

**Portions of Land Development Code Requiring Digital Submission Of Plats:**

**26-54(b)(1)c.1.** - Subdivision Review and Approval - Administrative review plans  
**26-54(b)(2)c.1.** - Subdivision Review and Approval - Minor subdivision application - sketch plans  
**26-54(b)(2)i.1.** - Subdivision Review and Approval - Minor subdivision final plat  
**26-54(b)(3)c.1.** - Subdivision Review and Approval - Major subdivision application - sketch plans  
**26-54(b)(3)e.1.** - Subdivision Review and Approval - Major subdivision plan review and approval - preliminary plans  
**26-54(b)(3)f.1.** - Subdivision Review and Approval - Major subdivision plan review and approval - bonded plans  
**26-54(b)(3)g.1.** - Subdivision Review and Approval - Major subdivision plan review and approval - final plans  
**26-52(c)1.** - Zoning Map Amendments petition  
**26-203(c)(1)** - Stormwater - final inspection submission  
**26-65(c)** - Grading Permit application  
**26-64(c)(1)** - Stormwater Management Design Plans

STATE OF SOUTH CAROLINA  
COUNTY COUNCIL FOR RICHLAND COUNTY  
ORDINANCE NO. 065-05HR

AN ORDINANCE AMENDING ORDINANCE NO. 074-04HR (THE RICHLAND COUNTY LAND DEVELOPMENT CODE); ARTICLE IV, AMENDMENTS AND PROCEDURES; SECTION 26-52, AMENDMENTS, SUBSECTION (C), PARAGRAPH (1); AND SECTION 26-54, SUBDIVISION REVIEW AND APPROVAL, SUBSECTION (B); PARAGRAPHS (2)c.1, (2)i.1, (3)c.1, (3)e.1, (3)f.1, (3)g.1; AND SECTION 26-64, STORMWATER MANAGEMENT DESIGN PLANS, SUBSECTION (C), PARAGRAPH (1); AND SECTION 26-65, GRADING PERMITS, SUBSECTION (C); AND SECTION 26-203, SUBSECTION (C), PARAGRAPH (1); SO AS TO REQUIRE DIGITAL DATA SUBMISSION IN THE APPROVAL PROCESS.

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. Article IV. Amendments and Procedures, Section 26-52. Amendments, Subsection (c), Petition submittal by property owners (map amendments only), Paragraph (1), Application; of Ordinance No. 074-05HR, which was adopted by the Richland County Council on November 9, 2004, is hereby amended to read as follows:

(1) Application. **A petition for an amendment to the zoning map** shall be filed on a form provided by the Richland County Planning and Development Services Department. Such application shall contain all the information required on the form. The filing of a petition is not needed for a proposal for a text amendment. In addition to the application, a digital plat representing the proposed change shall be submitted in a format specified by the county, if deemed necessary by the zoning administrator.

SECTION II. Article IV. Amendments and Procedures, Section 26-54. Subdivision review and approval, Subsection (b), Processes, Paragraph (2) c. 1., Filing of application; of Ordinance No. 074-05HR, which was adopted by the Richland County Council on November 9, 2004, is hereby amended to read as follows:

1. Filing of application. **An application for minor subdivision** review shall be filed by the owner of the property or by an authorized agent. The application for minor subdivision approval shall be

filed with the planning department on a form provided by the department. The application shall be accompanied by a sketch plan, which shall be submitted in both a paper and a digital format as specified by the County, containing all information required on the application. For subdivisions containing five or fewer parcels, the applicant shall have the option of paying a per parcel COGO (coordinate geometry) fee, as specified by the County (however, such fee shall not exceed \$50.00 per parcel), in lieu of submitting a digital sketch plan.

