



Richland County Council  
DEVELOPMENT AND SERVICES COMMITTEE  
**MINUTES**  
February 28, 2022 – 5:00 PM  
Council Chambers  
2020 Hampton Street, Columbia, SC 29204

---

COUNCIL MEMBERS PRESENT: Chakisse Newton, Chair; Derrek Pugh, Allison Terracio, Gretchen Barron, and Cheryl English

OTHERS PRESENT: Tamar Black, Michelle Onley, Dan Kim, Chelsea Bennett, Michael Byrd, Dante Roberts, Ashiya Myers, Angela Weathersby, Elizabeth McLean, Stacey Hamm, Michael Maloney, John Thompson, Leonardo Brown, Dale Welch, Aric Jensen, and Abhijit Deshpande

1. **CALL TO ORDER** – Chairman Derrek Pugh called the meeting to order at approximately 5:00 PM.
2. **APPROVAL OF MINUTES**
  - a. December 12, 2022 – Ms. Barron moved to approve the minutes as distributed, seconded by Ms. English.  
In Favor: Pugh, Terracio, Barron, English, and Newton  
The vote in favor was unanimous.
3. **ADOPTION OF AGENDA** - Ms. Terracio moved to adopt the agenda as published, seconded by Ms. Barron.  
In Favor: Pugh, Terracio, Barron, English, and Newton  
The vote in favor was unanimous.
4. **ELECTION OF CHAIR**- Ms. Barron moved to nominate Ms. Newton as Chair, seconded by Ms. English.  
In Favor: Pugh, Terracio, Barron, English, and Newton.  
The vote in favor was unanimous.  
Mr. Pugh stated Ms. Newton was online but requested he lead the meeting in her absence. He also thanked the committee on behalf of Ms. Newton for appointing her chair of the committee.
5. **ITEMS PENDING ANALYSIS: NO ACTION REQUIRED**
  - a. I move to direct the Administrator to conduct a review of the rank weeds and vegetation ordinance and recommend any updates that would improve the effectiveness of the ordinance particularly as it relates to safety, enforcement, and blight reduction. [Newton - August 30, 2022] – Mr. Pugh stated staff continues its research of ordinances

from other communities and industry best management practices. Staff anticipates presenting its findings to the committee during its March meeting.

Ms. Newton stated that she was having technical difficulties and would like her vote recorded in favor of the previous items.

- b. Direct the Administrator to create regulations for the operation of Short Term Rentals (STRs) in unincorporated Richland County. Those regulations would be listed as an amendment to the current Ordinance relating to residential rental property regulations similar to the Absentee Landlord Ordinance that is currently being considered. Consideration should be given to licensing, safety measures, number of occupants allowed, effects on infrastructure such as sewer and water, EMS and Law Enforcement potential response and not having them create a nuisance in the neighborhood. [MALINOWSKI - December 6, 2022] – Mr. Pugh stated that staff stated the Business Service Center has the lead on this topic. The matter was also brought before the Planning Commission for its input. A report will be forthcoming once the Planning Commission has completed its review.

ACA Jensen stated that the State Legislature is considering a bill to “Ban the Ban” of short-term rentals. It would be included in their report as the bill moves through the legislature.

Ms. Barron inquired if the county was looking to mirror the State Legislature’s bill.

Mr. Jensen responded, depending on the bill. The current bill looks to ban communities from banning short-term rentals and create regulations on how short-term rentals occur.

Ms. Terracio inquired about the timeline.

Mr. Jensen stated there are two complications, one being the Legislature and the other being the Land Development Code (LDC). The drafted LDC has provisions to allow short-term rentals, but the current 2005 code does not. They would either have to amend the 2005 code or adopt the new code.

Ms. Newton inquired if the motion needed to be modified because the motion maker is no longer on Council.

Attorney McLean responded the motion was properly before them before the councilmember left, so there is no need for modification.

- c. Direct the County Administrator to work with staff to ensure the proposed Short Term Rental Ordinance requires each homeowner who wishes to provide a short-term rental to obtain a business license and pay accommodation taxes. [TERRACIO - January 3, 2023] - Mr. Pugh stated that the Business Service Center has the lead on this topic. The matter was also brought before the Planning Commission for its input. A report will be forthcoming once the Planning Commission has completed its review.
- d. Direct the Administrator to research and present to Council current laws and benefits of enacting impact fees in Richland County. The purpose is to help reduce the tax burden on residents by not having to pay the complete cost of development in Richland County. [PUGH, BARRON, and NEWTON - January 3, 2023] – Mr. Pugh noted that staff has not yet begun research due to time commitments for adopting the Land Development Code.

Ms. Terracio noted Ms. Newton shared an article related to this topic.

Ms. Barron inquired about a timeline for when staff plans to start working on this, as she would like to include this with some of the forthcoming development.

Mr. Brown responded they hoped to decide on the LDC maps within the next 30-45 days, as the same staff is involved in working on this motion. Staff did not want to hinder the community by not addressing the more extensive projects, which would allow them to bring more on. After the council reviews the maps and the recommendation from the planning commission and decides will enable staff to move forward with the next project(s).

Ms. Barron stated she understood but still encouraged staff to move forward.

Mr. Pugh agreed with Ms. Barron as they had many requests for development in their districts.

6. **ADJOURNMENT** - Ms. Barron moved to adjourn, seconded by Ms. Terracio.

In Favor: Pugh, Terracio, Barron, English, and Newton

The vote in favor was unanimous.

The meeting adjourned at approximately 5:16 PM.