



Enriching Lives &  
Connecting Communities

## Development of Land and Facilities

Property Management  
Policy No. 12005

Revision Date: November 18, 2013  
Created: February 28, 2011

### Policy Statement

In an effort to provide guidelines for land development on Richland County Recreation Commission properties the policy below describes the steps necessary to accomplish those goals. All development shall meet all county, state and federal land development permitting guidelines as required by law.

**General Guidelines / Purpose:** (Adopted by Richland County Recreation Commission from the Code of Ordinances of Richland County, South Carolina and the South Carolina State Code of Laws Title 48 – Environmental Protection and Conservation)

1. To provide for adequate light air and open space;
2. To prevent the over-crowding of land;
  - a. To avoid undue concentration of population;
3. To protect and preserve scenic, historic, cultural, or ecologically sensitive areas;
4. To regulate density and distribution of population and the uses of land for recreation, forestry and conservation;
5. To assure the provision of needed public open spaces in new land developments through the dedication of land for recreation purpose.

### **Standards:**

These standards have been adopted in accordance with Richland County Government's Comprehensive Plan for Richland County (Richland County Code of Ordinances- Code 2010 S-15), and the South Carolina Code of Laws (Title 48 – Environmental Protection and Conservation) for the general purposes of guiding development in accordance with existing and future needs and promoting the public health, safety, convenience, order, appearance, protection of natural resources and general welfare as it relates to recreation needs.

In developing its Natural Resources Management standards and procedures, the Richland County Recreation Commission follows the Richland County Code of Ordinances and the South Carolina Department of Health and Environmental Control Permitting Process as it relates to the following:

- a. Land Development Codes;

- b. Storm Water Management Design;
- c. Erosion and Sediment Control Plan;
- d. Land Development Regulations;
- e. Landscaping Standards (to include tree protection).
- f. Land Disturbing Activities and Storm Water Permitting

**Procedures:**

1. The Recreation Commission will utilize every effort possible to develop park properties with minimal impact to natural resources and environmentally sensitive areas.
2. The Recreation Commission will use sound construction practices to insure protection of wetlands, ecologically sensitive and water areas. (These instructions will be listed on the Grading, Drainage and Erosion Control Plans).
3. The Recreation Commission will utilize the services of Registered Professional Civil Engineers to provide the following information for site development in accordance with Federal, State and County Laws as they apply:
  - a. Overall Site Plans
  - b. Staking Plan
  - c. Road Plan Profile (when applicable)
  - d. Drainage Profiles (when applicable)
  - e. Water and Sewer Plans (when applicable)
  - f. Existing Conditions Plan (to include wetland delineation and tree identification)
  - g. Grading, Drainage and Erosion Control Plan (to include sediment and erosion control measures)
  - h. Irrigation Plan (when applicable)
  - i. Department of Transportation Plans
  - j. Landscape Plan (to include tree protection details)
4. Whenever possible the Recreation Commission will seek properties that require minimal site alteration as it relates to topographic, tree removal, wetlands, or possible damage to natural vegetation for site development.
5. Every effort will be made to preserve existing trees and natural features and to utilize these in the park design plans to provide natural buffer zones and to separate various park uses.
6. The Richland County Recreation Commission will follow all Federal, State, and County (i.e. Richland County Land Development Codes) laws as they apply to land development and natural resources protection.
7. The Recreation Commission will submit the necessary information listed in Section (3) of this document to the Richland County Planning and Development Service Department (Zoning and Land Development Division) for approval before any land development will begin.

8. Special note shall be taken of the following Sections of the Richland County Land Development Code as they relate to land development and resource protection:
  - a. Section 26-64 Stormwater Pollution Prevention Plans
  - b. Section 26-84 PR Parks and Recreation District (for those properties zoned PR)
  - c. Section 26-176 Landscaping Standards (Section 26-176 of the Richland County Code of Ordinances)
  - d. Section 26-177 Lighting Standards
  - e. Section 26-179 Pedestrian, Bicycle and Transit Amenities
  - f. Section 26-180 Signs
  - g. Section 26-187 Water Quality Buffer Requirement
  - h. Section 26-202 Stormwater Management and SWPPPs
  
9. Post- development the Recreation Commission will follow the Recreation Commission policy No.12110 (Scope of Services – Grounds Maintenance) as it relates to Annual Maintenance Schedule and Ground Maintenance Standards.

ADOPTED BY RICHLAND COUNTY RECREATION COMMISSION BOARD

BOARD MEETING DATE: November 18, 2013  
(Date Approved)

APPROVED: J. Marie Green  
J. Marie Green, Chair

For more information about this policy, contact the Executive Department.