82%</b>	<b>817</b>	<b>3.35%</b>	<b>22</b>
<b>Retail Trade (SIC 52-59)</b>	<b>57,594</b>	<b>20.14%</b>	<b>4,696</b>	<b>19.27%</b>	<b>11</b>
<b>Services (SIC 70-89)</b>	<b>114,432</b>	<b>40.01%</b>	<b>11,531</b>	<b>47.32%</b>	<b>10</b>
Transportation & Communications (SIC 40-49)	12,610	4.41%	769	3.16%	20
Unclassified (SIC 99)	661	0.23%	280	1.15%	2
Wholesale Trade (SIC 50-51)	<u>12,661</u>	4.43%	<u>1,018</u>	4.18%	13
<b>TOTAL</b>	<b>285,989</b>		<b>24,369</b>		

Within the Services sector, the largest majority is in the hospital and health related areas, followed by education and other business services. Therefore, when determining land use for the Study Area, it is evident that the commercial uses most appropriate for consideration would include office and retail uses.

### Office Gap Analysis – Columbia MSA Forecast

<b>Aggregate Forecast for Office</b>		Comments:
Current basic employees:	67,360	Beginning basic employees
Current total employees:	285,989	Beginning total employees
EBM (multiplier):	3.51	Comparison to similar MSAs
Ratio of office to total Employees:	31%	% office/total employees
Office Employees:	88,657	Beginning office employees
Existing Office Supply	11,394,699	Est. SF
Average SF office per employee	129	Average SF per employee
Projected new employees:	3,000	Forecast additional basic jobs
Projected total employees:	10,527	Forecast total employees
Projected new office employees:	3,263	Forecast ending total office employees
New office DEMAND	420,975	SF Demand
Current vacant SUPPLY	1,631,152	SF Supply (less obsolescence)
<b>Gap (Oversupply)</b>	<b>(1,210,177)</b>	<b>SF to build/(absorb)</b>

Source: County Government, Chamber of Commerce and SC Employment Security Commission; Grubb & Ellis

Conversations with commercial real estate brokers determined that it is estimated that 10% of the current office product is obsolete, therefore, 10% was eliminated from the above gap in the analysis.

<sup>6</sup> Demographic data © 2005 by Experian/Applied Geographic Solutions.

The office analysis reflects a current oversupply of space within the MSA, which is reflected in the current vacancy rates. The absorption of the existing supply is expected to occur, thus reducing vacancy, as the economy and job growth continues to improve. However, the rate of absorption is dependent upon additional product in the pipeline in the form of planned and permitted projects, and successful recruitment of company locations by Economic Development officials.

One of the primary thrusts of such economic development of the Central South Carolina Alliance is to promote growth of manufacturing and distribution business within the area, due to the region's transportation network and location within the Southeast. This effort will continue to diversify its economy and grow business within the region. All of these factors will continue drive demand for office and industrial space within the region.

A substantial amount of office space has been built or is planned in the downtown and in the outer suburban markets. However, niche opportunities may exist as employment drivers such as in the medical and education sectors (i.e.; University expansions) continue to grow. Expansion by these major sectors, together with stabilization and growth of residential housing within the Study Area, will provide opportunities for renovation/redevelopment of existing properties to service small business and service-related industries.

## Retail

The demand for retail space is dependent upon population and income growth, as it relates to average household consumer expenditures. The table below highlights Consumer Expenditures within the MSA:

**Current Geography Selection:** (1 Selected) MSAs by State: Columbia, SC

**Current Index Base:** Entire US

**Consumer Expenditure Totals**

	2005 Estimate	2010 Projection	% Change 05-10
Total Households	222,471	240,872	8.30%
Total Avg Household Expenditure	\$48,068	\$51,879	7.90%
Total Avg Retail Expenditure	\$20,890	\$22,513	7.80%

The following provides an estimate of the overall demand:

### **Retail Analysis – Columbia MSA**

Aggregate Forecast for Retail		Comments:
Forecast total employment:	10,527	Based on EDC job growth estimates
Population to employment	2.27	Ratio for MSA
Total forecast population	23,896	Growth estimate based on jobs
Average income per Capita	23,426	Per Capita for the MSA (lower than SC)
Total increase in MSA income	\$ 559,787,696	Additional income available
Retail Expenditure DEMAND	\$ 229,512,955	Income available for retail expenditures

Source: County Government, Chamber of Commerce and Economic Development sources.

Details of Consumer Expenditures by category also includes the retail potential within the three trade areas outlined, .5, 1 and 3 miles within the primary intersection of the Study Area, which can be found in the Appendix of this report.

Market Reports from Grubb & Ellis<sup>7</sup>, indicate that the region continues to demonstrate strong activity in the retail sector, predominately in the Northeast submarket.

Currently, there is an estimated 16,505,904 square feet of retail space in the Columbia market with approximately 2,112,729 square feet vacant/available comprising 12.8 % of the total retail market. The Study Area includes the submarkets of both Forest Acres and Northeast Columbia. Northeast includes 4,417,355 square feet of retail, with approximately 614,164 square feet available (or 13.9% vacancy), with a weighted average lease rate of \$10.74 per square foot. Forest Areas has a total of 2,066,411 square feet with approximately 307,569 square feet available (or 14.9% vacancy) with an a weighted average lease rate of \$14.28 per square foot. Within the Study Area, it is estimated that approximately 181,547 square feet is vacant with rents ranging from \$5.00 – 13.00.

<sup>7</sup> Grubb & Ellis, Market Reports, 2005 – see appendix for details.

The table below identifies retail centers in and around the Study Area (up to 3 miles):

Center	Location	Est. Square Feet	Anchors/Comments
Highpoint Plaza	Decker & Brookfield	50,143	Bi-Lo Foods
Decker Village	Decker Blvd	55,171	Food Lion, Dollar General
Trenholm Plaza	Forest & Trenholm	185,430	Publix, Stein Mart
East Forest Plaza	Forest & SE Beltway	358,626	Expanded
Decker Plaza	Decker Blvd	33,825	
Fashion Place	Decker & Trenholm	161,873	TJ Maxx, Staples
Capitol Centre	Parklane & Columbia	203,792	Blue Cross Blue Shield
Columbia Place	Two Notch & Parklane	1,042,404	Macy's, Dillard's, Sears
Spring Valley	Two Notch & Rabon	75,415	
Arcadia Lakes	Two Notch	36,926	
Two Notch Plaza	Two Notch	24,900	
Decker Mall	Decker Blvd	See notes	Former Kroger & Target
<b>Totals</b>		<b>2,228,505</b>	

The largest commercial growth segment of the region has been retail, with a number of shopping venues in the Northeast submarket, including the Village at Sandhill, a 300 acre mixed-use development that includes approx. 1,000,000 of retail located at the intersection of Two Notch (US 1) and Clemson Roads. This submarket now rivals the Harbison/St. Andrews submarket, anchored by Columbiana Center. These areas host a number of local and regional shopping venues dominated by regional and national operators. It should be noted that while population and income within the MSA support the regional malls, the Village at Sandhill will also drawing customers from outside the market due to its location and mixed-use foray into the market. This directly impacts potential retail development for the Study Area. Forecast demand is based upon additional capital entering the market and the consumer expenditures anticipated for each household in each retail category. While there is an estimated expenditure of over \$20,000 per household in the MSA, much of those dollars are being spent at existing retail locations in the marketplace. The gap is determined by product category, location and trade area expenditures.

The predominance of national and regional retail operators will preclude the development of many additional categories of retailers within the Study Area. However, the existing housing combined with additional proposed units of housing will create demand for neighborhood shopping and convenience oriented retail to serve the local population and commuting traffic. Neighborhood retail will also serve the population working in the commercial space proposed within the Study Area as well. However, it should be pointed out that local, regional and national operators' categories for consumer expenditure patterns and site location choices based upon threshold criteria and competition determine retail space demand.



Threshold Criteria for Retail - A major determining factor in the location of retail combines (drive-by) traffic, population and income. The traffic and design team during the Charrette identified transportation planning issues. Current traffic counts on Decker Boulevard range from a low of approximately 21,600 cars (near Percival Rd) to a high of 28,800 cars (between Brookfield & Oneil) per day, ADT (average daily traffic), the higher of which just meets the threshold for many retail operators who rely on drive-by traffic, such as restaurants. The area around the Old Decker Mall offers the best opportunity for retail, based upon forecast traffic counts. However, threshold populations within the immediate trade areas (.5 and 1 mile) fall short for many retail/restaurant operations. Many retail operators are now determining thresholds based upon population within a drive-time versus distance calculation. A summary drive-time report based upon the immediate trade area is also included in the Appendix of this report for comparison. See Appendix for detailed Consumer Expenditure report that identifies demand for each retail category, together with samples of threshold criteria for a variety of retail operators.

# Market Analysis - Residential Uses

Richland County, SC

## Demand Characteristics

Demand for housing directly correlates to job growth. The table below is utilized to understand employment trends for the Columbia, SC. MSA and Richland County, SC and the potential demand for residential development:

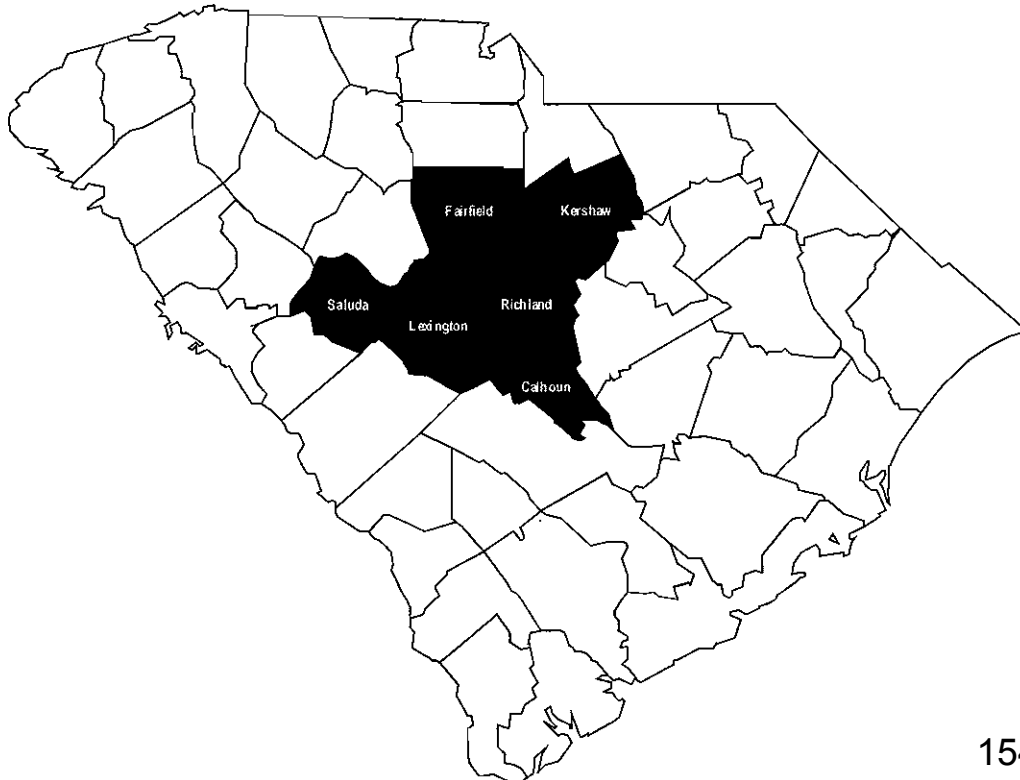
## Employment and Job Growth – Columbia, SC MSA

### Job Growth History

Source: S.C. Employment Security Commission

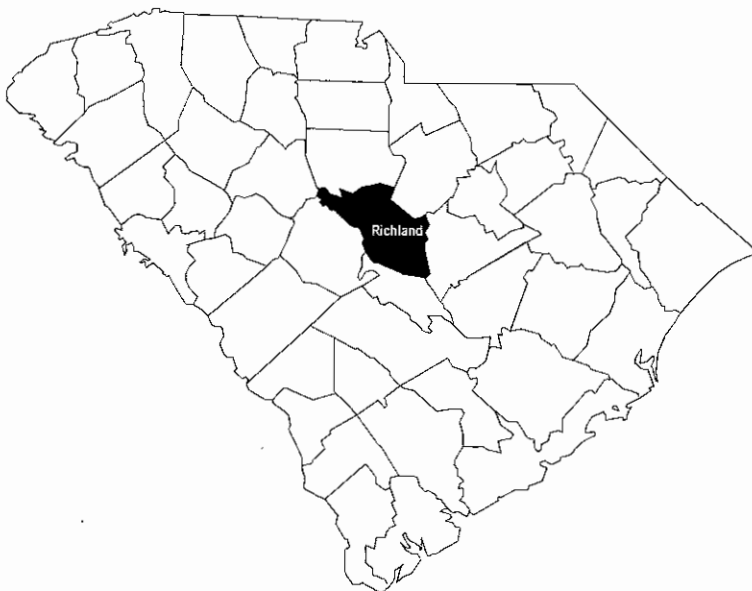
Columbia, South Carolina MSA														
Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual	Net Loss/Gain
1995	303.2	305.8	309.0	309.9	312.1	311.2	305.6	308.5	313.8	314.7	316.0	318.2	310.7	
1996	311.9	313.6	316.3	316.7	319.3	318.8	316.3	319.0	322.6	321.0	323.8	325.4	318.7	8.0
1997	319.4	322.6	324.7	326.1	328.0	327.6	322.5	325.4	328.5	329.4	330.3	333.6	326.5	7.8
1998	325.4	327.2	331.2	329.5	331.7	330.5	327.5	330.2	332.7	334.5	337.1	339.8	331.4	4.9
1999	329.9	333.0	335.8	338.2	339.3	339.1	333.5	336.5	337.9	341.8	343.3	345.4	337.8	6.4
2000	335.3	337.1	341.3	342.4	344.3	345.2	336.2	340.1	343.2	345.8	346.9	348.1	342.2	4.4
2001	337.2	338.8	341.0	340.1	341.6	341.7	333.8	338.0	338.9	338.6	340.3	340.7	339.2	3.0
2002	331.1	332.7	335.3	337.1	338.8	338.4	333.1	338.1	339.5	342.1	342.4	343.8	337.7	1.5
2003	334.9	336.1	337.0	337.2	339.0	337.6	331.1	337.1	338.6	341.5	342.0	344.0	338.0	0.3
2004	337.1	337.7	340.5	343.7	345.1	345.3	339.6	344.8	346.8	349.9	349.9	351.8	344.4	6.4
2005	347.3	349.9	350.0	351.1	351.1	348.3	345.4	352.1	352.8	356.0	359.5	362.8	352.2	7.8

### All Employees In Thousands



## Employment and Job Growth -Richland County, SC

Richland County														
Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual	Net Loss/Gain
1997													194939	
1998													201036	6097.0
1999													206434	5398.0
2000													207508	1074.0
2001	204558	205566	207114	207256	207905	206829	202646	206005	205848	205185	205521	205657	205841	1667.0
2002	200859	201458	203036	204569	204855	204185	200256	203896	205009	206796	206824	208111	204155	1686.0
2003	203030	203453	204853	204381	205178	203663	199537	203881	204967	206831	206839	208317	204578	423.0
2004	202325	202569	204139	207227	207286	207029	204329	207761	208708	210438	210184	211128	206927	2349.0
2005	202821	204197	204496	205819	205721	203959	201150	206227	206695	Not Available Yet				



Source: S.C. Employment Security Commission

Data for 2005 indicates that Richland County gained 3,874 jobs by the end of third quarter. According to Senior Wachovia Economist, Mark Vitner, the expected job growth for the Columbia MSA is approximately 3-3% for the next couple of years. That would put job growth at approximately 10,000-12,000 annually for the next two years.

Demand for new housing can be benchmarked by review of the E/P ratio, which is the ratio between employment and building permits for new homes. A ratio of 1.00 or greater indicates a growing housing market with positive demand. The E/P in the Columbia MSA is 1.43, which exceeds the national average of .80.<sup>8</sup>

<sup>8</sup> Data from Robert L. Siegel & Associates, Research for the Building Industry, Kenner Louisiana 2005.

