



2020 Hampton Street • Room 3063A  
P.O. Box 192 • Columbia, SC 29202  
(803) 576-2083

**Minutes**  
**March 18, 2019**

**Attendance:**

Members present: Carol Kososki, John Grego, Charles Weber, Buddy Atkins, Sam Holland, Tim McSwain, Virginia Sanders, Jim Thomas

Absent: Glenice Pearson, Andrea Williams, Robert Squirewell

**Others present:**

Quinton Epps, Conservation Division  
Nancy Stone-Collum, Conservation Division  
Charlie Fisher, Conservation Division  
Ken Driggers, Legal Counsel  
Meghan Sullivan, Community Planning & Development (CP&D) Department  
Ashley Powell, Assistant County Administrator  
Clayton Voignier, Director, Community Planning & Development Department  
Brian Crooks, Community Planning & Development  
Geo Price, Community Planning & Development

Chair Carol Kososki welcomed everyone and called the meeting to order at 3:30 with a quorum.

**Approval of Agenda**

Charles Weber made a motion to approve the agenda and was seconded by Tim McSwain. Motion carried.

**Approval of February 25, 2019 Minutes**

Charles moved to approve the February 25 minutes as presented. Tim seconded the motion which carried.

**Report of Chair**

Carol passed around two news articles. Assistant County Administrator Ashley Powell introduced the new director of the Community Planning and Development Department – Clayton Voignier. He moved here from Mecklenburg County, NC where he worked in housing and urban development, business affairs, social services and compliance, strategic planning, and revenue cycle management. Introductions by Commissioners and staff were made.

**Treasurer's Report**

Virginia Sanders referred everyone to their financial reports and said very little has changed since the last meeting.

### **Code Rewrite**

Comprehensive Planner, Brian Crooks reviewed the Land Development Code (LDC) rewrite process. This project began in March 2017 and is being conducted by Clarion, an outside consultant. Public and stakeholder meetings were held the latter part of February for phase three, the drafting of the actual document. The LDC is broken into two modules; Module One is under review now and consists of general provisions, administration, zoning districts, non-conformities, enforcement, and definitions. The goals are to have a user friendly code, realigned and modernized zoning districts and development standards, and to encourage green development practices.

Charts will be used to standardize and simplify the review process and review responsibilities. There are three types of zoning districts – base, special purpose, and overlay. Each district will have a purpose, dimensional standards, references to use and other standards, and be depicted with graphics. Brian explained that minimum residential lot sizes have been deleted although a minimum lot width is required. This will allow greater flexibility in development design such as the ability to cluster housing, leaving more open space. Several members questioned the wisdom of removing minimum lot sizes. Tim McSwain posed the scenario of a parcel where the maximum number of houses is clustered but years later the open space is sold and more houses built.

The Land Preservation District consolidates the current Parks and Recreation and Traditional Recreation Open Space districts. It is intended to preserve lands for conservation, recreation, and open space. Module Two will be available for comment in the summer of 2019. It includes the Agricultural District, Water Resources Overlay district, buffers, compatibility standards, energy issues, and tree cover. Carol suggested Brian look at Forest Acres' tree policies. Carol asked the Conservation Committee and Buddy Atkins to review Module One and prepare comments if so indicated. The draft Module One is available at <http://weplantogether.org/rc-module1-2/> and comments may be submitted on line or to Tommy DeLage [DeLage.Tommy@richlandcountysc.gov](mailto:DeLage.Tommy@richlandcountysc.gov)

### **Historic Committee Report**

Sam Holland gave a review of the 17 grant proposals and the amounts awarded. The committee recommendation of funding \$170,000 for Historic grants was seconded by John Grego. Motion carried unanimously.

### **Conservation Committee Report**

#### Grant Recommendations

John provided details on the eight applications received and the Committee's recommendation to fund \$80,000. Jim Thomas seconded the motion which carried unanimously.

#### Northeast Landfill

John drafted a letter to send to Council from RCCC reporting on findings from the 2016-2018 reports by Republic Services on the Northeast Landfill. The letter expressed concern over continued acceptance of industrial process waste, the presence of volatile organic compounds offsite, and the lack of soil cover, among other issues. Discussion ensued about the RCCC role in relaying this information and what Council would do with the information. Buddy made a motion to defer the letter in order to make a technical change and specify the actions requested of Council and SCDHEC. Virginia seconded the motion which was approved unanimously.

Buddy moved to extend the meeting until 5:15pm. John seconded and the motion carried

**Land Program Planner Report**

Chris Hansen showed slides of the recent work day held at Pinewood Lake Park. Staff, Charles and Tim prepared raised beds at the Park. After removing old mulch and weed fabric from three beds, compost was added and mixed with the soil for the pollinator garden that will be planted in April.

**Conservation Coordinator's Report**

Nancy referred everyone to their copy of PIO's Media Advisory detailing two historical marker unveilings on Friday, March 22. A lecture on Dr. Matilda Evans will be given between the two unveilings in Council Chambers. Friends of Harbison State Forest will host a ribbon cutting/open house for RCCC on Thursday, April 25 at 6:15pm to see recent improvements. The SC Historic Preservation Conference is scheduled for Friday, April 26. The grant funded nomination of Five Points as a National Historic District and the nomination for the C.O. Spann Medical Office were approved by the state review board on March 15 and now go to the Secretary of the Interior for National Register listing. Nancy mentioned that Carol and Charles had attended the Richland Soil and Water Conservation District meeting to hear Dr. Ziolkowski speak on climate change and Carol had suggested asking her to present to RCCC. Commissioners agreed to have Nancy invite her to speak.

Carol asked Nancy to make the Planning Commission aware of the RCCC position on the Crickentree rezoning request that is coming before them on April 1. The letter sent to County Council in November will be provided to the Planning Commission members.

The meeting was adjourned at 5:15 pm.

Respectfully submitted,  
Charlie Fisher, Administrative Assistant