



Richland County Council
Regular Session
MINUTES
February 4, 2025 – 6:00 PM
Council Chambers
2020 Hampton Street, Columbia, SC 29204

COUNCIL MEMBERS PRESENT: Jesica Mackey, Chair; Derrek Pugh, Vice-Chair; Jason Branham, Derrek Pugh, Tyra Little, Paul Livingston, Allison Terracio, Don Weaver, Gretchen Barron, Tish Dozier-Alleyne, Cheryl English, and Chakisse Newton

OTHERS PRESENT: Leonardo Brown, Anette Kirylo, Patrick Wright, Ashiya Myers, Aric Jensen, Kyle Holsclaw, Sandra Haynes, Ashley Fullerton, Michelle Onley, Angela Weathersby, Kenny Bowen, Lori Thomas, Eric Williams, Jennifer Wladischkin, Tamar Black, Michael Maloney, Stacey Hamm, Andy Haworth, Hayden Davis, John Thompson, Maddison Wilkerson, and Jeff Ruble

1. **CALL TO ORDER** – Chairwoman Jesica Mackey called the meeting to order at approximately 6:00 PM.
2. **INVOCATION** – The Honorable Cheryl English led the Invocation.
3. **PLEDGE OF ALLEGIANCE** – The Pledge of Allegiance was led by the Honorable Cheryl English.
4. **PRESENTATION OF RESOLUTION**
 - a. **Resolution Recognizing William H. Peters upon his retirement for his years of exceptional service to Richland County (Resolution #2025-0204-001)** – Ms. Mackey read the resolution into the record.
Mr. Branham moved to adopt the resolution recognizing Mr. Peters, seconded by Ms. Barron.
In Favor: Branham, Pugh, Little, Livingston, Terracio, Weaver, Barron, Alleyne, Mackey, English, and Newton
The vote in favor was unanimous.

POINT OF PERSONAL PRIVILEGE – Mr. Pugh wished Mr. Weaver a Happy Birthday and acknowledged Ms. Mackey's team win at the Strategic Planning Forum.
5. **APPROVAL OF MINUTES**
 - a. **Special Called Meeting: December 10, 2024**
 - b. **Zoning Public Hearing: December 17, 2024**
 - c. **Special Called Meeting: January 2, 2025**

Ms. Newton moved to approve the minutes of the December 10, 2024, Special Called Meeting, December 17, 2024, Zoning Public Hearing, and January 2, 2025, Special Called Meeting, seconded by Ms. Barron.
In Favor: Branham, Pugh, Little, Livingston, Terracio, Weaver, Barron, Alleyne, Mackey, English, and Newton
The vote in favor was unanimous.
6. **ADOPTION OF AGENDA**—County Attorney Patric Wright requested that Item 7(e), “Project Connect Property Update,” be deferred until the February 11th meeting and that Pearson v. Richland County Update [Pursuant to SC Code of Laws, Sec. 30-4-70(a)(2)] be added in its place.
Mr. Pugh moved to adopt the agenda as amended, seconded by Ms. Barron.

In Favor: Branham, Pugh, Little, Livingston, Terracio, Weaver, Barron, Alleyne, Mackey, English, and Newton

The vote in favor was unanimous.

7. **REPORT OF THE ATTORNEY FOR EXECUTIVE SESSION (Pursuant to SC Code 30-4-70)** – County Attorney Patrick Wright noted the following item was eligible for Executive Session:

- a. Courthouse Security [Pursuant to SC Code of Laws, Sec. 30-4-70(a)(2)]
- b. Property Inquiry – NE/S Lyke Ln., TMS # R06400-01-01 [Pursuant to SC Code of Laws, Sec. 30-4-70(a)(2)]
- c. Update on Public Private Partnership [Pursuant to SC Code of Laws, Sec. 30-4-70(a)(1)]
- d. Detention Center Update [Pursuant to SC Code of Laws, Sec. 30-4-70(a)(2)]
- e. Pearson v. Richland County Update [Pursuant to SC Code of Laws, Sec. 30-4-70(a)(2)]

Mr. Pugh moved to go into Executive Session, seconded by Ms. English.

In Favor: Branham, Pugh, Little, Livingston, Terracio, Weaver, Barron, Alleyne, Mackey, English, and Newton

The vote in favor was unanimous.

***Council went into Executive Session at approximately 6:15 PM
and came out at approximately 6:29 PM***

Ms. Terracio moved to come out of Executive Session, seconded by Ms. Barron.

In Favor: Branham, Pugh, Little, Livingston, Terracio, Weaver, Barron, Alleyne, Mackey, English, and Newton

The vote in favor was unanimous.

Ms. Mackey indicated Council entered into Executive Session to receive legal advice. No action was taken in Executive Session.

Mr. Livingston moved to proceed with the timeline and process as discussed in Executive Session, seconded by Ms. English.

In Favor: Branham, Pugh, Little, Livingston, Terracio, Weaver, Barron, Alleyne, Mackey, English, and Newton

The vote in favor was unanimous.

8. **CITIZENS' INPUT**

- a. For Items on the Agenda Not Requiring a Public Hearing

1. Antwan Harris, 101 Marietta Street NW, Suite 700, Atlanta, GA 30303 – Hurricane Helene Disaster Aid.

9. **CITIZENS' INPUT**

- a. Must Pertain to Richland County Matters Not on the Agenda (Items for which a public hearing is required or a public hearing has been scheduled cannot be addressed at this time)

1. Andy Marquart, 211 Gervais Street, Columbia, SC 29201 – EdVenture Children's Museum
2. Rodrick Shiver, 1722 Main Street, Columbia, SC 29201 – Historic Columbia
3. Suzanne Brooks, 1601 Richland Street, Columbia, SC 29201 – Historic Columbia
4. Helen Taylor Bradley, 1916 Martin Luther King Boulevard, Hopkins, 29061 – St. John Holistic Wellness

10. **REPORT OF THE COUNTY ADMINISTRATOR**

- a. Updates for Consideration

1. *General Updates* – Mr. Leonardo Brown, County Administrator, stated he will provide a more in-depth update on federal grants and their potential impact on the County.
2. *Strategic Planning Forum Recap* – Mr. Brown noted County Council, Administration, and senior staff members attended the annual Strategic Forum, which offers Council and staff the opportunity to review the County's Strategic Plan and encourages collaboration on the upcoming year's efforts to achieve its initiatives. We toured Rock Hill's BMX Supercross Track, Velodrome, and Manchester Meadows during the Strategic Forum. This allowed the attendees a chance to look into its recreational tourism opportunities. Staff concluded the Forum with an overview of the year-in-review of the County's Strategic Plan goals and objectives. He indicated the County will look at a new strategic planning process in the coming year.

3. *Comprehensive Plan Update* – Mr. Brown provided an update on what steps staff has taken to encourage and engage the citizens about the Comprehensive Plan. If there are areas that Council does not feel staff is covering, provide feedback to them.

11. **REPORT OF THE CLERK OF COUNCIL**

- a. District 7 Re-Zoning Meeting, February 6th, Doko Manor at 6:00 PM – The Clerk to Council, Anette Kirylo, noted District 7 will be hosting a meeting regarding re-zoning requests on Thursday, February 6th at Doko Manor from 6:00 PM to 7:30 PM and encourage the public to attend.