## Historical data – Richland County Building Permits for New Construction<sup>9</sup>

Year	2000	2001	2002	2003	2004	2005	2006
Single Family	2321	2489	2635	2928	3034	3773	1850
Multi-family	450	86	347	834	611	184	174

However, new construction permits for the MSA are estimated at 7,685.

## Housing Sales

The table below provides the historical data for residential sales in the region<sup>10</sup>:

Columbia, SC	Units sold	Average Price
2006 to date	4563	\$169,050
2005	10,215	\$161,050
2004	9145	\$150,648

Forest Acres-Arcadia Lakes	Units sold	Average Price
2006 to date	166	\$159,023
2005	414	\$161,008
2004	355	\$150,648

While the historical annual figures above include both resale and some new home construction sales. According to data supplied by Consolidated Multiple Listing Service (CMLS), there were 10,215 units sold in 2005 with an average selling price of \$161,008 in the local area (Columbia, SC). So far in 2006 there have been 4,563 units sold with an average sales price of \$169,050.

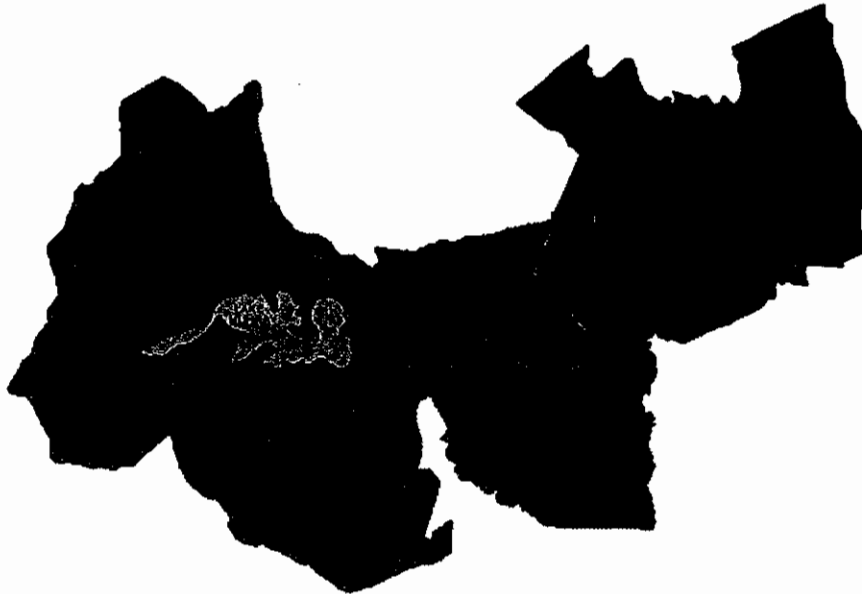
Peak sales occur during the spring/summer months of May through August, therefore the largest number of sales have not occurred. As of June 22, 2006 there were 166 units sold in the Forest Acres-Arcadia Lakes indicating for this submarket that it is on par with the past two years. Additionally, the average price of homes in Forest Acres-Arcadia Lakes is comparable to the average price for the entire local Columbia, SC market.

To further delineate the market segments, the multiple listing service data is also defined by area (see map below), demonstrating market pricing and activity in submarkets surrounding the Study Area.

<sup>9</sup> 2000 – 2004 data from Central Midlands Council of Gov'ts; 2005-2006 data from Richland County Planning Dept.

<sup>10</sup> Statistical data from Consolidated Multiple Listing Service

**MLS Area Map**



**Area 4** Columbia Northeast (Blythewood, Pontiac, Bound on West by I-77)  
**Area 5** Forest Acres, Arcadia Lakes

*The three charts below show a snapshot of the neighborhoods surrounding Decker Boulevard as of May 16, 2006.*

<b>Woodfield Park MLS Area 4</b>	<b>Average days on market</b>	<b>Average Price</b>	<b>Average square footage</b>	<b>Total number active/sold</b>
Active	78	\$85,950	1352	14
Sold	74	\$76,540	1321	60

<b>Forest Acres/ Sandwood Hills/Rockbridge MLS Area 5</b>	<b>Average days on market</b>	<b>Average Price</b>	<b>Average square footage</b>	<b>Total number active/sold</b>
Active	91	\$199,058	2334	6
Sold	76	\$193,355	2420	20

<b>Arcadia Lakes MLS Area 5</b>	<b>Average days on market</b>	<b>Average Price</b>	<b>Average square footage</b>	<b>Total number active/sold</b>
Active	86	\$348,725	2638	4
Sold	62	\$355,318	2698	10

Woodfield Park is the primary neighborhood of concern regarding the Decker Boulevard Study Area. The charts above show differences among the adjacent neighborhoods: Forest Acres, Sandwood Hills, Rockbridge, and Arcadia Lakes. Woodfield Park's days on market are in line with the other neighborhoods or better. There is more activity in sales of homes in Woodfield Park with 60 sales for the year. It is the most affordable neighborhood in comparison to the other four areas. Its homes are the smallest in size.

Forest Acres, Sandwood Hills and Rockbridge are higher in price but still considered affordable. The average price per square foot of the recent sales in these neighborhoods is \$80 per square foot. However, in comparing price per square foot, Woodfield Park's at \$68 is a difference of only \$12 per square foot.

The homes in Arcadia Lakes, while adjacent to the Study Area is in a considerably higher price range. The average price per square foot for homes sold is approximately \$132 per square foot.

### **Supply Dynamics**

The supply of housing includes both existing (resale) homes and those that are planned or under construction. Housing stock includes single family detached dwellings, attached dwellings such as townhomes, condominiums and patio homes, attached multi-family dwellings (2-4 units), apartments and mobile homes.

According to local residential Realtors, Richland County is included in MLS areas 4, 5, 6, 7, 8, and 9. Data from Consolidated MLS indicates that currently (as of 6/23/06) the availability of housing is as follows:

<b>Area</b>	<b># Listings</b>	<b>Low Price</b>	<b>High Price</b>
<b>Single Family &amp; attached</b>			
4-8	1,384	\$50,000	\$300,000
4-8	470	\$300,000	\$1,000,000
9	40	\$50,000	\$1,000,000
Total	1,894	\$50,000	\$1,000,000

### Supply Dynamics – Planned/Under Construction Residential Communities

The Study area has very little undeveloped/vacant land but a relatively modest amount when considering the northern part of the county. Development trends in the county indicate three areas of significant growth, which are Garners Ferry Road, Richland Northeast and Two Notch Road. Below is a map showing the concentration of population growth. (Darker color denotes higher density area).



A substantial portion of the Study Area includes single-family residential housing. To understand the market opportunities for housing, it is critical to consider not only demand, but the current supply of new product as well. The chart below outlines available housing, both single family (planned and re-sale) and multi-family (planned and existing).

Available Residential Housing Units (MSA)	Current (2006)	Planned/Approved (2006)	Total
Single Family (attached & detached) - ownership	1,894	5,072	6,966
Multifamily - rental	2,144	2,613	4,757
Total (excluding vacant)			11,723

Source: Consolidated Multiple Listing Service, Richland County Planning Department & Realindex

## Housing Forecast

When making a housing choice, the criteria used by the consumer to determine what housing product they will purchase vary widely. With a wide variety of housing options available in the marketplace, consumers can choose between new versus older/resale homes in a variety of price ranges and styles. Given the large number of new construction offerings in the marketplace, the forecast considers new construction as a benchmark for demand for new housing in the County.

In the Forecast Table below the estimated demand for additional housing units is based upon the estimated impact of population and job growth. The need for additional housing is estimated based on a percentage of the total regional job market capture in the Columbia MSA area, as outlined by a regional economic analyst.

The projected demand for housing for 2006 is 8,916 units. Of that total, 66% is projected for single family (detached) and 34% is projected for multi-family units, consistent with current housing trends for the area. Existing supply consists of permitted new construction, available multi-family and re-sales of homes (detached and attached product) within Columbia, SC. Based on this information the Forecast suggests that there is an oversupply of both single family and multi-family product.

Given the results of the table below, the rate of absorption becomes important when determining not only how much additional housing should be built, but more importantly, when.

When comparing job estimates to population growth, there are segments of market demand that are not tied to the job market. These include self-employed, unemployed (such as students, seasonal homeowners) and empty nesters and/or retired persons/families entering the housing market. Therefore, absorption of new housing units should take this into consideration, as well as the PE ratio of permits to population as outlined above.



## Residential Gap Analysis - Forecast Growth for MSA

<b>Forecasted Total Basic Jobs</b>	3,000	
EBM	3.51	Base Multiplier
<b>Total Employment</b>	10,527	Based on comparison of similar
P/ER	2.27	
<b>Total Population</b>	23,896	
People per Household	2.68	2000 US Census household average size
<b>Total Potential Households</b>	8,916	
% Single Family	5,885	66% averaged
% Multifamily	3,031	34% averaged
Demand for Housing	8,916	
Supply for Housing	11,723	Available and planned
<b>GAP- Housing</b>	<b>(2,807)</b>	Oversupply to absorb
Demand for Single Family	5,885	
Supply for Single Family	6,966	
<b>GAP- Single Family</b>	<b>(1,081)</b>	Oversupply to absorb
Demand for Multi Family	3,031	
Supply for Multi Family	4,757	
<b>GAP - Multi Family</b>	<b>(1,726)</b>	Oversupply to absorb

**Columbia, SC MSA**

**Housing Units**

	1990		2000		2005		2010		Percent Change	
	Census		Census		Estimate		Projection		1990 to 2000	2005 to 2010
Total Housing Units	177,102		220,812		242,509		262,169		24.70%	8.10%
Owner-Occupied	107,048	60.40%	138,052	62.50%	140,371	57.90%	141,829	54.10%	29.00%	1.00%
Renter-Occupied	56,161	31.70%	65,324	29.60%	82,100	33.90%	99,043	37.80%	16.30%	20.60%
Vacant	13,897	7.90%	17,436	7.90%	20,038	8.30%	21,297	8.10%	25.50%	6.30%

**Owner Occupied**

**Home Value**

	1990		2000		Percent Change
	Census		Census		1990 to 2000
\$ 0 to \$14,999	969	1.20%	3,849	2.80%	297.40%
\$ 15,000 to \$19,999	566	0.70%	1,519	1.10%	168.20%
\$ 20,000 to \$29,999	2,070	2.50%	3,459	2.50%	67.10%
\$ 30,000 - \$39,999	4,698	5.70%	4,491	3.30%	-4.40%
\$ 40,000 - \$49,999	8,455	10.20%	5,401	3.90%	-36.10%
\$ 50,000 to \$99,999	46,037	55.70%	57,697	41.80%	20.00%
\$ 100,000 - \$ 149,999	11,647	14.10%	30,696	22.20%	163.60%
\$ 150,000 - \$ 199,999	4,434	5.40%	14,400	10.40%	224.80%
\$ 200,000 - \$ 299,999	2,674	3.20%	9,903	7.20%	270.40%
\$ 300,000 - \$ 399,999	676	0.80%	3,713	2.70%	449.30%
\$ 400,000 to \$ 499,999	223	0.30%	1,319	1.00%	491.50%
\$ 500,000 or more	198	0.20%	1,603	1.20%	709.60%
Median Home Value	\$72,493		\$101,163		39.50%

**Monthly Cash Rent**

	1990		2000		Percent Change
	Census		Census		1990 to 2000
\$ 0 - \$100	2,851	5.20%	2,279	3.50%	-20.00%
\$ 100 - \$199	5,897	10.70%	3,300	5.10%	-44.00%
\$ 200 - \$299	10,948	19.80%	5,981	9.20%	-45.40%
\$ 300 - \$399	16,858	30.60%	9,868	15.10%	-41.50%
\$ 400 - \$499	9,967	18.10%	13,776	21.10%	38.20%
\$ 500 - \$599	3,713	6.70%	12,022	18.40%	223.80%
\$ 600 - \$699	1,081	2.00%	7,344	11.20%	579.40%
\$ 700 - \$999	493	0.90%	5,436	8.30%	1002.60%
\$1,000+	78	0.10%	1,335	2.00%	1611.50%
No Cash Rent	3,274	5.90%	3,982	6.10%	21.70%
Median Rent	\$341		\$476		39.80%

Current year data is for the year **2005**, 5 year projected data is for the year **2010**.

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Crime data © 2005 by Experian/Applied Geographic Solutions.

Traffic Count data © 2005 by GDT.

Properties data © 2005 by Property & Portfolio Research (PPR) Inc. and Dodge Pipeline All rights reserved.

**Richland County, SC  
Housing Units**

	1990 Census		2000 Census		2005 Estimate		2010 Projection		1990 to 2000	2005 to 2010
Total Housing Units	109,563		129,793		145,335		162,713		18.50%	12.00%
Owner-Occupied	60,157	54.90%	73,757	56.80%	77,080	53.00%	79,408	48.80%	22.60%	3.00%
Renter-Occupied	41,435	37.80%	46,344	35.70%	60,070	41.30%	74,139	45.60%	11.80%	23.40%
Vacant	7,975	7.30%	9,692	7.50%	8,185	5.60%	9,166	5.60%	21.50%	12.00%

**Owner Occupied Home Value**

	1990 Census		2000 Census		Percent Change
					1990 to 2000
\$ 0 to \$14,999	573	1.20%	1,329	1.80%	131.90%
\$ 15,000 to \$19,999	328	0.70%	478	0.70%	45.70%
\$ 20,000 to \$29,999	1,302	2.60%	1,116	1.50%	-14.30%
\$ 30,000 - \$39,999	3,043	6.20%	1,939	2.60%	-36.30%
\$ 40,000 - \$49,999	5,436	11.00%	2,800	3.80%	-48.50%
\$ 50,000 to \$99,999	27,232	55.10%	32,724	44.40%	16.90%
\$ 100,000 - \$ 149,999	6,249	12.60%	15,914	21.60%	154.70%
\$ 150,000 - \$ 199,999	2,702	5.50%	7,874	10.70%	191.40%
\$ 200,000 - \$ 299,999	1,794	3.60%	5,384	7.30%	200.10%
\$ 300,000 - \$ 399,999	500	1.00%	2,297	3.10%	359.40%
\$ 400,000 to \$ 499,999	177	0.40%	859	1.20%	385.30%
\$ 500,000 or more	120	0.20%	1,043	1.40%	769.20%
Median Home Value	\$71,004		\$98,577		38.80%

**Monthly Cash Rent**

	1990 Census		2000 Census		Percent Change
					1990 to 2000
\$ 0 - \$100	2,201	5.40%	1,658	3.60%	-24.70%
\$ 100 - \$199	4,444	10.90%	2,330	5.00%	-47.60%
\$ 200 - \$299	7,676	18.80%	4,035	8.70%	-47.40%
\$ 300 - \$399	12,427	30.50%	6,319	13.60%	-49.20%
\$ 400 - \$499	7,503	18.40%	10,104	21.80%	34.70%
\$ 500 - \$599	3,052	7.50%	9,025	19.50%	195.70%
\$ 600 - \$699	853	2.10%	5,570	12.00%	553.00%
\$ 700 - \$999	342	0.80%	4,009	8.70%	1072.20%
\$1,000+	49	0.10%	756	1.60%	1442.90%
No Cash Rent	2,236	5.50%	2,538	5.50%	13.50%
Median Rent	\$343		\$484		41.00%

Current year data is for the year 2005, 5 year projected data is for the year 2010.

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### Commercial

- ❖ While the overall Columbia market is experiencing activity in the retail sector, with improving occupancies, much of the absorption is with existing operators relocating to other positions within in the marketplace. Newcomers to the marketplace are locating in areas where population and income growth is stable or growing, in new developments where new prototypes or formats can be created. Thus, much of the retail activity will continue to create higher vacancy in old or obsolete centers – creating challenges and opportunities of re-adaptive use. This is consistent with regional and national trends.
- ❖ The current excess supply of office space is a result of growth of new developments in the downtown central business district of the City and the suburban fringe, largely driven by the service and/or medical sectors. Much of the absorption is attributable to existing companies within the marketplace either expanding or upgrading their space from old/obsolete product to new/newer (Class A) buildings. From an economic development perspective, competition for large employers is strong thus much of absorption will depend on the success of recruitment efforts for new companies in the marketplace.
- ❖ A number of commercial/retail properties along the Decker Boulevard corridor suffer from vacancy and/or neglect. This creates pockets of areas that are perceived to be “unsafe” or failing. Property owners should be encouraged to keep properties (buildings and grounds) well maintained, especially during marketing periods when attempting to lease and/or sell buildings.
- ❖ Perceptions related to crime and safety, together with low threshold traffic and populations suggest that there is limited opportunity to attract retail and/or restaurant tenants/operators. Additional information and maps regarding crime, compiled by Law Enforcement agencies contained in the Appendix of this report suggest that perceptions of crime/safety can be overcome with factual data and public relations efforts. The addition of well planned, affordable an attractive residential and office/commercial uses within the study area will serve to increase both traffic and population to raise and meet thresholds for new retail and commercial development.

