

RICHLAND COUNTY COUNCIL

SOUTH CAROLINA

ZONING PUBLIC HEARING

March 22, 2016
7:00 PM
County Council Chambers

In accordance with the Freedom of Information Act, a copy of the agenda was sent to radio and TV stations, newspapers, persons requesting notification, and was posted on the bulletin board located in the lobby of the County Administration Building

CALL TO ORDER

Mr. Rush called the meeting to order at approximately 7:02 PM

ADDITIONS/DELETIONS TO THE AGENDA

Ms. Hegler requested Text Amendment #3 be deferred.

ADOPTION OF THE AGENDA

Mr. Malinowski moved, seconded by Ms. Dixon, to defer Text Amendment #3. The vote in favor was unanimous.

Mr. Pearce moved, seconded by Mr. Malinowski, to adopt the agenda as amended. The vote in favor was unanimous.

MAP AMENDMENTS

16-05MA, Keith Utheim, RU to RS-MD (27.52 Acres), Bookman Rd., 26000-03-02 [FIRST READING] – Ms. Dixon moved, seconded by Mr. Malinowski, to deny the re-zoning request. Ms. Dixon also requested staff to contact her regarding the future land map use for this area to ensure it properly reflects its rural character.

FOR

Rose
Malinowski
Dixon
Jackson
Pearce
Rush
Livingston
Dickerson
Manning

AGAINST

The vote in favor was unanimous.



Committee Members Present

Torrey Rush, Chair
Greg Pearce, Vice Chair
Joyce Dickerson
Julie-Ann Dixon
Norman Jackson
Paul Livingston
Bill Malinowski
Jim Manning
Seth Rose

Others Present:

Warren Harley
Kimberly Roberts
Tracy Hegler
Michelle Onley
Tommy DeLage
Amelia Linder
Geo Price

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16-06MA, David Stuck, RU to RS-HD (16.25 Acres), 825 Hallbrook Dr., 19100-07-01 & 02 [FIRST READING]

Mr. Rush opened the floor to the public hearing.

Mr. Robert Darr spoke in favor of this item.

Ms. Virginia Sanders, Ms. Wilma Magar, Mr. Gary Robinson, Mr. Morgan Graham, Mr. Frank DuBose, Ms. Sherry Katz and Ms. Sue Lakin spoke in opposition of this item.

The floor to the public hearing was closed.

Mr. Jackson moved, seconded by Ms. Dixon, to deny the re-zoning request.

FOR

Rose
Malinowski
Dixon
Jackson
Pearce
Rush
Livingston
Dickerson
Manning

AGAINST

The vote in favor was unanimous.

TEXT AMENDMENTS

An Ordinance Amending the Richland County Code of Ordinances; Chapter 26, Land Development; Article VII, General Development, Site, and Performance Standards; Section 26-173, Off-Street Parking Standards; Subsection (F), Parking of Recreational Vehicles, Boats, and Travel Trailers; so as to add utility trailers and to allow all such vehicles and trailers to be parked on any lot within the County [FIRST READING]

Mr. Rush opened the floor to the public hearing.

Mr. Ed Dixon spoke in favor of this item.

Mr. Frank DuBose spoke in opposition of this item.

The floor to the public hearing was closed.

Ms. Dixon moved, seconded by Mr. Malinowski, to approve this item.

Mr. Jackson inquired if the change is to make it more convenient to park your vehicle in the front yard.

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Mr. Price stated the current ordinance restricts where you can park boats, RVs, trailers, etc. Residents cannot park the vehicle in the front yard setbacks, side yard setbacks or in front of the principal structure. The proposed ordinance would remove all restrictions and residents would be allowed to park the vehicles anywhere on their property.

Ms. Dickerson stated she could support the proposed changes if someone lives in the rural area and has an acre or more of land to place the vehicles on, but in subdivisions the proposed changes would detract from the overall appearance of the community.

Mr. Pearce made a substitute motion, seconded by Ms. Dixon, to refer this item back to the Ordinance Review Committee.

Ms. Dixon stated the proposed ordinance does not need to be a “one shoe fits all” but to take into consideration all of the residents of Richland County.

Mr. Manning made a friendly amendment to hold an additional public hearing and to allow the citizens that previously spoke on this item to speak again, if they so choose.

Mr. Malinowski stated he is in agreement with Ms. Dixon’s statement that “one shoe” does not fit all. He further stated that staff should go back and take a look at the building ordinances to make the streets wider and the larger setbacks for the properties. In addition, those residents that have owned their property for a number of years should not be penalized.

<u>FOR</u>	<u>AGAINST</u>
Rose	
Malinowski	
Dixon	
Jackson	
Pearce	
Rush	
Livingston	
Dickerson	
Manning	

The vote in favor was unanimous.

An Ordinance Amending the Richland County Code of Ordinances; Chapter 26, Land Development; so as to establish special requirements for cigar bars [FIRST READING]

Mr. Rush opened the floor to the public hearing.

Mr. Tom Burns spoke in favor of this item.

The floor to the public hearing was closed.

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Mr. Rose moved, seconded by Mr. Livingston, to approve this item.

Mr. Jackson stated he recommended amending the proposed ordinance to state that “at least seventy-five (75) percent of the bar’s revenue must be from the on-site sale of tobacco products”. If the ordinance is passed as presented, it would increase the number of inspections required due to the number of restaurants/bars that are “popping up”.

Mr. Price stated the fifty-one (51) percent came about from an analysis of various ordinances from other municipalities and jurisdictions.

Mr. Malinowski requested a statement in the ordinance that would prohibit the smoking of commercially made cigarettes.

Mr. Rose stated he would like to approve the ordinance before Council and if Mr. Jackson wishes to amend the ordinance to bring back a motion to that effect.

Ms. Dickerson inquired about what a cigar bar consists of.

Mr. Price stated a cigar bar is an establishment where the primary activity is to purchase cigar products and to enjoy the smoking of the cigars while there. While customers are smoking their cigars at the establishment they may also purchase an alcoholic beverage.

Mr. Rush inquired of Mr. Price if the revenue amounts for other cigar bar establishments in the County is 75% or higher.

Mr. Price stated he has not visited many because most are located in the City of Columbia.

Mr. Manning made a substitute motion, seconded by Ms. Dickerson, to amend the proposed ordinance to state that 75% of the establishment’s revenue must come from the sale of on-site tobacco products.

<u>FOR</u>	<u>AGAINST</u>
Dixon	Rose
Jackson	Malinowski
Dickerson	Pearce
Manning	Rush
	Livingston

The substitute motion failed.

<u>FOR</u>	<u>AGAINST</u>
Rose	Dixon
Malinowski	Jackson
Pearce	Dickerson
Rush	Manning
Livingston	

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The vote was in favor of the original motion.

An Ordinance Amending the Richland County Code of Ordinances; Chapter 26, Land Development; so as to amend the special requirements for bars and other drinking places – This item was deferred.

ADJOURNMENT

The meeting adjourned at approximately 7:56 PM.

The Minutes were transcribed by Michelle M. Onley, Deputy Clerk of Council