



Richland County Council

ZONING PUBLIC HEARING
September 24, 2019 – 7:00 PM
Council Chambers
2020 Hampton Street, Columbia, SC 29204

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

OTHERS PRESENT: Michelle Onley, Geo Price, Tommy DeLage, Ashley Powell, Kimberly Williams-Roberts, Clayton Voignier, Jeff Ruble, Larry Smith, Tiffany Harrison, Dale Welch, Janet Claggett, Leonardo Brown and Brian Crooks

- II. **CALL TO ORDER** – Mr. Livingston called the meeting to order at approximately 7:00 PM.
- III. **ADDITIONS/DELETIONS TO THE AGENDA** – Mr. Price stated that the applicant for 19-025MA requested a deferral and the applicant for 19-033MA requested a withdrawal.
- IV. **ADOPTION OF THE AGENDA** – Ms. Dickerson moved, seconded by Mr. Jackson, to adopt the agenda as amended.

In Favor: Malinowski, Jackson, Myers, Dickerson, Livingston and McBride

The vote in favor was unanimous.

POINT OF PERSONAL PRIVILEGE – Ms. McBride presented a proclamation honoring the life of Emily England Clyburn.

V **MAP AMENDMENTS (Public Hearing)**

1. 19-019MA
Sherri Latosha McCain
RS-MD to OI (1.25 Acres)
250 Rabon Road
TMS # R17116-01-06 [FIRST READING]

Mr. Livingston opened the floor to the public hearing.

No one signed up to speak.

The floor to the public hearing was closed.

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

In Favor: Malinowski, Jackson, Myers, Dickerson, Livingston and McBride

The vote in favor was unanimous.

2. 19-025MA
Patrick Noh
RU to GC (6.26 Acres)
10668 Two Notch Road
TMS # R25900-07-01 & R25800-03-04 [FIRST READING]

This item was deferred to the October Zoning Public Hearing.

3. 19-027MA
Phil Savage
RU to GC (8.23 Acres)
Dutch Fork Road
TMS # R02501-03-22 (Portion) [FIRST READING]

Mr. Livingston opened the floor to the public hearing.

Ms. Pat Campbell spoke in favor of this item.

The floor to the public hearing was closed.

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

In Favor: Jackson, Myers, Dickerson, Livingston and McBride

Opposed: Malinowski

The vote was in favor.

4. 19-033MA
Gerald K. James
RU to LI (5.6 Acres)
4008 Leesburg Road
TMS # R25500-01-04F & R25000-01-04A (Portion) [FIRST READING]

This item was withdrawn.

5. 19-034MA
Nick Stomski
CC-3 to CC-4 (4.02 Acres)
700 Blue Ridge Terrace
TMS # R09409-01-02, 15 & R09405-07-03 [FIRST READING]

Mr. Livingston opened the floor to the public hearing.

Mr. Nick Stomski spoke in favor of this item.

The floor to the public hearing was closed.

Ms. Myers moved, seconded by Ms. Dickerson, to approve this item.

In Favor: Jackson, Myers, Dickerson, Livingston and McBride

Opposed: Malinowski

The vote was in favor.

6. 19-035MA
Tiffany Harrison
RU to LI (458.01 Acres)
Blythewood Road
TMS # R15100-03-01, R15100-01-07, R12500-02-06 & R12600-03-03 (Portion) [FIRST
READING]

Mr. Livingston opened the floor to the public hearing.

Mr. Jeff Ruble spoke in favor of this item.

Mr. William Shives and Dr. Clay Kleckley spoke in opposition of this item.

Ms. Nancy Hughey expressed mixed feelings about the re-zoning request.

The floor to the public hearing was closed.

Ms. Dickerson stated she never approves anything without talking to the community and attempting to come to a reasonable agreement. She has spoken with Mr. Ruble and a couple representatives in Blythewood regarding this matter. The Blythewood representatives are concerned about the residents and the residential areas coming into this area. She believes if we can work out something where we can do some light industrial, and have a lot of buffers, it would be something that she would be able to work with. She would happy to sit down and meet with everyone regarding how they feel about it.