- ❖ The ethnic diversity and desire for additional food-related operators, such as restaurants and groceries provides an opportunity to create a unique and differentiating shopping experience. One such suggestion includes the redevelopment of a portion of the old Decker Mall into an international festival marketplace to that can include a Flea Market and/or Farmer's Market. While there are a number of Farmer's Markets in and around Columbia, there may be an opportunity to consolidate or joint venture such efforts to provide for expansion. This is a low-cost alternative for the property owners and a chance to create a fun, inviting and destination oriented venue that can draw customers from outside the immediate trade area. Examples of other such venues include Baltimore, MD; Trenton, NJ; Charlotte, NC; Seattle, WA and Reading Station in Philadelphia, PA. Information on how to create a successful market can be found on the **ATTRA - National Sustainable Agriculture Information Service website** at: <http://attra.ncat.org/attra-pub/farmmrkt.html> or, via the USDA at: <http://www.ams.usda.gov/farmersmarkets/map.htm>
  
- ❖ Incentives for the redevelopment of obsolete and/or vacant centers have been created by the State of South Carolina, with a new **House Bill – Retail Facilities Revitalization Act**. A copy of the Bill is included in the Appendix of this report.
  
- ❖ Public relations and marketing efforts can assist in facilitating renovation, development and absorption of commercial space. A detailed Summary is included in this section.
  
- ❖ Create opportunities for Public/Private Partnership. A ULI report providing the guiding principles of this can be found in the Appendix of this report.

## **Residential**

The synthesis of the information concludes:

- ❖ The demonstrated oversupply of single-family homes merits caution with respect to adding additional product to the market, until such time as additional demand is created. However, despite the oversupply of single family homes in the region, the Study Area presents an opportunity to replace some of the older housing stock. Newer product would offer a choice to the consumer and create reasons for people to remain or locate in the Study Area. A variety of housing product types such as “Urban residential” (both attached and detached housing) should be considered to serve young professionals, empty nesters, retired couples and individuals, as well as families.
  
- ❖ An oversupply of multi-family exists within the region. It should be noted that the apartment vacancy rate has been dropping for the Columbia area for the past four years and is currently 8%. Of the limited amount of apartments supplied to the market in the past four years, none was added to the Study Area. Again, this presents an opportunity for the Study Area as new multi-family product would enhance the community and serve as a replacement for some of the existing functionally obsolete units. However, a limited amount of units should be considered to be delivered within the Study Area as the historically low interest rates continue to make single family home buying affordable for the population at large.

- ❖ According to a December 2005 report by the Central Midlands Council of Governments the un-incorporated areas of Richland County experienced a 7.8% gain in population from years 2000-2004. However, with the exception of Blythewood, growth is not occurring in the other areas. Forest Acres and Arcadia Lakes have witnessed a loss in population.
- ❖ The highest number of single family permits issued in the county were in three primary areas; Garners Ferry Road has 4% of the new permits in the County, Richland Northeast with 18% and Two Notch Road with 4%. The number of permits issued in the Study Area has been relatively stagnant compared to other areas of the County.
- ❖ The population new to the Columbia MSA have been gravitating to the areas with new product and housing choices. These newer neighborhoods are close to new commercial centers, which are also offering more shopping choices. The housing choices do not stop in Richland County. There has been expansion of the housing market in Downtown Columbia, dominated by construction of condominiums for professionals and others seeking urban life in the downtown core. According to Grubb & Ellis data 114 apartments were delivered in Downtown in 2005 and another 247 are to be delivered in 2006.
- ❖ A visual observation of the Decker Boulevard Study Area indicates the majority of the single family and multi-family product is older stock. This older housing stock has predominance of homes built in the 1950's and 1960's. A few pocket areas around the high school contain some newer homes built in the 1990's. Some of the functionally obsolete housing stock can and should be replaced.
- ❖ Pride in ownership is evident in the most of the homes in Woodfield Park. However, to safeguard the current level of home ownership in the neighborhood it is important that improvements continue to be made to the homes as well as the infrastructure. New residents bring energy to restore and enhance the existing homes. These newcomers are essential to ensure sustainability. With an average sales price of \$76,540, the opportunity for first-time buyers exists and this opportunity should be marketed. Further, incentives can be created to encourage owner occupied housing versus tenancy to facilitate this transition.
- ❖ A unified effort among new homeowners could help to promote increased home values. Residents working together to gain sidewalks and lighting for the neighborhood is another way to promote the neighborhood and enhance the community. Owning a home is part of the American dream and Woodfield Park shows that is still possible.

- ❖ Crime is a concern for many residents. Data provided by law enforcement agencies suggests that the majority of crime occurs at the commercial areas and limited “hot spots” within certain complexes/neighborhoods. See appendix for detailed information. The creation of Neighborhood Watch, and other public relations efforts can mitigate this concern. For more information visit: <http://www.securityworld.com/community/crimewatch.html>
  
- ❖ The Study Area needs new housing stock in a variety of types to offer the choice today's consumer demands. Since, there is a predominance of single family in the Study Area, the development of townhomes and/or condominiums should be considered. Additionally, there has been no addition of new apartment product into the Study Area. Adding new product for both homeownership and renters is critical to the enhancing the community.
  
- ❖ Incorporate parks, playgrounds and greenways to enhance Quality of Life amenities to support housing efforts.
  
- ❖ Issues around public relations, marketing and quality of life must be addressed to make the housing options and neighborhoods a success. See Appendix of this report for related information and articles.



## Decker Boulevard/Woodfield Park Community Survey

<b>Tabulated Results – a total of 48 surveys collected</b>
--

This survey is to assist Richland County in its efforts to revitalize the “Study Area” of Decker Boulevard/Woodfield Park. Your input is greatly appreciated.

Check one or more types of new housing you would like to see built in the Study Area:

**Number of respondents in each category:**

_15_	<b>Single Family two-story</b>
_31_	<b>Single Family one-story</b>
_9_	Two-story townhomes
_0_	Three-story townhomes
_6_	Two-story live/work
_0_	Three-story live/work
_4_	Luxury apartment homes (rental)
_5_	Affordable apartment homes (rental)
_4_	Duplex dwellings
_1_	Triplex dwellings
_2_	Quad-type dwellings
_15_	<b>Senior living facilities</b>
_____	<b>Other</b> ___”Green space” “No apartments, no HUD housing” ___

Check one or more price ranges that you think are important for the Study Area of the Woodfield Park neighborhood.

_5_	\$75-\$100,000
_28_	<b>\$100-150,000</b>
_7_	\$150-200,000
_2_	\$200-250,000
_5_	\$250-300,000
_____	Other _____

Check the services you would like to see in the Study Area:

_28_	<b>Grocery store</b>
_19_	Pharmacy
_9_	Dry Cleaners
_1_	Coin operated laundry
_31_	<b>Restaurants (eat-in style)</b>
_10_	Gas Station
_15_	Retail clothing boutiques
_10_	Fast food restaurants (drive-through style)
_3_	Sidewalk vendors
_19_	Farmers market
_11_	Dentist offices
_5_	Hair salons
_8_	Child care facilities
_____	<b>Other</b> ___”Recreation for Children” “Youth Center” “Senior Center” “Parks” “Doctors Offices” “Bookstore”

Please rank the following items in the order of most critical to the least critical factors (#1 most important #10 least important) in determining the success of revitalizing the Study Area of the Decker Boulevard/Woodfield Park neighborhood.

- 12   Traffic calming
- 0   Minimizing parking
- 14   Cleanliness
- 23   **Safety**
- 1   Zoning that allows higher density
- 9   Strong political and business leadership
- 6   Access to commercial areas/stores for pedestrians- on foot or by bicycle
- 9   Pedestrian access within the neighborhoods
- 3   Combining old and new architecture
- 3   Financial subsidies offered by County for housing
- Other \_\_\_\_\_

Other comments:

**“Plaut Trees on Decker”, “Sidewalks”, “Condemn run down property”**

Please check all that apply to you.

- I live in the neighborhood. If so, how long \_\_\_\_\_
- I work in the neighborhood or in the vicinity of the Study Area
- I shop in the neighborhood or in the vicinity of the Study Area

Thank you.

Rose & Associates Southeast, Inc.

May 4, 2006

## Development Capacity & Absorption Summary –

The analysis of the development potential for commercial uses was reviewed from two timeline perspectives to allow for phasing of development as infrastructure is created:

The short-range view (1-5 years)

The long-range view (5-10+ years)

The development potential of the Study Area was further refined by the Design Team post-charrette as the drawings take into consideration a redevelopment plan and the goals for a jobs/housing balance and economic development for the Decker Boulevard corridor. The summary of the development capacity in each product type and its estimated absorption time as it relates to either oversupply or gap for the different components are stated below:

<b>Product Type**</b>	<b>New no. of Units/S.F. *</b> <b>Min. – Max.</b>	<b>Absorption Estimates *</b>
Residential – Woodfield Park neighborhood	356 (net) units	1-5 years each, 2-3 phases per plan
Residential – Faraway Transition Zone	118 (net) units	5-10+ years
<b>Subtotal-Residential</b>	<b>474 net new units</b>	
Commercial – Decker Corridor	438,000 – 547,000 s.f. renovation	Phase for each zone, per plan 5-10+ years
<b>Total Commercial</b>	<b>70,000 – 125,000 +/- net new s.f.</b>	

*\* Estimates based upon demand data, current estimated supply and absorption, together with concept master plan capacity prepared by The Lawrence Group. Timing and maximum build-out dependent upon infrastructure improvements (i.e. Decker Boulevard) and economic development recruitment.*

*\*\*For the purposes of definition, mixed-use product includes more than one type of use category within the same building, or the same project location. Mixed-use might include office & retail, residential & retail, or general commercial. Product type & description include all commercial uses to provide for flexibility for changing market conditions.*

## **Decker Boulevard/Woodfield Park Public Relations & Marketing Strategy**

It is recommended that the County solicit an RFQ/RFP from qualified Public Relations and Marketing Firms to assist with the Public Relations and Marketing Strategy for the Study Area. The scope of work should include:

### **MARKETING OBJECTIVE**

- To implement a continuity campaign that will allow for maximum exposure to both the residential and commercial consumer.
- To communicate the issues of public safety and mitigate crime perceptions (see Findings and Recommendations in Section 4 and Appendix of the "Market & Economic Analysis for Decker/Woodfield Planning Area" report dated June 26, 2006 prepared for Richland County).
- The primary objective of this campaign is to drive sales/leasing of residential and commercial product within the Study Area.
- A secondary objective is to build general brand awareness among consumers of the Decker Boulevard re-development efforts.

### **TARGET AUDIENCES**

- Prospective residential buyers. Individuals who might fall into this category include (but are not limited to) young professionals who are interested in living in or near urban centers, military personnel and families, ethnic families.
- Prospective commercial tenants. Decker Boulevard offers great flexibility to this consumer due to the variety of options available to them depending on their needs and circumstances.

### **CREATIVE CONSIDERATIONS**

- Color: Highly recommended whenever the budget will allow.
- Copy: Recognizing that the copy must speak relevantly to the two target segments, focus on highlighting the amenities and culture as they might appeal to a residential or commercial user.

### **CLIENT MANDATORIES**

- Map: Design a map showing proximity of the area to I-77, I-20 and other important area landmarks.
- Highlight unique and differentiating issues including cultural diversity.
- Contact information: Address, phone number and website needs to be included on all materials.

**PUBLICATIONS CONSIDERED & RECOMMENDED**

The State (*daily*)  
P.O. Box 1333  
Columbia S.C. 29202-1333  
(803) 771-6161

The Columbia Star  
P.O. Box 5955  
Columbia S.C. 29250-5955  
(803) 771-0219

Columbia Metropolitan Magazine  
3201 Devine Street  
Columbia SC 29205  
(803)252-2327

Free Times  
6904 N. Main Street  
Columbia, SC 29203  
(803) 765-0707

Fort Jackson Leader  
P.O. Box 1137  
Camden, SC 29020

## AM Radio Stations

- [560](#) - WVOC - Voice of Columbia - news, talk
- [840](#) - WCEO | [The Seed Show](#)
- [890](#) - WBAJ - We Broadcast About Jesus
- [1230](#) - WOIC - Air America Radio - news talk
- [1320](#) - WISW - WIS Radio - news, talk
- [1400](#) - WCOS - The Zone - sports
- [1430](#) - WBLR - Good News Network - christian - spanish

## FM Radio Stations

- [88.1](#) - WRJA - Your NPR News Station
- [89.7](#) - WMHK - Family Friendly Christian Music Radio
- [90.5](#) - WUSC - University of South Carolina - student-run
- [91.3](#) - WLTR - Your Classical NPR News Station
- [92.1](#) - WWNU - New Country 92.1 | [Jeff Roper](#) |
- [93.1](#) - WZMJ - ESPN Radio
- [93.5](#) - WARQ - Rock 93.5 - alternative rock
- [93.9](#) - WIGL - Mix 93.9 Mega Hits- 80's, 90's, today
- [94.3](#) - WWNQ - Country Legends 94.3
- [95.3](#) - WFMV - Columbia's Inspiration Station - gospel
- [96.7](#) - WLTJ - Steve-FM
- [97.5](#) - WCOS - Great Country
- [98.5](#) - WLXC - Kiss 98.5 - adult r&b
- [99.3](#) - WXRJ - Independent Alternative
- [100.1](#) - WXBT - 100.1 Beat - hip hop, r&b
- [101.3](#) - WWDM - The Big DM - urban contemporary
- [102.3](#) - WMFX - Classic Rock Fox 102
- [103.1](#) - WOMG - Oldies 103
- [103.9](#) - WHXT - Hot 103.9 - r&b, hip hop
- [104.7](#) - WNOK - Today's Hit Music | [The Morning Rush](#)
- [106.7](#) - WTCB - B106 - 80s, 90s, & today

- ❖ **Demographic Reports**
  - **Demographic Trends - Richland County and Columbia MSA**
  - **Study Area Report - .5, 1, & 3 mile radius**
  - **Consumer Expenditure Reports – radius distance and drive-time**
  
- ❖ **Articles**
  - **NAHB “Quality of Life Found to Rise with Residential Growth”**
  - **NAHB “Multicultural Literacy”**
  - **ULI “Ten Principles for Public – Private Partnership”**
  
- ❖ **House Bill – Retail Facilities Revitalization Act**
  
- ❖ **Crime Statistics & Maps for Study Area**
  
- ❖ **Commercial Market Data – Grubb & Ellis**
  
- ❖ **Sample Criteria for Retail – regional and national operators**

## PROPOSED TRAFFIC SIGNAL PRIORITIZATION

In accordance with Section 4C.01 Studies and Factors for Justifying Traffic Control Signals of the "Uniform Manual of Traffic Control Devices"

1. A traffic control signal should not be installed unless one or more of the factors described in this section are met.
2. A traffic control signal should not be installed unless an engineering study indicates that installing a traffic control signal will improve the overall safety and/or operation of the intersection.
3. A traffic control signal should not be installed if it will seriously disrupt progressive traffic flow.
4. At a location that is under development or construction and where it is not possible to obtain a traffic count that would represent future traffic conditions, hourly volumes should be estimated as part of an engineering study for comparison with traffic signal warrants and should be provided by the developer for that area.

### Standard:

An engineering study of traffic conditions, pedestrian characteristics, and physical characteristics of the location shall be performed to determine whether installation of a traffic control signal is justified at a particular location.

The investigation of the need for a traffic control signal shall include an analysis of the applicable factors contained in the following traffic signal warrants and other factors related to existing operation and safety at the study location:

Warrant 1, Eight-Hour Vehicular Volume.  
Warrant 2, Four-Hour Vehicular Volume.  
Warrant 3, Peak Hour.  
Warrant 4, Pedestrian Volume.  
Warrant 5, School Crossing.  
Warrant 6, Coordinated Signal System.  
Warrant 7, Crash Experience.  
Warrant 8, Roadway Network.

