



Richland County Council
Zoning Public Hearing
MINUTES
September 27, 2022 – 7:00 PM
Council Chambers
2020 Hampton Street, Columbia, SC 29204

COUNCIL MEMBERS PRESENT: Bill Malinowski, Derrek Pugh, Yvonne McBride, Paul Livingston, Allison Terracio, Gretchen Barron, Overture Walker, Jessica Mackey, Cheryl English, and Chakisse Newton

II. **CALL TO ORDER** – Mr. Overture Walker called the meeting to order at approximately 7:00PM and stated Councilman Joe Walker was joining via Zoom. However, Council Rules does not allow active participation via Zoom during a Planning and Zoning Hearing.

III. **ADDITIONS/DELETIONS TO THE AGENDA**- There were not addition/deletions to the agenda.

IV. **ADOPTION OF AGENDA** – Mr. Livingston stated, per his conversations with staff and the community, he would like to have item 5(a)(11) to be withdrawn from the agenda.

Ms. Barron moved to adopt the agenda as amended, seconded by Mr. Pugh.

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. **OPEN PUBLIC HEARING**

a. **MAP AMENDMENTS [ACTION]**

1. Case # 22-007 MA
Lucky Detty
RM-HD to OI (.231 acres)
116 Beatty Downs Road
TMS# R06106-01-39

Chairman O. Walker opened the floor to the public hearing.

Mr. Lucky Detty, Mr. Michael Lowman, Mr. Jonathan Smalls, Ms. Ashly Arrington, Mr. Daniel Millington, Mr. Paul Cumbers, Mr. Jerry Girard, and Ms. Carmen Smoak spoke in favor of the re-zoning request.

The floor to the public hearing was closed.

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

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

Not present: J. Walker

The vote in favor was unanimous.

2. Case # 22-015 MA
Brent Chitwood
M-1 to GC (29.96 acres)
E/S Broad River Road
TMS# R02500-05-10

Mr. Malinowski moved to defer the public hearing and vote for this item until the October 25, 2022 meeting, seconded by Ms. Barron.

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

Not present: J. Walker

The vote to defer this item and the public hearing was unanimous.

3. Case # 22-006 MA
Jared Munneke
GC/M-1/RU/RM-HD to RM-MD (74.28 acres)
End of Idlewilde Boulevard and Barnes Street
TMS# R11111-01-02, 54, & 55, R11114-01-02 & 13

Chairman O. Walker opened the floor to the public hearing.

Mr. Jared Munneke and Mr. Leighton Lord spoke in favor of the re-zoning request.

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

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

Not present: J. Walker

Recusal: Mackey (*Due to her parent company representing the applicant.*)

The vote in favor was unanimous

4. Case # 22-017 MA
Chandler Roy
HI to RS-MD (121.52 acres)
E/S Farrow Road
TMS# R17600-02-32 & R17600-02-46

Mr. Pugh moved to defer this item and the public hearing until the October 25, 2022 meeting, seconded by Ms. Barron.

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

Not present: J. Walker

The vote to defer this item and the public hearing was unanimous.

5. Case # 22-019 MA
Bill Theus
PUD to PUD (55.2 acres)
Wilson Blvd
TMS# R14900-04-01, R14800-02-22, R14800-02-32, R14800-02-27, R14800-02-35, R14800-02-29

Ms. Barron moved to defer this item and the public hearing until the October 25, 2022, seconded by Mr. Pugh.

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

Not present: J. Walker

The vote to defer this item and the public hearing was unanimous.

6. Case # 22-021 MA
Tony Lawton
RU to GC (1.14 acres)
113 Sease Road
TMS# R04003-02-17

Mr. Malinowski moved to defer this item and the public hearing until the October 25, 2022 meeting, seconded by Ms. Barron.

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

Not present: J. Walker

The vote to defer this item and the public hearing was unanimous.

7. Case # 22-022 MA
Jenny Reyes
RU to NC (8.63 acres)
9200 Wilson Blvd
TMS# R14600-03-41

Ms. Baron moved to defer Items 7 and 8, as well as the public hearing, until the October 25, 2022, meeting it was seconded by Mr. Malinowski.

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

Not Present: J. Walker

The vote to defer this item and the public hearing was unanimous.

8. Case# 22-023 MA
Gerald A. Lee
W/S Archie Drive
RS-MD to RM-MD (3.12 acres)
TMS# R17116-01-01

This item was deferred until the October 25, 2022 meeting.