12. **REPORT OF THE CHAIR**

- a. Welcome of New Councilmembers – Ms. Mackey welcomed Councilwomen Tyra Little and Tish Dozier Alleyne. Ms. Mackey recognized the County employees who participated in the “Team Building” exercises at the 2025 Strategic Planning Forum.

13. **APPROVAL OF CONSENT ITEMS**

- a. Case #24-03MA, John Conroy Lunan, GC to R3 (0.38 Acres), 266 Rabon Road, TMS #R17116-01-99 {District 7} [SECOND READING]
- b. Case #24-035MA, Robert Christopher Lee, GC to RT (0.97 Acres), 511 Ross Road, TMS #R17107-03-03 {District 7} [SECOND READING]
- c. Case #24-042MA, Christopher Knight, AG to HI (52.71 Acres), 5801 Bluff Road, TMS #R18600-01-01(p) {District 10} [SECOND READING]
- d. Department of Public Works – Airport – S Pickens Townhome Development Easement

Ms. Terracio moved to approve Items 13(a) – 13(d), seconded by Ms. Barron.

In Favor: Branham, Pugh, Little, Livingston, Terracio, Weaver, Barron, Alleyne, Mackey, English, and Newton

The vote in favor was unanimous.

Ms. Barron moved to reconsider Item 13(d), seconded by Ms. Newton.

Opposed: Branham, Pugh, Little, Livingston, Terracio, Weaver, Barron, Alleyne, Mackey, English, and Newton

The motion for reconsideration failed.

14. **FIRST READING ITEM**

- a. An Ordinance amending the Tourism Development and Accommodations Tax Funds in the FY 2025 Budget Ordinance (No. 018-24HR) of Richland County, South Carolina – Mr. Livingston moved to approve this item, seconded by Mr. Weaver.

Ms. Mackey noted this item is related to the vote taken to utilize up to 15% of the Accommodations Tax funds for downpayment assistance for County employees, teachers, and public safety workers.

In Favor: Branham, Pugh, Little, Livingston, Terracio, Weaver, Barron, Alleyne, Mackey, English, and Newton

The vote in favor was unanimous.

15. **REPORT OF THE DEVELOPMENT AND SERVICES COMMITTEE**

- a. For the purpose of preserving the historical character of the Olympia neighborhood, I move to within 12 months create a neighborhood character overlay in tandem with an update to the neighborhood plan for the Olympia neighborhood. During this time a moratorium on new construction, rezoning, demolition, and substantial rehabilitation (50% or more of lot area, building square footage, change in use) will be in place. [TERRACIO and ENGLISH – October 15, 2024] – Ms. Newton stated the committee recommended amending the motion to replace a moratorium with a pause.

Mr. Wright recommended the word moratorium remain in the motion. He indicated changing the wording to “a pause” does not negate the fact that it will be a moratorium. He noted it would require drafting an ordinance, three readings, and a public hearing.

Ms. Terracio inquired if the moratorium and the overlay would require separate ordinances.

Mr. Wright replied the motion before the body would require an ordinance.

Ms. Terracio asked if staff would begin work on an ordinance once the body takes action on the motion.

Mr. Wright indicated if Council approves the motion, it could go back to the committee for staff to work on an ordinance to bring back to Council. However, Council could vote to take up the ordinance without it going back to the committee.

Ms. English noted the motion does not encompass the entire Olympia area, but the Mill District.

Mr. Branham pointed out that the committee discussed adding language stating that the moratorium would end if an overlay were adopted in less than 12 months. He also indicated he supports the Olympia area having a zoning overlay but could not support a moratorium.

Mr. Wright stated the overlay and moratorium could be addressed in the same ordinance.

Ms. Mackey stated, for clarification, that the committee's recommendation is to clarify the motion's language and then return it to the committee for ordinance language to be drafted.

Mr. Wright responded in the affirmative.

Ms. Terracio expressed that if the overlay and moratorium were taken up together, the moratorium would not be needed. The point of the moratorium was to cease property demolition, building new structures, or substantial renovations while staff worked on the overlay.

Ms. Terracio moved to direct the Administrator to draft a moratorium ordinance and bring it back to Council for review, seconded by Ms. Barron.

In Favor: Pugh, Little, Livingston, Terracio, Weaver, Barron, Alleyne

Opposed: Branham, Mackey, English, and Newton

The vote was in favor.

16. **ADMINISTRATION AND FINANCE COMMITTEE**

- a. Upper Township Magistrate – Magistrate Pay Plan – Ms. Mackey stated the committee recommended deferring this item to the FY25-26 budget process.

In Favor: Branham, Pugh, Little, Livingston, Terracio, Weaver, Barron, Alleyne, Mackey, English, and Newton

The vote in favor was unanimous.

14. **REPORT OF THE ECONOMIC DEVELOPMENT COMMITTEE**

- a. A Resolution (1) approving the assignment to Fresh Express Acquisitions LLC, Fresh Express Incorporated, and Bona Mobilia LLC of all the rights, interests, and obligations of McEntire Produce, Inc. R. C. McEntire, Trucking, Inc. and McEntire Limited Partnership under certain fee agreements between McEntire Produce, Inc. R. C. McEntire Trucking, Inc., McEntire Limited Partnership and Richland County, South Carolina, (2) authorizing the County's execution and delivery of an assignment and assumption of fee agreements in connection with such assignment; and (3) authorizing other matters related thereto (Resolution #2025-0204-002) – Mr. Livingston stated the committee recommended approval of this item.

In Favor: Branham, Pugh, Little, Livingston, Terracio, Weaver, Barron, Alleyne, Mackey, English, and Newton

The vote in favor was unanimous.

- b. Authorizing the grant of an option to acquire certain real property owned by Richland County, South Carolina to Mark Anthony Brewing, Inc.; authorizing the transfer of such real property on the exercise of the option by Mark Anthony Brewing, Inc. and the satisfaction of certain conditions as set forth in the option agreement; and other matters related thereto [FIRST READING] – Mr. Livingston stated the committee recommended approval of this item.

In Favor: Branham, Pugh, Little, Livingston, Terracio, Weaver, Barron, Alleyne, Mackey, English, and Newton

The vote in favor was unanimous.

- c. Authorizing the expansion of the boundaries of the I-77 Corridor Regional Industrial Park jointly developed with Fairfield County to include certain property located in Richland County; the execution and delivery of a public infrastructure credit agreement to provide for public infrastructure credits to Killian Woods Development, LLC; and other related matters [FIRST READING] – Mr. Livingston stated the committee recommended approval of this item.

In Favor: Pugh, Little, Livingston, Terracio, Weaver, Barron, Alleyne, Mackey, English, and Newton

Opposed: Branham

The vote in favor was unanimous.

18. **OTHER ITEMS**

- a. FY25 District 5 Hospitality Tax Allocations (Ann Brodie's Carolina Ballet - \$5,000 and Richland Library - \$5,000)
- b. FY25 District 11 Hospitality Tax Allocations (LR Sweet Potato Festival - \$15,000)

Mr. Pugh moved to approve Items 18(a) and (b), seconded by Ms. Newton.

In Favor: Branham, Pugh, Little, Livingston, Terracio, Weaver, Barron, Alleyne, Mackey, English, and Newton

The vote in favor was unanimous.

Ms. Barron moved to reconsider Items 18(a) and (b), seconded by Ms. Terracio.

Opposed: Branham, Pugh, Little, Livingston, Terracio, Weaver, Barron, Alleyne, Mackey, English, and Newton

The motion for reconsideration failed.

