



Richland County Council
Zoning Public Hearing
MINUTES
February 25, 2025 – 7:00 PM
Council Chambers
2020 Hampton Street, Columbia, SC 29204

COUNCIL MEMBERS PRESENT: Jessica 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: Anette Kirylo, Patrick Wright, Aric Jensen, Kyle Holsclaw, Ashley Fullerton, Michelle Onley, Angela Weathersby, Kenny Bowen, Jackie Hancock, Geo Price, Tommy DeLage, and Tina Davis-Gooden

1. **CALL TO ORDER** – Chairwoman Jessica Mackey called the meeting to order at approximately 7:00 PM.
2. **ADDITIONS/DELETIONS TO THE AGENDA** – There were no additions or deletions.
3. **WITHDRAWALS/DEFERRALS** – Ms. Barron moved to defer the following cases:
 - Case #24-052MA, DuBose Williamson, HM to GC (19.83 Acres), 10141 Wilson Blvd., TMS #R14800-05-11
 - Case #25-002MA, Brandon Pridemore, AG to R3 (198.84 Acres), 800 Mount Valley Road, TMS #R12400-02-22
 - Case #25-003MA, Brandon Pridemore, AG to R3 (111.41 Acres), 700 Mount Valley Road, TMS #R12400-02-23
 - Case #25-005MA, Michael Schroder, R3 to R4 (3.8 Acres), 520 Todd Branch Drive, TMS #R17115-01-18

Ms. Newton seconded the motion for deferral.

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

The vote in favor was unanimous.

Ms. Newton moved to defer Case #24-051MA, Curtis Thomas, R3 to RT (5.94 Acres), Starling Goodson Road, TMS #R22013-01-08, R22013-01-40 and R22013-01-43, seconded by Ms. Barron.

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

The vote in favor was unanimous.

4. **ADOPTION OF THE AGENDA** – Ms. Barron moved to adopt the agenda as amended, seconded by Ms. Newton.

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

The vote in favor was unanimous.

5. **OPEN PUBLIC HEARING**

a. **MAP AMENDMENTS**

1. Case #24-021MA
Heather Elenbaum
M-1 to R4 (83.75 Acres)
1723 Hard Scrabble Road and N/S Hard Scrabble Road
TMS #R17301-01-01 and 02, R17302-01-01 and 02
[District 7 – BARRON] [FIRST READING]

Ms. Mackey opened the floor to the public hearing.

No one signed up to speak.

The floor to the public hearing was closed.

Ms. Barron moved to approve the re-zoning request, seconded by Ms. English.

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

Not Present: Newton

The vote in favor was unanimous.

2. Case #24-038MA
Madison Pickrel
R2 to R3 (12.93 Acres)
TMS #R17209-01-02
[District 7 - BARRON] [FIRST READING]

Ms. Mackey opened the floor to the public hearing.

No one signed up to speak.

The floor to the public hearing was closed.

Ms. Barron moved to approve the re-zoning request, seconded by Ms. Newton.

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

The vote in favor was unanimous.

3. Case #24-043MA
Krystal Martin
R4 to LI (2.4 Acres)
10539 Farrow Road
TMS #R17500-02-18
[District 2 - PUGH] [FIRST READING]

Ms. Mackey opened the floor to the public hearing.

No one signed up to speak.

The floor to the public hearing was closed.

Mr. Pugh moved to approve the re-zoning request, seconded by Ms. Barron.

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

The vote in favor was unanimous.

4. Case #24-044MA
Gene Pierce
AG to HM to R3 (51.52 Acres)
1519 and 1525 Hardscrabble Road
TMS #R14600-03-63 and R14600-03-25
[District 7 - BARRON] [FIRST READING]

Ms. Mackey opened the floor to the public hearing.

1. Gene Pierce, 436 Running Fox Road, West Columbia, SC 29223 – Applicant

The floor to the public hearing was closed.

Ms. Barron moved to approve the re-zoning request, seconded by Ms. Mackey.

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

The vote in favor was unanimous.

5. Case #24-047MA
Todd Corley
R2 to R3 [1.3 Acres]
MU1, MU1, & R5 to GC (2.71 Acres)
Bluff Road, Blair Road & N/S Blair Road
TMS #R11115-04-06, 07 & 08
[District 10 – ENGLISH] [FIRST READING]

Ms. Mackey opened the floor to the public hearing.

1. Todd Corley, 503 Lucius Road, Columbia, SC 29201 – Applicant

The floor to the public hearing was closed.

Ms. English moved to approve the re-zoning request, 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. Case #24-051MA
Curtis Thomas
R3 to RT (5.94 Acres)
Starling Goodson Road
TMS #R22013-01-08, R22013-01-40, and R22013-01-43
[District 11 – NEWTON] [FIRST READING]

This item was deferred until the March Zoning Public Hearing.

7. Case #24-052MA
DuBose Williamson
HM to GC (19.83 Acres)
10141 Wilson Blvd.
TMS #R14800-05-11
[District 7 – BARRON] [FIRST READING]

This item was deferred until the March Zoning Public Hearing.

8. Case #24-054MA
Brian Harbison
RT to R2 (1.03 Acres)
209 Summer Haven
TMS #R01312-02-02
[District 1 – BRANHAM] [FIRST READING]

Ms. Mackey opened the floor to the public hearing.

