



Richland County Council
Zoning Public Hearing
MINUTES
November 17, 2022 – 7:00 PM
Council Chambers
2020 Hampton Street, Columbia, SC 29204

COUNCIL MEMBERS PRESENT: Bill Malinowski, Derrek Pugh, Paul Livingston, Allison Terracio, Gretchen Barron, Overture Walker, Cheryl English, and Chakisse Newton.

OTHERS PRESENT: Geo Price, Angela Weathersby, Justin Landy, Kyle Holsclaw, Anette Kirylo, Patrick Wright, Michelle Onley, Tamar Black and Tina Davis-Gooden, Andrea Hannah-Dennis.

II. **CALL TO ORDER** – Chairman Overture Walker called the meeting to order at approximately 7:00 PM. He noted for the record Vice-Chairwoman Mackey is not in attendance due to a family engagement. Councilman Joe Walker and Councilwoman McBride are attending via zoom however due to the Council Rules they will not be able to actively participate.

III. **ADDITIONS/DELETIONS TO THE AGENDA**- There were no additions/deletions to the agenda.

IV. **ADOPTION OF AGENDA** – Ms. Barron moved to adopt the agenda as distributed, seconded by Ms. Terracio.

In Favor: Malinowski, Pugh, Livingston, Terracio, Barron, O. Walker, English, and Newton.

Not Present: McBride, J. Walker, and Mackey.

The vote in favor was unanimous.

V. **OPEN PUBLIC HEARING**

a. **MAP AMENDMENTS [ACTION]**

1. Case # 22-017MA
Chandler Roy
HI to RS-MD (121.52 Acres)
E/S Farrow Road
TMS# R17600-02-32 & R17600-02-46

Mr. Geo Price, Zoning Administrator, noted the applicant has requested a withdrawal of the re-zoning request.

Mr. Pugh moved to accept the applicant’s withdrawal, seconded by Mr. Malinowski.

In Favor: Malinowski, Pugh, Livingston, Terracio, Barron, O. Walker, English, and Newton

Not Present: McBride, J. Walker, and Mackey

The vote in favor was unanimous.

2. Case # 22-019MA
Bill Theus
PUD to PUD (55.2 Acres)
Wilson Boulevard
TMS# R14900-04-01, R14800-02-22, R14800-02-32, R14800-02-27, R14800-02-35
and R14800-02-29

Mr. Price indicated staff is requesting for this item be deferred.

Ms. Barron noted she held a town hall meeting. During the town hall, we learned more about the development, and staff realized how effective these town halls can be.

Ms. Barron moved to defer the public hearing and this item to the December Zoning Public Hearing, seconded by Mr. Malinowski.

In Favor: Malinowski, Pugh, Livingston, Terracio, Barron, O. Walker, English, and Newton.

Not Present: McBride, J. Walker, and Mackey.

The vote in favor of deferral was unanimous.

3. Case # 22-022MA
Jenny Reyes
RU to NC (8.63 Acres)
9200 Wilson Boulevard
TMS# R14600-03-41

Mr. O. Walker 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 rezoning request, seconded by Mr. Malinowski.

In Favor: Malinowski, Pugh, Livingston, Terracio, Barron, O. Walker, English, and Newton.

Not Present: McBride, J. Walker, and Mackey.

The vote in favor was unanimous.

4. Case # 22-033MA
Hyconic Holding, LLC
RU to RM-MD (49.98 Acres)
10013 Wilson Blvd.
TMS# R14800-05-17

Mr. O. Walker opened the floor to the public hearing.

1. Ms. Dawne Bodenhamer, 100 Sterling Lane, Laurinburg, NC 28352
2. Ms. Janet Robinson, 1170 Hollis Pond Road, Blythewood, SC 29016
3. Mr. Rhett Kelly, 117 Kaminer Mill Court, Lexington, SC 29072
4. Mr. Robin Fugate, 10101 Wilson Boulevard, Blythewood, SC 29016
5. Mr. Robert Crossland, 9953 Wilson Boulevard, Blythewood, SC 29016
6. Mr. Landon Sahagun, 4 Idlebrook Circle, Columbia, SC 29229
7. Mr. Thomas Robertson, 117 Deer Walk, Blythewood, SC 29016
8. Mr. Kevin Williams, 1130 Parade Ground Court Clover, SC 29710

The floor to the public hearing was closed.

Ms. Barron stated she has formally requested, through our State Senator, a traffic and environmental study for three specific areas in District 7. She does not know when they

are going to start or finish these studies. She believes it is a priority due to the growth in the area. We need to make sure when we build, we build with the future in mind, and we build smart. She noted it is not automatic this property will go to R-3.

Ms. Barron moved to deny the rezoning request, seconded by Mr. Pugh.

In Favor: Malinowski, Pugh, Livingston, Terracio, Barron, O. Walker, English, and Newton.

Not Present: McBride, J. Walker, and Mackey

The vote to deny was unanimous.

5. Case # 22-034MA
Larry D. Rumph
OI to RC (2 Acres)
8442 Old Percival Road
TMS# R22602-02-02

Mr. O. Walker opened the floor to the public hearing.

1. Mr. Larry Rumph, 8436 Old Percival Road, Columbia, SC 29223

The floor to the public hearing was closed.

Ms. English moved to defer this item until the December Zoning Public Hearing, seconded by Ms. Barron.

In Favor: Malinowski, Pugh, Livingston, Terracio, Barron, O. Walker, English, and Newton.

Not Present: McBride, J. Walker, and Mackey.

The vote in favor was unanimous.

6. Case # 22-035MA
Samantha Kozlowski
RS-MD to GC (3.98 Acres)
NX2630 Clemson Road
TMS# R20200-01-39

Mr. O. Walker opened the floor to the public hearing.

1. Ms. Samantha Kozlowski, 1695 Twelve Mile Road, Berkley, MI 48072

The floor to the public hearing was closed.

Ms. Barron moved to deny the rezoning request, seconded by Mr. Pugh.

In Favor: Malinowski, Pugh, Livingston, Terracio, Barron, O. Walker, English, and Newton.

Not Present: McBride, J. Walker, and Mackey.

The vote in favor was unanimous.

VI. **ADJOURNMENT** – Ms. English moved, to adjourn the meeting, seconded by Ms. Barron.

In Favor: Malinowski, Pugh, Livingston, Terracio, Barron, O. Walker, English, and Newton

Not Present: McBride, J. Walker, and Mackey

The vote in favor was unanimous.

The meeting adjourned at approximately 7:39 PM.