19. **EXECUTIVE SESSION**

Mr. Pugh moved to go into Executive Session, seconded by Ms. Terracio.

In Favor: Branham, Pugh, Little, Livingston, Terracio, Weaver, Barron, Alleyne, Mackey, English, and Newton

The vote in favor was unanimous.

***Council went into Executive Session at approximately 7:19 PM
and came out at approximately 8:01 PM***

Mr. Pugh moved to come out of Executive Session, seconded by Ms. Barron.

In Favor: Branham, Pugh, Little, Livingston, Terracio, Weaver, Barron, Alleyne, Mackey, English, and Newton

The vote in favor was unanimous.

Ms. Mackey indicated Council entered into Executive Session to receive legal advice. No action was taken in Executive Session.

- a. Courthouse Security [Pursuant to SC Code of Laws, Sec. 30-4-70(a)(2)] – No action was taken.
- b. Property Inquiry – NE/S Lyke Ln., TMS # R06400-01-01 [Pursuant to SC Code of Laws, Sec. 30-4-70(a)(2)] – Mr. Branham moved to authorize the Administrator to proceed with negotiations to potentially sale the property, seconded by Ms. Barron.

In Favor: Branham, Pugh, Little, Livingston, Terracio, Weaver, Barron, Alleyne, Mackey, English, and Newton

The vote in favor was unanimous.

Ms. Newton moved to reconsider the item, seconded by Ms. Barron.

Opposed: Branham, Pugh, Little, Livingston, Terracio, Weaver, Barron, Alleyne, Mackey, English, and Newton

The motion for reconsideration failed.

- c. Detention Center Update [Pursuant to SC Code of Laws, Sec. 30-4-70(a)(2)] – No action was taken.
- d. Pearson v. Richland County Update [Pursuant to SC Code of Laws, Sec. 30-4-70(a)(2)] – No action was taken.

20. **MOTION PERIOD**

- a. I move to direct the County Administrator to research and present the options for Richland County to enact a Hate Crimes Ordinance [LITTLE] – The Chair referred the motion to the Development and Services Committee.

Ms. Terracio requested that her name be added to the motion.

21. **ADJOURNMENT** – Ms. Newton moved to adjourn the meeting, seconded by Ms. Barron.

In Favor: Branham, Pugh, Little, Livingston, Terracio, Weaver, Barron, Alleyne, Mackey, English, and Newton

The vote in favor was unanimous.

The meeting adjourned at approximately 8:04 PM.



**STATE OF SOUTH CAROLINA
COUNTY OF RICHLAND**

PROCLAMATION

**RECOGNIZING WILLIAM "BILL" H. PETERS
Director - Operational Services**

WHEREAS, William "Bill" H. Peters, after 21 years of dedicated service to Richland County, is retiring from his role as Director of Operational Services;

WHEREAS, Bill began his distinguished career with the County as Fleet Manager, where his unwavering commitment to excellence played a key role in maintaining a reliable and efficient fleet of vehicles for County operations; and, through his exceptional leadership, Bill's fleet management practices earned recognition multiple times as one of the National Fleet Management Association's "100 Best Fleets" among all public fleets in the Americas; and

WHEREAS, in his role as Director of Operational Services, Bill restructured and revitalized the County's facilities maintenance program, building a high-performing team that ensured the effective and efficient management of all County facilities; and was instrumental in bolstering the County's capital projects program, leading it to unprecedented progress with the successful completion of critical infrastructure projects that benefited both County operations and the residents of Richland County; and

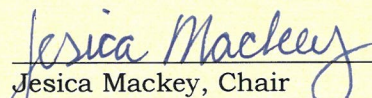
WHEREAS, Bill's leadership was characterized by his steadfast integrity, strong work ethic, and tireless commitment to the organization's mission; his dedication to public service has been an inspiration to his colleagues and the community; and

WHEREAS, throughout his career, Bill demonstrated a remarkable ability to build and nurture relationships with both internal and external stakeholders, fostering collaboration and progress that directly contributed to the success of numerous County initiatives; and

WHEREAS, Bill's mentorship and guidance have left a lasting impact on many employees who have benefitted from his wisdom, experience, and willingness to share his knowledge, shaping the next generation of leaders within the County; and

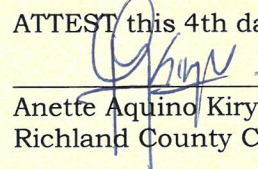
WHEREAS, Bill's contributions have not only enhanced the operational efficiency of the County but have also made a lasting positive impact on the quality of services provided to the citizens of Richland County;

NOW THEREFORE BE IT PROCLAIMED, that Richland County Councilmembers Jason Branham, Derrek Pugh, Tyra K. Little, Paul Livingston, Allison Terracio, Tish D. Alleyne, Gretchen D. Barron, Jessica Mackey, Cheryl English and Chakisse Newton do hereby proclaim their sincere appreciation and heartfelt gratitude to Bill Peters for his outstanding service, unwavering dedication, and lasting legacy to Richland County.

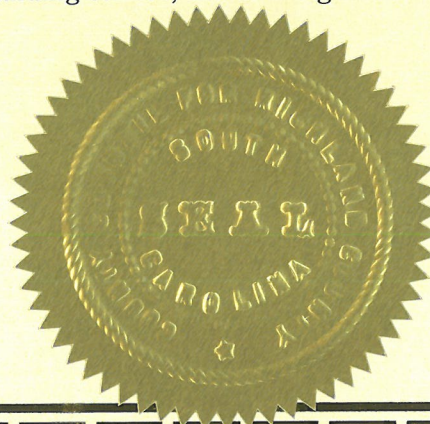


Jessica Mackey, Chair
Richland County Council District 9

ATTEST this 4th day of February 2025



Anette Aquino Kirylo
Richland County Clerk to Council





Report of the County Administrator

REGULAR SESSION *Tuesday, February 4, 2025*

ITEMS FOR EXECUTIVE SESSION:

PROPERTY INQUIRY – NE/S LYKES LN, TMS#R06400- 01-01 [PURSUANT TO S.C. CODE OF LAWS, SEC. 30-4-070(A)(2)]

UPDATES FOR CONSIDERATION:

GENERAL UPDATES

STRATEGIC PLANNING FORUM RECAP

Richland County Council, County Administration, and members of senior staff attended the 2025 County Council Strategic Planning Forum in Rock Hill, South Carolina from January 15 – January 17, 2025. The County’s annual Strategic Planning Forum offers County Council and staff the opportunity to review the County’s Strategic Plan and encourages collaboration on the upcoming year’s efforts to further achieve its initiatives.

The County Administrator opened the Forum with a “State of the County” address followed by several staff presentations. The Council received updates on recent capital improvement projects, a snapshot of the County’s finances, and efforts to improve resident engagement and service provision.

City of Rock Hill staff hosted the Forum’s attendees on a tour of its BMX Supercross Track, its Velodrome, and Manchester Meadows, providing the attendees with a look into its recreational tourism opportunities and income-generating park infrastructure.

Staff concluded the Forum by providing the Council with a year-in-review of the County’s Strategic Plan goals & objectives.

