



Richland County Council

ZONING PUBLIC HEARING
April 24, 2018 – 7:00 PM
Council Chambers
2020 Hampton Street, Columbia, SC 29204

COUNCIL MEMBERS PRESENT: Bill Malinowski, Vice Chair; Greg Pearce, Norman Jackson, Paul Livingston, Yvonne McBride, Dalhi Myers, and Seth Rose

OTHERS PRESENT: Michelle Onley, Geo Price, Tommy DeLage, Trenia Bowers, Tim Nielsen, and Kim Williams-Roberts

1. **CALL TO ORDER** – Mr. Malinowski called the meeting to order at approximately 7:00 PM.
2. **ADDITIONS/DELETIONS TO THE AGENDA** – There were no additions or deletions.
3. **ADOPTION OF THE AGENDA** – Mr. N. Jackson moved, seconded by Mr. Livingston, to adopt the agenda as published.

In Favor: Malinowski, Myers, Livingston, N. Jackson, Rose and McBride

The vote in favor was unanimous.

4. **FIRST READING ITEMS – NO PUBLIC HEARING**

- a. 18-004MA
Olman Lobo
GC to LI (1.93 Acres)
10535 Farrow Road
TMS# R17500-02-02 [FIRST READING]

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

In Favor: Malinowski, Myers, N. Jackson, Livingston, Rose and McBride

The vote in favor was unanimous.

- b. 18-005MA
Salman Muhammad
HI to LI (3 Acres)
10500 Farrow Road
TMS# R17500-03-02 [FIRST READING]

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

In Favor: Malinowski, Myers, N. Jackson, Livingston, Rose and McBride

The vote in favor was unanimous.

OPEN/CLOSE PUBLIC HEARING

- a. 18-008MA
Tony Cates
RU to GC (17.3 Acres)
1045 Marina Road
TMS# R02414-01-04 [FIRST READING]

Mr. Malinowski opened the floor to the public hearing.

Mr. Tom Callan, Mr. Tony Cates, Mr. Brad Everhart, Ms. Tanya Hall, Mr. Les Tweed and Ms. Kim Murphy spoke in favor of this item.

Ms. Sue Kettering, Ms. Genie Sosnowski and Mr. David Looney spoke in opposition of this item.

The floor to the public hearing was closed.

Mr. Malinowski inquired, for clarification, about the current number of homes allowed under the current zoning.

Mr. Price stated 22 homes could be constructed.

Mr. Malinowski stated then there would be infrastructure; therefore, there would be less homes. He further stated Mr. Tweed presented a deed restriction with 1 of 3 needed signatures. He hardly thinks that is an acceptance of the deed restrictions. He does not know if the community knows, but he did some research and the community would be limiting themselves to the 22 homes under the current zoning, but by re-zoning this GC, which both staff and the Planning Commission recommended disapproval, it will open up about 60 more acres in that area for GC development because you are now setting a precedence.

Mr. Malinowski would like to meet with members of the community prior to 2nd Reading and discuss the items he noted.

Mr. Malinowski moved, seconded by Mr. Livingston, to approve this item and bring it back for Second Reading at the May 15th Council meeting.

Mr. Pearce inquired about how firm deed restrictions are. He does not have a problem with First Reading, but he does have a problem with a deed restriction that has 1 signature on it.

Mr. Price stated when it comes to a deed restriction on a property, Richland County will not be a party to those. What was mentioned limitations on the use, increase in landscaping, lighting, buffering and site plan design. Richland County would not be a party to what those restrictions require. We would only require the minimum according to Richland County Code.

In Favor: Myers, N. Jackson, Livingston, and McBride

Opposed: Malinowski and Pearce

The vote was in favor.

- b. 18-011MA
Carl McClure
RU to LI (13.8 Acres)
Mount Olivet Church Rd.
TMS# R01600-04-01 [FIRST READING]

Mr. Malinowski opened the floor to the public hearing.

Ms. Kim Murphy spoke in opposition of this item.

The floor to the public hearing was closed.

Mr. Malinowski moved, seconded by Mr. Livingston, to deny the re-zoning request.

In Favor: Malinowski, Myers, Pearce, N. Jackson, Livingston, and McBride

The vote in favor was unanimous.

- 5. **ADJOURNMENT** – The meeting adjourned at approximately 7:30 PM.