



Richland County Council  
Zoning Public Hearing  
**MINUTES**  
February 27, 2024 – 7:00 PM  
Council Chambers  
2020 Hampton Street, Columbia, SC 29204

COUNCIL MEMBERS PRESENT: Jesica Mackey, Chair; Derrek Pugh, Vice-Chair; Jason Branham, Yvonne McBride, Paul Livingston, Allison Terracio, Don Weaver, Gretchen Barron, Overture Walker, Cheryl English and Chakisse Newton (via Zoom)

OTHERS PRESENT: Geo Price, Angela Weathersby, Anette Kirylo, Michelle Onley, Patrick Wright, Tina Davis-Gooden, Jackie Hancock, Aric Jensen, Thomas Gilbert, Tommy DeLage, Dale Welch, and Kyle Holsclaw

1. **CALL TO ORDER** – Chairwoman Jesica Mackey called the meeting to order at approximately 7:00 PM.
2. **ADDITIONS/DELETIONS TO THE AGENDA** – Councilman Branham requested to remove item # 2. Case# 23-002 MA from this agenda and defer it until the April Public hearing meeting.

3. **ADOPTION OF AGENDA**

Mr. Walker moved to adopt the amended agenda, seconded by Mr. Pugh.

In Favor: Branham, Pugh, McBride, Livingston, Terracio, Weaver, Barron, Walker, Mackey, English, and Newton

The vote in favor was unanimous.

4. **OPEN PUBLIC HEARING**

a. **MAP AMENDMENTS [ACTION]**

1. **Case # 22-003MA**

Jatin Patel  
RU to NU (32.21 Acres)  
S/S Killian Road  
TMS # R14600-03-35 [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 stated she and several staff members visited this part of her district. There are major concerns about runoff, stormwater drainage, and flooding. A request has been made to the South Carolina Department of Transportation (SCDOT) to look into this particular area. This property sits in that area, and given the time we anticipate it will take for this study to be completed, she will be moving to deny the rezoning request.

Ms. Barron moved to deny the re-zoning request, seconded by Mr. Walker.

In Favor: Branham, Pugh, McBride, Livingston, Terracio, Weaver, Barron, Walker, Mackey, English, and Newton

The vote in favor was unanimous.

2. **Case # 23-002MA**

Jesse Carter  
M-1 to PDD (29.96 Acres)  
Broad River Road  
TMS # R02500-05-10 [FIRST READING]

Mr. Branham moved to defer this item and the public hearing until the April Zoning Public Hearing.

In Favor: Branham, Pugh, McBride, Livingston, Terracio, Weaver, Barron, Walker, Mackey, English, and Newton

The vote in favor was unanimous.

**3. Case #23-026MA**

Tony Lawton

RU to GC

113 Sease Road (1.14 Acres)

TMS # R04003-02-17 [FIRST READING]

Ms. Mackey opened the floor to the public hearing.

The following individuals spoke against the re-zoning request.

1. Brian Long, 1525 Shady Grove Road, Irmo, SC 29063
2. Stewart Wright, 309 Ridge Run Trail, Irmo, SC 29063
3. Kim Murphy, 154 Old Laurel Lane, Chapin, SC 29036

The applicant, Tony Lawton, 158 Bellevalley Lane, Columbia, SC 29223, spoke in favor of the re-zoning request.

The floor to the public hearing was closed.

Mr. Branham noted he had spent several months reviewing the application. The property is located on the border of the Town of Irmo, in a triangular wedge between the railroad tracks and Broad River Road. The surrounding tracks of land have commercial activity; therefore, the subject property fits into the surrounding area and uses of the property. It is not ideal that it is located on a dirt road, although there are no plans to pave the road. We unquestionably want to be careful to respect the approximate 16 gravesites identified by an archeologist along the property's southern boundary. Most of the cemetery is on a neighboring piece of property. We agree that we must protect the 20 feet along the southern boundary that contains the gravesites and beyond that to include a 25-foot buffer required by state law. If additional gravesites are discovered during the development process, staff will work to respect and protect them. It was noted for the record that the Chicora report would become a part of the County's records.

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

In Favor: Branham, Pugh, McBride, Livingston, Terracio, Weaver, Barron, Walker, Mackey, English, and Newton

The vote in favor was unanimous.

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

In Favor: Branham, Pugh, McBride, Livingston, Terracio, Weaver, Barron, Walker, Mackey, English, and Newton

The vote in favor was unanimous.

The meeting adjourned at approximately 7:21 PM.