COMPREHENSIVE PLAN UPDATE

ATTACHMENTS:

1. Project Status Update: Comprehensive Plan Update



Project Update

Prepared by:	Synithia Williams	Title:	Director
Department:	Community Planning & Development	Division:	
Date Prepared:	January 28, 2025	Meeting Date:	February 4, 2025
Approved for Consideration:	Assistant County Administrator	Aric A Jensen, AICP	
Committee/Meeting:	Regular Session		
Agenda Item/Council Motion:	Comprehensive Plan Update		

EXECUTIVE SUMMARY (NARRATIVE STATUS):

Below is a list of the dates and locations of meetings and/or townhalls where staff presented or distributed information about the Comprehensive Plan:

December 9, 2024	Comprehensive Plan flyers distributed to the Greenview (Dist. 3), Forest Heights (Dist. 7), and Emerald Valley (Dist. 4) Neighborhoods.
December 10, 2024 and January 3, 2025	Comprehensive Plan information and survey was included in the City of Columbia’s Columbia Compass newsletter.
December 12, 2024	Distributed Comprehensive Plan flyers at the Neighborhood Enrichment Grant training.
December 16, 2024	Public Forum 1, Richland County Library Assembly Street
December 17, 2025	Distributed Comprehensive Plan flyers at the Neighborhood Holiday Drop In.
December 18, 2024	Columbia Chapter of the REAL Professionals Network, Columbia SC
January 7, 2025	Comprehensive Plan Public Drop In, Parklane Adult Activity Center
January 9, 2025	Distributed Comprehensive Plan flyers at the Neighborhood Enrichment Grant training.

January 13, 2025	Comprehensive Plan Public Drop In, Garners Ferry Adult Activity Center
January 16, 2025	Lexington Medical Center distributed the Comprehensive Plan website and survey information to the practice managers at their Richland County locations and asked them to help spread the word by sharing with employees.
January 16, 2025	Distributed Comprehensive Plan flyers at the Neighborhood Enrichment Grant training.
January 27, 2025	Comprehensive Plan Presented at the District 1 Town Hall Meeting
February 3, 2025	Invitation to present the Comprehensive Plan to the Ballentine Community Association



Informational Agenda Briefing

Prepared by:	Synithia Williams	Title:	Director
Department:	Community Planning & Development	Division:	
Date Prepared:	March 23, 2022	Meeting Date:	December 17, 2024
Approved for consideration:	Assistant County Administrator	Aric A Jensen, AICP	
Meeting/Committee	Development & Services		
Subject:	<ol style="list-style-type: none"> 1. "I move that the Administrator explore the possibility and present a draft ordinance to place a moratorium on demolition and new construction in the Olympia area of Richland County" 2. "For the purpose of preserving the historical character of the Olympia neighborhood, I move to within 12 months create a neighborhood character overlay in tandem with an update to the neighborhood plan for the Olympia neighborhood. During this time a moratorium on new construction, rezoning, demolition, and substantial rehabilitation (50% or more of lot area, building square footage, change in use) will be in place." 		

At the September 17, 2024 and October 15, 2024 Council meetings, the following motions were made respectively, and assigned to the Development & Services committee:

1. "I move that the Administrator explore the possibility and present a draft ordinance to place a moratorium on demolition and new construction in the Olympia area of Richland County." [Terracio, 17 September 2024]

2. "For the purpose of preserving the historical character of the Olympia neighborhood, I move to within 12 months create a neighborhood character overlay in tandem with an update to the neighborhood plan for the Olympia neighborhood. During this time a moratorium on new construction, rezoning, demolition, and substantial rehabilitation (50% or more of lot area, building square footage, change in use) will be in place." [Terracio, 15 October 2024]

The Community Planning and Development staff met with the We Are Olympia group on November 16, 2024. At the meeting, staff presented information on the purpose of an overlay district, the area that would be covered, and addressed what an overlay district regulates versus underlying zoning.

In December, Community Planning and Development will draft a flyer to mail to all residents affected by the proposed overlay district, inviting them to a public meeting in January 2025. Staff will coordinate with the We Are Olympia group to identify a location to hold the public meeting in January.

Staff is working with the County Attorney’s Office to develop a draft moratorium ordinance.

ATTACHMENTS:

1. Olympia Overlay District Presentation

Olympia Neighborhood Character Overlay

Richland County Planning

November 18th, 2024

St. Luke Lutheran Church

Purpose of the Overlay

Preserve and protect the architectural style and characteristics of the historic mill houses and other historic structures in the Olympia neighborhood

Encourage any change in the neighborhood, whether through new builds, renovations, or demolitions, to reflect and contribute to the architectural character of the historic neighborhood

Why Olympia qualifies for an overlay

26-3.8.f.2.a – Master Plan requirement

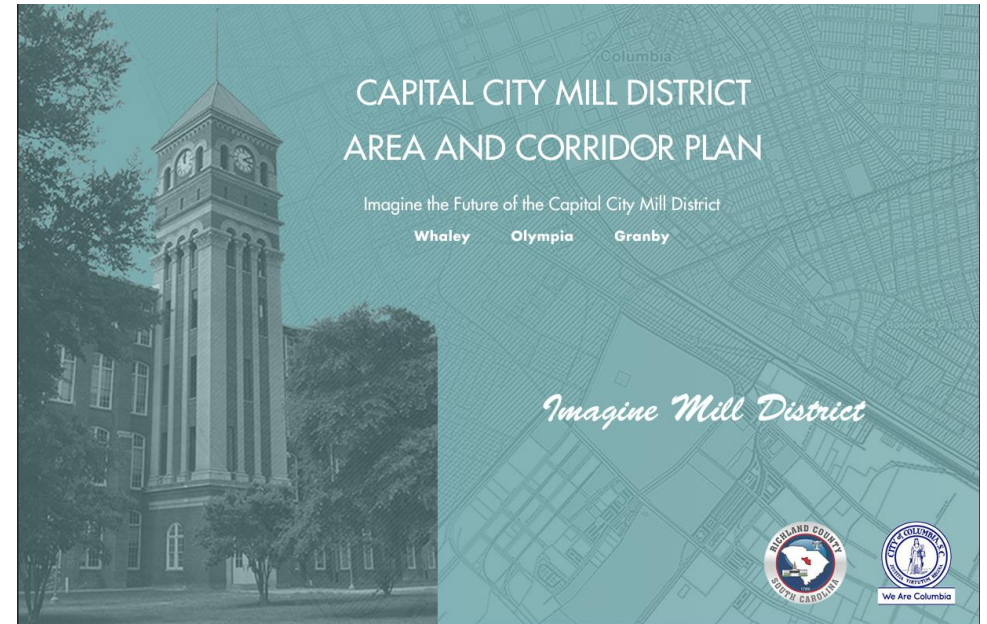
Capital City Mill District Plan

26-3.8.f.3.a – “distinctive, cohesive character”
as applicable to Olympia:

Type of construction/building materials

Lot layouts and setbacks

Historic district



The CCMD Master Plan provides an analysis of the neighborhood and recommends potential policies and projects relevant to the community. It is not written to be an enforceable, regulatory document.