The satisfaction of a traffic signal warrant or warrants shall not in itself require the installation of a traffic control signal.

### Prioritization

Requests for traffic signals may be submitted from any number of sources, to include, but not limited to, citizens, elected officials, staff or management. All requests must include why it is felt that a traffic signal is needed.



Upon receipt of the request, a traffic signal warrant study will be conducted. Upon receipt of the study, if a signal is warranted, construction of the signal will be scheduled depending on available funds.

Should multiple requests be received for Traffic Signals and funding is not available to fulfill multiple requests, installation shall be prioritized as follows:

- Intersections meeting the conditions of Warrant 1 or 7 shall receive top priority followed by Warrant 5.
- Intersections that meet multiple warrants that include at least one of the above mentioned warrants shall be prioritized above those meeting only one of the aforementioned warrants.
- Intersections that do not meet either of the warrants above shall be prioritized based on the total number of the remaining five (5) warrants that are met.
- If warrant 1, 7 or 5 are not met, at least three of the remaining five (5) warrants must be met in order for the intersection to be signalized.

A summary of the warrants and their issue that they intended to address are as follows per Section 4C Traffic Control Signal Needs Studies from the "Uniform Manual of Traffic Control Devices"

#### Section 4C.02 Warrant 1, Eight-Hour Vehicular Volume

The Minimum Vehicular Volume, Condition A, is intended for application where a large volume of intersecting traffic is the principal reason to consider installing a traffic control signal.

The Interruption of Continuous Traffic, Condition B, is intended for application where the traffic volume on a major street is so heavy that traffic on a minor intersecting street suffers excessive delay or conflict in entering or crossing the major street.

The combination of Conditions A and B should be applied only after an adequate trial of other alternatives that could cause less delay and inconvenience to traffic has failed to solve the traffic problems.

#### Section 4C.03 Warrant 2, Four-Hour Vehicular Volume

The Four-Hour Vehicular Volume signal warrant conditions are intended to be applied where the volume of intersecting traffic is the principal reason to consider installing a traffic control signal.

#### Section 4C.04 Warrant 3, Peak Hour

The Peak Hour signal warrant is intended for use at a location where traffic conditions are such that for a minimum of 1 hour of an average day, the minor-street traffic suffers undue delay when entering or crossing the major street.

(This signal warrant shall be applied only in unusual cases. Such cases include, but are not limited to, office complexes, manufacturing plants, industrial complexes, or high-occupancy vehicle facilities that attract or discharge large

Section 4C.05 Warrant 4, Pedestrian Volume

The Pedestrian Volume signal warrant is intended for application where the traffic volume on a major street is so heavy that pedestrians experience excessive delay in crossing the major street.

Section 4C.06 Warrant 5, School Crossing

Support:

The School Crossing signal warrant is intended for application where the fact that school children cross the major street is the principal reason to consider installing a traffic control signal.

Section 4C.07 Warrant 6, Coordinated Signal System

Support:

Progressive movement in a coordinated signal system sometimes necessitates installing traffic control signals at intersections where they would not otherwise be needed in order to maintain proper platooning of vehicles.

(The Coordinated Signal System signal warrant should not be applied where the resultant spacing of traffic control signals would be less than 300 m (1,000 ft).)

Section 4C.08 Warrant 7, Crash Experience

The Crash Experience signal warrant conditions are intended for application where the severity and frequency of crashes are the principal reasons to consider installing a traffic control signal.

Section 4C.09 Warrant 8, Roadway Network

Installing a traffic control signal at some intersections might be justified to encourage concentration and organization of traffic flow on a roadway network.

# *Richland County Government*

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TDD: (803) 748-4999

## *Office of the County Administrator*



### MEMORANDUM

TO: Richland County Council

FROM: J. Milton Pope, County Administrator

SUBJECT: Funding Options for Electric Traffic Signals

DATE: March 12, 2007

A major policy question regarding electric traffic signals will be considered by the County Council at its meeting of March 20, the question being whether the County should begin to use electric traffic signalization as a means of traffic control. Currently the County has no electric signals; all electric signals in unincorporated Richland County are owned and maintained by the South Carolina Department of Transportation.

Should the Council decide to begin using electric signals, a method to fund the installation and maintenance must be developed. The initial installation cost is estimated at \$50,000 to \$75,000 per intersection, with annual maintenance costs of \$2,000 per signal. Several funding options exist to cover these costs:

- Fund the installation and maintenance entirely from the County's General Fund through the Public Works Department's budget.
- Require the developer to fund the installation of all signals within a proposed development, with the County to fund the annual maintenance costs from the General Fund through the Public Works Department's budget.

- Require the Homeowners Association, through regime fees, to fund the installation; the Association could also fund the annual maintenance costs, or the County could fund the maintenance from the General Fund.
- Establish an additional road maintenance fee to be charged to those communities directly benefiting from the signal.
- Establish an assessment district for communities desiring traffic signals, similar to, but on a much smaller scale than, the assessment district created for the Village at Sandhill for infrastructure improvements and maintenance.

If the Council wishes to pursue electric signalization as a traffic control measure, it is recommended that funding be addressed as follows:

- For new subdivisions, the developers would plan for and fund the installation of all electric traffic signals, and the County would provide the annual maintenance following the installation.
- For established subdivisions where a retrofit would be required, the homeowners association would fund the initial installation, presumably through regime fees or association dues, and the County would provide the annual maintenance following the installation.

Please advise if you have questions or need additional information.

## **RICHLAND COUNTY COUNCIL REQUEST OF ACTION**

**Subject:** Request to Install Electric Traffic Signalization at intersection of Summit Ridge Drive and Summit Parkway

### **A. Purpose**

Council is requested to consider the proposed electric signal requested at the above named location making this the first signal to be constructed and maintained by Richland County.

### **B. Background / Discussion**

This request is at the intersection of Summit Parkway and Summit Ridge Drive in the Summit Subdivision in the northeast portion of the county. This intersection consists of two multilane streets; Summit Parkway with four lanes and Summit Ridge Drive with three lanes. Traffic data was collected and analyzed, in the spring of 2005, by a consulting professional traffic engineer for Richland County. His analysis only considered three out of eight possible warrants categories and all three were met or exceeded. These three categories all addressed various traffic volume counts. It has been determined, by consulting traffic engineers hired by the County, that the signal is warranted.

There was a recent request of Council to approve a policy, in general, allowing such facilities on County Roads. Both of the roads at this intersection are County Roads and these two roads function as major traffic arteries for this area, especially since the Lake Carolina area was connected to the Summit area, a few months ago.

If this request is approved, Staff anticipates that construction is to be funded by the County transportation committee (CTC) and maintenance will be by the County, via independent contract. It should be noted that the SCDOT and City of Columbia, both of which have existing signal maintenance forces, etc. have initially indicated an unwillingness to take over maintenance of such signal, on a County facility, due mostly to liability concerns.

### **C. Financial Impact**

There are currently no funds for electric traffic signalization, be it; signal design, construction, maintenance and/or repairs.

The cost of design and construction of the simplest and cheapest installation is currently estimated at \$45,000. Currently, the County Transportation Committee (CTC) has agreed to possibly fund a \$45,000 signal construction at the Summit intersection. However, CTC willingness to fund the upfront cost is conditioned upon the County Council agreeing to changing the ordinance to allow electric signals, which Council has agreed to, and Council being willing to fund the maintenance of said installation.

Typical annual maintenance cost for a signal are dictated almost exclusively by unpredictable instances such as auto accident, lightning or unpredictable malfunction. Annual electric bill and annual maintenance contract is projected to be about \$2000.

Based on our possible small initial inventory of signalized intersections, it is suggested the County would be best suited to retain an independent contractor for semi-annual maintenance and inspection. In addition, this contractor would also serve the County on an "on-call" basis for the replacement/repair of the unpredictable items. The County would set aside an initial amount of \$50,000, initially, that may or may not be used, dependent on unpredictable events. If it were an accident, the county could recoup its repair cost from the Defendant, in the accident. If the events were otherwise, the County would have to cover the expense.

This maintenance possibly could be contracted with local electrical/safety equipment type contractors. There are some who are locally available.

If more signals are brought on-line in the future, we may need to increase the amount for maintenance, if necessary, to accommodate the likelihood of significant repairs. Eventually, experience with the first couple of installations would significantly determine how much risk the County would wish to assume in determining maintenance funding levels.

#### **D. Alternatives**

The alternatives are:

1. Approve the installation of this electric traffic signal, conditioned upon CTC funding the design & construction and the County setting aside \$50,000 for signal maintenance and/or replacement.
2. Approve the installation of this electric traffic signals and the County funding the design and installation at current (average) estimate of \$50,000 and the County setting aside \$50,000 for each signal to be maintained.
3. Do not approve the installation of the electric traffic signal.

#### **E. Recommendation**

It is recommended that County Council approve option #1 above.

**Recommended by:** Teresa Smith, PE    **Department:** Public Works    **Date:** 04/10/07

#### **F. Reviews**

##### **Finance**

Reviewed by: Daniel Driggers

Date: 4/16/07

Recommend Council approval

Recommend Council denial

Comments regarding recommendation: No recommendation however approval would require the identification of a funding source and may require a budget amendment if appropriated funds are not available.

**Legal**

Reviewed by: Amelia Linder

Date: 4/17/07

Recommend Council approval

Recommend Council denial

Comments regarding recommendation: A funding source for the cost of construction and future maintenance of traffic signals should be identified PRIOR to approving this request. In addition, any contract being considered for maintenance of the traffic signals should be reviewed by the Legal Department prior to the County entering into same.

**Administration**

Reviewed by: Tony McDonald

Date: 4/20/07

Recommend Council approval


Recommend Council denial

Comments regarding recommendation: Recommend approval contingent upon final approval by the Council of the ordinance amendment (received 2<sup>nd</sup> reading on April 3) allowing for traffic signalization in Richland County and upon the Council's adoption of a funding mechanism and prioritization criteria.

2020 Hampton Street, 1<sup>st</sup> floor  
Columbia, SC 29204-1002  
P.O. Box 192  
Columbia, SC 29202-0192  
(803) 576-2174 direct  
(803) 576-2182 fax  
(803) 576-2180 front counter  
[geoprice@richlandonline.com](mailto:geoprice@richlandonline.com)

**Richland County  
Planning and  
Development Services**

## **Memo**

**To:** Roxanne Matthews, Assistant to the County Administrator  
**From:** Geonard H. Price, Zoning Administrator   
**Date:** 10 May 2007  
**Re:** House of Bounce classification

---

Upon my review of the proposed operation of the House of Bounce, it is my determination that the proposed use cannot be categorized as office, warehouse, or industrial, as the current Richland Northeast Industrial Park covenants require. The operation, as explained, is either a recreational use or a business, professional, and/or personal service, currently not allowed in the Richland Northeast Industrial Park.



STATE OF SOUTH CAROLINA    )    WAIVER OF A PORTION OF COVENANTS  
   )    AND RESTRICTIONS FOR RICHLAND  
 COUNTY OF RICHLAND         )    NORTHEAST INDUSTRIAL PARK

WHEREAS, County Council for of Richland County (the "Grantor"), has made and executed those certain "Covenants and Restrictions" (the "Restrictions") dated September 27, 1978 and filed in the Office of the Register of Deeds for Richland County in Book D492 at Page 27, and

WHEREAS, on November 21, 2006, County Council modified the Restrictions, which was filed in the Office of the Register of Deeds for Richland County in Book 1257 at Page 1008, so that office and warehouse uses would be allowed in the Richland Northeast Industrial Park, as well as industrial uses; and

WHEREAS, Section 3 of the Restrictions provides that the property subject to the Restrictions may only be used for office, warehouse and/or industrial operations, and

WHEREAS, County Council hereby desires to waive and release Section 3 of the Restrictions, so as to allow "The House of Bounce", a professional birthday party supplier, to operate within the Richland Northeast Industrial Park;

NOW, THEREFORE, in consideration of five and No/100 Dollars (\$5.00) and other good and valuable consideration, and pursuant to the authority provided in Section 15 of the Restrictions, the Grantor hereby waives and releases Section 3 of the Restrictions, so as to allow "The House of Bounce", a professional birthday party supplier, to operate within the Richland Northeast Industrial Park.

IN WITNESS THEREOF, the undersigned has caused this instrument to be executed this \_\_\_\_ day of \_\_\_\_\_, 2007.

WITNESSES:

\_\_\_\_\_  
 \_\_\_\_\_

COUNTY COUNCIL FOR RICHLAND  
 COUNTY

By: \_\_\_\_\_  
 Print Name: \_\_\_\_\_  
 Its: \_\_\_\_\_

STATE OF SOUTH CAROLINA

ACKNOWLEDGEMENT

COUNTY OF RICHLAND

I, \_\_\_\_\_, do hereby certify that \_\_\_\_\_, the \_\_\_\_\_ of County Council for Richland County, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_, 2007.

\_\_\_\_\_  
Notary Public for South Carolina  
My Commission expires: \_\_\_\_\_

STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF RICHLAND )

**AGREEMENT TO SELL AND BUY**

This Agreement, entered into this \_\_\_\_\_ day of \_\_\_\_\_, by and between The Citadel Foundation (hereafter "Seller"), and Richland County or assigns (hereafter "Buyer").

WITNESSETH: That for and in consideration of the sum of Five and No/100 Dollars, to be applied as part of the cash portion of the purchase price, and the conditions and terms hereinafter mentioned, the Seller agrees to sell and the Buyer agrees to buy 94 plus or minus acres located within the Northpoint Industrial Park, to include all rights, easements, access agreements and other pertinent materials, said property more particularly described as follows:

**SEE ATTACHMENT A**

Sale to be consummated upon the further payment of Nine Hundred Eighty Seven Thousand (\$987,000.00) Dollars from Buyer to Seller after Buyer's completion of any appraisals, tests, studies, inspections and upon expiration of the "Feasibility Period" set forth herein, and approval of the Richland County Council, Buyer's Governing Body.

It is herein agreed that for a period ending ninety (90) days after execution of this Agreement (the "Feasibility Period"), Seller grants Buyer permission to have its engineers, employees, contractors, agents and also potential tenants of the Property enter upon the Property for the purpose of conducting surveys, engineering, environmental and other tests, market studies and other items deemed necessary by Buyer in connection with its proposed purchase of the Property. Buyer agrees to indemnify and hold Seller harmless from any injury, loss or damage including any costs and attorney's fees, as a result of Buyer's access to, or activities upon, the real estate as provided hereunder.

At any time during the Feasibility Period or its extensions, Buyer may rescind and cancel this Agreement for any or no reason by giving written notice to the Seller of its desire to do so and this Agreement shall be terminated, null and void and neither party shall thereafter have any further obligation to the other hereunder.

Prior to date of closing, Seller shall have prepared, at its expense, a current plat and survey of the subject property. Seller shall be responsible for the payment of any Documentary Stamps associated with this transaction.

The Seller hereby covenants and agrees to convey the above described property to the Buyer, its heirs or assigns in fee by proper deed, with covenant of general warranty, free from all

defects and encumbrances, except such as are herein agreed to be assumed. Seller shall pay for preparation of deed and for all statutory deed recording fees.

The above described property shall be conveyed subject to applicable zoning ordinances and valid recorded easements, restrictions and covenants provided the foregoing do not make the title unmarketable or prohibit Buyer from using the property for its intended lawful purposes.

Upon tender of such deed at the time below provided, the Buyer agrees to comply fully with the terms of this Agreement.

All taxes, rents, water rents, paving assessments and interest to be prorated to date of completion of sale. Hazard insurance to be prorated or canceled at the option of buyer.

This sale and purchase to be completed within thirty (30) days of the expiration of the Feasibility Period.

Buyer shall not be responsible to pay any portion of any real estate commission associated with the transaction contemplated in this agreement unless expressly agreed to by Buyer in a separate agreement with any real estate agent chosen by Buyer.

This Agreement is binding upon ourselves, our heirs, executors, administrators, successors or assigns.

It is understood that this written Agreement constitutes the entire contract between the parties hereto.

Witness our Hands and Seals the day and year first above written.

Accepted this \_\_\_\_\_ day of \_\_\_\_\_ 2007.

