



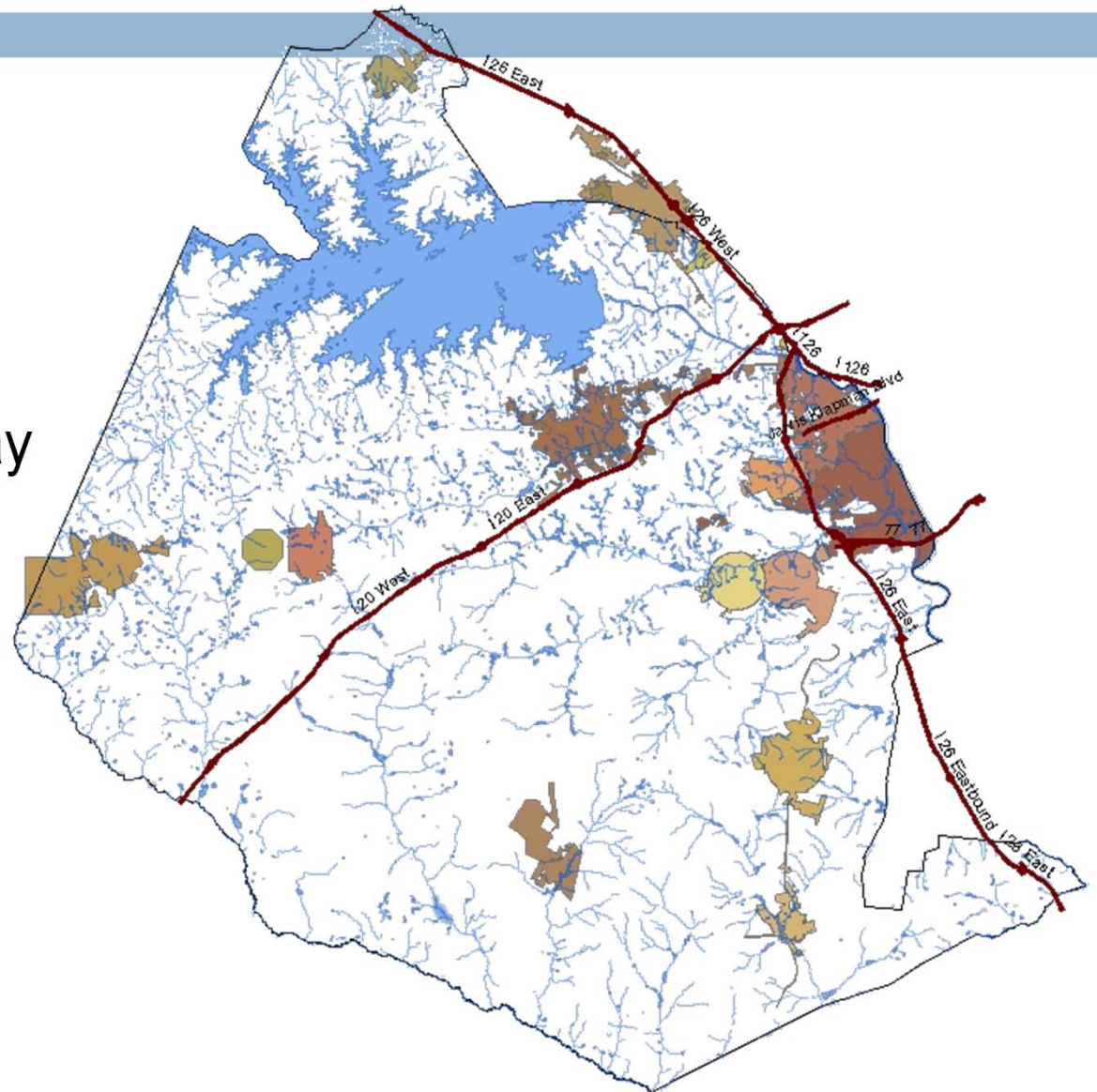
IMPLEMENTING DEVELOPMENT STANDARDS COUNTYWIDE IN LEXINGTON COUNTY

MASC ANNUAL MEETING

July 19, 2018

Lexington County

- Population: Estimated 286 thousand
- Area: 758 square miles
699 Land 59 Water
- Recreation: Lake Murray Broad, Saluda and Congaree Rivers
- Excluding the City of Columbia there are 14 Municipalities
- County Government formed in 1973



Agreements with Municipalities

1978-1979 (12 Agreements), 1989 (1 Agreement)

- ▣ Uniformity of Roads and Storm Drainage Systems
 - County Public Works Department provides services to each Municipality
 - Review Engineering Plans for Road and Drainage Design
 - Inspect the installation of Road and Drainage Systems
 - Accept Roads and Drainage for Perpetual Maintenance
- ▣ County Storm Drainage Ordinance