Area

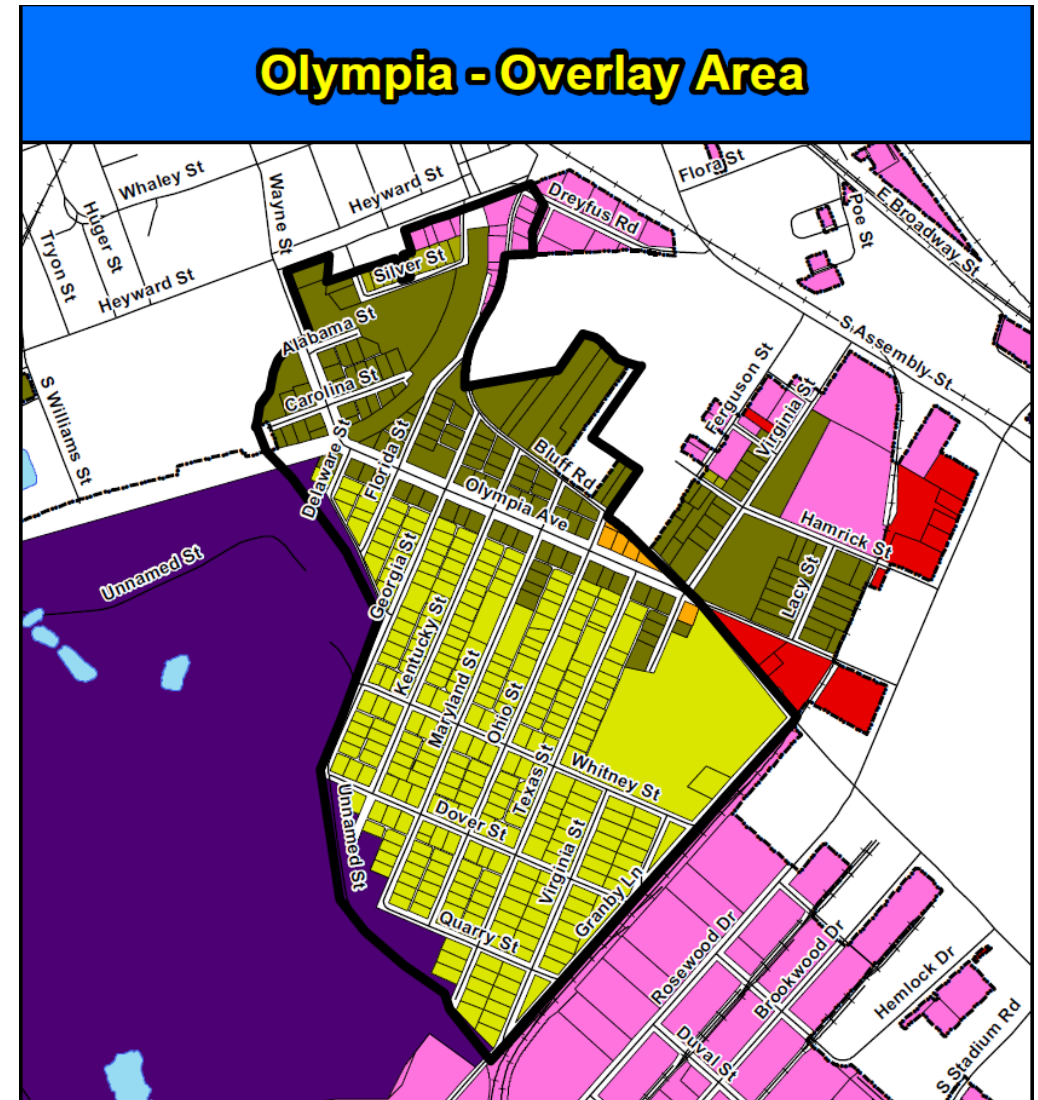
Underlying Zoning and **MAX**
Densities:

R4 – 9 dwelling units per acre

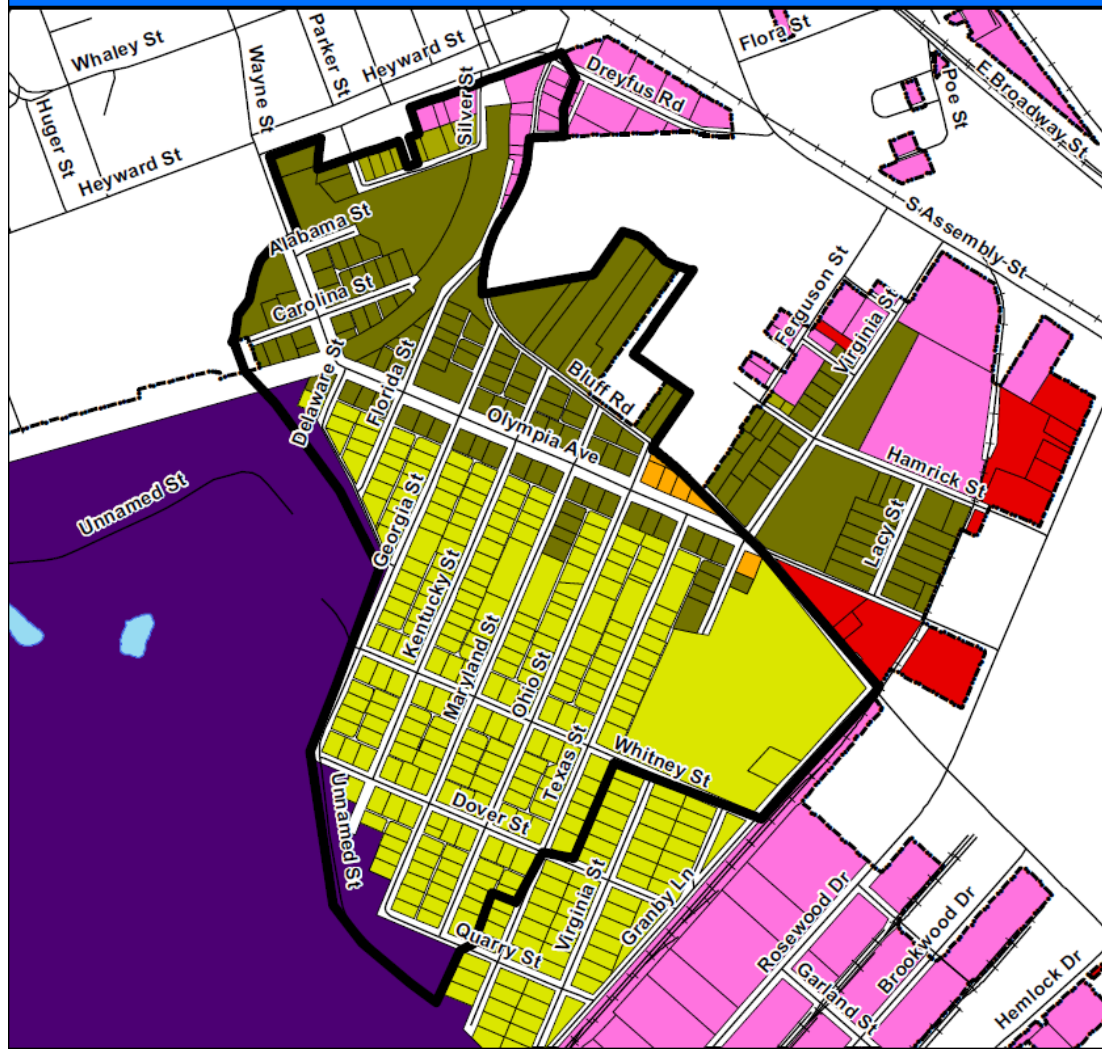
R6 – 18 dwelling units per acre

MU-1 – 10 dwelling units per acre

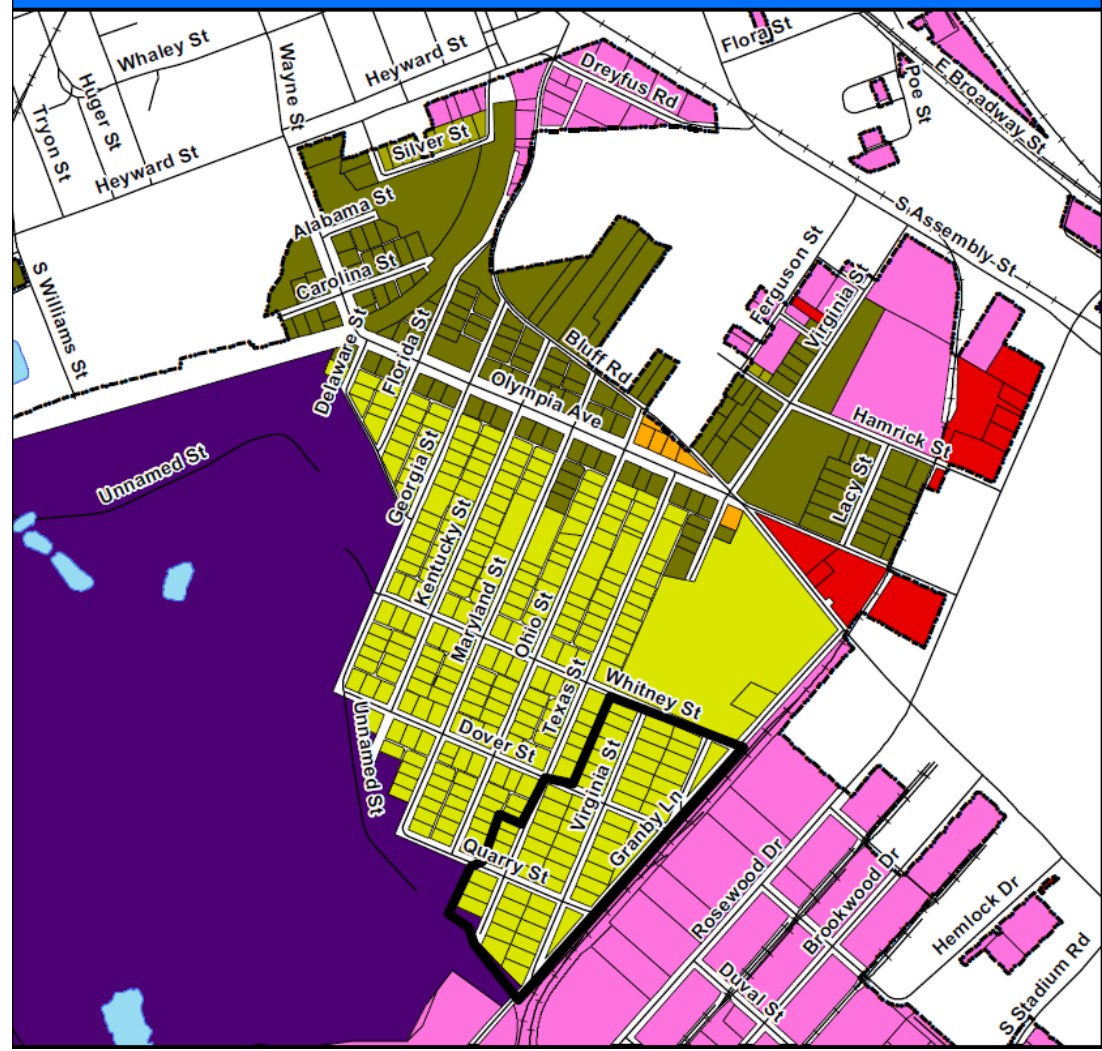
*Note: Pink areas are zoned Legacy
Light Industrial. Overlay standards
would not be applicable



Olympia - Old Hill



Olympia - New Hill



Housing Types

Period of significance:

Old Hill: 1900-1903, 1914-1915

New Hill: 1940s

Applicability in the Overlay (Section 1)

“The overlay standards shall be applicable for renovations and demolitions to historic structures as determined by architectural type and date of construction within the period of significance. The standards also apply to new construction within the overlay district.”



Old Hill: Type 1.



Old Hill: Type 2.



Old Hill: Type 3.



Old Hill: Type 4.



Old Hill: Type 5.



Old Hill: Type 6.



New Hill: Type 7.



New Hill: Type 8.

What the Overlay does

Dictates that renovations to historic structures preserve the historic architectural character of Olympia

Requires new builds to conform or emulate the historic architectural characteristics of Olympia

Provides a framework to prevent demolition of historic structures

Dictates placement of main structures and accessory structures on the lot

Regulates parking and driveways on the lot

Regulated by Neighborhood Character Overlay

Location of structures on lots (c)

Setbacks (d)

Building height (e)

Building footprint (f)

Building orientation (g)

Exterior building materials (h)

Roof lines (i)

Garage location (j)

Foundation materials (k)

Porches (l)

Landscaping and fences (n)

Driveways (p)

Exterior lighting (q)

Front façade (r)

Additions (t)

Demolitions (v)

Doors, windows, chimneys (w)

Architectural style of new construction (w)

Accessibility (w)

Parking location on lot (w)

Regulated by underlying zoning (R4, R6, MU-1)

Density

Lot size

Lot width

Accessory dwelling units

Impervious surface coverage

Uses

Drainage

Off-street parking requirements

Table 26-5.2(d)(1): Minimum Number of Off-Street Parking Spaces

Principal Use Category	Principal Use Type	All Other Districts Proposed	MU3 and MU2 Proposed
	Community garden	No minimum	No minimum
	Forestry	No minimum	n/a
	Poultry farm	No minimum	n/a
	Swine farm	No minimum	n/a
Agriculture and Forestry Related	Agriculture research facility	No minimum	n/a
	Agritourism		n/a
	Equestrian center	No minimum	n/a
	Farm distribution hub	1 per 1,000 sf GFA	n/a
	Farm supply and machinery sales and service	1 per 2,500 sf of gross outdoor display area	1 per 2,500 sf of gross outdoor display area
	Farm winery	1 per 1,000 sf GFA	n/a
	Riding or boarding stable	1 per 2 stalls	n/a
	Rural retreat	No minimum	n/a
Residential			
Household Living	Dwelling, Live-Work	2 per du	1.5 per du
	Dwelling, Mansion apartment	2 per du	n/a
	Dwelling, Multi-family	2 per du	n/a
	Dwelling, Single-family detached	2 per du	n/a
	Dwelling, Three-family	1.5 per du	n/a
	Dwelling, Townhouse	2 per du	n/a
	Dwelling, Two-family	2 per du	n/a
	Group home, Family	0.75 per unit	0.75 per unit
	Manufactured home	2 per du	n/a
	Manufactured home park	2 per du	n/a
Group Living	Continuing care community	1 per 4 residents	n/a
	Dormitory	0.75 per bedroom	n/a
	Fraternity or sorority house	1 per 2 bedrooms	n/a
	Group home, Large	3 per 4 units	n/a
	Rooming or boarding house	1 plus 1 per 2 rooms	1 plus 1 per 2 rooms

What the Overlay does not do

Prevent renovation or demolition of non-historic structures

Determine the density of the neighborhood (Zoning)

Regulate the interior of the structure (Building Code)

Preserve Olympia Ave median (SCDOT)

Regulate on-street parking (Sheriff's Department, SCDOT)

Encourage owner-occupation of structures

Timeline (tentative)

December-February – Notification Mailers and Public Meetings

March – Planning Commission

April – Council Committee

May – Zoning Public Hearing / 1st Reading

June – Creation of Architectural Review Board

July 2025 – Anticipated Final Reading

therein including, but not limited to, the prior consent, or subsequent ratification, of the County, which such consent or ratification may be given by resolution; and

WHEREAS, in satisfaction of such conditions, and upon request by the McEntire Companies and the Company, the County desires to approve the Assignment and as further evidence of such approval, to execute and deliver an Assignment and Assumption of Fee Agreements, the substantially final form of which is attached hereto as Exhibit A (the “Assignment and Assumption Agreement”); and,

WHEREAS, it appears that the Assignment and Assumption Agreement now before this meeting is in appropriate form and is an appropriate instrument to be executed and delivered by the County for the purposes intended.