9. Case # 22-024 MA
Charlotte Huggins
RC to GC (2.87 acres)
10512 Garners Ferry Road
TMS # R30600-02-16

Chairman O. Walker opened the floor to the public hearing.

Ms. Charlotte Huggins spoke in favor of the re-zoning request.

The floor to the public hearing was closed.

Ms. Newton moved to deny the rezoning request, seconded by Malinowski.

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

Not Present: J. Walker

The vote to deny the re-zoning request was unanimous.

10. Case# 22-025 MA
Charlotte Huggins
RU to RC (4.32 acres)
10201 Garners Ferry Road
TMS# R27800-03-08

Chairman O. Walker opened the floor to the public hearing.

Ms. Charlotte Huggins spoke in favor of the re-zoning request.

The floor to the public hearing was closed.

Ms. Newton moved to deny the rezoning request, seconded by Mr. Malinowski.

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

Not Present: J. Walker

The vote to deny the re-zoning request was unanimous.

~~11. Case # 22-026 MA
Harpal Grewal
RS MD to GC (2.81 acres)
Rushmore Road
TMS# R07403-01-01 (P)~~

~~This item was removed during the adoption of the agenda.~~

VI. **ADJOURNMENT** – Mr. Pugh moved to adjourn, seconded by Mr. Malinowski.

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

Not Present: J. Walker

The vote in favor was unanimous.

The meeting adjourned at approximately 7:46 PM.



Richland County Council

STATEMENT OF RECUSAL

In accordance with Section 8-13-700(B) [*provides in part that no public official, public member or public employee may make, participate in making, or in any way attempt to use their official office, membership or employment to influence a governmental decision in which they, a member of their immediate family, an individual with whom they are associated, or a business with which they are associated has an economic interest.*], I hereby recuse myself from all votes, deliberations and other action on the following matter(s):

(Please add agenda Item number and description):

#3-Case #22-006MA (Jared Munneke)

REASONS FOR DISQUALIFICATION:

My parent company represents the applicant

Jessica Mackay
Signature

[Signature]
Signature

9-27-22
Date

9/27/2022
Date received by Clerk Dept.

