

MINUTES OF



RICHLAND COUNTY COUNCIL ZONING PUBLIC HEARING TUESDAY, NOVEMBER 25, 2008 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.

MEMBERS PRESENT:

Chair	Joseph McEachern
Vice-Chair	Valerie Hutchinson
Member	Joyce Dickerson
Member	Norman Jackson
Member	Paul Livingston
Member	Bill Malinowski
Member	Mike Montgomery
Member	L. Gregory Pearce, Jr.
Member	Bernice G. Scott
Member	Kit Smith

Absent	Damon Jeter
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OTHERS PRESENT: Anna Almeida, Amelia Linder, Joseph Kocy, Suzie Haynes, Geo Price, Brian Cook, Will Simon, Milton Pope, Jim Wilson, Harry Reed, Tony McDonald, Dale Welch, Srinivas Valavala, Monique Walters,

CALL TO ORDER

The meeting was called to order at approximately 7:00 p.m.

ADDITIONS/DELETIONS TO AGENDA

Ms. Almeida stated there were no deletions or additions to the agenda.

Mr. Montgomery moved, seconded by Ms. Dickerson, to amend the agenda by moving the text amendment relating to Richland County's water quality to the beginning of the agenda before the public hearings. The vote in favor was unanimous.

TEXT AMENDMENTS

An Ordinance Amending the Richland County Code of Ordinances; Chapter 26, Land Development; so as to improve Richland County's Water Quality, protect the environment, and comply with the County's National Pollution Discharge Elimination System (NPDES) permit requirements – Mr. Montgomery moved, seconded by Ms. Dickerson, to defer First Reading and the public hearing on this item and schedule a work session on December 2nd at 3:30-6:00 p.m.

MAP AMENDMENTS

08-03MA, Charlie Waite, Summit Contractors, Inc., HI to RM-HD (27.86 acres), Multi-Family Apartments, 17400-05-30, Clemson Rd. & Longreen Parkway

Mr. McEachern opened the floor to the public hearing.

Mr. Charlie Waite and Mr. James Taylor spoke in favor of this item.

Ms. Dee Wesselhoft, Mr. Mark Hall, Mr. Robert Johnson, Mr. Lenzy Morris, Mr. Bruce Williams, Ms. Mae Johnson, Mr. Jonathan Hester, Ms. Nadira Swinton, Mr. Billy Swinton, Mr. James Smith, Ms. Arnette McMahan, Ms. Tracy McClendon, and Mr. Keith Faust spoke against this item.

The floor to the public hearing was closed.

Mr. Pearce moved, seconded by Mr. Montgomery, to give First Reading approval to this item with the following stipulations: the developer agrees to a unilateral agreement enforceable by the County and that the developer will install a traffic and school safety light. A discussion took place.

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

The vote was in favor.

08-31MA, Jim Poston, M-1 to GC (.92 Acres), Zaxby's, 17400-05-40(p), Clemson & Longtown Rd.

Mr. McEachern opened the floor to the public hearing.

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

The floor to the public hearing was closed.

Ms. Scott moved, seconded by Ms. Dickerson, to give First Reading approval to this item.

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

The vote was in favor.

08-32MA, Fairways Development, John Bakhaus, TROS to RS-MD (15.94 Acres), Residential Subdivision, 20406-02-01(p), Longcreek Plantation – Ms. Hutchinson moved, seconded by Ms. Scott, to defer First Reading and the Public Hearing on this item. The vote in favor was unanimous.

08-34MA, University Suites, Stuart Lee, HI to RM-HD (13.94 acres), Multi-Family Use, 13607-02-01, Bluff Rd.

Mr. McEachern opened the floor to the public hearing.

No one signed up to speak.

The floor to the public hearing was closed.

Ms. Scott moved, seconded by Mr. Montgomery, to give First Reading approval to this item. The vote in favor was unanimous.

08-36MA, Security Federal, NC to OI (2 acres), Bank, 02505-02-10, Hwy. 176 & Rauch Metz Rd.

Mr. McEachern opened the floor to the public hearing.

No one signed up to speak.

The floor to the public hearing was closed.

Mr. Malinowski moved, seconded by Mr. Montgomery, to give First Reading approval to this item. The vote in favor was unanimous.

08-37MA, Bruce Oswald, GC to RS-MD (.83 acres), Residential, 11708-06-06, 5706 Fairfield Rd.

Mr. McEachern opened the floor to the public hearing.

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

The floor to the public hearing was closed.

Ms. Scott moved, seconded by Ms. Hutchinson, to give First Reading approval to this item. The vote in favor was unanimous.

08-38MA, Deborah Shaffer, RU to RS-LD (2.94 acres), Residential, 01316-01-01/02/03/04/05/06/07, Summer Haven Rd.

Mr. McEachern opened the floor to the public hearing.

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

The floor to the public hearing was closed.

Mr. Malinowski moved, seconded by Ms. Scott, to give First Reading approval to this item. The vote in favor was unanimous.

08-39MA, Martha Crawford, RU to OI (3 acres), Child Care Facility, 17800-03-30 & 31, 1235 Trading Post Rd.

Mr. McEachern opened the floor to the public hearing.

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

The floor to the public hearing was closed.

Ms. Dickerson moved, seconded by Ms. Scott, to give First Reading approval to this item.

Ms. Smith requested that staff investigate a possible zoning classification for childcare in the rural areas.

The vote in favor was unanimous.

TEXT AMENDMENTS

An Ordinance Amending the Richland County Code of Ordinances, so as to permit certain payday lenders in the GC General Commercial Districts with special requirements

Mr. Montgomery moved, seconded by Ms. Hutchinson, to approve the recommendation of the Planning Commission and deny the proposed text amendment. The vote in favor was unanimous.

An Ordinance Amending the Richland County Code of Ordinances, regarding lighting standards – Mr. Montgomery moved, seconded by Mr. Pearce, to give Second Reading approval to this item. The vote in favor was unanimous.

An Ordinance Amending the Richland County Code of Ordinances, so as to correctly reflect that sexually oriented businesses are permitted in the HI zoning district, as well as in the GC zoning district – Mr. Montgomery moved, seconded by Ms. Dickerson, to approve the recommendation of the Planning Commission and give First Reading to this item. The vote in favor was unanimous.

An Ordinance Amending the Richland County Code of Ordinances, so as to remove the requirement of Development Review Team review prior to PDD approval and to delete the provision for PDD expiration – Mr. Montgomery moved, seconded by Ms. Hutchinson, to give Second Reading to this item. The vote in favor was unanimous.

ADJOURNMENT

The meeting adjourned at approximately 8:13 p.m.

Submitted respectfully by,

Joseph McEachern
Chair