SECTION III. Article IV. Amendments and Procedures, Section 26-54. Subdivision review and approval, Subsection (b), Processes, Paragraph (2) i. 1., Final plat; of Ordinance No. 074-05HR, which was adopted by the Richland County Council on November 9, 2004, is hereby amended to read as follows:

1. Final plat. **Following approval of a sketch plan for a minor subdivision and the installation and acceptance of required improvements, a final plat shall be prepared and submitted.** In addition, a copy of the final plat shall be submitted to the planning department in a digital format as specified by the County. The final plat application shall contain all information required by the planning department. The planning department shall review the application and determine if it is complete. If the application is incomplete, the planning department shall notify the applicant of the deficiencies within thirty (30) days after the most recent submission date. No later than fifteen (15) days after receipt of a complete final plat package, the planning department shall approve, approve with conditions, or deny the final plat application based on written findings of fact. Appeals shall be taken to the Richland County Planning Commission. If approved, prior to recordation, the plat must be signed in the appropriate place by the land development administrator. The approval of a final plat for a minor subdivision does not automatically constitute or affect an acceptance by the county of the dedication of any road, easement, or other ground shown upon the plat. Public acceptance of the lands must be by action of the Richland County Council. For subdivisions containing five or fewer parcels, the applicant shall have the option of paying a per parcel COGO (coordinate geometry) fee, as specified by the County (however, such fee shall not exceed \$50.00 per parcel), in lieu of submitting a digital sketch plan.

SECTION IV. Article IV. Amendments and Procedures, Section 26-54. Subdivision review and approval, Subsection (b), Processes, Paragraph (3) c. 1., Filing of application; of Ordinance No. 074-05HR, which was adopted by the Richland County Council on November 9, 2004, is hereby amended to read as follows:

1. Filing of application. **An application for major subdivision** review may be filed by the owner of the property or by an authorized agent. The application for **major subdivision** approval shall be filed with the planning department on a form provided by the department. The application shall be accompanied by a **sketch plan** containing all information required on the application including a sketch of the entire proposed development even in cases where the development is occurring in phases. Sketch plans for developments requiring major land development review shall be submitted in both a paper and a digital format as specified by the County, and shall be prepared by a registered architect, engineer, landscape architect, or licensed surveyor. Plans shall include a traffic management plan.

SECTION V. Article IV. Amendments and Procedures, Section 26-54. Subdivision review and approval, Subsection (b), Processes, Paragraph (3) e. 1., Purpose/submittal; of Ordinance No. 074-05HR, which was adopted by the Richland County Council on November 9, 2004, is hereby amended to read as follows:

1. Purpose/submittal. The purpose of the **preliminary subdivision plan stage of major subdivision review** is to ensure that the subdivision can be built in substantial compliance with the approved sketch plan. The preliminary plan shall be submitted to the planning department in both a paper and a digital format as specified by the County, and shall contain all information required by the department.

SECTION VI. Article IV. Amendments and Procedures, Section 26-54. Subdivision review and approval, Subsection (b), Processes, Paragraph (3) f. 1., Purpose/submittal; of Ordinance No. 074-05HR, which was adopted by the Richland County Council on November 9, 2004, is hereby amended to read as follows:

1. Purpose/submittal. The purpose of the **bonded subdivision plan stage of major subdivision review** is, by mutual consent of both the developer and the county, to record a bonded plat, enable the conveyance of lots to third parties, and allow the issuance of building permits and manufactured home setup permits to third parties before the construction, installation, and acceptance of all required infrastructure improvements. The county protects these third parties and assures the orderly completion of the subdivision infrastructure by choosing to accept, in accordance with the provisions in Section 26-223 of this chapter, a bond, in an amount and with surety and conditions satisfactory to it, providing for and securing to the county the actual construction and installation of all improvements and utilities within a specified time period. The bonded plan shall be submitted to the planning department in both a paper and a digital format as specified by the County, and shall contain all information required by the department.

