



Richland County Council

ZONING PUBLIC HEARING
October 27, 2020 – 7:00 PM
Zoom Meeting

COUNCIL MEMBERS PRESENT: Paul Livingston, Chair; Joyce Dickerson, Bill Malinowski, Jim Manning, Allison Terracio, Yvonne McBride, Chakisse Newton, Dalhi Myers and Joe Walker

OTHERS PRESENT: Michelle Onley, Geo Price, Tommy DeLage, Clayton Voignier, Leonardo Brown, Angela Weathersby, Ashley Powell, Brian Crooks, Kyle Holsclaw, Dale Welch, Brad Farrar, Sandra Haynes and Tamar Black

- II. **CALL TO ORDER** – Mr. Livingston called the meeting to order at approximately 7:00 PM.
- III. **ADDITIONS/DELETIONS TO THE AGENDA** – There were no additions/deletions to the agenda.
- IV. **ADOPTION OF THE AGENDA** – Ms. Dickerson moved, seconded by Ms. McBride, to adopt the agenda as published.

In Favor: Malinowski, Dickerson, McBride, Livingston, Terracio, Manning and Myers

Not Present: Walker, Kennedy and Newton

The vote in favor was unanimous.

V. **MAP AMENDMENTS**

1. 20-012MA
Anna Fonseca
GC/M1 to RM-HD (14.31 Acres)
Fontaine Center Drive
TMS # R14201-05-02 (p) & R14201-05-07 & R14201-05-08 [FIRST READING]

Mr. Livingston opened the floor to the public hearing.

The applicant, Ms. Anna Fonseca submitted comments in favor of the re-zoning request.

The floor to the public hearing was closed.

Ms. McBride moved, seconded by Mr. Malinowski, to deny the re-zoning request.

Ms. Myers noted the issue of disbursing of affordable housing throughout the County needs to be researched when discussing the proposed zoning code changes.

In Favor: Malinowski, Dickerson, McBride, Livingston, Terracio, Manning and Myers

Not Present: Walker, Kennedy and Newton

The vote in favor was unanimous.

2. 20-021MA
Erica Serbin
RM-MD to MH (2.34 Acres)
8534 Old Percival Road
TMS # R22602-02-07 [FIRST READING]

Mr. Livingston opened the floor to the public hearing.

The applicant, Ms. Erica Serbin, submitted comments in favor of the re-zoning request.

The floor to the public hearing was closed.

Ms. Myers moved, seconded by Mr. Malinowski, to approve this item on the condition that it is not deemed to be associated with the mobile home park owner who abandoned another mobile home park in this area.

In Favor: Malinowski, Dickerson, McBride, Livingston, Terracio and Myers

Not Present: Walker, Kennedy and Newton

The vote in favor was unanimous.

3. 20-022MA
Bryan DeBruin
RU to RS-E (308.24 Acres)
Nina Lee Drive, 9216 and 9260 Wilson Blvd.
TMS # R14600-03-27, 42 and 44 [FIRST READING]

Mr. Livingston opened the floor to the public hearing.

The applicant, Mr. Richard Jackson, submitted comments in favor of the re-zoning request.

Ms. Alicia Mitchem, Ms. Mary Jane Lever, Mr. Melvin Mckie, Ms. Jerald McKie, Mr. Thomas Perez, Ms. Sharon Perez, Ms. Cynthia Forrest and Residents of Lake Elizabeth Estates.

The floor to the public hearing was closed.

Mr. Malinowski inquired about the number of homes that would be permitted to be built.

Mr. Price responded they would currently be able to build 406 homes. They could apply for a "Green Code" provision, which would allow them to reduce the lot sizes, and potentially allow them to build approximately 134 additional homes.

Mr. Malinowski inquired if there is anything that can be done to guarantee the neighborhoods will not be utilized as a pass through.

Mr. Price responded, at this point, we are here to rezone the property, so there is nothing that would require them to abide by that.

Mr. Malinowski noted there will potentially be 800 homes, and we are not aware of what sewer service will be provided.

Mr. Price stated, during the submittal of the site plans, they will have to provide to staff where the utility services will come from.

Mr. Malinowski inquired if they will be able to use the floodplain and wetlands as a part of their "green space".

Mr. Price responded in the affirmative.

Mr. Manning moved, seconded by Ms. McBride, to deny the re-zoning request.

In Favor: Malinowski, McBride, Livingston, Terracio, Manning and Myers

Opposed: Walker

Not Present: Dickerson, Kennedy and Newton

The vote was in favor.

4. 20-027MA
Robert F. Fuller
RU to RC (3.05 Acres)
302 Connie Wright Road
TMS # R04200-06-65 [FIRST READING]

Mr. Malinowski moved, seconded by Ms. McBride, to accept the applicant's withdrawal.

In Favor: Malinowski, Dickerson, McBride, Livingston, Terracio, Walker, Myers and Newton

Not Present: Kennedy

The vote in favor was unanimous.

5. 20-028MA
Jake Nidiffer
RU to HI (19.57 Acres)
3771 McCords Ferry Road
TMS # 39100-02-44 [FIRST READING]

Mr. Livingston opened the floor to the public hearing.

No comments were read into the record.

The floor to the public hearing was closed.

Ms. Myers moved, seconded by Mr. Malinowski, to deny the re-zoning request.

In Favor: Malinowski, Dickerson, McBride, Livingston, Terracio, Walker, Manning, Myers and Newton

Not Present: Kennedy

The vote in favor was unanimous.

6. 20-029MA
Dave R. Brock
M-1/RM-MD to LI (2 Acres)
1804 Shop Road
TMS # 13604-01-01 [FIRST READING]

Mr. Livingston opened the floor to the public hearing.

The applicant, Mr. David Brock, submitted comments in favor of this item.

The floor to the public hearing was closed.

Ms. Myers moved, seconded by Ms. McBride, to approve this item.

In Favor: Malinowski, Dickerson, McBride, Livingston, Terracio, Walker, Manning, Myers and Newton

Not Present: Kenney

The vote in favor was unanimous.

7. 20-030MA
David W. Toner
GC to LI (2.25 Acres)
8805 Two Notch Road
TMS # 19902-04-12 [FIRST READING]

Mr. Livingston opened the floor to the public hearing.

The applicant, Mr. Jake Toner, submitted comments in favor of this item.

The floor to the public hearing was closed.

Ms. McBride moved, seconded by Mr. Malinowski, to deny the re-zoning request.

Mr. Walker made a substitute motion, seconded by Mr. Manning, to approve this item.

In Favor: Walker and Manning

Opposed: Malinowski, McBride, Livingston, Terracio, Myers and Newton

Not Present: Dickerson and Kennedy

The substitute motion failed.

In Favor: Malinowski, McBride, Livingston, Terracio, Myers and Newton

Opposed: Walker

Not Present: Dickerson and Kennedy

The vote was in favor of denying the re-zoning request.

- VI. **OTHER BUSINESS** – There was no other business.

VII. **ADJOURNMENT** - The meeting adjourned at approximately 8:00 PM.