



Richland County Council
Zoning Public Hearing
February 23, 2021 – 7:00 PM
Zoom Meeting

COUNCIL MEMBERS PRESENT: Paul Livingston, Chair; Yvonne McBride, Bill Malinowski, Derrek Pugh, Allison Terracio, Gretchen Barron, Overture Walker, Jessica Mackey, Cheryl English, and Chakisse Newton

OTHERS PRESENT: Michelle Onley, Leonardo Brown, Tamar Black, Angela Weathersby, Kyle Holsclaw, Lori Thomas, Ashiya Myers, Ashley Powell, Elizabeth McLean, Brian Crooks, Geo Price, Tommy DeLage, Clayton Voignier, Lauren Hogan, Brittney Hoyle-Terry, Randy Pruitt, Ronaldo Myers and Tina Davis Gooden

II. **CALL TO ORDER** – Mr. Livingston called the meeting to order at approximately 7:01 PM.

III. **ADDITIONS/DELETIONS TO THE AGENDA** - There were not additions/deletions to the agenda.

IV. **ADOPTION OF AGENDA** – Ms. McBride moved, seconded by Mr. O. Walker, 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.

MAP AMENDMENTS [ACTION]

V.

1. Case # 20-031 MA
Jim Chapman
M-1 to RM-MD (39.47 acres)
Rivkin Blvd
TMS# R22807-01-07 [FIRST READING]

Mr. Livingston opened the floor to the public hearing.

Mr. Bobby Fuller and the applicant, Mr. Jim Chapman submitted comments in favor.

Ms. Gail Bragg, Ms. Heather Alexander, Col. Maxie and Karen Joye, Ms. Kathleen Lenti, Ms Polly Andrew, Ms. Gretchen Schoel, and Mr. Ramon M. Mejia, Ms. Marta Tremolada, Mr. Amedeo and Amy Zefferino, Mr. Eddie Tremolada, Ms. Jan Sowell, Mr. Angelo Tremolada, Ms. Miriam Scari Tremolada, Ms. Betty Parker, Mr. Steve and Karen DeLine, Ms. Karen Pedersen, Mr. William Jefferson Bryson, Dr. Jennifer Bonovich, Mr. Mario Cepeda, Ms. Susana Rendon, Mr. Greg and Carole Sox, Ms. Deborah Conroy, Mr. Janes and Carolina Jones, Mr. Robert and Mary Jane McClendon, Ms. Lois J. Turner, Mr. George and Anna Pocisk, Ms. Connie M. Ginsberg, Mr. Leon Ginsberg, Mr. Vijay Peddireddy, Mr. Michael Steward, Ms. Stephanie Estep Cordum, Ms. Joyce D. Freeman, Ms. Madison Whathen, Mr.

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Morgan Stanchak, Mr. Phil Turner, Mr. Don Billet, Ms. Amy Medeiros, Mr. Coleman Chambliss, Mr. Will Kuhne, Ms. Leah Smith-Kates, Ms. Cristina di Mauro, Ms. Sherry Whatley, Rev. Alston Lippert, Ms. Kathleen Rush, Ms. Hannah Grace Wathen, Mr. Bob and Carol McAlister, Mr. Devin Patterson, Ms. Diana Rubinger, Mr. Thomas and Cindy Brandt, Ms. Brenda Needle, Mr. Steve and Wendi Spratt, Ms. Susan Wooten, Mr. Jong Kim, Ms. Cinda Wathen, Ms. Stacey Dombalis, Mr. Joe Pate, Ms. Laura T. Goodrich, Mr. Ryan Wathen, Ms. Joy Younan, Ms. Jolene Vallone, Mr. James Leonard, Mr. Robert McBeth, Ms. Sonya Y. Ridgill, and Ms. Polly Andrews submitted comments in opposition.

Based on the amount of comments received, Council limited the number read during the public hearing. Those comments not read during the meeting will be placed into the official record.

The floor to the public hearing was closed.

Ms. Mackey moved, seconded by Ms. Newton, to approve this item.

Ms. Mackey stated, for the record, although Council they did not publicly hear all of the comments received, she did read all the comments. She has spoken with the Wildwood HOA president. She personally responded to approximately half the submitted comments. The developer and the HOA president have been talking and are working on an agreement Wildwood would be comfortable with. Her vote today is to allow them time to continue having these conversations to reach an agreement, so we can move forward and the residents can feel like their voices have been heard and everyone is comfortable with the re-zoning.

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 # 20-033 MA
Yani G. Mouratev
RR to HI (69.93 acres)
115 Tims Road
TMS# 06600-02-12 [FIRST READING]

Mr. Livingston opened the floor to the public hearing.

