

# RICHLAND COUNTY COUNCIL

## SOUTH CAROLINA

### ZONING PUBLIC HEARING

March 28, 2017  
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

Ms. Dickerson called the meeting to order at approximately 7:00 PM

#### ADDITIONS/DELETIONS TO THE AGENDA

Ms. Hegler stated the Code Rewrite Update needs to be added under "Other Business" on the agenda. The consultants are in town and present at the meeting.

#### ADOPTION OF THE AGENDA

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

#### MAP AMENDMENTS

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

Ms. Dickerson opened the floor to the public hearing.

Mr. Derrick Harris, Mr. Ernest Jacobs, Mr. Alonzo Harris and Ms. Margaret Harris spoke in favor of this item.

Mr. Cleophis Bates spoke in opposition of this item.

The floor to the public hearing was closed.

Ms. Kennedy moved to approve this item. The motion died for lack of a second.

Mr. Jackson moved, seconded by Ms. Myers, to deny the re-zoning request. The vote in favor was unanimous.

##### **17-002MA, J. Guadalupe Torres, OI to RS-MD (0.34 Acres), Inland Drive, 06015-01-20 [FIRST READING]**

Ms. Dickerson opened the floor to the public hearing.



#### Committee Members Present

Joyce Dickerson, Chair  
Bill Malinowski, Vice Chair  
Calvin "Chip" Jackson  
Norman Jackson  
Gwendolyn Davis-Kennedy  
Paul Livingston  
Jim Manning  
Yvonne McBride  
Dalhi Myers  
Greg Pearce  
Seth Rose

#### Others Present:

Tracy Hegler  
Michelle Onley  
Tommy DeLage  
Geo Price  
Larry Smith  
Ashley Powell  
Kimberly Williams-Roberts  
Kecia Lara  
Terry Wise  
Beverly Harris  
Daniel Driggers  
Gerald Seals  
Kevin Bronson  
Sandra Yudice  
Janelle Ellis  
Brandon Madden

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No one signed up to speak.

The floor to the public hearing was closed.

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

**17-003MA, Hugo Gonzalez, OI to GC (1.82 & 1.77 = Total 3.59 Acres) 10958 & 10962 Two Notch Road, 29000-02-09 & 10 [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. C. Jackson moved, seconded by Mr. C. Jackson, to deny the re-zoning request. The vote in favor was unanimous.

**17-004MA, Fremont Nelson, OI to RM-HD (0.5 Acres), 1646 Horseshoe Drive, 17012-01-03 [FIRST READING]**

Ms. Dickerson opened the floor to the public hearing.

Mr. Fremont Nelson spoke in favor of this item.

The floor to the public hearing was closed.

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

**17-005MA, Ryan L. Horton, RU to HI (5 Acres), Screaming Eagle Rd., 31600-02-20 [FIRST READING]**

Ms. Dickerson opened the floor to the public hearing.

Mr. Ryan Horton spoke in favor of this item.

The floor to the public hearing was closed.

Mr. C. Jackson moved, seconded by Mr. Rose, to approve this item.

Mr. Malinowski inquired if there a pond on the property.

Mr. Horton stated it is an excavated fill area from the '60s that creates a water runoff for the property.

The vote in favor was unanimous.

## **OTHER BUSINESS**

Ms. Hegler stated the Code Rewrite has begun. The consultants assisting the County are Clarion & Associates. There are a series of meetings taking place. There will be plenty of opportunity corrections, modifications and input on the rewrite.

The consultants assisted the County previously with the Comprehensive Plan Update in 2015. The Code Rewrite is the next step in the process. This is taking the vision of the Comprehensive Plan and implementing it into code and legal language through development regulations and zoning districts.

Mr. Craig Richards, Director with Clarion & Associates, stated they kicked off the project on Monday, March 27th.

- Public forums were held at Longleaf Middle School and Lower Richland High School on March 27<sup>th</sup>.
- Public forum is scheduled at the Ballentine Community Center on Wednesday, March 29<sup>th</sup>.
- Meetings have been held with the Planning Commission and a code advisory committee
- Meetings will be held with several focus groups
- Current regulations are 500+ pages
- The code rewrite will be a 2-yr. project
- The project has been broken down into 5 tasks
- Presently in initiation of the project
- Questionnaire available at [www.weplantogether.org](http://www.weplantogether.org)
- Can sign up for notifications at the website, as well
- Step #2 is preparation of an assessment of the existing regulations
- The drafting process will take approximately 12 months
- Refinements of the draft will be completed after input from Council

Mr. C. Jackson inquired about how the consultants will be working with the Conservation Commission.

Ms. Hegler stated staff has put together a number of stakeholder/interest groups. Ms. Hegler also meets regularly with the Conservation Commission to discuss issues. There is a member of the Conservation Commission that is assisting staff with a committee to oversee the project, as well.

Ms. Myers requested Ms. Hegler ensure adequate representation from District 10 and 11 on the advisory committee. Ms. Myers volunteered to serve on the committee.

Ms. Dickerson would also like to be included on the advisory committee.

The goals to be discussed are:

- Implementing the Comprehensive Plan
- Creating more user friendly, graphically rich document
- Modernizing the zoning districts and development standards
- Tailoring the recommendations to different contexts (not one size fits all)
- Encouraging green buildings and practices

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Mr. C. Jackson stated he hopes the updated plan will be reflective of all eleven (11) districts as it moves forward.

**ADJOURNMENT**

The meeting adjourned at approximately 7:33 PM

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