In the presence of:

SELLER: The Citadel Foundation

\_\_\_\_\_  
\_\_\_\_\_

By: \_\_\_\_\_

Its: \_\_\_\_\_

BUYER: Richland County

\_\_\_\_\_  
\_\_\_\_\_

By: \_\_\_\_\_

Its: \_\_\_\_\_

## RESOLUTION

A RESOLUTION MAKING APPLICATION TO THE STATE BUDGET AND CONTROL BOARD OF SOUTH CAROLINA FOR APPROVAL OF THE ISSUANCE BY RICHLAND COUNTY, SOUTH CAROLINA, OF ITS SPECIAL SOURCE REVENUE BOND, SERIES 2007, IN AN AGGREGATE PRINCIPAL AMOUNT OF NOT TO EXCEED \$1,000,000, PURSUANT TO THE PROVISIONS OF THE CODE OF LAWS OF SOUTH CAROLINA 1976, AS AMENDED, TITLE 4, CHAPTERS 1 AND 29

**WHEREAS**, Richland County, South Carolina (the "County"), acting by and through its County Council (the "County Council"), is authorized and empowered under and pursuant to the provisions of the Constitution of the State of South Carolina of 1895, as amended (the "Constitution"); the Code of Laws of South Carolina 1976, as amended (the "Code"); and the case law of the Courts of the State of South Carolina, to offer and provide certain privileges, benefits, and incentives to prospective industries as inducements for economic development within the County; is authorized and empowered under and pursuant to the provisions of Article VIII, Section 13 of the South Carolina Constitution, in conjunction with other portions and provisions of Title 4 of the Code of Laws of South Carolina including, without limitation, Chapters 1 and 29, as amended (collectively the "Act") to jointly develop an industrial or business park with other counties wherein the area comprising the parks and all property having a situs therein is exempt from all ad valorem taxation but, instead, pays fees in lieu of tax; and, to issue special source revenue bonds secured by such payments for the purpose of paying the cost of designing, acquiring, constructing, improving, or expanding the infrastructure serving the issuer and for improved or unimproved real estate used in the operation of a manufacturing or commercial enterprise in order to enhance the economic development of the issuer and costs of issuance of the bonds; and

**WHEREAS**, the County is contemplating purchasing certain acreage (the "Property") owned by the Citadel Foundation and located in Northpoint Industrial Park (the "Park") for a purchase price of \$987,000; and

**WHEREAS**, in addition to the purchase price of the Property, the County anticipates the cost of improving the Property, including clearing, providing roads, curbing, gutters, storm drainage and other like improvements (the "Improvements" and, together with the Property, the "Project"), will cost approximately \$900,000; and

**WHEREAS**, the County contemplates that upon completion of such land and infrastructure improvements, the Project can and will be used for further industrial development; and

**WHEREAS**, the County Council believes that the Project would directly and substantially benefit the general public welfare of the County by providing an area for future industrial development and the creation of jobs and employment, the increase of *ad valorem* tax base, service, employment, recreation or other public benefits not otherwise provided locally; and, that the Project gives rise to no pecuniary liability of the County or a charge against the County's general credit or taxing power; and that the purposes to be accomplished by the purchase of the Property, i.e. economic development, creation or retention of jobs, and addition to the tax base of the County, are proper governmental and public purposes and that the inducement of the location or expansion within the Park which is located in the County and State is of paramount importance to the County and that the Project's benefits to the County will be greater than the costs; and

**WHEREAS**, the County is authorized by Section 4-29-68 and Section 4-1-175 of the Code (the "Bond Act") to issue its special source revenue bonds, secured by and payable solely from revenues of the County from payments in lieu of taxes pursuant to Section 13(D), Article VIII of the Constitution, for the purpose of paying the cost of designing, acquiring, constructing, improving, or expanding the infrastructure serving the County and for improved or unimproved real estate used in the operation of a manufacturing or commercial enterprise in order to enhance the economic development of the issuer and costs of issuance of the bonds; and

**WHEREAS**, the County proposes to issue, subject to the approval of the State Budget and Control Board of South Carolina (the "Budget and Control Board"), its Special Source Revenue Bond Series 2007 (the "Bond") in the principal amount of not exceeding \$1,000,000 to defray the costs of acquiring, constructing, improving, or expanding the infrastructure serving the Project used in the operation of a manufacturing or commercial enterprise in order to enhance the economic development of the issuer and costs of issuance of the bonds, as defined in Section 4-29-68(A)(2); and

**WHEREAS**, all properties located in the Park are also a part of the I-77 Corridor Regional Industrial Park, a Multi-County Joint Regional Industrial Park developed between the County and Fairfield County in an agreement dated on or about April 15, 2003, as amended (the "Master Park Agreement"); and

**WHEREAS**, pursuant to the provisions of the Master Park Agreement all properties located within the Park make payments in lieu of taxes ("Fee Payments") to the County; and

**WHEREAS**, pursuant to the provisions of the Bond Act and the terms of the decision rendered by the South Carolina Supreme Court on September 4, 2001, in the case of *Horry County School District v. Horry County and the City of Myrtle Beach*, 346 S.C. 621, 552 S.E.2d 737 (2001) (the "Horry Decision"), the County Council is vested with the authority to exercise discretion over the distribution of FILOT payments received from properties located within a multi-county park, and such distribution is not required to be made in accordance with the pro-rata distribution scheme applied to normal *ad valorem* taxes.

**WHEREAS**, it is now deemed advisable by the County Council to file with the Budget and Control Board, in compliance with Section 4-29-140 of the Code, the Petition of the County requesting approval of the issuance of the Bond by the State Budget and Control Board; and

NOW, THEREFORE, BE IT RESOLVED by the County Council of Richland County, South Carolina, as follows:

**Section 1. Findings and Determinations.** It is hereby found, determined and declared as follows:

(a) The Project will constitute “infrastructure” as such term is referred to in Section 4-29-68 of the Bond Act, and the issuance of the Bond in the principal amount of not exceeding \$1,000,000 to defray the cost of infrastructure development will serve the purposes and in all respects conform to the provisions and requirements of the Bond Act.

(b) The amounts necessary in each year to pay the principal of and interest on the Bond are set forth in a Bond Ordinance to be enacted by the County Council. The Bond Ordinance will provide terms and conditions which govern (i) the issuance and repayment of the Bond payable from the Fee Payments to be made pursuant to the provisions of the Master Park Agreement and (ii) the issuance and repayment of the Bond.

**Section 2. Submission of Petition.** There be and is hereby authorized and directed the submission on behalf of the County of a Petition requesting the approval of the proposal of the County to issue the Bond by the Budget and Control Board pursuant to the within-referenced provisions of the Code; the Petition, which constitutes and is hereby made a part of this Resolution, to be in substantially the form attached hereto.

**Section 3. Execution of Petition.** The Chairman of the County Council and the Administrator of the County shall be and are hereby authorized and directed to execute the Petition in the name of and on behalf of the County; and the Clerk to the County Council shall be and is hereby authorized and directed to attest the same and thereafter to submit an executed copy of this Resolution to the Budget and Control Board in Columbia, South Carolina.

**Section 4. Effect of Resolution.** All orders and resolutions and parts thereof in conflict herewith are to the extent of such conflict hereby repealed, and this Resolution shall take effect and be in full force from and after its passage and approval.

Adopted this \_\_\_\_ day of \_\_\_\_\_, 2007.

RICHLAND COUNTY, SOUTH CAROLINA

By: \_\_\_\_\_  
Joseph McEachern, Chair  
Richland County Council,  
Richland County, South Carolina

(SEAL)

ATTEST:

\_\_\_\_\_  
Michielle Cannon-Finch, Clerk to County Council  
Richland County, South Carolina



STATE OF SOUTH CAROLINA )  
 )  
 RICHLAND COUNTY )

TO THE STATE BUDGET )  
 AND CONTROL BOARD OF )  
 SOUTH CAROLINA )

**P E T I T I O N**

This Petition of Richland County, South Carolina (the “County”), pursuant to South Carolina Code Annotated, Title 4, Chapter 29 (1976), as amended (the “Act”), and specifically Section 4-29-140 thereof, respectfully shows:

1. The County Council of Richland County (the “County Council”) is the governing body of the County and as such is the “governing board” of the County referred to in the Act.

2. The County, acting by and through the County Council, is authorized and empowered under and pursuant to the provisions of the Constitution of the State of South Carolina of 1895, as amended (the “Constitution”); the Code of Laws of South Carolina 1976, as amended (the “Code”); and the case law of the Courts of the State of South Carolina, to offer and provide certain privileges, benefits, and incentives to prospective industries as inducements for economic development within the County; is authorized and empowered under and pursuant to the provisions of Article VIII, Section 13 of the South Carolina Constitution, in conjunction with other portions and provisions of Title 4 of the Code of Laws of South Carolina including, without limitation, Chapters 1 and 29, as amended (collectively the “Act”) to jointly develop an industrial or business park with other counties wherein the area comprising the parks and all property having a situs therein is exempt from all ad valorem taxation but, instead, pays fees in lieu of tax; and, to issue special source revenue bonds secured by such payments for the purpose of paying the cost of designing, acquiring, constructing, improving, or expanding the infrastructure serving the issuer and for improved or unimproved real estate used in the operation of a manufacturing or commercial enterprise in order to enhance the economic development of the issuer and costs of issuance of the bonds; and

3. The County is contemplating purchasing certain acreage (the “Property”) owned by the Citadel Foundation and located in Northpoint Industrial Park (the “Park”) for a purchase price of \$987,000. All of the properties located in the Park are also a part of the I-77 Corridor Regional Industrial Park, a Multi-County Joint Regional Industrial Park developed between the County and Fairfield County in an agreement dated on or about April 15, 2003, as amended (the “Master Park Agreement”).

4. The County anticipates the cost of improving the Property, including clearing, providing roads, curbing, gutters, storm drainage and other like improvements (the “Improvements” and, together with the Property, the “Project”), will cost approximately \$900,000.

5. The County proposes to issue, subject to the approval of the State Budget and Control Board of South Carolina (the "Budget and Control Board"), its Special Source Revenue Bond Series 2007 (the "Bond") in the principal amount of not exceeding \$1,000,000 to defray the costs of constructing the improvements.

6. Pursuant to Section 4-29-140 of the Act, the County sets forth the following information:

(a) The Project consists of the acquisition and improvement of property within the Park. The County has found that the Project would be directly and substantially beneficial to the County, the taxing entities of the County, and the citizens and residents of the County, and that the Project would directly and indirectly benefit the general residents of the County, and that the Project would directly and indirectly benefit the general public welfare and serve a public purpose of the County by providing services, employment, recreation, promotion of tourism, or other public benefits not otherwise provided locally; and, that the Project gives rise to no pecuniary liability of the County or incorporated municipality, or a charge against the general credit or taxing power of either; that the purposes to be accomplished by the Project, i.e., economic development and welfare, creation of jobs, promotion of tourism, and addition to the tax base of the County, are proper governmental and public purposes and that the inducement of the location or expansion of the Project within the County and State is of paramount importance and that the benefits of the Project will be greater than the cost. It is estimated that the Project, at completion, will involve the investment of not exceeding \$1,000,000.

(b) The Bond will be issued pursuant to a Bond Ordinance to be enacted by the County Council. The Bond, together with the interest thereon, will be payable solely from and secured equally and ratably by a pledge of a portion of the Revenues (as defined in the Bond Ordinance) received and retained by the County under the Master Park Agreement, which shall be irrevocably pledged to the payment of the principal of and interest on the Bond; The amount of the annual Revenue is based upon the total millage rate within the taxing entities within whose jurisdiction the Project falls. The Bond, and the interest thereon is, (i) payable solely from all or a specifically described part of the Revenues received and retained by the County under the Master Park Agreement; (ii) not secured by, or in any way entitled to, a pledge of the full faith, credit, or taxing power of the County; (iii) not an indebtedness of the County within the meaning of any state constitutional provision or statutory limitation but are payable solely from a special source that does not include revenues from any tax or license; and (iv) not a pecuniary liability of the County or a charge against the County's general credit or taxing power.

Upon the basis of the foregoing, the County respectfully requests that the Budget and Control Board:

1. Accept the filing of this Petition;
2. Conduct such review as it considers advisable;
3. If it finds that the proposal of the County is intended to promote the purposes of the Act, approve the proposal of the County to execute and deliver the Bond pursuant to the Act

to defray the cost of the Infrastructure (including changes in any details of the said financing as finally consummated which do not materially affect the undertaking of the County); and

4. Give published notice of its approval in the manner set forth in Section 4-29-140 of the Act.

[Signatures on following page]

Respectfully submitted,

RICHLAND COUNTY, SOUTH CAROLINA

By: \_\_\_\_\_  
Joseph McEachern, Chair  
Richland County Council,  
Richland County, South Carolina

(SEAL)

ATTEST:

\_\_\_\_\_  
Michielle Cannon-Finch, Clerk to Richland County Council  
Richland County, South Carolina

Dated: \_\_\_\_\_, 2007



May 10, 2007

Via Hand Delivery

J. Milton Pope  
Richland County Administrator  
2020 Hampton Street, 4<sup>th</sup> Floor  
Columbia, SC 29202

RECEIVED  
07 APR - 0 PM 2:38  
RICHLAND COUNTY  
ADMINISTRATORS OFFICE

RE: Multi-County Park Status for Northeast (Enterprise) Campus

Dear Milton:

On behalf of the Midlands Technical College Commission, we ask that County Council enact an ordinance to include our Northeast (Enterprise) Campus in the multi-county park covered by the agreement between Richland County and Fairfield County. Bounded in part by Pisgah Church Road and Powell Road, our Northeast (Enterprise) Campus is approximately 150 acres and is the location of the MTC Center of Excellence for Technology. We are now in the process of providing for the operation, maintenance and development of the Enterprise Campus through the Midlands Technical College Enterprise Campus Authority ("Authority").

In 2004, the General Assembly passed legislation creating the Authority for the purpose of developing the Northeast Campus as the Enterprise Campus. It is our vision that the Enterprise Campus will be the future home for businesses that seek a close relationship with the College. As we go about the development of the Enterprise Campus, status of the property as a multi-county park will be a valuable tool in the recruitment of businesses. It is for this reason that we ask County Council to include this property in a multi-county park.

Enclosed please find a draft ordinance, by title only, and a Request of Action document. In addition, a brief summary of the Enterprise Campus has been included.

We appreciate Council's consideration and look forward to working with you on this matter. If you have any questions or need additional information, please contact Sonny White at 738-7600.

Sincerely,

Robert F. Dozier, Jr.  
Chair  
Midlands Technical College Commission

Marshall (Sonny) White, Jr.  
President  
Midlands Technical College

Enclosures

## Richland County Council Request of Action

**Subject:** Multi-County Park Status for Midlands Technical College Northeast (Enterprise) Campus

### **A. Purpose**

State what it is that Council is specifically being requested to do.

County Council is requested to pass an ordinance approving the addition of Midlands Technical College's Northeast (Enterprise) Campus to the multi-county park covered by the agreement between Richland County and Fairfield County.

### **B. Background / Discussion**

Provide any relevant history of the situation.

Midlands Technical College has begun the process of developing its Northeast Campus or Enterprise Campus. The Enterprise Campus consists of 149.72 acres, more or less, and is bounded in part by Pisgah Church Road and Powell Road. The college's Center of Excellence for Technology is now located on the property and construction on the Business Accelerator Building will begin in the near future.

In 2004, the General Assembly passed legislation providing for the operation, management and development of the Enterprise Campus through a new legal entity – the Midlands Technical College Enterprise Campus Authority. Part of the vision for the development of the Enterprise Campus is recruitment of businesses that have a strong need for our training, students and technical resources. One of the tools that will be important in the recruitment of businesses will be the status of this property as a multi-county park. It is for this reason that Midlands Technical College requests County Council to designate the Enterprise Campus as a multi-county park.

### **C. Financial Impact**

Inclusion of the Enterprise Campus in the multi-county park at this time will have no financial impact associated with it. As the property is developed in the future, it is expected that fee-in-lieu of tax revenues will be collected, but at this time there are no estimates on what the amount might be.

### **D. Alternatives**

List the alternatives to the situation. There will always be at least two alternatives:

1. Approve the request to include the Enterprise Campus in the multi-county park.
2. Do not approve the request to include the Enterprise Campus in the multi-county park.

