



Richland County  
Development and Services Committee  
**MINUTES**  
December 17, 2024 – 5:00 PM  
Council Chambers  
2020 Hampton Street, Columbia, SC 29204

COUNCIL MEMBERS PRESENT: Jason Branham, Allison Terracio, Gretchen Barron, and Cheryl English

NOT PRESENT: Chakisse Newton

OTHERS PRESENT: Angela Weathersby, Anette Kirylo, Jackie Hancock, Aric Jensen, Michael Maloney, Michelle Onley, Kenny Bowen, Stacey Hamm, Leonardo Brown, Ashiya Myers, Synithia Williams, Kyle Holsclaw, Peter Cevallos, John Thompson, Lori Thomas, and Patrick Wright

1. **CALL TO ORDER** – Councilwoman Allison Terracio called the meeting to order at approximately 5:00 PM.
2. **APPROVAL OF MINUTES**
  - a. **November 21, 2024** – Ms. Barron moved to approve the minutes as distributed, seconded by Ms. English.  
In Favor: Branham, Terracio, Barron, and English  
Not Present: Newton  
The vote in favor was unanimous.
3. **ADOPTION OF AGENDA** – Ms. Barron moved to adopt the agenda as published, seconded by Ms. English.  
In Favor: Branham, Terracio, Barron, and English  
Not Present: Newton  
The vote in favor was unanimous.
4. **ITEMS FOR ACTION**
  - a. **Department of Public Works – Airport – S Pickens Townhome Development Easement** – Mr. Peter Cevallos, Airport Manager, stated the item before the committee is an avigation easement, which protects the airspace above the townhomes. The easement also recognizes the right of the aircraft to cause noise, vibrations, fumes, dust deposits, fuel particles, interference with sleep or communication, and any other effects associated with the normal operation of the airport. The developer offered the easement to hold harmless the County and the airport.  
  
Ms. Terracio noted the townhomes are located within the City of Columbia. She inquired if the developer had contacted any of the neighborhood groups.  
  
Mr. Cevallos indicated he did not know if the developer had contacted them.  
  
Mr. Branham stated the key is the height restriction of 35 ft.  
  
Mr. Cevallos responded there is a minimum threshold height of 35 ft. The buildings are two stories, and the easement protects the airspace above them.  
  
Mr. Branham asked who the enforcing entity would be.  
  
Mr. Cevallos replied the airport will be and he would monitor it. The easement will have to be filed with the Register of Deeds as part of their permitting process.  
  
Mr. Branham moved to forward to Council a recommendation to approve an avigation easement for a housing development at 480 S. Pickens Street, seconded by Ms. English.  
  
In Favor: Branham, Terracio, Barron, and English

Not Present: Newton

The vote in favor was unanimous.

- b. I move that the Administrator explore the possibility and present a draft ordinance to place a moratorium on demolition and new construction in the Olympia area of Richland County [TERRACIO and ENGLISH, September 17, 2024] – Ms. Terracio noted that Items 4(b) and 4(c) are “sister” items, and Item 4(c) encompasses Item 4(b).

Ms. Terracio moved to rescind Item 4(b), seconded by Ms. Barron.

In Favor: Branham, Terracio, Barron, and English

Not Present: Newton

The vote in favor was unanimous.

- c. For the purpose of preserving the historical character of the Olympia neighborhood, I move to within 12 months to 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. Terracio clarified the language of the motion as follows: instead of a “moratorium” that there be a pause on new construction, demolition, and substantial rehabilitation (50% or more of lot area, building square footage, change in use). She noted the Olympia neighborhood is almost fully developed. The number of empty lots is few, if any. This is not an attempt to prevent development but rather to keep historical homes from being demolished or significantly modified without review.

Ms. English inquired about the parameters of the area affected.

Ms. Terracio indicated that a “Mill Village Plan” was conducted with the City of Columbia, and we would utilize its parameters.

Mr. Branham made a friendly amendment that the pause would end upon adopting the overlay and neighborhood plan.

Ms. Terracio accepted the friendly amendment.

Ms. Terracio moved to forward a recommendation to Council to create a neighborhood character overlay in tandem with an update to the neighborhood plan for the Olympia neighborhood utilizing the parameters of the “Mill Village Plan” conducted with the City of Columbia. During this time, there will be a pause on new construction, rezoning, demolition, and substantial rehabilitation (50% or more of lot area, building square footage, change in use) will be in place. The pause will end upon adopting the overlay and neighborhood plan, seconded by Ms. Barron.

In Favor: Terracio, Barron, and English

Opposed: Branham

Not Present: Newton

The vote in favor was approved.

## 5. **ITEMS PENDING ANALYSIS: NO ACTION REQUIRED**

- a. 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. [MALINOWSKI/NEWTON, BARRON, and PUGH, January 3, 2023] – Mr. Branham indicated he wanted to receive more information about the revenue generated by non-residential development.

No action was taken.

- b. 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] – No action was taken.

- c. 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] – No action was taken.

- 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] – No action was taken.

6. **ADJOURNMENT** – Ms. Barron moved to adjourn the meeting, seconded by Ms. English.

In Favor: Branham, Terracio, Barron, and English

Not Present: Newton

The vote in favor was unanimous.

The meeting adjourned at approximately 5:18 PM.