NOW, THEREFORE, BE IT RESOLVED by the County Council as follows:

Section 1. Approval of Assignment. The County hereby approves the Assignment as of the Transfer Date and acknowledges that, to the extent required by the Code and the respective Fee Agreements, this Resolution is an official ratification of the Assignment for purposes of Section 6.4 of the 2006 Fee Agreement, Section 6.4 of the 2012 Fee Agreement, and Section 8.6 of the 2024 Fee Agreement. The Assignment will be effective as of the Transfer Date, following delivery of an executed Assignment and Assumption Agreement, which such Assignment and Assumption Agreement is to be substantially in the form attached hereto as Exhibit A and hereby approved, or with such revisions thereto as are not materially adverse to the County and as shall be approved by the officials of the County executing the same.

Section 2. Authorization. The County Council authorizes the Chairman of the County Council and the County Administrator to execute the Assignment and Assumption Agreement for and on behalf of the County, and the Clerk to County Council to attest the same, and further authorizes the Chairman of County Council and the County Administrator to take whatever further actions as may be reasonably necessary and prudent to effect this Resolution.

Section 3. Severability. Should any part, provision, or term of this Resolution be deemed unconstitutional or otherwise unenforceable by any court of competent jurisdiction, such finding or determination shall not affect the rest and remainder of the Resolution or any part, provision or term thereof, all of which is hereby deemed separable.

Section 4. Repealer Clause. All orders, resolutions, or any parts of either, in conflict with this Resolution are, to the extent of that conflict, repealed. This Resolution is effective and remains in effect as of its adoption by the County Council.

[End of Resolution]

APPROVED AND ADOPTED IN A MEETING THIS 4th DAY OF FEBRUARY, 2025.

RICHLAND COUNTY, SOUTH CAROLINA

Chair
Richland County Council

Clerk to Council
Richland County Council

RICHLAND COUNTY ATTORNEY'S OFFICE

Approved As To LEGAL Form Only
No Opinion Rendered As To Content

EXHIBIT A

Form of Assignment and Assumption of Fee Agreements

See attached.

ASSIGNMENT AND ASSUMPTION AGREEMENT

This ASSIGNMENT AND ASSUMPTION AGREEMENT (this “Assignment”) is effective as of December 6, 2024 by and among Fresh Express Acquisitions LLC, a Delaware limited liability company (“FEX”) and Bona Mobilia LLC, a Delaware limited liability company (“Bona” and together with FEX, the “Assignee”), McEntire Produce, Inc., a South Carolina corporation (“MCP”), R.C McEntire Trucking, Inc., a South Carolina corporation (“RCMT”), McEntire Limited Partnership, a South Carolina limited partnership (“MLP”), Produce Buildings, LLC, a South Carolina limited liability company (“Produce Buildings”), and C.H. McEntire Real Estate, LLC, a South Carolina limited liability company (“C.H. McEntire RE” and collectively with MLP, MCP, RCMT, and Produce Buildings, the “Assignor”), and Richland County, South Carolina, a body politic and corporate and political subdivision of the State of South Carolina (the “County”).

WHEREAS, the County, acting by and through its County Council (“County Council”), under and pursuant to the provisions of the Code of Laws of South Carolina 1976, as amended (the “Code”), particularly Title 12, Chapter 44, of the Code, and Title 4, Chapter 1, of the Code, as well as by ordinances enacted by the County on July 12, 2006, June 5, 2012, and March 5, 2024, did previously enter into:

(a) a Fee Agreement with Assignor dated July 12, 2006, as amended by that certain Amendment to 2006 and 2012 Fee Agreements dated December 4, 2018 (the “2006 Fee Agreement”);

(b) a Fee Agreement with Assignor dated June 5, 2012, as amended by that certain Amendment to 2006 and 2012 Fee Agreements dated December 4, 2018 (the “2012 Fee Agreement”); and

(c) a Fee Agreement with Assignor dated March 5, 2024 (the “2024 Fee Agreement,” and together with the 2006 Fee Agreement and 2012 Fee Agreement, the “Fee Agreements”); and

WHEREAS, MLP conveyed its interest in the real property described in the Fee Agreements to Produce Buildings and C.H. McEntire RE pursuant to a Limited Warranty Deed recorded on June 24, 2024; and

WHEREAS, Produce Buildings, C.H. McEntire RE, MCP, and RCMT (the “APA Parties”) and Assignee are parties to that certain Asset Purchase Agreement (the “APA”) dated as of December [], 2024 (the “Transfer Date”); and

WHEREAS, capitalized terms used herein but not defined will have the meanings set forth in the APA; and

WHEREAS, the APA contemplates that the APA Parties shall transfer all of their Assigned Contracts, and other intangible personal property included in the Purchased Assets to Assignee;

WHEREAS, the APA further contemplates that Assignee shall assume the Assumed Liabilities; and

WHEREAS, Assignor desires to assign to the Assignee, and the Assignee desires to assume from the Assignor, effective as of the Transfer Date, all of the Assignor’s obligations, rights, title, and interest in, to, and under the Fee Agreements.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

1. **Assignment by Assignor.** Assignor hereby conveys, transfers and assigns unto Assignee all of Assignor's obligations, rights, title, and interest in, to, and under the Fee Agreements, together with all the rights and benefits thereunder.

2. **Assumption by Assignee.** Assignee hereby assumes all obligations, rights, title, and interest of Assignor under the Fee Agreements, and agrees faithfully to observe and perform all of the obligations imposed upon Assignor thereunder on and after the Transfer Date.

3. **County Acknowledgement and Releases.** Effective as of 12:00 AM on the Transfer Date, the County hereby: (i) acknowledges the assignment and assumption set forth in this Assignment and confirms its approval thereof, (ii) releases Assignors from any breach of the duties, obligations, and liabilities under the Fee Agreements arising from and after the Transfer Date and (iii) releases Assignee from any breach of the duties, obligations, and liabilities under the Fee Agreements arising prior to the Transfer Date.

4. **Primacy of APA.** This Assignment is made, executed, and delivered pursuant to the APA, and is subject to all of the terms, provisions, and conditions thereof, including (without limitation) the representations, warranties, indemnifications, and limitations therein; provided, however, the APA shall not modify or be deemed to modify any of the terms, conditions and provisions of the Fee Agreements.