Ms. Dickerson moved, seconded by Mr. Malinowski, to approve this item and 2nd Reading will be predicated on her meeting with the community.

Mr. Jackson stated he feels very strongly that even though we may consider LI for the purpose of purchasing land there are many different types of industrial parks. He could not agree more with what Dr. Kleckley said. There are opportunities to do it in a tasteful manner. In a manner that is reflective of reasonable growth and shows there has been some serious thought and consideration to putting up something other than smokestack buildings. He has seen industrial parks, in the past, that driving into them you would not know what they were because you would first see an Applebee's, a Mexican restaurant, then a Marriott. Eventually, you would see the rest of it. He stated that is the kind of industrial park he is committed to making sure happens and not just one that throws up huge buildings that are an eyesore. He hopes, that whatever type of industry comes there, the way the park is designed will be reflective of the community that is currently there.

Ms. Dickerson stated that is why she said what she said. Nothing will go there until we sit down. She is looking for something that is tasteful, if we even get to the point where we put anything there. She stated 2nd Reading was not going to take place until she feels good about what we are doing.

In Favor: Malinowski, Jackson, Myers, Dickerson, Livingston and McBride

The vote in favor was unanimous.

7. 19-036MA
Tiffany Harrison
RU to GC (27.54 Acres)
Blythewood Road
TMS # R15100-01-04 [FIRST READING]

Mr. Livingston opened the floor to the public hearing.

Mr. William Shives, Ms. Nancy Hughey and Dr. Clay Kleckley spoke in opposition of this item.

The floor to the public hearing was closed.

Ms. Dickerson stated she has listened to staff, and she has had briefings on this. We have done the work on that. She stated, before we move to 2nd Reading, we will be sitting down to talk about how we want to see this developed. The community will put in how they want to see it developed, and if the community is not satisfied it will not move.

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

Ms. Myers requested Mr. Price to explain staff's position on this item, as well as the previous item.

Mr. Price stated, with the adoption of the Comprehensive Plan, we have identified certain designations and growth/development patterns for areas within the County. A lot of the areas were broadly painted, so when you look at it, we do not look specifically at how an area should be developed. What happens many times, when a re-zoning request comes before Council, it gives staff a chance to look more specifically at an area, and identify what should be, or could be. From a staff standpoint, we try to stick with what the Comprehensive Plan says, which gives them a level of consistency. However, once it goes to the Planning Commission, they look at it a little more broadly and they make their recommendation.

Ms. Dickerson stated the reason she likes to work with the Planning Department is that we get a chance to sit down and talk about all the various things that can go onto properties. She stated, when she can do this, at least she can sit down and have the community's input. We may not always agree, but we try to work out the best case. If we cannot work it out, just say no, and it will not get developed.

Mr. Jackson stated the reason he may have a slightly different opinion than his colleague. She represents that area, and he chairs the Economic Development Committee, which is responsible for developing, in reasonable manners, across the County. He requested the Economic Development staff to explain the map depicting the re-zoning request. He stated he supports the comments made by Ms. Dickerson, who represents that area. As we discuss what goes into that industrial park, we want to make sure that it is reflective, and takes into consideration the community's culture and climate.

Mr. Malinowski inquired if the GC zoning was less restrictive than the LI zoning.

Mr. Price responded in the affirmative. He stated for the record that LI does not permit uses that are deemed noxious.

In Favor: Malinowski, Jackson, Myers, Dickerson, Livingston and McBride

The vote in favor was unanimous.

8. 19-037MA
Fredine McNeal & John E. Mender
OI to RS-MD (1.04 Acres)
5718 Miramar Drive
TMS # R11711-05-07 [FIRST READING]

Mr. Livingston opened the floor to the public hearing.

No one signed up to speak.

The floor to the public hearing was closed.

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

In Favor: Malinowski, Jackson, Myers, Dickerson, Livingston and McBride

The vote in favor was unanimous.

- VI. **OTHER BUSINESS** – No other business.
- VII. **ADJOURNMENT** – The meeting adjourned at approximately 7:46 PM.