

# RICHLAND COUNTY COUNCIL

## SOUTH CAROLINA

### ZONING PUBLIC HEARING

December 20, 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 7:00 PM

#### ADDITIONS/DELETIONS TO THE AGENDA

Ms. Hegler stated staff is requesting the deferral of the text amendment: "An Ordinance Amending the Richland County Code of Ordinances; Chapter 26, Land Development; so as to remain in compliance with the National Flood Insurance Program upon the adoption of the new flood insurance rate map". Additionally, the applicants on several map amendments have requested deferral, which will need to be taken up when the item comes up on the agenda.

#### ADOPTION OF THE AGENDA

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

#### MAP AMENDMENTS

**16-029MA, Richard Bates, CC-1 to CC-3 (2.63 Acres), Crane Church Rd., 09513-01-07(p) [FIRST READING]**

Mr. Rush opened the floor to the public hearing.

Mr. Johnny Bland and Mr. Richard Bates spoke in favor of this item.

Mr. Anthony Ervin, Sr. and Rep. Joe McEachern spoken in opposition of this item.

The floor to the public hearing was closed.

Mr. Rush moved, seconded by Mr. Malinowski, to deny the re-zoning request. The vote in favor was unanimous.

**16-032MA, Gene Jones, RS-LD to RU (15.3 Acres), 915 North Brickyard Road, 20100-03-31 [FIRST READING]**



#### Committee Members Present

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

#### Others Present:

Tracy Hegler  
Michelle Onley  
Tommy DeLage  
Geo Price  
Gerald Seals  
Larry Smith  
Ashley Powell  
Latoisha Green  
Kimberly Williams-Roberts  
Cheryl Johnson

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Mr. Rush opened the floor to the public hearing.

Mr. Gene Jones spoke in favor of this item.

The floor to the public hearing was closed.

Mr. Manning moved, seconded by Ms. Dixon, to deny the re-zoning request and direct staff to assist Mr. Jones with rehabbing the existing building or seeking a variance from the Board of Zoning Appeals. The vote in favor was unanimous.

**16-033MA, Oscar Level, Jr., RU to NC (3.7 Acres), 5480 Bluff Road, 18800-02-29 [FIRST READING]**

Ms. Myers moved, seconded by Ms. Dixon, to defer the public hearing and the item until the February Zoning Public Hearing. The vote in favor was unanimous.

**16-034MA, Joseph Gidron, M-1 to RU (0.22 Acres), 116 Elite Street, 14206-02-07 [FIRST READING]**

Mr. Manning moved, seconded by Ms. Dixon, to defer the public hearing and the item until the February Zoning Public Hearing. The vote in favor was unanimous.

**16-035MA, Derrick Harris, RU to LI (1.83 Acres), 7708 Fairfield Road, 12000-02-22 [FIRST READING]**

Ms. Dixon moved, seconded by Mr. Jackson, to defer the public hearing and the item until the February Zoning Public Hearing. The vote in favor was unanimous.

**16-036MA, Jeff Stallings, PDD to GC (20 Acres), 8000 Wilson Boulevard, 14400-01-03 & 14402-03-01 [FIRST READING]**

Mr. Rush opened the floor to the public hearing.

Mr. Johnny Bland spoke in favor of this item.

The floor to the public hearing was closed.

Mr. Rush moved, seconded by Mr. Livingston, to approve this item. The vote in favor was unanimous.

**16-038MA, James Randolph, RS-LD to NC (0.45 Acres), Welborn Road, 19203-14-09 [FIRST READING]**

Mr. Rush opened the floor to the public hearing.

Mr. James Randolph spoke in favor of this item.

The floor to the public hearing was closed.

Mr. Jackson moved, seconded by Ms. Dixon, to approve this item. The vote in favor was unanimous.

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**16-037MA, Chip Daniels, RU to GC (2 Acres), 10020 Broad River Road, R04000-02-04 [FIRST READING]**

Mr. Rush opened the floor to the public hearing.

Mr. Drake Kaiser spoke in favor of this item.

Mr. Melvin Davis spoke in opposition of this item.

The floor to the public hearing was closed.

Mr. Malinowski moved, seconded by Mr. Jackson, to approve this item. The vote in favor was unanimous.

**16-039MA, Cynthia Miller and Mike Jones, RU to RS-LD (1.22 & 1.28 Acres) (2.5 Total Acres), 39 and 43 Love Valley Ct., R01416-05 & 06 [FIRST READING]**

Mr. Rush opened the floor to the public hearing.

Ms. Jennifer Youngs spoke in opposition of this item.

Mr. Manning moved, seconded by Ms. Dixon, to waive the rules and allow the citizen an additional two (2) minutes since she is speaking on behalf of a group of citizens. The vote in favor was unanimous.

The floor to the public hearing was closed.

Mr. Malinowski moved, seconded by Ms. Dixon, to deny this re-zoning request. The vote in favor was unanimous.

**16-040MA, Gerald Steele, RS-MD to GC, (0.44, 0.20 & 0.63 Acres) (1.69 Total Acres), Broad River Rd., R06108-06-05, 06, 07 & 08) [FIRST READING]**

Mr. Rush opened the floor to the public hearing.

The citizen chose not to speak at this time.

The floor to the public hearing was closed.

Mr. Livingston moved, seconded by Ms. Dixon, to approve this item. The vote in favor was unanimous.

**TEXT AMENDMENT**

**An Ordinance Amending the Richland County Code of Ordinances; Chapter 26, Land Development; so as to remain in compliance with the National Flood Insurance Program upon the adoption of the new flood insurance rate map** – This item was deferred.

**OTHER BUSINESS**

**Update - Capital City Mill District Master Plan** – Ms. Latoisha Green gave a brief update on the Capital City Mill Master Plan. Ms. Green stated the Boudreaux Group has been hired as a consultant on the project. The three neighborhoods involved in the study are: Olympia, Whaley and Granby. There will be several opportunities for public input before the adoption process begins. There are four (4) main ideas the project team has recommended: (1) place making; (2) managing traffic; (3) connectivity; and (4) stormwater management.

**ADJOURNMENT**

The meeting adjourned at approximately 8:05 PM

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