



Richland County Council

ZONING PUBLIC HEARING
October 24, 2017 – 7:00 PM
Decker Center
2500 Decker Boulevard, Columbia, SC 29206

COUNCIL MEMBERS PRESENT: Joyce Dickerson, Chair; Bill Malinowski, Vice Chair; Norman Jackson, Gwendolyn Kennedy, Paul Livingston, Yvonne McBride, Dalhi Myers, Greg Pearce, and Seth Rose

OTHERS PRESENT: Michelle Onley, Geo Price, Tracy Hegler, Tommy DeLage, Heather Brown, Deborah Moore, and Ashley Powell

1. **CALL TO ORDER** – Ms. Dickerson called the meeting to order at approximately 7:00 PM.
2. **ADDITIONS/DELETIONS TO THE AGENDA** – There were no additions or deletions.
3. **ADOPTION OF THE AGENDA** – Mr. Malinowski moved, seconded by Ms. Kennedy, to adopt the agenda as published. The vote in favor was unanimous.
4. **MAP AMENDMENTS**
 - a. 17-016 MA
Gabriel McFadden
RU to NC (1.21 Acres)
Dutch Fork Road
TMS# R01507-02-05 [FIRST READING]

Mr. Malinowski moved, seconded by Mr. N. Jackson, to accept the applicant's withdrawal, but this is the last time he will accept this company's withdrawal. The vote in favor was unanimous.

- b. 17-017MA
Larry S. Umberger
GC and RM-MD to OI (2.06 & 1.6 Acres – 3.66 Acres Total)
2605 Seminole Road
TMS# R06015-04-03 & 06 [FIRST READING]

Ms. Dickerson opened the floor to the public hearing.

Mr. Larry S. Umberger spoke in favor of this item.

The floor to the public hearing was closed.

Ms. Dickerson moved, seconded by Mr. Livingston, to approve this item. The vote in favor was unanimous.

- c. 17-018MA
James Huggins
GC to LI (4 Acres)
Dutch Fork Road
TMS# R02408-02-04 [FIRST READING]

Mr. Malinowski inquired if there were any changes made to the Planning Commission agenda because there are 2 sites indicated on pp 16-17.

Mr. Price stated the Planning Commission were informed and the matter was discussed at the October 2nd Planning Commission meeting.

Ms. Dickerson opened the floor to the public hearing.

Mr. Kim Kirby, Mr. Joey Coogler, and Mr. James Huggins spoke in favor of this item.

The floor to the public hearing was closed.

Mr. Malinowski moved, seconded by Ms. Myers, to approve this item. The vote in favor was unanimous.

- d. 17-020MA
Jimmy L. Thompson
RR to RU (22.79 Acres)
510 Koon Store Road
TMS# R12110-01-14 [FIRST READING]

Ms. Dickerson opened the floor to the public hearing.

Mr. Jimmie Thompson, Ms. Delphine Thompson, and Mr. Alphonso Guider spoke in favor of this item.

The floor to the public hearing was closed.

Ms. Kennedy moved, seconded by Mr. Livingston, to approve this item. The vote in favor was unanimous.

- e. 17-021MA
David Gates
RU to GC (8.21 Acres)
Dutch Fork Road
TMS# R02408-02-02 [FIRST READING]

Mr. Malinowski moved, seconded by Mr. N. Jackson, to defer the Public Hearing and this item until the December 19th Zoning Public Hearing. The vote in favor was unanimous.

- f. 17-022MA
Chuck Munn
RU to RS-LD (38 Acres)
5339 Hard Scrabble Road
TMS# R20500-04-06 [FIRST READING]

Mr. C. Jackson moved, seconded by Mr. Malinowski, to defer the Public Hearing and this item until the November 16th Zoning Public Hearing. The vote in favor was unanimous.

- g. 17-023MA
Andy Gandolfo
RS-LD to GC (1.4 Acres)
915 Skyland Drive
TMS# R07313-01-03 [FIRST READING]

Ms. Dickerson opened the floor to the public hearing.

Mr. Andy Gandolfo, Mr. Ben Carlton and Mr. Zack Gordge spoke in favor of this item.

Mr. Daniel Smith, Mr. Neal Asman, Mr. Ken Faulkner, and Ms. Cindy Long spoke in opposition of this item.

The floor to the public hearing was closed.

Mr. Rose moved, seconded by Mr. Malinowski, to deny the re-zoning request. The vote in favor was unanimous.

- h. 17-024MA
Inga Brooks
RS-HD and NC to GC (1.01 Acres)
4120 Bluff Road
TMS# R13509-02-36, 37 & 38 [FIRST READING]

Ms. Dickerson opened the floor to the public hearing.