The applicant, Mr. Jimmy Fleming, as well as, Mr. William Vinson, Jr. and Mr. Tim Vinson submitted comments in favor.

The floor to the public hearing was closed.

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

In Favor: Malinowski, Pugh, McBride, Livingston, Terracio, Barron, Mackey, English, Newton

Present but Not Voting: O. Walker

Not Present: J. Walker

The vote in favor was unanimous

3. Case # 20-039 MA
Will Unthank
NC to GC (.86 acres)
9366 and 9370 Two Notch Road
TMS# R19908-03-23 & 07 [FIRST READING]

Mr. Livingston opened the floor to the public hearing.

The applicant, Mr. Will Unthank, submitted comments in favor.

The floor to the public hearing was closed.

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

Mr. Malinowski noted on p. 23 it states you cannot rezone for less than two (2) acres except when changes involve as extension of the same existing zoning district boundary. When you look on p. 22, he does not see how this is the same existing zoning boundary because GC is several lots away and the site is bordered on each side by NC.

Mr. Price responded, according to the rules of construction within the Richland County's Land Development Code, if you have at least 15 feet that is adjacent to a commercial zoning designation that would be considered contiguous.

Mr. Malinowski stated, for clarification, across the street would count as well.

Mr. Price responded in the affirmative.

In Favor: Malinowski, Pugh, McBride, Livingston, Terracio, Barron, O. Walker, Mackey, and English

Not Present: J. Walker and Newton

The vote in favor was unanimous.

4. Case # 20-040 MA
Kevin Steelman
RU to RS-LD (15.14 acres)
Rimer Pond Road
TMS# R17800-04-70 [FIRST READING]

Mr. Livingston opened the floor to the public hearing.

The applicant, Mr. Kevin Steelman, submitted comments in favor.

Ms. Brenda W. Timme, Mr. Clarence Timme, Sr.; Mr. Clarence Timme, Jr.; Stephanie Haas, Mr. Trey Hair, Ms. Charlene P. Lawyer, Ms. Liz Miller, Ms. Tracy Hair, Mr. McKenzie Scott, Ms. Kristyne Hall, Mr. Rob Richards, Mr. Mike O'Keefe, Ms. Kimberly Glover, Mr. Richard Sanders, Mr. Allen Prosswer, Mr. Jimmy Mudd, Mr. Shawn O'Rourke, Mr. Donnie and Carol Peake, Mr. Robert Clift, Ms. Lisa Lanpher,

Mr. Scott Kingsmore and Mr. Steven Traynum submitted comments in opposition.

The floor to the public hearing was closed.

*Based on the amount of comments received, Council limited the number read during the public hearing.
Those comments not read during the meeting will be placed into the official record.*

Mr. Pugh moved, seconded by Ms. Terracio, to deny the re-zoning.

Ms. Barron stated the concerns of the constituents of Rimer Pond Road, and the surrounding areas, are valid and one of which we need to further research. We have had several conversations, whether formally or offline, about the importance of smart growth in Richland County. This is a prime example of where we need to dial back a little bit and look at different way and alternatives as we look forward to knowing Richland County is a place where people want to come, live and work. However, when they get here we do not want it to be burdensome for a parent to attend a school meeting just around the corner. She encouraged her colleagues, as well as staff, as we look forward to receiving these applications in the future, we do our due diligence.

In Favor: Malinowski, Pugh, McBride, Livingston, Terracio, Barron, O. Walker, Mackey, and English

Not Present: J. Walker and Newton

The vote in favor of denial was unanimous.

5. Case # 20-041 MA
Hossein Alizadeh
RS-HD to NC (.37 acres)
4501 Sheraton Road
TMS# R13416-02-01 [FIRST READING]

Mr. Livingston opened the floor to the public hearing.

The applicant, Hossein Alizadeh, submitted comments in favor.

Sen. Darrell Jackson, Mr. Elijah and Lillian Green, Roger Leaks, Ms. Daisy Lockridge, Ms. Cynthia Lockridge, and Mr. Alvin (Champ) Smith submitted comments in opposition.

The floor to the public hearing was closed.

*Based on the amount of comments received, Council limited the number read during the public hearing.
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Ms. English moved, seconded by Ms. Newton, to deny the re-zoning.

Ms. English stated this location is in the midst of the subdivision. When residents are sitting on their porches they are looking directly at this location.

In Favor: Malinowski, Pugh, McBride, Livingston, Terracio, Barron, O. Walker, Mackey, English, and Newton.

Not Present: J. Walker

The vote in favor of denial was unanimous.

6. Case # 20-042 MA
Gita Teppara
RS-MD to RM-MD (6.2 acres)
Sloan Road and Dorichlee Road
TMS# R20101-05-01 [FIRST READING]

Mr. Livingston opened the floor to the public hearing.

