



Richland County Council

ZONING PUBLIC HEARING
June 26, 2018 – 7:00 PM
Council Chambers
2020 Hampton Street, Columbia, SC 29204

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

OTHERS PRESENT: Michelle Onley, Geo Price, Tommy DeLage, Trenia Bowers, Tim Nielsen, Ashley Powell and Kimberly Williams-Roberts

1. **CALL TO ORDER** – Ms. Dickerson called the meeting to order at approximately 7:00 PM.
2. **ADDITIONS/DELETIONS TO THE AGENDA** – There were not additions/deletions to the agenda.
3. **ADOPTION OF THE AGENDA**

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

The agenda was unanimously adopted as published.

4. **MAP AMENDMENTS**

- a. 18-019MA
Mohammad Tabassum
RU to NC (1.7 Acres)
7125 Monticello Road
TMS# R07600-02-25 [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. Livingston stated this is one of the ones that really concerns him because the answer is it does not fit the Comprehensive Plan. The neighborhood could support Neighborhood Commercial zoning here. The one side of the property is M-1 and the other side is Commercial. When you have a piece of property surrounded like that, and you cannot even put a Neighborhood Commercial there, makes no sense to him. What else are you going to put there? A house? Who is going to put a house next to that?

Mr. Price stated one of the things that Mr. Livingston, and the rest of Council, will see is the Comprehensive Plan...we take an area, and there are going to be times where we should look at the parcel on case by case basis. They look at it broadly once they are looking at the Comprehensive Plan, but there are many cases where you should look at what is surrounding and the current zonings, in making a determination on whether it should be approved or denied.

Mr. Livingston stated this property is on a main corridor, but you cannot do a Neighborhood Commercial.

Mr. Price stated if you take the Comprehensive Plan, this is almost like it is a blank canvas. This is how we would totally envision an area growing. In a case such as this, and some of the other ones you will see, the area has already developed as such, and there are certain zonings in place, so we have to look at it on a case by case basis, and maybe go against what the Comprehensive Plan recommends.

Mr. Livingston moved, seconded by Mr. Malinowski, to approve this item.

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

The vote in favor was unanimous.

- b. 18-020MA
Robert L. Legette
NC to GC (.51 Acres)
441 Percival Road
TMS# R16712-06-03 [FIRST READING]

Ms. Dickerson opened the floor to the public hearing.

The applicant chose not to speak.

The floor to the public hearing was closed.

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

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

The vote in favor was unanimous.

- c. 18-021MA
Christopher Alford
CC-4 to CC-2 (2 Acre)
7430 Fairfield Road
TMS# R11904-22-05 [FIRST READING]

Ms. Dickerson opened the floor to the public hearing.

The applicant, Mr. Alford spoke in favor of this item.

The floor to the public hearing was closed.

Mr. Pearce and Mr. Livingston inquired about the difference between the CC-4 and CC-2 zoning designations.

Mr. Price stated both of these are a part of the Crane Creek Master Plan. CC-4 is more representative of industrial uses. CC-2 is more of a neighborhood based zoning designation.

Mr. Malinowski inquired about what DU stands for in the Base Density Chart.

Mr. Prices responded it stands for dwelling units.

Ms. Myers stated, for clarification, that CC-2 includes residential, but it also includes small businesses.

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

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

The vote in favor was unanimous.

- d. 18-022MA
Scott Morrison
RU to RS-E (10.81 Acres)
204 Langford Road
TMS# R15200-05-02(p) [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. Dickerson moved, seconded by Mr. N. Jackson, to approve this item.

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

The vote in favor was unanimous.

- 5. **ADJOURNMENT** – The meeting adjourned at approximately 7:12 PM.