



Richland County Council

ZONING PUBLIC HEARING
May 22, 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, Dalhi Myers and Jim Manning

OTHERS PRESENT: Michelle Onley, Tracy Hegler, Geo Price, Tommy DeLage, Trenia Bowers, Tim Nielsen, 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** – Ms. Hegler stated the applicant for Case # 18-016MA has requested a deferral.
3. **ADOPTION OF THE AGENDA** – Ms. Myers moved, seconded by Mr. Livingston, to adopt the agenda as published.

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

Opposed: Manning

The vote was in favor.

4. **MAP AMENDMENTS**

- a. 18-007MA
Phil Savage
RU to NC (3.95 Acres)
2241 Dutch Fork Road
TMS# R01507-02-01 [FIRST READING]

Ms. Dickerson opened the floor to the public hearing.

Mr. Phil Savage spoke in favor of this item.

The floor to the public hearing was closed.

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

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

The vote in favor was unanimous.

- b. 18-012MA
LM Drucker
OI to RS-LD (.71 Acres)
1344 Omarest Drive
TMS# R07405-06-05 [FIRST READING]

Ms. Dickerson opened the floor to the public hearing.

Ms. LM Drucker spoke in favor of this item.

The floor to the public hearing was closed.

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

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

The vote in favor was unanimous.

- c. 18-013MA
Derrick J. Harris, Sr.
RU to LI (1.83 Acres)
7708 Fairfield Road
TMS# R12000-02-22 [FIRST READING]

Ms. Dickerson opened the floor to the public hearing.

Mr. Derrick J. Harris, Jr. spoke in favor of this item.

The floor to the public hearing was closed.

Mr. Livingston moved, seconded by Ms. Myers, to approve this item.

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

The vote in favor was unanimous.

- d. 18-014MA
Jermain Johnson
RS-MD to MH (.26 Acres)
7901 Richard Street
TMS# R16212-12-01 [FIRST READING]

Ms. Dickerson opened the floor to the public hearing.

Mr. Jermaine Johnson spoke in favor of this item.

The floor to the public hearing was closed.

Ms. Myers moved, seconded by Mr. Livingston, to approve this item.

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

The vote in favor was unanimous.

- e. 18-015MA
Charlotte & Randy Huggins
RU to GC (.59 Acres)
Horrell Hill Road
TMS# R24700-09-02 [FIRST READING]

Ms. Dickerson opened the floor to the public hearing.

Ms. Charlotte Huggins spoke in favor of this item.

The floor to the public hearing was closed.

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

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

The vote in favor was unanimous.

- f. 18-016MA
Kamal Shlon
RU to RS-HD (16.2 Acres)
825 Hallbrook Road
TMS# R19100-07-01 [FIRST READING]

Mr. N. Jackson stated the applicant is requesting a withdrawal. If the applicant withdraws it, he cannot come back with this type zoning; therefore, it will be in the community's favor.

Mr. Price stated if the withdrawal is accepted, the applicant will be able to come back in, at a later time, for the same or different request. The process will just have to start over. A deferral will place it on whichever agenda Council decides.

Mr. N. Jackson stated the citizens are against High Density, and he is also. If it withdrawn and it comes back for High Density, he will vote against it.

Mr. N. Jackson moved, seconded by Mr. Malinowski, to accept the applicant's withdrawal.

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

The vote in favor was unanimous.

- 5. **OTHER BUSINESS** – Mr. Livingston stated there is an awful lot of items where there is clearly a different perspective from the Planning Commission and staff. Most of the staff responses are “it is not consistent with the 2015 Comprehensive Plan.” It seems like it very logical to approve, but at the same time it is inconsistent with the Comprehensive Plan. He would like for staff to figure out a way to try to reconcile that.

Mr. Price stated one of the things they do is they try to make their recommendations strictly only the recommendations of the Comprehensive Plan. However, we look at the discussion for each case. There are many times in which we recommend on the Comprehensive Plan, but they also note the character of the area to show that approval may be appropriate.

Mr. Manning inquired if that is laid out to the Planning Commission. What he heard tonight is that staff recommended no, but the individual Council member talk to staff. It comes across that staff was talked into it.

Mr. Price stated that is communicated to the Planning Commission. Typically, there is a little more discussion from staff to the Planning Commission, but we do explain this is what we found based on the Comprehensive Plan. However, from going out to the site and looking at the character of the area.

Mr. Manning stated that helps explain what Mr. Livingston was saying. Staff's making a recommendation, but the Planning Commission is unanimously, many times, going against the staff recommendation.

Mr. N. Jackson stated the Planning Department developed a Comprehensive Land Use Plan, and in most cases do a Neighborhood Master Plan. With the master plan you get input from the citizens and how they would like the area to grow. It is not fair for the citizens to have their input and then a developer comes by and says something totally different and we ignore staff's recommendation. If staff is going develop a plan based on the citizens' input, we need to stick to it.

Ms. Myers stated, for clarification, there is nothing in the guidelines that allows staff discretion.

Ms. Hegler stated we have to subjectively read the same language that everyone reads.

Ms. Myers stated, so without that discretion, the best staff can do is address it in the narrative. For example, "While staff has to recommend disapproval, the character of the neighborhood is X or Y. And the thing that is being asked for is consistent/inconsistent with X or Y."

6. **ADJOURNMENT** – The meeting adjourned at approximately 7:27 PM.