Ms. Inga Black Brooks, and Mr. Alphonso Black spoke in favor of this item.

The floor to the public hearing was closed.

Ms. Myers moved, seconded by Mr. Livingston, to approve this item. The vote in favor was unanimous.

- i. 17-027MA
Robert Beckham, Jr.
PDD to RU (3.23 Acres)
1304 Peace Haven Road
TMS# R01500-02-09 [FIRST READING]

Mr. Malinowski stated there was a difference in meeting location posted on the property versus the letters sent out to people; therefore, based on the discrepancy he would suggest deferring this item.

Mr. Malinowski moved, seconded by Mr. N. Jackson, to defer the Public Hearing and this item until the December 19th Zoning Public Hearing. The vote in favor was unanimous.

- j. 17-030MA
Thomas O. Milliken
RU and OI to GC (50.54 Acres)
Legrand Road
TMS# R17110-02-02, 03, 05; R17113-01-19; R17113-09-02 [FIRST READING]

Ms. Dickerson opened the floor to the public hearing.

No one spoke at the public hearing.

The floor to the public hearing was closed.

Ms. Kennedy moved, seconded by Mr. N. Jackson, to approve this item. The vote in favor was unanimous.

- k. 17-031MA
Thomas O. Milliken
RU and OI to RS-MD (72.6 Acres)
Legrand Road
TMS# R17110-02-01; R17111-02-01 & 04 [FIRST READING]

Ms. Dickerson opened the floor to the public hearing.

No one spoke at the public hearing.

The floor to the public hearing was closed.

Ms. Kennedy moved, seconded by Mr. Malinowski, to approve this item. The vote in favor was unanimous.

5. **TEXT AMENDMENTS**

- a. Flood Ordinance – An Ordinance Amending the Richland County Code of Ordinances; Chapter 26, Land Development; so as to remain in compliance with the National Flood Insurance Program upon the adoption of the new flood insurance rate map [FIRST READING]

Ms. Dickerson opened the floor to the public hearing.

No one signed up to speak.

The floor to the public hearing was closed.

Mr. Pearce inquired if the updated maps will clarify the Gill Creeks lines.

Ms. Brown stated the preliminary maps became available in April and are available in her office for review.

Ms. Kennedy moved, seconded by Mr. Livingston, to approve this item. The vote in favor was unanimous.

- b. Capital Mill District Area and Corridor Plan – A Resolution to recommend that Richland County Council enact an ordinance amending the “2015 Richland County Comprehensive Plan”, by incorporating the “Capital City Mill District Area and Corridor Plan” into the plan [FIRST READING]

Ms. Dickerson opened the floor to the public hearing.

Ms. Viola Hendley and Mr. Bob Guile spoke in favor of this item.

The floor to the public hearing was closed.

Mr. Rose moved, seconded by Mr. C. Jackson, to approve.

Ms. Myers stated she wanted to note that this is a truly comprehensive plan and there have been discussions regarding prioritizing every year or every other year. She requested a friendly amendment to revisit and prioritize every other year. In addition, as a caveat to engage in a MOU with the City of Columbia.

Mr. Rose stated he wants to see this approved and is concerned that attaching a caveat of an MOU that may not come to fruition it will put the project in limbo. He would support staff coming back with MOU in the future.

Ms. Myers made a substitute motion, seconded by Mr. Malinowski, to approve with the caveat that the County revisit the plan annually and prioritize. In addition, to collaborate with the City of Columbia to develop a MOU to outline who is responsible for what in the plan.

Mr. Rose inquired if this is qualified in any way.

Mr. Smith stated the motion by Ms. Myers is that she wanted to approve the plan subject to staff getting with the City of Columbia and figuring out the terms and conditions of the plan.

Ms. Hegler stated that is the #1 recommendation of the plan.

Ms. Myers stated she is simply putting it on the record and does not change the plan at all.

Mr. Malinowski stated he wants to assure that if it was a routine County or City matter the entity responsible will continue to do so.

Mr. C. Jackson stated it is his understanding this is already in the plan, so he is concerned about making it contingent upon something that is already in the plan.

Ms. Myers stated the only reason for highlighting this is, for those of us who read the plan, it could be a billion dollar worth of this things and it needs to be on the record.

In favor: N. Jackson, Malinowski, Dickerson, Livingston, Kennedy, Myers, McBride

Opposed: C. Jackson

The vote was in favor of the substitute motion.

6. **ADJOURNMENT** – The meeting adjourned at approximately 7:55 PM.