



Richland County Council  
Zoning Public Hearing  
July 27, 2021 – 7:00 PM  
Zoom Meeting  
2020 Hampton Street, Columbia, SC 29201

COMMITTEE MEMBERS PRESENT: Paul Livingston, Chair; Yvonne McBride, Vice-chair, Bill Malinowski, Derrek Pugh, Allison Terracio, Gretchen Barron, Overture Walker, Jesica Mackey, Cheryl English, and Chakisse Newton

OTHERS PRESENT: Michelle Onley, Angela Weathersby, Geo Price, Dale Welch, Elizabeth McLean, Bill Davis, Leonardo Brown, Randy Pruitt, Tina Davis, Tommy DeLage, Tamar Black, Brian Crooks and Michael Maloney

II. **CALL TO ORDER** – Mr. Livingston called the meeting to order at approximately 7:00 PM.

III. **ADDITIONS/DELETIONS TO THE AGENDA** – There were no additions or deletions to the agenda.

IV. **ADOPTION OF AGENDA** – Ms. Barron moved, seconded by Ms. Terracio, to adopt the agenda as published.

In Favor: Malinowski, Pugh, McBride, Livingston, Terracio, Barron, O. Walker, Mackey, English and Newton

Not Present: J. Walker

The vote in favor was unanimous.

V. **MAP AMENDMENTS**

1. *Case # 21-010 MA*  
*Kevin Steelman*  
*PDD to PDD*  
*8930 Rabbit Run*  
*TMS# R21800-01-06 [FIRST READING]*

Ms. Newton stated there have been several community meetings regarding this re-zoning request. She noted this is a PDD (Planned Development District), which is different from a lot of the re-zonings that come to Council, as the zoning for housing development and commercial development has already been approved. The request before Council is for the developer to decrease the number of units available on the property.

Mr. Livingston opened the floor to the public hearing

The applicant, Kevin Steelman, spoke in favor of the re-zoning.

The floor to the public hearing was closed.

Ms. Newton moved, seconded by Mr. Pugh, to approve the re-zoning request, pending adoption of

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modifications to the PDD suggested by the community.

In Favor: Malinowski, Pugh, McBride, Livingston, Terracio, Barron, O. Walker, Mackey and English

Opposed: Newton

Not Present: J. Walker

The vote was in favor.

2. *Case # 21-019 MA*  
*Robert F. Fuller*  
*RU to LI (1.16 Acres)*  
*1050 Gates Road*  
*TMS# R02509-04-01 [FIRST READING]*

Mr. Livingston opened the floor to the public hearing

The applicants, Robert F. Fuller and Mr. Bruce Dyer, Brad Everhart and Murray Clepper spoke in favor of the re-zoning request.

Katheryn Crawley, Doni Knott, Gerald M. Washbau, Brian and Michelle Morin spoke in opposition of the re-zoning request.

The floor to the public hearing was closed.

Mr. Malinowski inquired about the required setbacks for LI property.

Mr. Price responded it is 25 ft. (front), 0 ft. (sides), and 10 ft. (rear).

Mr. Malinowski inquired if the Land Development Code re-write will address the need to re-zone RU property, if the property owner wants to only construct a garage without constructing a home.

Mr. Price responded he does not believe that will be a part of the re-write. He noted accessory structures must be accessory to a principal use, which is the reason the RU designation did not work for Mr. Dryer.

Mr. Malinowski noted any covenants are between property owners and the surrounding property owners. Richland County does not enforce them. The County will not enter into any type of covenant, this would be deemed contractual zoning, which is illegal. While individuals claim they want to use a property for a particular use, but there is no guarantee the reason stated is going to remain if the property changes hands. He noted some of the letters in opposition were from the Cedar Chase Lane and Cedar Creek community, but this property will in no way effect those properties. The property immediately to the left of Mr. Dyers' property is already zoned Light Industrial (LI), and across the street is General Commercial (GC). While staff recommended denial, it states, "However, the proposed request would be in character with and compatible to the surrounding land uses and zoning districts along Gates Road."

Mr. Malinowski moved, seconded by Ms. Barron, to approve the re-zoning request.

Ms. Barron noted, for the record, here we have an example where the Comprehensive Plan says one thing, but what is actually happening around us is totally different. At some point, the two have to meet so we do not continue to have this conversation.

In Favor: Malinowski, Pugh, McBride, Livingston, Terracio, Barron, O. Walker, Mackey, English and Newton

Not Present: J. Walker

The vote in favor was unanimous.

3. *Case # 21-020 MA*  
*Thomas Fowler*  
*GC to RM-HD (0.8 Acres)*  
*4725 Alpine Road*  
*TMS# R19712-10-33 [FIRST READING]*

Mr. Livingston opened the floor to the public hearing

No one signed up to speak.

The floor to the public hearing was closed.

Ms. English moved, seconded by Mr. Pugh, to approve the re-zoning request.

In Favor: Malinowski, Pugh, McBride, Livingston, Terracio, Barron, O. Walker, Mackey, English and Newton

Not Present: J. Walker

The vote in favor was unanimous.

4. *Case # 21-021 MA*  
*Matthew Condon*  
*PDD to PDD (191.7 Acres)*  
*Farrow Road*  
*TMS# R17404-01-01, R17408-01-01, 02 & 03 [FIRST READING]*

Mr. Livingston opened the floor to the public hearing

Kevin Steelman and the applicant, Matthew Condon, spoke in favor of the re-zoning request.

The floor to the public hearing was closed.

Ms. Barron moved, seconded by Mr. Pugh, to approve the re-zoning request.

In Favor: Malinowski, Pugh, McBride, Livingston, Terracio, Barron, O. Walker, Mackey, English and Newton

Not Present: J. Walker

The vote in favor was unanimous.

5. *Case # 21-022MA*  
*Frank McMaster*  
*RU to GC (8.76 Acres)*  
*Barbara Drive*  
*TMS # R17109-02-06 [FIRST READING]*

Mr. Livingston opened the floor to the public hearing

The applicant, Frank McMaster, spoke in favor of the re-zoning request.

The floor to the public hearing was closed.

Ms. Barron moved, seconded by Mr. Malinowski, to defer this item until the September Zoning Public

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In Favor: Malinowski, Pugh, McBride, Livingston, Terracio, Barron, O. Walker, Mackey, English and Newton

Not Present: J. Walker

The vote in favor was unanimous.

VI. **ADJOURNMENT** - The meeting adjourned at approximately 7:37 PM.