1. Brian Harbison, 209 Summer Haven Drive, Chapin, SC 29036 – Applicant

The floor to the public hearing was closed.

Mr. Branham moved to approve the re-zoning request, seconded by Mr. Livingston.

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

The vote in favor was unanimous.

9. Case #24-056MA
Phillip Bradley
RT to R5 (3.59 Acres)
737 Ross Road
TMS #R17112-01-02 and R17112-01-03
[District 7 – BARRON] [FIRST READING]

Ms. Mackey opened the floor to the public hearing.

1. Phillip Bradley, 405 Western Lane, Irmo, SC 29063 - Applicant

The floor to the public hearing was closed.

Ms. Barron moved to approve the re-zoning request, seconded by Mr. Livingston.

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

The vote in favor was unanimous.

10. Case #24-057MA
Phillip Bradley
HM to R3 (5.74 Acres)
747 Ross Road
TMS #R17112-02-01 (portion of)
[District 7 – BARRON] [FIRST READING]

Ms. Mackey opened the floor to the public hearing.

1. Phillip Bradley, 405 Western Lane, Irmo, SC 29063 – Applicant

The floor to the public hearing was closed.

Ms. Barron moved to approve the re-zoning request, seconded by Ms. English.

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

The vote in favor was unanimous.

11. Case #24-058MA
Fil Mabry
AG to HM (64.84 Acres)
812 Sandfield Road
TMS #R17800-01-13
[District 2 – PUGH] [FIRST READING]

Ms. Mackey opened the floor to the public hearing.

No one signed up to speak.

The floor to the public hearing was closed.

Mr. Pugh moved to approve the re-zoning request, seconded by Ms. Barron.

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

The vote in favor was unanimous.

12. Case #24-059MA
Joanne Williams
R6 to R2(2.43 Acres)
3931 Baldwin Road
TMS #R14103-03-10
[District 3 – LITTLE] [FIRST READING]

Ms. Mackey opened the floor to the public hearing.

1. Joanne Williams, 1547 Bluebird Lane, Columbia, SC 29204 – Applicant
2. Trisha Kim, 4725 Alpine Road, Columbia, SC 29223 – Opposed
3. Larry Pyle, 2 Bee Haven Road, Columbia, SC 29223 – Opposed

The floor to the public hearing was closed.

Ms. Little moved to approve the re-zoning request, seconded by Ms. Barron.

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

The vote in favor was unanimous.

13. Case #24-060MA
Marco Sarabia
R6 to R2 (1.02 Acres)
1711 Bluebird Lane and 1039 Bluebird Drive
TMS #R14104-04-38 and R14104-04-39
[District 3 – LITTLE] [FIRST READING]

Ms. Mackey opened the floor to the public hearing.

1. Marco Sarabia, 2928 Alpine Road, Columbia, SC 29223 – Applicant

The floor to the public hearing was closed.

Ms. Little moved to approve the re-zoning request, seconded by Ms. Barron.

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

The vote in favor was unanimous.

14. Case #25-001MA
Donald E. Lovett
R2 to GC (11.72 Acres)
1201 and 1215 North Brickyard Road
3517 and 3525 Hardscrabble Road
TMS #R17300-06-10 (portion of), R20100-05-01, R20100-05-02, R20100-05-05, and R20100-05-08
[District 7 - BARRON] [FIRST READING]

Ms. Mackey opened the floor to the public hearing.

1. Donald Lovett, 7550 Irmo Drive, Columbia, SC 29212 – Applicant
2. Toby Ward, 3021 Glenwood Place, Columbia, SC 29204 – In Favor
3. Terry Taylor, 300 Colonial Center Parkway, Roswell, GA 30076 – In Favor
4. Timothy Wingard, 1208 North Brickyard Road, Columbia, SC 29223 – In Favor

The floor to the public hearing was closed.

Ms. Barron moved to approve the re-zoning request, seconded by Mr. Livingston.

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

The vote in favor was unanimous.

15. Case #25-002MA
Brandon Pridemore
AG to R3 (198.84 Acres)
800 Mount Valley Road
TMS #12400-02-22
[District 7 - BARRON] [FIRST READING]

This item was deferred until the March Zoning Public Hearing.

16. Case #25-003MA
Brandon Pridemore
AG to R3 (111.41 Acres)
700 Mount Valley Road
TMS #R12400-02-23
[District 7 - BARRON] [FIRST READING]

This item was deferred until the March Zoning Public Hearing.

17. Case #25-004MA
Carol Cooks
AG to HM (10.55 Acres)
624 Langford Road
TMS #R20600-01-04 (portion of)
[District 2 - PUGH] [FIRST READING]

Ms. Mackey opened the floor to the public hearing.

1. Toby Ward, 3021 Glenwood Place, Columbia, SC 29204 – In Favor

The floor to the public hearing was closed.

Mr. Pugh moved to approve the re-zoning request, seconded by Ms. Barron.

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

The vote in favor was unanimous.

18. Case #25-005MA
Michael Schroeder
R3 to R4 (3.8 Acres)
520 Todd Branch Drive
TMS #R17115-01-18
[District 7 – BARRON] [FIRST READING]

This item was deferred until the March Zoning Public Hearing.

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

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 7:46 PM.