SECTION VII. Article IV. Amendments and Procedures, Section 26-54. Subdivision review and approval, Subsection (b), Processes, Paragraph (3) g. 1., Purpose/submittal; of Ordinance No. 074-05HR, which was adopted by the Richland County Council on November 9, 2004, is hereby amended to read as follows:

1. Purpose/submittal. The purpose of the **final subdivision plan stage of major subdivision review** is to document the satisfactory completion of required infrastructure improvements, enable the conveyance of lots to third parties, and allow the issuance of building permits and manufactured home setup permits to third parties. Following approval of a preliminary subdivision plan for a major subdivision, (and optionally, a bonded subdivision plan) and the installation and acceptance of required infrastructure improvements, a final plat shall be prepared and submitted in both a paper and a digital format as specified by the County. The final plat application shall contain all information required by the planning department, including written county and utility provider acceptance of all infrastructure.

SECTION VIII. Article IV. Amendments and Procedures, Section 26-64. Stormwater management design plans, Subsection (c), Processes, Paragraph (1), Purpose/submittal; of Ordinance No. 074-05HR, which was adopted by the Richland County Council on November 9, 2004, is hereby amended to read as follows:

(1) Application. **Application for approval of a stormwater management design plan** shall be made to the county engineer on forms furnished by the county and shall include all items required on that application. Application may be made by the owner of the property or by an authorized agent. The stormwater management design plan shall be prepared and submitted in both a paper and a digital format as specified by the County, and shall include such stream flow and stormwater runoff calculations and other information as may be reasonably required by the county engineer under the requirements of this chapter. The stormwater management design plan shall be certified by the applicant and sealed by a South Carolina Registered Professional Civil Engineer, Registered Landscape Architect, or Tier B. Land Surveyor.

SECTION IX. Article IV. Amendments and Procedures, Section 26-65. Grading permits, Subsection (c), Plan submittal; of Ordinance No. 074-05HR, which was adopted by the Richland County Council on November 9, 2004, is hereby amended to read as follows:

(c) Plan submittal. **Application for a grading permit** shall be made to the public works department on forms furnished by the county and shall include all items required on that application, including a copy of the erosion and sedimentation control plan and shall be

accompanied by a fee as established by the Richland County Council. The application may be filed by the property owner or by an authorized agent. The erosion and sediment control plan shall be prepared and submitted in both a paper and a digital format as specified by the County, and shall be certified by the applicant and sealed by a South Carolina Registered Professional Civil Engineer, Registered Landscape Architect, or Tier B. Land Surveyor. The plan must meet the objectives of Section 26-202(b). A landowner may develop and certify his/her own plan for a tract of land containing two (2) acres or less, provided:

- (1) The areas to be disturbed will not allow water to flow in any one direction for over two hundred (200) feet; and
- (2) The cuts and fills established will not exceed a height or depth of over five (5) feet; and
- (3) There will be no concentrated off-site water to be controlled on the site.

SECTION X. Article VIII. Resource protection standards, Section 26-203. **Stormwater management**, Subsection (c), Inspection of stormwater facilities, Paragraph (1), Inspection during construction; of Ordinance No. 074-05HR, which was adopted by the Richland County Council on November 9, 2004, is hereby amended to read as follows:

(1) Inspection during construction. The county engineer shall periodically inspect the work completed under the approved stormwater management design plan. Upon completion of such work, he/she shall make a final inspection, and if the work has been carried out in accordance with the plan, he/she shall issue a letter of satisfactory completion upon receipt of the **as-built drawings**, which shall be prepared and submitted in both a paper and a digital format as specified by the County.

SECTION XI. All remaining provisions of Ordinance No. 074-04HR shall remain in full force and effect.

SECTION XII. 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 XIII. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION XIV. This ordinance shall be effective from and after September 20, 2005.

RICHLAND COUNTY COUNCIL

BY: \_\_\_\_\_

Anthony G. Mizzell, Chair

Attest this the \_\_\_\_\_ day of

\_\_\_\_\_, 2005

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

Public Hearing: July 26, 2005  
First Reading: July 26, 2005  
Second Reading: September 6, 2005  
Third Reading: September 20, 2005