



Richland County Council
Zoning Public Hearing
June 22, 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** – Mr. Price noted the applicant for Case #21-011MA has requested a withdrawal.

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 # 21-011 MA*
Michael S. Houck/Susan E. Houck
RS-HD to RU (20.7 Acres)
109 Crane Branch Lane
TMS# R20200-03-39 [FIRST READING]

Mr. O. Walker moved, seconded by Ms. McBride, to accept the applicant's withdrawal 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.

2. *Case # 21-015 MA*
Robert C. Lee
RU to GC (.97 Acres)
511 Ross Road
TMS# R17107-03-03 [FIRST READING]

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Mr. Livingston opened the floor to the public hearing

The applicant, Robert C. Lee, submitted comments in favor of the re-zoning.

The floor to the public hearing was closed.

Ms. Barron moved, seconded by Mr. Pugh, to approve this item.

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 # 21-017 MA*

Kevin Steelman

RU to RS-E (44.64 Acres)

Old Tamah Road

TMS# R03400-02-03, 04 & 05 [FIRST READING]

Mr. Livingston opened the floor to the public hearing

The applicant, Kevin Steelman, and Michael Blackburn submitted comments in favor of the re-zoning.

The floor to the public hearing was closed.

Mr. Malinowski stated, for the record, when he inquired if the request was compatible with other development in the area, he was advised that RS-E zoning was not. However, we have three (3) different zonings that currently exist on this property, with one being RS-E. According to the February 27, 2018 Zoning Public Hearing agenda, the neighboring property had staff's conclusion for the request of RS-E. In part it read, "While the proposed rezoning is not consistent with the objectives outlined in the Comprehensive Plan for Neighborhood (Medium-Density), the proposed residential district is in character with the land use and desired development pattern recommended in the 2015 Comprehensive Plan for the Rural Future Land Use Classification." Staff's recommendation was for approval of the re-zoning. At the February 5, 2018 Planning Commission meeting, the Planning Commission agreed with staff's recommendation, and they recommended approval. Ultimately, approval was given by Council. He believes we need to be consistent in our recommendations; therefore, it appears the request is in character with the Land Use Plan.

Ms. Mackey inquired if there is an explanation for what has changed in the last two years.

Mr. Price responded Mr. Malinowski is correct. However, looking further at the Comprehensive Plan for the area, we were not consistent with the recommendations and guidelines. Thus the request was not dense enough for the zoning designations recommended for this area.

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

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 # 21-018 MA*

DR Horton

*RU to RS-E (94 Acres)
Hardscrabble Road
TMS# R14600-03-17 [FIRST READING]*

Mr. Livingston opened the floor to the public hearing

Josh Rabon, on behalf of DR Horton, submitted comments in favor of the re-zoning.

Pam Wright submitted comments in opposition of the re-zoning request.

The floor to the public hearing was closed.

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

Ms. Barron pointed out this is one of those instances where staff and the Planning Commission do not agree. However, it is stated this plot of land is not feasible for single-family homes when it is next to a subdivision. She does not know how we can say that when it is in the middle of housing. She noted she is planning to hold a meeting where the developer and the community can have conversations.

Ms. Newton requested that we pay particular attention to the areas, as we update the Land Use Plan and Comprehensive Plan, so they match the lived experience of the areas.

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 **OTHER BUSINESS** – There was no other business.

VII. **ADJOURNMENT** – The meeting adjourned at approximately 7:25 PM.