



Richland County Council
Development and Services Committee Meeting
MINUTES
May 20, 2025 – 5:00 PM
Council Chambers
2020 Hampton Street, Columbia, SC 29204

COUNCIL COMMITTEE MEMBERS PRESENT: Chakisse Newton, Chair, Jason Branham, Allison Terracio, Gretchen Barron, and Cheryl English

OTHERS PRESENT: Councilman Don Weaver, Anette Kirylo, Patrick Wright, Ashiya Myers, Angela Weathersby, Michelle Onley, Kenny Bowen, Aric Jensen, Jackie Hancock, Kyle Holsclaw, Stacey Hamm, John Thompson, Michael Maloney, Michael Byrd, Quinton Epps, Lori Thomas, and Synithia Williams

1. **CALL TO ORDER** – Chairwoman Chakisse Newton called the meeting to order at approximately 5:00 PM.
2. **APPROVAL OF MINUTES**
 - a. **March 25, 2025** – Ms. Barron moved to approve the minutes as distributed, seconded by Ms. English.
In Favor: Branham, 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: Branham, Terracio, Barron, English, and Newton
The vote in favor was unanimous.
4. **ITEMS PENDING ANALYSIS**
 - a. I move that County Council direct the County Administrator to research and provide to Council (1) ways to secure title to subdivision roads that were developed but never had ownership transferred to the County and (2) to recommend changes to county ordinances and/or protocols to better assure that future development of subdivision roads includes conveyance of title to the county (unless there is an understanding between the developer and the County that the subdivision roads will intentionally remain privately owned and maintained.) [BRANHAM, ENGLISH, and NEWTON – July 2, 2024] – Ms. Synithia Williams, Community Planning & Development Director, indicated the Public Works Department is taking the lead on obtaining all of the outstanding roads. The challenge is that some roads are not contiguous to a publicly maintained road. The focus right now is to go after the roads owned by individuals. There is no timeline for when Public Works will initiate condemnation action to obtain rights-of-way.

Ms. Newton inquired about how the list was developed and whether it was meant to exclude specific subdivisions.

Ms. Williams stated the list before the committee was the original list of abandoned roads from 2013 and 2020 that previous councils agreed for Public Works to take in. An additional list has approximately 229 private subdivisions, which equals about 70 miles of roadway.

Ms. Newton noted that part one of the motion was to secure title to roads, and part two was to recommend changes to ordinances and protocols. She inquired if there had been any developments on that front.

Ms. Williams stated the updated Land Development Manual included processes and procedures to ensure the roads are inspected and the bonding process is reviewed. If a developer abandons a road, it goes up for tax sale. Therefore, they are working with the Forfeited Land Commission to determine if there are any roads and get them off the Forfeited Land Commission list.

Ms. Newton stated it was her impression that there were provisions related to bonding that allowed the road to be brought to County standards and adopted into the system.

Ms. Williams replied the policy lies with Public Works; therefore, she could not provide a detailed response.

Ms. Barron inquired about a potential timeline for the resolution of this motion.

Ms. Williams indicated the parties meet every six weeks to obtain updates on progress in obtaining the rights-of-way.

- b. I move to direct the County Administrator to commission an analysis of the County's residential development permitting processes and standards related to noise, flooding, air pollution, and other environmental impacts, in order to ensure that the County has adopted and is following the most current industry best practices to reduce negative environmental impacts. This may include recommendations for improving and enhancing the County's Land Development Code, Land Development Design Manual, Comprehensive Plan, Zoning Map, and related documents. [NEWTON, PUGH, BARRON, and TERRACIO – September 10, 2024] – Ms. Williams stated the County has updated the Land Development Design Manual. It has increased standards related to Stormwater. The County also has a National Flood Insurance Program; however, we do not have a full-time Floodplain Manager. The County Zoning Administrator is handling the Floodplain Manager's duties. The Comprehensive Plan is anticipated to be completed by the end of 2025. The County does not manage air quality. It is handled by the Department of Environmental Services. The County has Code Enforcement Officers who address noise complaints.

Recommended steps are:

- Look at what we have gotten since the updated Land Development Manual
- Proceed with hiring a full-time Floodplain Manager
- Potentially hiring an outside consultant to conduct a comprehensive review of all the County's ordinances

Mr. Aric Jensen, Assistant County Administrator, pointed out that the Floodplain Manager position is currently vacant and not frozen. They have had difficulty filling it because it is a specialized position. The Deputy Zoning Administrator is presently handling the duties.

Ms. Terracio requested additional information regarding noise pollution (i.e., parties).

Ms. Newton inquired when the Annual Stormwater Report was released, and if that is something that can be shared with Council.

Ms. Williams believes the report should be submitted to the Department of Environmental Services in late summer or early fall. It is a public document and can be made available to Council. Initiatives, such as the current water quality overlay district, will be brought to the Council once the Comprehensive Plan has been completed.

Mr. Jensen noted the Conservation Commission will recommend to Council specific environmental and conservation-related policies they think should be a part of the Comprehensive Plan.

Ms. Newton requested a breakdown of how the County is now structured regarding its function (i.e., the Floodplain being placed under Public Works).

- c. For the purpose of preserving the historical character of the Olympia neighborhood, I move to within 12 months create a neighborhood character overlay in tandem with an update to the neighborhood plan for the Olympia neighborhood. During this time a moratorium on new construction, rezoning, demolition, and substantial rehabilitation (50% or more of lot area, building square footage, change in use) will be in place [TERRACIO and ENGLISH – October 15, 2024] – Ms. Newton inquired if this item still needs to appear on the agenda since the moratorium is presently in place.

The County Attorney, Patrick Wright, noted the moratorium is complete, but the overlay has not been. He believes it would be appropriate for the motion to remain on the committee agenda until the overlay is completed.

Ms. Newton asked if the overlay would come to the committee or Council.

Mr. Wright stated it would come to committee prior to being taken up by Council.

Ms. Terracio requested an update on the Planning Commission's work on the overlay.

Ms. Williams replied that on May 7th, the Planning Commission had a work session and reviewed the comments received. At the Planning Commission meeting, a motion was made to accept the comments and have a clean copy provided to them at their June meeting.

- d. I move that the county consider developing a Neighborhood Master Plan that establishes policies and goals related to preservation and development in the Ballentine community with the goal to preserve and promote the desired character of the community while also conserving and protecting the waters and watershed of Lake Murray. [BRANHAM – November 19, 2024] – Ms. Williams indicated a meeting was held with Assistant County Administrator Aric Jensen and Mr. Branham on April 16th. At the meeting, they were able to outline a boundary associated with the Ballentine area for a potential Commercial Corridor Overlay District. A rough draft was provided to staff for review.

Mr. Branham noted that he floated the concepts and directions he discussed with staff to the Ballentine Community Association. They were in favor of it, and he feels we are on the right track.

Ms. Newton inquired if a neighborhood master plan is required to create an overlay district.

Ms. Williams responded in the affirmative. Staff wants to look at other areas where they could do overlay districts and potentially update the ordinance to designate areas without a master plan.

5. **ADJOURNMENT** – Ms. Barron moved to adjourn the meeting, seconded by Ms. Terracio.

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

The vote in favor was unanimous.

The meeting adjourned at approximately 5:45 PM.