### **E. Recommendation**

State which alternative you recommend. Be sure to include your name, department, and date.

It is the recommendation of the Midlands Technical College Commission for County Council to pass an ordinance to include the Enterprise Campus in the multi-county park covered by the agreement between Richland County and Fairfield County.

**F. Reviews**

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

**Finance**

Reviewed by (Finance Director):

Recommend Council approval

Comments regarding recommendation:

Date:

Recommend Council denial

Reviewed by (Budget Director):

Recommend Council approval

Comments regarding recommendation:

Date:

Recommend Council denial

**Procurement**

Reviewed by:

Recommend Council approval

Comments regarding recommendation:

Date:

Recommend Council denial

**Grants**

Reviewed by:

Recommend Council approval

Comments regarding recommendation:

Date:

Recommend Council denial

**Legal**

Reviewed by:

Recommend Council approval

Comments regarding recommendation:

Date:

Recommend Council denial

**Administration**

Reviewed by:

Recommend Council approval

Comments regarding recommendation:

Date:

Recommend Council denial

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

AUTHORIZING AN AMENDMENT TO THE MASTER AGREEMENT GOVERNING THE I-77 CORRIDOR REGIONAL INDUSTRIAL PARK BY AND BETWEEN RICHLAND COUNTY, SOUTH CAROLINA AND FAIRFIELD COUNTY, SOUTH CAROLINA, IN ORDER TO EXPAND THE BOUNDARIES OF THE PARK TO INCLUDE THE NORTHEAST (ENTERPRISE) CAMPUS PROPERTY OF MIDLANDS TECHNICAL COLLEGE AND OTHER MATTERS RELATED THERETO.

WHEREAS, Richland County, South Carolina ("Richland") and Fairfield County, South Carolina ("Fairfield") (collectively, the "Counties"), as authorized under Article VIII, Section 13(D) of the South Carolina Constitution and Section 4-1-170 of the Code of Laws of South Carolina, 1976, as amended (the "Act"), have jointly developed the I-77 Corridor Regional Industrial Park (the "Park"); and,

WHEREAS, in response to requests from companies seeking to invest in either Richland or Fairfield, the Counties have heretofore expanded the boundaries of the Park to include additional property, which inclusion has afforded the requesting companies additional tax benefits under South Carolina law; and

WHEREAS, the Counties have entered into separate agreements to reflect each new phase of expansion of the Park ("Phase Agreements"); and

WHEREAS, on April 15, 2003, the Counties entered into an agreement entitled "Master Agreement Governing the I-77 Corridor Regional Industrial Park" (the "Master Agreement"), the provisions of which replaced all existing Phase Agreements and now govern the operation of the Park; and

WHEREAS, Midlands Technical College ("College") has requested that the Counties expand the boundaries of the Park to include its property located in Richland County and described in the attached **Exhibit A** (hereafter, the "Property"); and

WHEREAS, the Counties now desire to expand the boundaries to include the College's Northeast (Enterprise) Campus property.

NOW, THEREFORE, BE IT ORDAINED BY THE RICHLAND COUNTY COUNCIL AS FOLLOWS:

**Section 1. Expansion of Park Boundaries.**

**Section 2. Removal of Property from Park.**

**Section 3. Savings Clause.**

**Section 4. General Repealer.**

**Section 5. Effectiveness.** This Ordinance shall be effective after third and final reading.



RICHLAND COUNTY, SOUTH CAROLINA

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Chairperson, County Council  
Richland County, South Carolina

(SEAL)

ATTEST:

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Michielle Cannon-Finch, Clerk to  
County Council, Richland County,  
South Carolina

READINGS:

First Reading: \_\_\_\_\_  
Second Reading: \_\_\_\_\_  
Third Reading: \_\_\_\_\_  
Public Hearing: \_\_\_\_\_

**EXHIBIT A**

**DESCRIPTION OF PROPERTY**

The property of Midlands Technical College bounded in part by Pisgah Church Road and Powell Road consisting of 149.72 acres, more or less, and referred to as either the Northeast Campus or Enterprise Campus.

Tax Map Number: 14500-02-24.

Deed Book 1064 at Page 97.

**EXHIBIT B**  
**MASTER AGREEMENT**

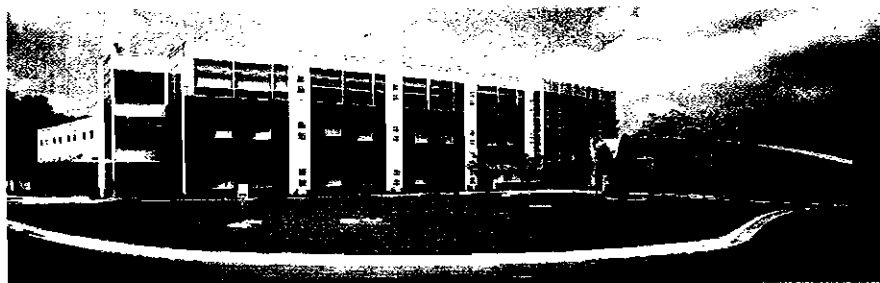
# The MTC Enterprise Campus

## *A Partnership for Economic Vitality*

.....

The Enterprise Campus at Midlands Technical College consists of 150 acres providing a unique environment for companies to accelerate their development through collocation with the college.

Corporate benefits include prime location, proximity to regional transportation infrastructure and research institutions, use of the college's technology resources and faculty expertise, and access to college students who are training for careers in the technology jobs of the future.



*Learn differently. Work differently.*



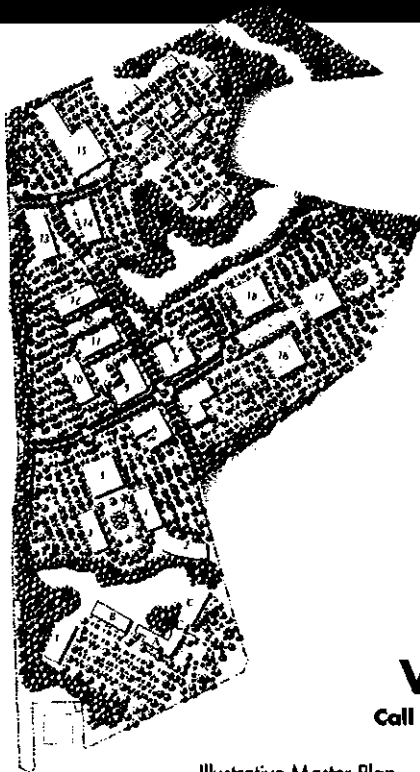
**THE  
ENTERPRISE  
CAMPUS**

AT MIDLANDS TECHNICAL COLLEGE

.....  
PO Box 2408 • Columbia, SC 29202 • (803) 691-3885

MTCENTERPRISECAMPUS.COM

# Learn differently. Work differently.



Illustrative Master Plan

**Midlands Technical College** is offering a unique environment for business and education to co-locate on the 150 acre Enterprise Campus at Midlands Technical College. This partnership between the college and the private sector provides an innovative space where work blends with education in a manner found nowhere else in the country.

The MTC Enterprise Campus presents an opportunity for synergy with the University of South Carolina's Innovista research and development vision.

The initial phase of the MTC Enterprise Campus, a business accelerator facility, will be available for occupancy in 2008. Phase One of the Enterprise Campus master plan is ready for your consideration.

With more than 15,000 credit students annually, MTC is the principal supplier of associate degree-level technical employees and health care professionals in the region.

**Visit the future.**

Call or go online for more information.



THE  
**ENTERPRISE  
CAMPUS**

AT MIDLANDS TECHNICAL COLLEGE

**803.691.8533**

**mtcenterprisecampus.com**

# *Richland County Council*

## *Rules and Appointments Committee*



**Mike Montgomery**  
**Chair**  
**District Eight**

**Paul Livingston**  
**District Four**

**Bill Malinowski**  
**District One**

**Staffed by:**

**Monique Walters**  
**Assistant to the Clerk of**  
**Council**

**RICHLAND COUNTY COUNCIL**  
**REGULAR SESSION MEETING**  
**MAY 15, 2007**

### REPORT OF THE RULES AND APPOINTMENTS COMMITTEE

#### **I. NOTIFICATION OF VACANCIES ON BOARDS, COMMISSIONS, AND COMMITTEES**

**A. Board of Assessment Appeals-1**

There is one expired term on this board.

Tim Miles

November 4, 2006\*

**B. Board of Zoning Appeals-1**

There is one vacancy on this board for an un-expired term.

Heather M. Cairns

October 4, 2008

#### **II. NOTIFICATION OF APPOINTMENTS TO BOARDS, COMMISSIONS, AND COMMITTEES**

**A. Central Midlands RTA-4**

There are four appointments to be made to this board.  
No applications were received at this time.

**B. Employee Grievance Committee-2**

There are two appointments to be made to this committee.  
Applications were received from the following individuals.

Deborah Jordan, Victim Services Coordinator, ASGDC  
Llewlyn Walters, Fire Marshal, EMS

**C. Internal Audit Committee-1**

There is one appointment to be made to this committee. One  
application was received from the following.

Ulice Lance, Realtor, Russell & Jeffcoat Realty

**D. Township Auditorium Board-2**

There are two appointments to be made to this board; applications were received from the following:

Tara Robertson Hart, Production Relations Mgr., SCEL  
Angela M. Kirby, Attorney & CPA  
Steven Larkin, Dir., Corp Affairs & Mktg. SC Black News Group  
John A. Pincelli, Lawyer  
Shannon Howard Pooser, Commercial Interior Design  
Willie Curtis Simons, 31 yrs. Honeywell International; 18 yrs. Pastor  
Tre Tailor, Broadcasting  
Luther Thomas, Jr., Military Operations  
Patricia Daphne Williams, RN for 21 years

**III. COUNCIL RULES AMENDMENTS**

\* Eligible for re-appointment

Report prepared and submitted by  
Monique Walters, Assistant to the Clerk of Council

**MONIQUE WALTERS**

**From:** DEBORAH JORDAN  
**Sent:** Friday, April 27, 2007 2:44 PM  
**To:** MONIQUE WALTERS  
**Subject:** Employee Grievance Application (2)  
**Attachments:** image001.jpg



**APPLICATION FOR SERVICE ON RICHLAND COUNTY  
COMMITTEE, BOARD OR COMMISSION**

Name: Deborah Jordan

Home Address: 121 Buckskin Ct. Columbia, S.C. 29203

Telephone: (home) 803-754-8287 (work) 803-576-3289

Office Address: 201 John Mark Dial Dr. Columbia, S.C. 29201

Email Address: deborahjordan@rcgov.us

Educational Background: BA Degree / Sociology and Social Welfare

Professional Background: Victim Services Coordinator

Male Female  Age: 18-25 26-50  Over 50

Name of Committee in which interested: Employee Grievance Committee

Reason for interest: I would like to be more involved in other aspects of Richland County and to have a better knowledge of Richland County Policies and Procedures.

Your characteristics/qualifications, which would be an asset to Committee/Board/ Commission:  
I presently work as the Victim Services Coordinator for ASGDC. The primary function of my job is to advocate for the Victim, however I spend a great deal of time in the Bond Courts and speaking with not only the Richland County Magistrates but the City of Columbia Judges as well as numerous local attorney's. On many occasions I have the opportunity to hear details from both the Victim as well as the defendant and I have learned to be objective but fair. I believe being objective and fair is the greatest value that a person on the Grievance Committee can offer.

Presently serve on any County Board/Commission/Committee? N/A

Any other information you wish to give? No

Recommended by Council Member(s): None 208 of 240



Hours willing to commit each month: Flexible \_\_\_\_\_

**CONFLICT OF INTEREST POLICY**

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Such conflict of interest does not preclude service but shall be disclosed before appointment. The Clerk of Council shall be notified of any change on an annual basis and members of all boards shall be required to abstain from voting or influencing through discussion or debate or any other way, decisions of the board affecting those personal and financial interests.

All statements so filed shall be signed and verified by the filer. The verification shall state that the filer has used all reasonable diligence in its preparation, and that to the best of his or her knowledge it is true and complete.

Any person who willfully files a false or incomplete statement of disclosure or no change of condition, or who willfully fails to make any filing required by this article, shall be subject to such discipline, including censure and disqualification from the Board or Commission, as the County Council, by majority vote of the council, shall elect.

**STATEMENT OF FINANCIAL OR PERSONAL INTERESTS**

Do you have any financial or personal interest in any business or corporation (profit or not-for-profit) that could be potentially affected by the actions of the board?

Yes \_\_\_\_\_ No  \_\_\_\_\_

If so, describe: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Applicant's Signature Deborah Jordan Date 04-27-07

**Return to:**  
**Clerk of Council, Post Office Box 192, Columbia, SC 29202.**  
**For information, call 576-2060.**

**One form must be submitted for each committee on which you wish to serve.**

**Applications are current for one year.**

Date received: _____	Received by: _____		
Date Sent to Council: _____			
Status of Application:	<input type="checkbox"/> Approved	<input type="checkbox"/> Denied	<input type="checkbox"/> On file



**APPLICATION FOR SERVICE ON RICHLAND COUNTY COMMITTEE, BOARD OR COMMISSION**

Name: Llewlyn Walters

Home Address P. O. Box 4064 Columbia SC 20240

Telephone: (home) 803 479-9521 (work) 803 576-3400

Office Address: 1410 Laurens St. Columbia SC 29204

Educational Background: High School Diploma Ellore High School, BS Criminal Justice Benedict College

Professional Background: Certified Fire Marshal, Certified Hazardous Material Tech, Certified Fire Investigator

Male  Female  Age: 18-25  26-50  Over 50

Name of Committee in which interested: Grievance Committee

Reason for interest: I have a strong belief in equality and fairness for everyone, and therefore I believe that I can contribute an attentive ear and unbiased perspective to the do process system of Richland County.

Your characteristics/qualifications, which would be an asset to Committee/Board/ Commission: Attentive listener, fair, patient, Criminal Justice degree, Completed Course Master of Course in Degree Webster University.

Presently serve on any County Board/Commission/Committee? No

Any other information you wish to give? \_\_\_\_\_

Recommended by Council Member(s): \_\_\_\_\_

Hours willing to commit each month: As needed

**CONFLICT OF INTEREST POLICY**

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All statements so filed shall be signed and verified by the filer. The verification shall state that the filer has used all reasonable diligence in its preparation, and that to the best of his or her knowledge it is true and complete.

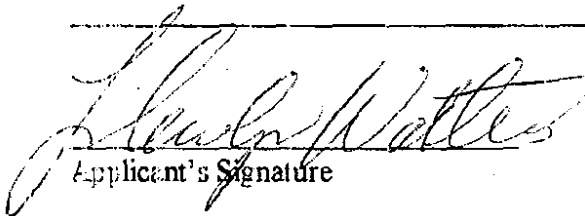
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**STATEMENT OF FINANCIAL OR PERSONAL INTERESTS**

Do you have any financial or personal interest in any business or corporation (profit or not-for-profit) that could be potentially affected by the actions of the board?

Yes \_\_\_\_\_ No  X

If so, describe: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

 4/20/07  
Applicant's Signature Date

**Return to:**  
**Clerk of Council, Post Office Box 197, Columbia, SC 29202.**  
**For information, call 576-2060.**

**One form must be submitted for each committee on which you wish to serve.**

**Applications are current for one year.**

Staff Use Only	
Date Received: _____	Received by: _____
Date Sent to Council: _____	212 of 240



**APPLICATION FOR SERVICE ON RICHLAND COUNTY COMMITTEE, BOARD OR COMMISSION**

**Applicant must reside in Richland County.**

Name: Ulice Lance

Home Address: 717 Bruce St.

Telephone: (home) (803) 419-0589 (work) (803) 754-8222

Office Address: 117 Creech Road, Blythewood, SC 29016

Email Address: ulance@russellandjeffcoat.com

Educational Background: Bachelor of Science Degree: Health Science

Professional Background: Real Estate Agent, Environmental Management

Male  Female  Age: 18-25  26-50  Over 50

Name of Committee in which interested: Internal Audit Committee

Reason for interest: To be of an assistance and service to the County and residence.

Your characteristics/qualifications, which would be an asset to Committee/Board/ Commission: Many years of Environmental Science Management, years of Supervisory training and an experience real estate professional.