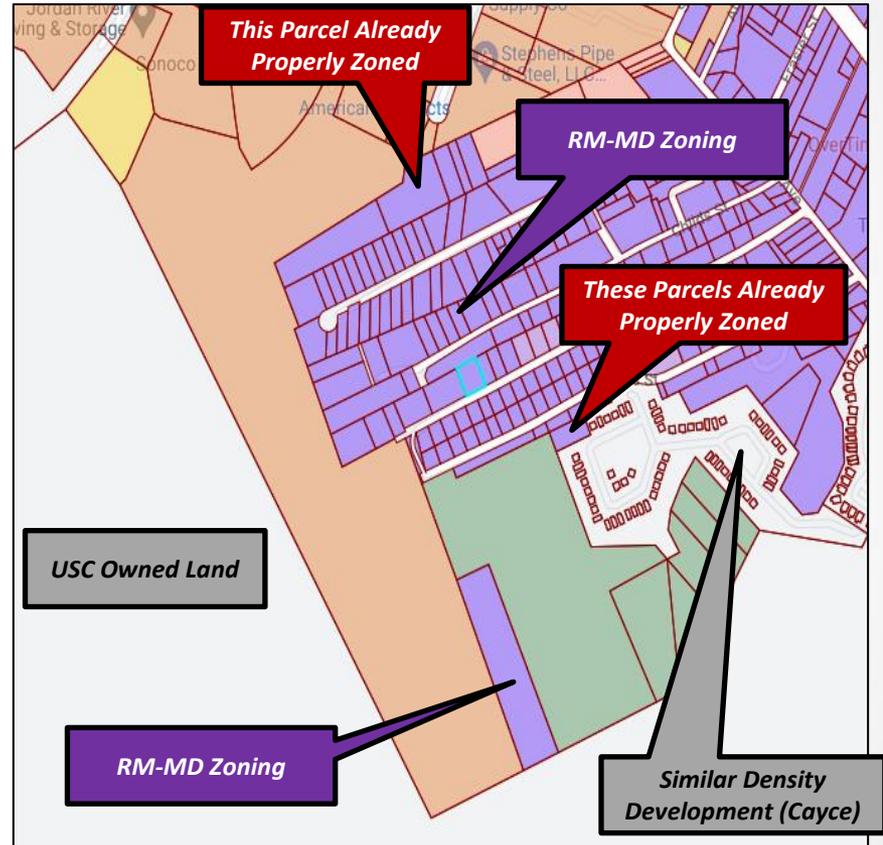
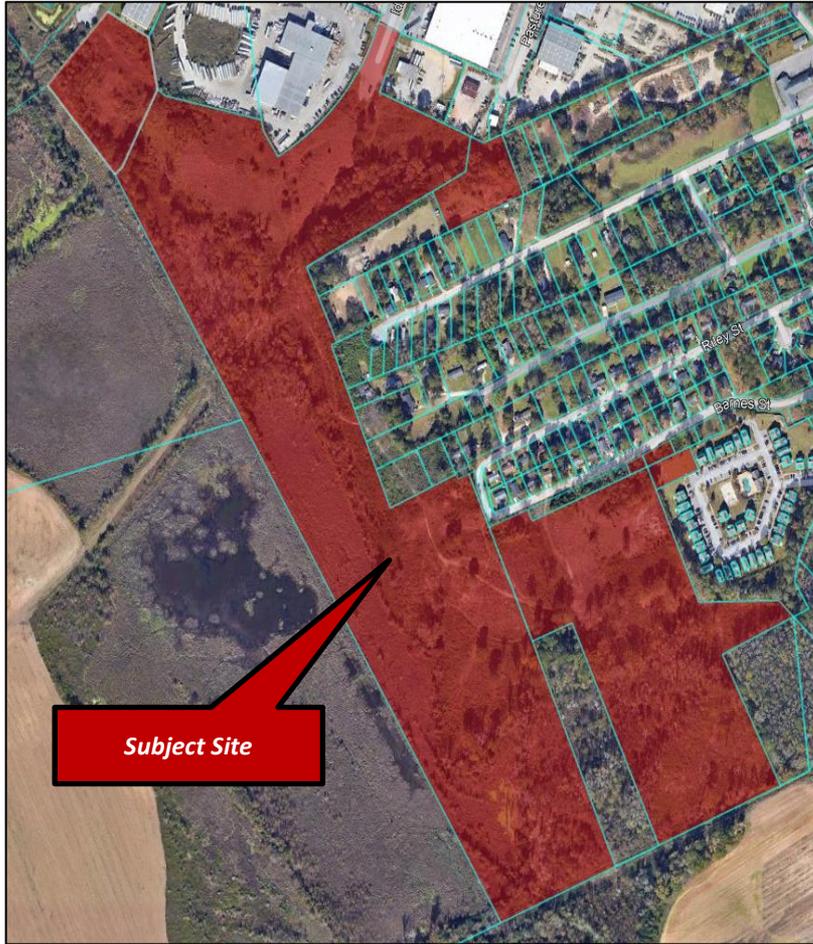


