



Richland County Council
Zoning Public Hearing
MINUTES
March 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, 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, Synithia Williams, Matthew Smith, Marc Riddlehoover, 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 requested to defer the following cases:

- a. Case #24-052MA, DuBose Williamson, HM to GC (19.83 Acres), 10141 Wilson Blvd., TMS #R14800-05-11 (Defer to May 20, 2025 Zoning Public Hearing)
- b. Case #25-002MA, Brandon Pridemore, AG to R3 (198.84 Acres), 800 Mount Valley Road, TMS #R12400-02-22 (Defer to April 22, 2025 Zoning Public Hearing)
- c. Case #25-003MA, Brandon Pridemore, AG to R3 (111.41 Acres), 700 Mount Valley Road, TMS #R12400-02-23 (Defer to April 22, 2025 Zoning Public Hearing)
- d. Case #25-005MA, Michael Schroeder, R3 to R4 (3.8 Acres), 520 Todd Branch Drive, TMS #R17115-01-18 (Defer to April 22, 2025 Zoning Public Hearing)

Ms. Newton requested to defer and/or withdraw the following cases:

- a. Case #24-050MA, Norman Gross, HM to RT (32.11 Acres), W/S Roberts Rd., W/S Roberts Rd., W/S Roberts Rd., and 3832 Roberts Road, TMS #R25000-02-16-17, 18, and R25000-02-20 (Defer to future Zoning Public Hearing)
- b. Case #24-051MA, Curtis Thomas, R3 to RT (5.94 Acres), Starling Goodson Road, TMS #R22013-01-08, R22013-001-40 and 43 (Applicant requested a withdrawal)
- c. Case #25-011, Mark James, AG to RC (5.93 Acres), 11481 Garners Ferry Road, TMS #R35200-09-11 (portion of) (Defer to April 22, 2025 Zoning Public Hearing)

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

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 #24-050MA
Norman Gross
HM to RT (32.11 Acres)
W/S Roberts Rd., W/S Roberts Rd, W/S Roberts Rd, and 3832 Roberts Rd
TMS #R25000-02-16, 17, 18 and R25000-02-20
[District 9 - NEWTON] [FIRST READING] - This item was deferred to a future Zoning Public Hearing.
2. Case #24-051MA
Curtis Thomas
R3 to RT(5.94 Acres)
Starling Goodson Road
TMS #R22013-01-08, R22013-01-40 and 43
[District 9 - NEWTON] [FIRST READING] - This item was withdrawn.
3. 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 to the May 20, 2025 Zoning Public Hearing.
4. Case #25-002MA
Brandon Pridemore
AG to R3 [198.84 Acres)
800 Mount Valley Road
TMS #R12400-02-22
[District 7 - BARRON] [FIRST READING] - This item was deferred to the April 22, 2025 Zoning Public Hearing.
5. 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 to the April 22, 2025 Zoning Public Hearing.
6. 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 to the April 22, 2025 Zoning Public Hearing.
7. Case #25-006MA
Denise M. Cannarella
RT to GC (1.65 Acres)
1620 Dutch Fork Road
TMS #R02411-02-03
[District 1 - BRANHAM] [FIRST READING]

Ms. Mackey opened the floor to the public hearing.

1. Denise Cannarella, 1620 Dutch Fork Road, Irmo, SC 29063 - Applicant

The floor to the public hearing was closed.

Mr. Branham 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.

8. Case #25-007MA
Susan Clements
HM to RT (3.00 Acres)
1531 Wash Lever Road
TMS #R01900-01-22
[District 1 - BRANHAM] [FIRST READING]

Ms. Mackey opened the floor to the public hearing.

1. Susan Clements, 1531 Wash Lever Road, Little Mountain, SC 29075 – Applicant

The floor to the public hearing was closed.

Mr. Branham 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.

9. Case #25-009MA
Luella Martin Bolton
HI to RT (3.00 Acres)
E/S McCords Ferry Road
TMS #R38900-03-10
[District 10 – ENGLISH] [FIRST READING]

Ms. Mackey opened the floor to the public hearing.

1. Luella Martin Bolton, 132 Martin Carter Road, Hopkins, SC 29061 – Applicant
2. Rueben Martin, 93 Martin Carter Road, Hopkins, SC 29061 – In Favor

The floor to the public hearing was closed.

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

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

The vote in favor was unanimous.

10. Case #25-010MA
Jared Munneke
HI to R6 (22.35 Acres)
1401 Shope Road
TMS #R11209-02-12
[District 10 – ENGLISH] [FIRST READING]

Ms. Mackey opened the floor to the public hearing.

1. Jared Munneke, 3060 Peachtree Road NW, Atlanta, GA 30305 – Applicant
2. Leighton Lord, 2416 Terrace Way, Columbia, SC 29205 – In Favor
3. Bob Coble, 3333 Heyward Street, Columbia, SC 29205 – In Favor
4. Tobey Ward, 3012 Glenwood Place, Columbia, SC 29204 – In Favor
5. Ken Spires, 1085 Shop Road, Columbia, SC 29201 – In Favor

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, English, and Newton

Recuse: Mackey (Due to her parent company representing the applicant.)

The vote in favor was unanimous.

11. Case #25-011MA
Mark James
AG to RC (5.93 Acres)
11481 Garners Ferry Road
TMS #R35200-09-11 (portion of)
[District 11 – NEWTON] [FIRST READING] – This item was deferred to the April 22, 2025 Zoning Public Hearing.

6. **Section 26-2.4 (n) Limitation on Subsequent Applications [UPDATE]**

- a. Prior Application Denial – Mr. Geo Price, Deputy Community Planning & Development Director/Zoning Administrator, noted that previously, once a case was denied, the applicant could not reapply for the same request for at least one year. However, there is a provision in the code that allows County Council to waive the requirement if the request meets one of the following four (4) criteria:

1. There is a substantial change in circumstances relevant to the issues or facts considered during the review of the application that might reasonably affect the application of the relevant review of the application of the relevant review standards to the map amendment proposed in the application;
 2. New or additional information is available that was not available at the time of review that might reasonably affect the application of the relevant review standards to the development proposed in the application;
 3. The new application proposed to be submitted is not substantially the same as the prior application; or
 4. The final decision on the application was based on a material mistake of fact.
- b. Prior Application Withdrawal – Mr. Price noted that previously, once a case was withdrawn, the applicant could not reapply for the same request for at least six months. However, there is a provision in the code that allows County Council to waive the requirement if the request meets one of the following four (4) criteria:
1. There is a substantial change in circumstances relevant to the issues or facts considered during the review of the application that might reasonably affect the application of the relevant review of the application of the relevant review standards to the map amendment proposed in the application;
 2. New or additional information is available that was not available at the time of review that might reasonably affect the application of the relevant review standards to the development proposed in the application;
 3. The new application proposed to be submitted is not substantially the same as the prior application; or
 4. The final decision on the application was based on a material mistake of fact.

Mr. Price stated they have created waiver forms that can be supplied to applicants for submittal to Council.

Mr. Livingston inquired if the waiver requires a two-thirds vote or a simple majority.

Mr. Price replied that if the request met one of the four (4) criteria, it would require a two-thirds vote.

Mr. Weaver asked if this had been successful in other counties.

Mr. Price indicated the one-year waiting period is standard.

7. **ADJOURNMENT** – Ms. Barron moved to adjourn the meeting, seconded by Ms. Terracio.

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 7:33 PM.