5. **Severability.** If any provision of this Assignment shall be held by a tribunal of competent jurisdiction to be illegal, invalid, or unenforceable, the remaining provisions shall remain in full force and effect, and this Assignment shall be interpreted as if such invalid provisions were omitted.

6. **Headings.** The headings contained in this Assignment are for reference only and shall not affect the meaning or interpretation of any of the provisions of this Assignment.

7. **Counterparts.** This Assignment and any amendments hereto may be executed in one or more counterparts, each of which shall be deemed an original but all of which together will constitute one and the same instrument. This Assignment may be executed electronically, by facsimile or scanned email images (such as a PDF file), or by DocuSign or similar electronic signature certification service, and such signatures shall be binding and deemed original.

8. **Miscellaneous.** No amendment or modification of this Assignment shall be valid or binding upon the parties hereto unless made in writing and executed by authorized representatives of both parties.

[Signature Page Follows]

IN WITNESS WHEREOF, the parties have executed this Assignment and Assumption Agreement as of the date first written above.

ASSIGNOR:

MCENTIRE PRODUCE, INC., a South Carolina corporation

By: _____
Name: _____
Title: _____

R.C. MCENTIRE TRUCKING, INC., a South Carolina corporation

By: _____
Name: _____
Title: _____

PRODUCE BUILDINGS, LLC, a South Carolina limited liability company

By: _____
Name: _____
Title: _____

C.H. MCENTIRE REAL ESTATE, LLC, a South Carolina limited liability company

By: _____
Name: _____
Title: _____

MCENTIRE LIMITED PARTNERSHIP, a South Carolina limited partnership

By: _____
Name: _____
Title: _____

ASSIGNEE:

FRESH EXPRESS ACQUISITIONS LLC,
a Delaware limited liability company

By: _____
Name: _____
Title: _____

FRESH EXPRESS INCORPORATED, a
Delaware corporation

By: _____
Name: _____
Title: _____

BONA MOBILIA LLC, a Delaware limited
liability company

By: _____
Name: _____
Title: _____

COUNTY:

Chairman
Richland County Council

Clerk to Council
Richland County Council

RICHLAND COUNTY ATTORNEY'S OFFICE

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No Opinion Rendered As To Content



REQUEST OF ACTION

Subject: FY25 - District 5 Hospitality Tax Allocations

A. Purpose

County Council is being requested to approve a total allocation of **\$10,000** for District 5.

B. Background / Discussion

For the 2024 - 2025 Fiscal Year, County Council approved designating the Hospitality Discretionary account funding totaling \$82,425.00 for each district Council member. The details of these motions are listed below:

Motion List (3rd reading) for FY17: Hospitality Tax discretionary account guidelines are as follows: (a) Establish a H-Tax discretionary account for each Council District; (b) Fund the account at the amount of \$164,850.00; (c) Council members will recommend Agencies to be funded by their allocation. Agencies and projects must meet all of the requirements in order to be eligible to receive H-Tax funds; (d) All Council recommendation for appropriations of allocations to Agencies after the beginning of the fiscal year will still be required to be taken back to Council for approval by the full Council prior to the commitment of funding. This would only require one vote.

Motion List (3rd reading) for FY25, Regular Council Meeting – June 18, 2024: Establish Hospitality Tax discretionary accounts for each district in FY25 at the amount of \$82,425. Move that up to \$300,000 of unallocated district specific H-Tax funding for FY23-24 be carried over and added to any additional funding for FY24-25.

Pursuant to Budget Memorandum 2017-1 and the third reading of the budget for FY25 each district Council member was approved \$82,425.00 to allocate funds to Hospitality Tax eligible organizations of their own discretion. As it relates to this request, District 5 H-Tax discretionary account breakdown and its potential impact is listed below:

Initial Discretionary Account Funding	\$ 82,425
FY2024 Remaining	\$ 7,650
Ann Brodie's Carolina Ballet	\$ 5,000
Richland Library	\$ 5,000
Total Allocation	\$ 10,000
FY25 Approved Allocations YTD	\$ 69,800
Remaining FY2025 Balance	\$ 10,275

C. Legislative / Chronological History

- 3rd Reading of the Budget – June 8, 2017
- Regular Session - May 15, 2018
- 3rd Reading of the Budget FY19- June 21, 2018
- 3rd Reading of the Budget FY20- June 10, 2019
- 3rd Reading of the Budget FY21- June 11, 2020
- 3rd Reading of the Budget FY22- June 10, 2021
- 3rd Reading of the Budget FY23- June 7, 2022
- 3rd Reading of the Budget FY24- June 6, 2023
- 3rd Reading of the Budget FY25- June 18, 2024

D. Alternatives

1. Consider the request and approve the allocation.
2. Consider the request and do not approve the allocation.

E. Final Recommendation

Staff does not have a recommendation regarding this as it is a financial policy decision of County Council. The funding is available to cover the request. Staff will proceed as directed.



REQUEST OF ACTION

Subject: FY25 - District 11 Hospitality Tax Allocations

A. Purpose

County Council is being requested to approve a total allocation of **\$15,000** for District 11.

B. Background / Discussion

For the 2024 - 2025 Fiscal Year, County Council approved designating the Hospitality Discretionary account funding totaling \$82,425.00 for each district Council member. The details of these motions are listed below:

Motion List (3rd reading) for FY17: Hospitality Tax discretionary account guidelines are as follows: (a) Establish a H-Tax discretionary account for each Council District; (b) Fund the account at the amount of \$164,850.00; (c) Council members will recommend Agencies to be funded by their allocation. Agencies and projects must meet all of the requirements in order to be eligible to receive H-Tax funds; (d) All Council recommendation for appropriations of allocations to Agencies after the beginning of the fiscal year will still be required to be taken back to Council for approval by the full Council prior to the commitment of funding. This would only require one vote.

Motion List (3rd reading) for FY25, Regular Council Meeting – June 18, 2024: Establish Hospitality Tax discretionary accounts for each district in FY25 at the amount of \$82,425. Move that up to \$300,000 of unallocated district specific H-Tax funding for FY23-24 be carried over and added to any additional funding for FY24-25.

Pursuant to Budget Memorandum 2017-1 and the third reading of the budget for FY25 each district Council member was approved \$82,425.00 to allocate funds to Hospitality Tax eligible organizations of their own discretion. As it relates to this request, District 11 H-Tax discretionary account breakdown and its potential impact is listed below:

Initial Discretionary Account Funding	\$ 82,425
FY2024 Remaining	\$174,552
LR Sweet Potato Festival	\$ 15,000
Total Allocation	\$ 15,000
FY25 Approved Allocations YTD	\$ 13,000
Remaining FY2025 Balance	\$228,977

C. Legislative / Chronological History

- 3rd Reading of the Budget – June 8, 2017
- Regular Session - May 15, 2018
- 3rd Reading of the Budget FY19- June 21, 2018
- 3rd Reading of the Budget FY20- June 10, 2019
- 3rd Reading of the Budget FY21- June 11, 2020
- 3rd Reading of the Budget FY22- June 10, 2021
- 3rd Reading of the Budget FY23- June 7, 2022
- 3rd Reading of the Budget FY24- June 6, 2023
- 3rd Reading of the Budget FY25- June 18, 2024

D. Alternatives

1. Consider the request and approve the allocation.
2. Consider the request and do not approve the allocation.

E. Final Recommendation

Staff does not have a recommendation regarding this as it is a financial policy decision of County Council. The funding is available to cover the request. Staff will proceed as directed.