Services Provided



- From 1978 - 2007
 - ▣ County provided **Engineering Advice (EA)** for Municipalities for Design Requirements
 - Reviewed roads and drainage plans
 - Did not issue permits for land disturbance
 - If reviewed for EA, County inspected and accepted perpetual maintenance of roads and drainage
 - ▣ Under the 1981 Development Guidelines
 - ▣ Department of Health Environmental Control (DHEC) provided review/approval for Municipalities for State Stormwater Requirements

Pros & Cons 1978-2007

□ Pros

- Developed Design Guidelines in 1981
- Initiated consistency of Countywide development
- Address issues/complaints of citizens
- Maintenance of roads and drainage

□ Con

- If EA not requested development proceeded with no approved standards
- Long term maintenance for Municipality
- No enforcement



Services Provided

- From 2007-Current
 - ▣ Stringent Federal and State Stormwater Regulations passed down to local governments to implement
 - ▣ County provides **Approval** for Municipalities for both Road Stormwater Design and Sediment and Erosion Control Requirements
 - Review roads, drainage and sediment
 - Issue permits for land disturbance
 - Provide perpetual maintenance for roads and drainage
 - ▣ County provides Review/Approval for Municipalities for State Stormwater Requirements as a Qualified Local Program

Pro & Cons 2007-Current



□ Pros

- Revised the 1981 Development Guidelines in 2007 along with Stormwater Ordinance
- Revised both documents again in 2016 to include new Federal and State regulations for Stormwater
- Continued consistency of Development Standards Countywide
- Better working relationship with developers, builders, engineers

□ Con

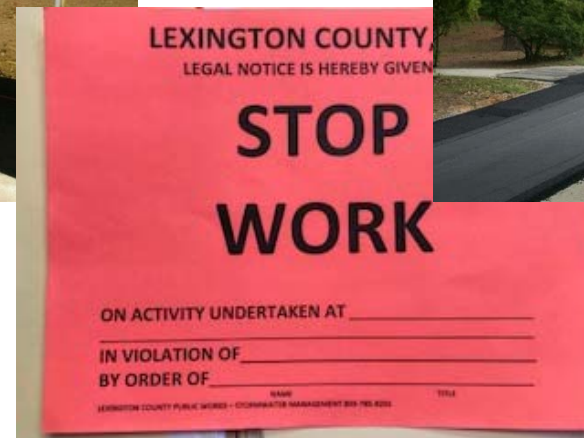
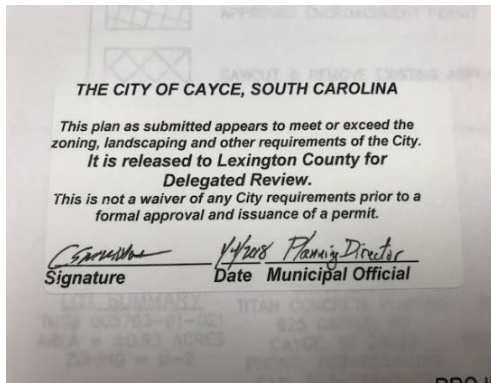
- County and seven Municipalities designated MS4 with additional Stormwater Regulations
- Staff turnover

How Does the Collaboration Work

- Each Municipality must adopt Lexington County Stormwater Ordinance and Land Development Manual
- Engineering plans for any size development are initially submitted to Municipality
- Municipality provides approval for local regulation such as zoning requirements
- Municipalities forward development plans to the County
- County reviews and approves according to Federal, State and Local (Stormwater Ordinance and Land Development Manual)
- After County's review, plans forwarded to DHEC for State approval

Continued

- After DHEC approval, County forwards plans to Municipalities for distribution(if necessary)
- County handles inspections of active construction sites
- Dual enforcement process with Municipalities
- Acceptance of perpetual maintenance



Other Perks for Municipalities

- If DHEC designates a Municipality as a Small Municipal Separate Storm Sewer System (SMS4), we currently have Lexington Countywide Stormwater Consortium
- During residential development, Lexington County assists Municipalities in verification of construction bond quantities and costs
- Address citizen complaints
- Assist Municipalities with enforcement
- Assist Municipalities with floodplain issues
- Provide workshops, classes and meetings for Municipalities concerning our procedures, policies and regulations

Questions

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Mission: Provide quality services to our citizens at a reasonable cost.

Vision: Planned growth for our communities with abundant opportunities for all in a quality environment.

Website:

<http://www.lex-co.com/Departments/publicworks/stormwater.html>