



Richland County Council

ZONING PUBLIC HEARING
December 18, 2018 – 7:00 PM
Council Chambers
2020 Hampton Street, Columbia, SC 29204

COUNCIL MEMBERS PRESENT: Joyce Dickerson, Chair; Bill Malinowski, Vice Chair; Norman Jackson, Dalhi Myers, Greg Pearce, Yvonne McBride, and Jim Manning

OTHERS PRESENT: Michelle Onley, Geo Price, Tommy DeLage, Ashley Powell, Kimberly Williams-Roberts, and Brian Crooks

1. **CALL TO ORDER** – Ms. Dickerson called the meeting to order at approximately 7:00 PM.
2. **ADDITIONS/DELETIONS TO THE AGENDA** – Ms. Powell stated there were no additions or deletions.
3. **ADOPTION OF THE AGENDA** – Ms. Myers moved, seconded by Mr. Pearce, to adopt the agenda as published.

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

The vote in favor was unanimous.

4. **MAP AMENDMENTS**

- a. 18-042MA
Cynthia Watson
RS-HD to MH (1.5 Acres)
Bluff Road
TMS# R16103-05-03 [FIRST READING]

Ms. Dickerson opened the floor to the public hearing.

No one signed up to speak.

The floor to the public hearing was closed.

Ms. Myers moved, seconded by Mr. Malinowski, to defer this item until the February Zoning Public Hearing.

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

The vote in favor was unanimous.

- b. 18-043MA
Margaret Chichester
RU to LI (2 Acres)
Congaree Road
TMS# R32404-01-01 (Portion) [FIRST READING]

Ms. Dickerson opened the floor to the public hearing.

The floor to the public hearing was closed.

Mr. Price stated the applicant has requested this item be withdrawn. It could not be withdrawn administratively because it was within the 15-day window.

Ms. Myers moved, seconded by Mr. Malinowski, to accept the applicant's withdrawal of this item.

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

The vote in favor was unanimous.

- c. 18-044MA
Kevin Corley
RU to OI (2.6 Acres)
1820 Crane Church Road
TMS # R09600-02-07 (Portion) [FIRST READING]

Ms. Dickerson opened the floor to the public hearing.

Ms. Chiquita Boyles and Mr. Timothy Boyles spoke against this item.

Ms. Libby Corley and Mr. Kevin Corley spoke in favor of this item.

The floor to the public hearing was closed.

Mr. N. Jackson inquired if this a house, business or community center.

Mr. Price stated it is a residential structure.

Mr. N. Jackson inquired if it is properly zoned for the uses that were outlined in the comments.

Mr. Price stated it is not properly zoned for those uses.

Mr. Pearce stated, for clarification, the structure on the map is a residential structure, and they are operating a business on the site.

Mr. Price stated that is what was purported to staff. He stated it was brought to staff's attention that the building was being used outside of its permitted uses. Staff has inspected the site, and has sent a notification to the property owner the use was prohibited, other than residential. The applicant is here to re-zone the property, so they can continue with the uses they have identified.

Mr. Malinowski inquired if they have a business license for the business being operated at that location.

Mr. Price stated not that he is aware of.

Ms. Roberts stated, for clarification, this item should be RU to OI (2.6 Acres). It is incorrect on what is being displayed on the screen.

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

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

The vote in favor was unanimous.

- d. 18-046MA
Kenyatte Jones
GC to RM-MD (.4 Acres)
5406 Monticello Road
TMS # R09310-07-14 (Portion) [FIRST READING]

Ms. Dickerson opened the floor to the public hearing.

No one signed up to speak.

The floor to the public hearing was closed.

Mr. N. Jackson moved, seconded by Mr. Malinowski, to approve this item.

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

The vote in favor was unanimous.

- e. 18-047MA
Inga Black
RS-HD to GC (1.21 Acres)
Bluff Road and Harlem Street
TMS # R13509-02-07, 42 & 43 [FIRST READING]

Ms. Dickerson opened the floor to the public hearing.

No one signed up to speak.

The floor to the public hearing was closed.

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

Mr. Malinowski stated on pp. 35 it states, "The parcel abuts property already owned by the applicant which is already zoned for commercial use." Then, when you go over pp. 38, what abuts the property on 2 sides is RS-HD. There is no commercial property abutting the site. If that is the reason for the Planning Commission recommendation, then someone got it wrong.

Mr. Price stated what the Planning Commission is referring to is the parcels in "red" are also owned by the applicant.

Mr. Malinowski inquired if Ms. Myers is concerned with staff's conclusion that it could adversely impact the surrounding residential uses and zoning districts along Harlem Street.

Ms. Myers stated she has talked with the residents in the area, and she knows the area. She stated his property is the frontage property, and this property goes around to the back. He is

already making use of it, and it has not been controversial in the community; therefore, she is not concerned.

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

The vote in favor was unanimous.

5. **ADJOURNMENT** – The meeting adjourned at approximately 7:23 PM.