LANDMARK PROPERTIES

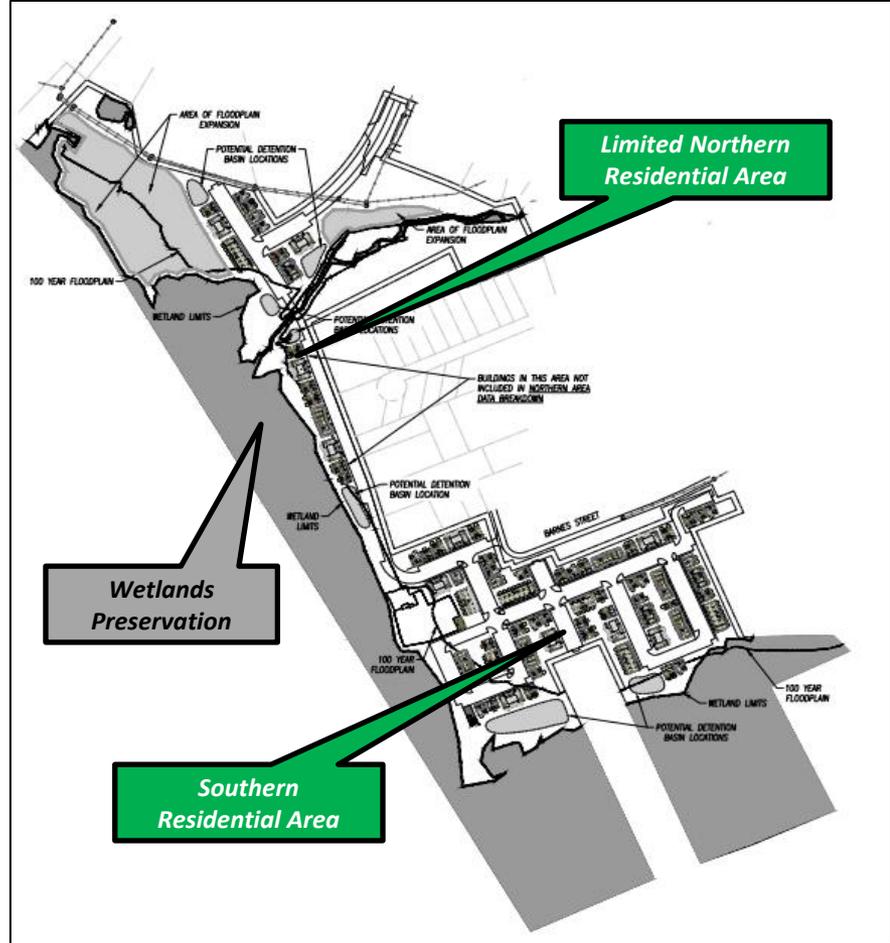
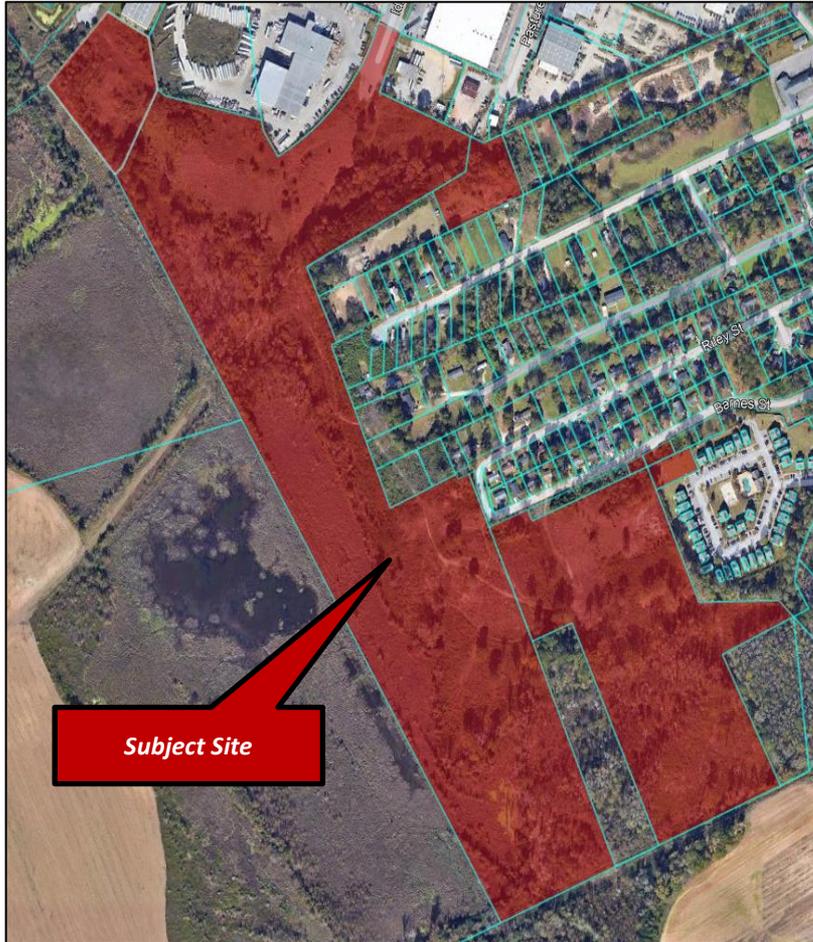
DEVELOPMENT | CONSTRUCTION | MANAGEMENT | INVESTMENT

The
STATION

ZONING CONSISTENCY



PROPOSED SITE PLAN



REPRESENTATIVE ARCHITECTURE



EXPANSIVE GREENSPACE



COMMUNITY AMENITIES





LANDMARK PROPERTIES

DEVELOPMENT | CONSTRUCTION | MANAGEMENT | INVESTMENT

The
STATION