Presently serve on any County Board/Commission/Committee? Internal Audit Committee

Any other information you wish to give? \_\_\_\_\_

Recommended by Council Member(s): Joseph McEachern

Hours willing to commit each month: As need by Committee

**CONFLICT OF INTEREST POLICY**

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**STATEMENT OF FINANCIAL OR PERSONAL INTERESTS**

Do you have any financial or personal interest in any business or corporation (profit or not-for-profit) that could be potentially affected by the actions of the board?

Yes \_\_\_\_\_ No ✓

If so, describe: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Ulice Lance  
Applicant's Signature

May 9, 2007  
Date

**Return to:**  
**Clerk of Council, Post Office Box 192, Columbia, SC 29202.**  
**For information, call 576-2060.**

**One form must be submitted for each committee on which you wish to serve.**

**Applications are current for one year.**

Staff Use Only	
Date Received: _____	Received by: _____
Date Sent to Council: _____	
Status of Application: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> On file	



**APPLICATION FOR SERVICE ON RICHLAND COUNTY COMMITTEE, BOARD OR COMMISSION**

**Applicant must reside in Richland County.**

Name: Tara Robertson Hart

Home Address: 5219 Burke Avenue, Columbia, SC 29203

Telephone: (home) 803-528-7373 (work) \_\_\_\_\_

Office Address: 1333 Main Street

Educational Background: BA: Virginia Union University (1995)

Professional Background: Resume Attached

Male  Female  Age: 18-25  26-50  Over 50

Name of Committee in which interested: Township Auditorium Board

Reason for interest: The Township is an intricate part of Columbia's History. The public needs to embrace the auditorium and support its local and national events. I want to help make every event a sell-out. Selling out will only help attract better acts and place Columbia on the map.

Your characteristics/qualifications, which would be an asset to Committee/Board/ Commission: I have an extensive background in the media. For the past six years, I have served as the Public Relations Manager with the SC Education Lottery as well as marketing the Lottery to local communities and corporations. I also run a small media and public relations firm.

Presently serve on any County Board/Commission/Committee? No

Any other information you wish to give? Please refer to my resume \_\_\_\_\_

Recommended by Council Member(s): Paul Livingston

Hours willing to commit each month: 8

**CONFLICT OF INTEREST POLICY**

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Clerk of Council shall be notified of any change on an annual basis and members of all boards shall be required to abstain from voting or influencing through discussion or debate or any other way, decisions of the board affecting those personal and financial interests.

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**STATEMENT OF FINANCIAL OR PERSONAL INTERESTS**

Do you have any financial or personal interest in any business or corporation (profit or not-for-profit) that could be potentially affected by the actions of the board?

Yes \_\_\_\_\_ No  X

If so, describe: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

[Signature]   
Applicant's Signature

5/8/07   
Date

**Return to:**  
**Clerk of Council, Post Office Box 192, Columbia, SC 29202.**  
**For information, call 576-5060.**

**One form must be submitted for each committee on which you wish to serve.**

**Applications are current for one year.**

Staff Use Only	
Date Received: _____	Received by: _____
Date Sent to Council: _____	216 of 240
Status of Application: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> On file	



## TARA ROBERTSON HART

5219 Burke Avenue, Columbia, SC 29203 • Phone (803) 528-7373  
 e-mail: tararobertson@sc.rr.com

**EXPERIENCE**

<b>2001-Present</b>	<b>SC Education Lottery (SCEL)</b>	<b>Columbia, SC</b>
<i>Product Relations Manager</i>		
<ul style="list-style-type: none"> <li>■ Direct SCEL's communication, special events, promotions, corporate partnerships, and media relations functions to include administration, budgeting, and direction of staff responsible for all associated activities.</li> <li>■ Developed and implemented a comprehensive agency-wide Communications Plan that addresses media relations, crisis management, information releases, event announcements, newspaper and magazine articles and publications and all other general public relations and outreach communications.</li> <li>■ Developed SCEL's Speakers Bureau Program.</li> <li>■ Assist in the concept for press kits, brochures, advertising campaigns (including print and broadcast).</li> <li>■ Procure various print companies for long-term contracts.</li> <li>■ Content management of public relations areas of SCEL's website.</li> <li>■ Plan all news conferences and media interviews. Write speeches. Coordinate all media coverage of prize winners.</li> <li>■ Directed all public relations/promotional activities to launch a multi-million dollar state agency in less than four months.</li> </ul>		
<b>2006</b>	<b>Sparkle Communications</b>	<b>Columbia, SC</b>
<i>Owner, Principal</i>		
<ul style="list-style-type: none"> <li>■ Media and Public Relations firm</li> </ul>		
<b>2000 - 2001</b>	<b>WRDW-TV (CBS)</b>	<b>Augusta, GA</b>
<i>Anchor/General Assignment Reporter</i>		
<ul style="list-style-type: none"> <li>■ Co-anchored awarded winning newscast: First at Five; researched daily news stories, met daily deadlines, processed information for news, conducted live remotes with breaking news, and wrote news copy.</li> </ul>		
<b>2000</b>	<b>WHP/WLYH (CBS/UPN)</b>	<b>Harrisburg, PA</b>
<i>General Assignment Reporter/Anchor</i>		
<b>1997-2000</b>	<b>WOLO-TV (ABC)</b>	<b>Columbia, SC</b>
<i>Richland County Reporter</i>		
<b>1994-1997</b>	<b>WWBT-TV (NBC)</b>	<b>Richmond, VA</b>
<i>Call 12 Services Coordinator/ On-air Talent</i>		
<ul style="list-style-type: none"> <li>■ Planned, organized, directed and controlled the Call 12 Operations</li> <li>■ Scheduled and trained 30 plus volunteers in processing viewer problems</li> <li>■ Researched viewer complaints and negotiate resolutions</li> <li>■ On air Talent for community service and weather related stories</li> </ul>		

**EDUCATION**

<b>1991-1993</b>	<b>Virginia Union University</b>	<b>Richmond, VA</b>
<ul style="list-style-type: none"> <li>■ B.A., Journalism</li> </ul>		

**AWARDS AND HONORS – ATTACHED**

Tara Robertson Hart, Page 2

**AWARDS AND HONORS****2005**

South Carolina Public Relations Society of America's Mercury Award of Merit in the Events and Observances (more than seven days) for "SCEL's 2005 Hog Calling Contest."

South Carolina Public Relations Society of America's Mercury Award of Merit in the Marketing Consumer Products category for "SCEL's Additional Support for Palmetto Cash 5 with Power Up."

**2004**

South Carolina Public Relations Society of America's Silver Wing Award of Merit in the Company Annual Reports category for "S.C. Education Lottery Annual Report."

South Carolina Public Relations Society of America's Silver Wing Award of Merit in the Brochures category for "Where the Money Goes."

South Carolina Public Relations Society of America's Silver Wing Award of Merit in the Press Kit category for "Carolina Millionaire Summer Promotion."

South Carolina Public Relations Society of America's Mercury Award of Merit in the Brand/Reputation Management category for "Where the Money Goes Information Packet."

**2003**

South Carolina Public Relations Society of America's Certificate of Merit: *Launch of Second Carolina 5 Draw, SC Education Lottery.*

**2002**

South Carolina Public Relations Society of America's Mercury Award in the Special Events and Observances, Eight days or longer for "First Scratch."

South Carolina Public Relations Society of America's Silver Wing Award in the Media Kit category for "The Launch of Powerball."

**2000**

Radio Television News Directors Association's Regional 1 Edward R. Murrow National Award

Georgia Association of Broadcasters' Merit Award

**CONTINUING EDUCATION****2004**

University of South Carolina: Crisis Management 401

**AFFILIATIONS**

South Carolina Chapter of Public Relations Society of America- Mercury Committee

Accommodations Tax Advisory Committee for the City of Columbia – At-Large (Term Ending: February 2008)

Junior League of Columbia, Inc. – Publications Chair

Women in Philanthropy – Public Relations Committee Member

Alpha Kappa Alpha Sorority, Incorporated

Public Relations Society of America Independent Practitioners Alliance



**APPLICATION FOR SERVICE ON RICHLAND COUNTY  
COMMITTEE, BOARD OR COMMISSION**

**Applicant must reside in Richland County.**

Name: Angela M. Kirby

Home Address: 14 Lakecrest Drive Columbia, SC 29206

Telephone: (home) 803-422-8474 (work) 803-227-2305

Office Address: 700 Gervais Street Columbia, SC 29201

Educational Background: Masters in Accounting and Law Degree

Professional Background: Attorney & Certified Public Accountant

Male  Female  Age: 18-25  26-50  Over 50

Name of Committee in which interested: Township Auditorium Board of Director

Reason for interest: Interested in serving on the Board & giving back  
to the community.

Your characteristics/qualifications, which would be an asset to Committee/Board/ Commission:

Attorney, Accountant, Prior Judge, previously served on fund  
raising committees for American Cancer Society & Columbia Museum  
of Art Young Contemporaries. See attached resume.

Presently serve on any County Board/Commission/Committee? No

Any other information you wish to give? \_\_\_\_\_

Recommended by Council Member(s): \_\_\_\_\_

Hours willing to commit each month: As needed

**CONFLICT OF INTEREST POLICY**

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### STATEMENT OF FINANCIAL OR PERSONAL INTERESTS

Do you have any financial or personal interest in any business or corporation (profit or not-for-profit) that could be potentially affected by the actions of the board?

Yes \_\_\_\_\_ No ✓

If so, describe: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Angela M. Kirby  
Applicant's Signature

5-7-07  
Date

Return to:  
Clerk of Council, Post Office Box 192, Columbia, SC 29202.  
For information, call 576-5060.

One form must be submitted for each committee on which you wish to serve.

Applications are current for one year.

Staff Use Only	
Date Received: _____	Received by: _____
Date Sent to Council: _____	
Status of Application:	<input type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> On file

**ANGELA M. KIRBY, J.D., C.P.A.**

**Certified Specialist in Estate Planning and Probate Law**

**Educational Background**

*Juris Doctor*, University of South Carolina School of Law, Columbia, South Carolina, May 1993. Graduated in top 25% of class. Recipient of the Strom Thurmond Scholarship for several semesters. Course emphasis was in wills, probate, trusts and taxation

*Master of Professional Accountancy*, Clemson University, Clemson, South Carolina, December 1987. Graduated with honors. Received an academic assistantship for entire term of degree. Assisted two professors in the undergraduate Accounting Department. Graded papers and exams and taught undergraduate classes in professor's absence.

*Bachelor of Science in Business Administration*, College of Charleston, Charleston, South Carolina, December 1986. Graduated *cum laude*. Course emphasis accounting.

**Work History**

*Partner*, McAngus Goudelock & Courie, LLC, Columbia, South Carolina, September 2004 to present.

*Associate Probate Judge*, Richland County Probate Court, Columbia, South Carolina, January 1999 to September 2004.

*Part-time Adjunct Instructor*, Midlands Technical College, Columbia, South Carolina, August 2001 to May 2002.

*Associate Attorney*, Todd & Johnson, LLP, Columbia, South Carolina, May 1993 to December 1998.

*Senior Accountant*, KPMG Peat Marwick, Greenville, South Carolina, January 1988 to August 1990.

**Certifications**

Certified Specialist in Estate Planning and Probate Law by the Supreme Court of South Carolina Commission on CLE

Admitted to the South Carolina Bar in November 1993, SC Bar Number 066393

Certified Public Accountant, Certificate Number 3435, March 1990 to present

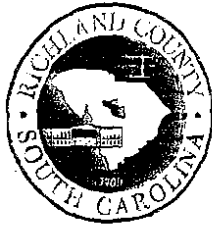
**Publications**

221 of 240

Co-Authored "Gifts" chapter in South Carolina Jurisprudence, Volume IX, Copyright 1992

**Angela M. Kirby**

Ms. Kirby has specialized in the area of estate planning, probate, taxation and business law for over 14 years. She is currently a partner with the law firm of McAngus Goudelock & Courie, LLC and is based in their Columbia offices but practices statewide from their Greenville, Charleston, and Charlotte offices. She is also the former Associate Probate Judge for Richland County and served as a Judge from January 1999 to August 2004. She has been designated by the Supreme Court of South Carolina as a Certified Specialist in Estate Planning and Probate Law and has been a Certified Public Accountant since 1990. She graduated cum laude from the College of Charleston with a Bachelors of Science degree in Business Administration in 1986 and graduated with honors from Clemson University with a Masters of Science in Accounting in 1987. She received her juris doctorate degree from the University of South Carolina School of Law in 1993. Ms. Kirby has also served as an adjunct professor and taught estate planning and probate administration for the paralegal program at Midlands Technical College. She is a member of the South Carolina Bar Association, Richland County Bar Association, South Carolina Association of Certified Public Accountants, and Richland County Estate Planning Council.



APPLICATION FOR SERVICE ON RICHLAND COUNTY COMMITTEE, BOARD OR COMMISSION

Applicant must reside in Richland County.

Name: Steven Luckin

Home Address: 1412 Pine St. Columbia, SC 29204

Telephone: (home) (803) 252-2264 (work) (803) 799-5252

Office Address: 1310 Harden St. Columbia, SC 29204

Educational Background: Midlands Technical College, SC State College

Professional Background: Director of Corporate Affairs & Marketing - SC Black Affairs Group

Male  Female  Age: 18-25  26-50  Over 50

Name of Committee in which interested: Board - The Township Auditorium

Reason for interest: I have served on the Township Board for the past 4 yrs as a representative of the City of Columbia. I feel that we're working very well together

Your characteristics/qualifications, which would be an asset to Committee/Board/ Commission: and are close to improving the facility.

My experiences within the community and previous work on the board have enabled me to develop a keen sense of what's needed for the Township to become the premier showcase of the SE.

Presently serve on any County Board/Commission/Committee? Former member Citizens Advisory Comm.

Any other information you wish to give? Former Vice-Chair of the Township Board.

Recommended by Council Member(s): \_\_\_\_\_

Hours willing to commit each month: 50 hours

CONFLICT OF INTEREST POLICY

It is the policy of Richland County to require disclosure of any personal or financial interest that may be influenced by decisions of the board for which any citizen applies for membership.

Such conflict of interest does not preclude service but shall be disclosed before appointment. The Clerk of Council shall be notified of any change on an annual basis and members of all boards shall be required to abstain from voting or influencing through discussion or debate or any other way, decisions of the board affecting those personal and financial interests.

All statements so filed shall be signed and verified by the filer. The verification shall state that the filer has used all reasonable diligence in its preparation, and that to the best of his or her knowledge it is true and complete.

Any person who willfully files a false or incomplete statement of disclosure or no change of condition, or who willfully fails to make any filing required by this article, shall be subject to such discipline, including censure and disqualification from the Board or Commission, as the County Council, by majority vote of the council, shall elect.

### STATEMENT OF FINANCIAL OR PERSONAL INTERESTS

Do you have any financial or personal interest in any business or corporation (profit or not-for-profit) that could be potentially affected by the actions of the board?

Yes \_\_\_\_\_

No  \_\_\_\_\_

If so, describe: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Steven Larkin  
Applicant's Signature

April 2, 2007  
Date

**Return to:**  
**Clerk of Council, Post Office Box 192, Columbia, SC 29202.**  
**For information, call 576-2060.**

**One form must be submitted for each committee on which you wish to serve.**

**Applications are current for one year.**

#### Staff Use Only

Date Received: \_\_\_\_\_

Received by: \_\_\_\_\_

Date Sent to Council: \_\_\_\_\_

Status of Application:  Approved  Denied  On file





**APPLICATION FOR SERVICE ON RICHLAND COUNTY  
COMMITTEE, BOARD OR COMMISSION**

**Applicant must reside in Richland County.**

Name: John A. Pincelli

Home Address: 14 Trafalgar Court, Columbia, SC 29209

Telephone: (home) 803/783-8235 (work) 803/414-3031

Office Address: 14 Trafalgar Court, Columbia, SC 29209

Email Address: JPincelli@aol.com

Educational Background: BS - Account, JD - Law both from USC

Professional Background: Lawyer

Male  Female

Age: 18-25  26-50  Over 50

Name of Committee in which interested: Township Auditorium

Reason for interest: \_\_\_\_\_

Your characteristics/qualifications, which would be an asset to Committee/Board/ Commission:

I have been on the board for several years during which we replaced our director and began the expansion program. I am familiar with the operations of the board. I believe I have the respect of other board members and the executive director. I have been a hard working and contentious member.