The applicant, Gita Teppara, submitted comments in favor.

Mr. Charles L. Dowe, Mr. Carl Barksdale, and Mr. Robert Huntley submitted comments in opposition.

The floor to the public hearing was closed.

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

Ms. Barron stated she has spoken with one of the community leaders. Although he did express his concern, he understands development in this area is a necessity, and the community is open to exploring option in this particular area. However, as stated in one of the letters, it is imperative that developers understand they need to speak to the community before submitting applications or assuming it is okay to just build across the street from an established community.

In Favor: Malinowski, Pugh, McBride, Livingston, Terracio, Barron, O. Walker, Mackey, English, and Newton.

Not Present: J. Walker

The vote in favor was unanimous.

7. Case # 20-043 MA
Jeff Baker
NC to GC (.8 acres)
1630 and 1636 Leesburg Road
TMS# R19203-11-05 & 06 [FIRST READING]

Mr. Livingston opened the floor to the public hearing.

The applicant, Mr. Jeff Baker, submitted comments in favor.

Mr. Thomas Merrifield submitted comments in opposition.

The floor to the public hearing was closed.

Ms. Newton moved, seconded by Ms. McBride, to approve this item.

Ms. Newton stated she has visited the area several times and is familiar with it. She noted the zoning

is consistent with the zoning surrounding the property, and is consistent with other businesses in the area.

In Favor: Malinowski, Pugh, McBride, Livingston, Terracio, Barron, O. Walker, Mackey, English and Newton.

Not Present: J. Walker

The vote in favor was unanimous.

8. Case # 20-044 MA
Alexis Kisteneff Jr
RS-HD to RM-HD (.20 acres)
3921 Capers Avenue
TMS# R13805-03-19 [FIRST READING]

Mr. Livingston opened the floor to the public hearing.

The applicant, Mr. Alexis Kisteneff, Jr. submitted comments in favor.

The floor to the public hearing was closed.

Ms. Terracio moved, seconded by Ms. McBride, 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.

9. Case # 21-001 MA
Richard Miskie/Brian C Keane
RU to RS-LD (1.81 and 1.96 acres)
Old Road
TMS# R01414-01-01 & 02 [FIRST READING]

Mr. Livingston opened the floor to the public hearing.

The applicant, Mr. Brian C. Keane, submitted comments in favor.

Mr. Barry Crabtree, Mr. David and Robyn Smith, Ms. Shirley Lowman, Mr. Bryan Potts, Mr. Charlie and Charlene Harden, Dr. and Mrs. Francis Burriss, Mr. Mike and Vicki Sloan, Ms. Becky McPhatter, Mr. Greg and Tina McCaskill, Mr. Henry Martin and Mr. Frank Wayne Cabaniss submitted comments in opposition.

The floor to the public hearing was closed.

Based on the amount of comments received, Council limited the number read during the public hearing. Those comments not read during the meeting will be placed into the official record.

Mr. Malinowski moved, seconded by Ms. Newton, to deny the re-zoning.

In Favor: Malinowski, Pugh, McBride, Livingston, Terracio, Barron, O. Walker, Mackey, English and Newton,

Not Present: J. Walker

The vote in favor of denial was unanimous.

10. Case # 21-002 MA

John Swistak
PDD to RM-HD (2.6 acres)
S/E Rice Meadow Way
TMS# R20310-07-02 & 03 [FIRST READING]

Mr. Livingston opened the floor to the public hearing.

The applicant, Mr. John Swistak, submitted comments in favor.

Ms. Carolyn Kennedy submitted comments in opposition.

The floor to the public hearing was closed.

Mr. O. Walker stated he had an opportunity to engage the community. He also heard from the developer. What he discovered is that there has not been any meaningful engagement with the community on this project with this particular development. His constituents made it clear to him they feel they have not been heard.

Mr. O. Walker moved, seconded by Mr. Malinowski, to defer this item to the March Zoning Public Hearing. There will be an additional public hearing.

In Favor: Malinowski, Pugh, McBride, Livingston, Terracio, Barron, O. Walker, Mackey, English, and Newton.

The vote in favor of deferral was unanimous.

11. Case # 21-003 MA

Walter L. McLaughlin Jr.
RU to GC (.33)
10400 Broad River Road
TMS# R03300-06-08 [FIRST READING]

Mr. Livingston opened the floor to the public hearing.

The applicants, Mr. Walter and Donna McLaughlin submitted comments in favor.
The floor to the public hearing was closed.

Mr. Malinowski noted he is familiar with Mr. McLaughlin and the situation the Penny Tax has put him in.

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

VI **OTHER BUSINESS** - There was no other business.

VII. **ADJOURNMENT** - The meeting adjourned at approximately 8:23PM.