Presently serve on any County Board/Commission/Committee? Township

Any other information you wish to give? \_\_\_\_\_

Recommended by Council Member(s): \_\_\_\_\_

Hours willing to commit each month: However many required and then some

**CONFLICT OF INTEREST POLICY**

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Clerk of Council shall be notified of any change on an annual basis and members of all boards shall be required to abstain from voting or influencing through discussion or debate or any other way, decisions of the board affecting those personal and financial interests.

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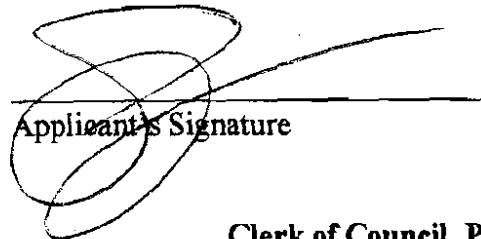
Any person who willfully files a false or incomplete statement of disclosure or no change of condition, or who willfully fails to make any filing required by this article, shall be subject to such discipline, including censure and disqualification from the Board or Commission, as the County Council, by majority vote of the council, shall elect.

### STATEMENT OF FINANCIAL OR PERSONAL INTERESTS

Do you have any financial or personal interest in any business or corporation (profit or not-for-profit) that could be potentially affected by the actions of the board?

Yes \_\_\_\_\_ No  X

If so, describe: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

  
Applicant's Signature

March 26, 2007  
Date

**Return to:**  
**Clerk of Council, Post Office Box 192, Columbia, SC 29202.**  
**For information, call 576-2060.**

**One form must be submitted for each committee on which you wish to serve.**

**Applications are current for one year.**

Staff Use Only	
Date Received: _____	Received by: _____
Date Sent to Council: _____	226 of 240
Status of Application:	<input type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> On file



APPLICATION FOR SERVICE ON RICHLAND COUNTY  
COMMITTEE, BOARD OR COMMISSION

Applicant must reside in Richland County.

Name: Shannon Howard Poose  
Home Address: 3802 Kilbourne Hill Rd. Columbia, SC 29205  
Telephone: (home) 803-933-0805 (work) 803-772-2629  
Office Address: 1 Surrey Court, Columbia, SC 29212  
Educational Background: USC Graduate  
Professional Background: Interior Design - Commercial  
Male  Female  Age: 18-25  26-50  Over 50   
Name of Committee in which interested: Township Auditorium  
Reason for interest: Involved in the Arts. Awareness to the Township.  
Your characteristics/qualifications, which would be an asset to Committee/Board/ Commission:  
Outgoing, social personality; enjoyment with the Arts and events in our surrounding community.  
Presently serve on any County Board/Commission/Committee? NO  
Any other information you wish to give?  
Recommended by Council Member(s): Jack Mills  
Hours willing to commit each month: Open

CONFLICT OF INTEREST POLICY

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### STATEMENT OF FINANCIAL OR PERSONAL INTERESTS

Do you have any financial or personal interest in any business or corporation (profit or not-for-profit) that could be potentially affected by the actions of the board?

Yes \_\_\_\_\_

No X \_\_\_\_\_

If so, describe: N/A  
\_\_\_\_\_  
\_\_\_\_\_

Shanna Howard Paset  
Applicant's Signature

5-7-2007  
Date

**Return to:**  
Clerk of Council, Post Office Box 192, Columbia, SC 29202.  
For information, call 576-5060.

**One form must be submitted for each committee on which you wish to serve.**

**Applications are current for one year.**

Staff Use Only	
Date Received: _____	Received by: _____
Date Sent to Council: _____	
Status of Application:	<input type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> On file



APPLICATION FOR SERVICE ON RICHLAND COUNTY  
COMMITTEE, BOARD OR COMMISSION

Applicant must reside in Richland County.

Name: Willie Curtis SIMONS  
Home Address: 3301 TRUMAN ST. Columbia, S.C. 29204  
Telephone: (home) 803-256-9458 (work) 803-730-9173  
Office Address: 1309 Cherokee Blvd. Elgin S.C.  
Educational Background: BA From Benedict College  
Professional Background: 31 yrs. Honeywell International 18 yrs As Pastor  
Male  Female  Age: 18-25  26-50  Over 50   
Name of Committee in which interested: Township Auditorium  
Reason for interest: Lead My time to better serve the County

Your characteristics/qualifications, which would be an asset to Committee/Board/ Commission:

Enjoy Working With people, AN HONESTY

Presently serve on any County Board/Commission/Committee? NO

Any other information you wish to give? \_\_\_\_\_

Recommended by Council Member(s): \_\_\_\_\_

Hours willing to commit each month: MANY AS ASPECTED

CONFLICT OF INTEREST POLICY

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**STATEMENT OF FINANCIAL OR PERSONAL INTERESTS**

Do you have any financial or personal interest in any business or corporation (profit or not-for-profit) that could be potentially affected by the actions of the board?

Yes \_\_\_\_\_

No  \_\_\_\_\_

If so, describe: \_\_\_\_\_

  
Applicant's Signature

4-26-07  
Date

**Return to:**  
**Clerk of Council, Post Office Box 192, Columbia, SC 29202.**  
**For information, call 576-2060.**

**One form must be submitted for each committee on which you wish to serve.**

**Applications are current for one year.**

Staff Use Only	
Date Received: _____	Received by: _____
Date Sent to Council: _____	
Status of Application:	<input type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> On file



APPLICATION FOR SERVICE ON RICHLAND COUNTY COMMITTEE, BOARD OR COMMISSION

Applicant must reside in Richland County.

Name: S. Tre' Taylor

Home Address: 1317 Neidt St 29204

Telephone: (home) 803-665-8738 (work) 803-796-7600

Office Address: 1901-J Charleston Hwy

Educational Background: College

Professional Background: BROADCASTING

Male  Female  Age: 18-25  26-50  Over 50

Name of Committee in which interested: Township

Reason for interest: Interest + experience in Broadcasting + Performing Arts + Preservation of this historic site.

Your characteristics/qualifications, which would be an asset to Committee/Board/ Commission: Assertive, up beat + optimistic, Upstander, well-known community member, Broadcaster + Musician (local)

Presently serve on any County Board/Commission/Committee? No

Any other information you wish to give? Long-time supporter of The Arts, Non-Profit

Recommended by Council Member(s): E.W. Cromartie

Hours willing to commit each month: 10 plus

CONFLICT OF INTEREST POLICY

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**STATEMENT OF FINANCIAL OR PERSONAL INTERESTS**

Do you have any financial or personal interest in any business or corporation (profit or not-for-profit) that could be potentially affected by the actions of the board?

Yes \_\_\_\_\_

No  \_\_\_\_\_

If so, describe: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

*Steve Taylor*  
Applicant's Signature

5/9/07  
Date

Return to:  
Clerk of Council, Post Office Box 192, Columbia, SC 29202.  
For information, call 576-5060.

One form must be submitted for each committee on which you wish to serve.

Applications are current for one year.

Staff Use Only	
Date Received: _____	Received by: _____
Date Sent to Council: _____	
Status of Application: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> On file	

2 Jo8 Nonque - 576-2136





**APPLICATION FOR SERVICE ON RICHLAND COUNTY  
COMMITTEE, BOARD OR COMMISSION**

**Applicant must reside in Richland County.**

Name: Luther Thomas Jr.

Home Address: 148 Calloway Ct. Columbia, SC 29023

Telephone: (home) 803.699.2551 (work) 803.751.6481

Office Address: Blck D-627 Bayden Arbor Rd. Ft. Jackson, SC 29207

Educational Background: M.B.A. B.A. AA.S

Professional Background: Military Operations, Logistics, and Law Enforcement

Male  Female  Age: 18-25  26-50  Over 50

Name of Committee in which interested: Central Midlands RTA

Reason for interest: To give SOMETHING back thru service to a community that has given so much to me and my family.

Your characteristics/qualifications, which would be an asset to Committee/Board/ Commission:  
The ability to be loyal and committed. To follow-up and follow through to see that tasks are completed. Integrity!

Presently serve on any County Board/Commission/Committee? NO

Any other information you wish to give? Please SEE Attached RESUME

Recommended by Council Member(s): \_\_\_\_\_

Hours willing to commit each month: 20 hrs

**CONFLICT OF INTEREST POLICY**

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**STATEMENT OF FINANCIAL OR PERSONAL INTERESTS**

Do you have any financial or personal interest in any business or corporation (profit or not-for-profit) that could be potentially affected by the actions of the board?

Yes \_\_\_\_\_ No ✓

If so, describe: N/A  
\_\_\_\_\_  
\_\_\_\_\_

  
Applicant's Signature

8 MAY 2007  
Date

**Return to:**  
**Clerk of Council, Post Office Box 192, Columbia, SC 29202.**  
**For information, call 576-5060.**

**One form must be submitted for each committee on which you wish to serve.**

**Applications are current for one year.**

Staff Use Only	
Date Received: _____	Received by: _____
Date Sent to Council: _____	
Status of Application: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> On file	

**Luther Thomas Jr.**

148 Calloway Court, Columbia, SC 29223

803.429.0799

luther.thomas@us.army.mil

- 
- Profile**
- Nearly 15 years experience as a professional manager.
  - Expert in cross-functional team building and leadership, multi-cultural communications, change management, organization development, and quality/performance improvement.
  - Demonstrated achiever with exceptional knowledge of management, leadership, and business.
  - Strong educational background in many aspects of business combined with proven work experience.
  - Skilled at learning new concepts quickly, working well under pressure, and communicating ideas clearly and effectively.
  - Extensive computer training, including knowledge of multiple networking environments and business software packages.
- 

- Education**
- M.B.A. Information Technology, Touro University International Dec 2006  
*Honors: Graduated Magna Cum Laude*
- B.S. Political Science, North Carolina State University Dec 1989
- 

- Career History**
- United States Army Reserve, 310<sup>th</sup> Personnel Group, Fort Jackson, SC** Jan 1988-  
current  
*Command Sergeant Major*

- Deployed in support of Operation Iraqi Freedom I (OIF I)
- Served as Force Protection Officer and Camp Sergeant Major for Camp Victory, Kuwait, responsible for the logistical life support for 13,000 Soldiers, Airmen, and Marines, responsible for the security of the Base Camp from all threats and to defend the Base Camp if required
- Awarded a Coalition Forces Land Component Command (CFLCC) Commanding General's Coin for Excellence
- Recognized by the 3rd Infantry Division's Division Support Command Commander for outstanding service in support of the 3rd Infantry Division during Operation Iraqi Freedom
- Recognized by the Assistant Division Commander and the 1st Brigade Combat Team Commander of the 101st Airborne Division for outstanding support of the 101st Airborne

**The Department of Army, Fort Jackson, SC** Jan 2000-  
current  
*Staff Operations and Training Specialist*

- Manages \$1.2 million in training funds
- Prepares and submits data for budget purposes
- Holds a "Secret" clearance
- Serves as personnel security manager
- Managed 53 personnel and seven facilities

**South Carolina Department of Corrections, Columbia, SC** Nov 1994-  
Jun 2000

*Investigator IV*

- Promoted rapidly through a series of increasing investigative positions in the Division of Internal Affairs, in a state agency of approximately 7000 employees
- Provided technical guidance and assistance to the staff on the implementation of policies and directives received from the agency director
- Analyzed, verified, and identified potential problems and or threats and made recommendations for corrective action
- Conducted criminal and administrative investigations including those considered most sensitive and complex of violations of agency policies and the South Carolina Code of Laws

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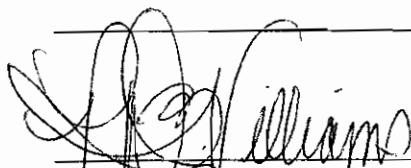
### STATEMENT OF FINANCIAL OR PERSONAL INTERESTS

Do you have any financial or personal interest in any business or corporation (profit or not-for-profit) that could be potentially affected by the actions of the board?

Yes \_\_\_\_\_

No  \_\_\_\_\_

If so, describe: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

  
Applicant's Signature

Date

5/8/07

**Return to:**  
**Clerk of Council, Post Office Box 192, Columbia, SC 29202.**  
**For information, call 576-2060.**

**One form must be submitted for each committee on which you wish to serve.**

**Applications are current for one year.**

Staff Use Only	
Date Received: _____	Received by: _____
Date Sent to Council: _____	
Status of Application:	<input type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> On file



APPLICATION FOR SERVICE ON RICHLAND COUNTY  
COMMITTEE, BOARD OR COMMISSION

Applicant must reside in Richland County.

Name: Patricia Daphne Williams

Home Address: 11628 Congress Road

Telephone: (home) (803) 783-9766 (work) (803) 296-5166

Office Address: 1300 Taylor Street Columbia SC 29204

Educational Background: Attended the College of Charleston for 2 yrs 1981-1983

Professional Background: Registered Nurse for 21 yrs. Graduated from Central Carolina Tech. Col

Male  Female

Age: 18-25  26-50  Over 50

Name of Committee in which interested: Township Auditorium Board

Reason for interest: I have very fond memories of going to events at the Township Auditorium as a child. I believe that the Township is a vital thread in the fabric of Columbia. I would like to be a part of keeping your characteristics/qualifications, which would be an asset to Committee/Board/ Commission. it so.

My skills as a nurse have afforded me the ability to think critically and objectively. I would like the experience to serve the community in this capacity.

Presently serve on any County Board/Commission/Committee? No

Any other information you wish to give? \_\_\_\_\_

Recommended by Council Member(s): \_\_\_\_\_

Hours willing to commit each month: As many as needed

CONFLICT OF INTEREST POLICY

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## 1.7 Agenda

- a) Compilation-The agenda for Council meetings shall be compiled by the Clerk of Council on the Wednesday proceeding the first and third Tuesday of each month. Back-up documents for the agenda for all items should be received by the Clerk of Council by noon on the Wednesday preceding the meeting at which the item is to be considered.
- b) Placing on Agenda (Methods)- Items for Council consideration are placed on the agenda by one of five methods:
  - 1) Committee action, or
  - 2) Any item defeated or not acted on by committee within 90 days of that item having been placed on the committee's agenda may be placed on the Council agenda when the Clerk's Office has received a written request signed by three members of Council.  
~~Written request of three members of Council of items defeated by committee (or not acted on by committee within 90 days), or~~
  - 3) Proclamation introduced by one member of Council presented to the Clerk prior to the agenda deadline, or
  - 4) Items authorized by ordinance (e.g. appointment and commissioning of Code Enforcement Officers).
  - 5) The item consists of a notice given to the governing body concerning the location of a proposed home for 9 or fewer mentally or physically handicapped persons.

## 4.6 Reports

All committee recommendations requiring formal action by Council shall be included in the agenda and distributed to all members of Council prior to consideration and adoption by Council, provided that if any matter is considered by the majority of any committee to be an emergency, copies of such reports may be furnished each member of Council at the time of said Council meeting.

~~All items presented to Council by a committee must carry the committee's disposition of the item, whether that disposition be to recommend approval, to recommend denial, to make no recommendation at all or to make any other disposition with respect to the item. the recommendations of the committee and it is understood that such items have approval, or approval to deny, of a majority of the membership of the committee.~~

Any item defeated or not acted on by committee within 90 days of that item having been placed on the committee's agenda may be placed on the Council agenda when the Clerk's Office has received a written request signed by three members of Council.

A minority report may be made if requested. Presentation of the committee's motion at the regular Council meeting does not require a second.

### **5.21 Voting**

Each member shall vote on each question put, except that no member shall be permitted to vote on any question in which that member has a direct personal or pecuniary interest or in which that member perceives that he or she has a direct personal or pecuniary interest. ~~of a private nature in the event of which she/he is personally or pecuniarily interested.~~ A Council member must be at his/her seat in order to vote for those at the dais. If a member does not declare a vote or an abstention, his/her vote shall be recorded with the prevailing side. If voting an abstention, a reason for the abstention must be stated and recorded in the minutes. No member shall, under any circumstances be permitted to vote after a decision has been announced by the Chair. After the decision of the question, an absent member may be permitted to record the vote she/he would have given if present, but such vote shall not affect the previous question.

A show of hands on any motion, ordinance, or resolution shall be had upon request of any member. The roll shall be called and votes recorded in the minutes.