



Richland County Council
Zoning Public Hearing
MINUTES
April 23, 2024 – 7:00 PM
Council Chambers
2020 Hampton Street, Columbia, SC 29204

COUNCIL MEMBERS PRESENT: Jessica Mackey, Chair; Derrek Pugh, Vice-Chair; Jason Branham, Allison Terracio, Don Weaver, Gretchen Barron, Overture Walker, Cheryl English and Chakisse Newton

NOT PRESENT: Yvonne McBride and Paul Livingston

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

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. **ADOPTION OF AGENDA**

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

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

Not Present: McBride and Livingston

The vote in favor was unanimous.

4. **OPEN PUBLIC HEARING**

a. **MAP AMENDMENTS [ACTION]**

1. **Case # 24-001MA**

Carl Kaiser
AG to LI (66.43 Acres)
Wilson Blvd.
TMS # R14400-01-02 [FIRST READING]

Ms. Mackey opened the floor to the public hearing.

In Favor of Re-zoning Request:

1. Mark Wilson, 294 Grove Lane East, Wayzata, MN 55391

In Opposition to Re-zoning Request:

1. J. T. McLawhorn, 204 Elmont Drive, Columbia, SC 29203
2. David R. Lewis, 816 Cokesbury Drive, Columbia, SC 29203

The floor to the public hearing was closed.

Ms. Barron thanked the residents of District 7 for coming out to the town hall meetings. She noted the Comprehensive Plan staff is using needs to be updated to encompass where they are as a district. One of the things discussed in their community meetings is that when you are on your way to Blythewood on Wilson Boulevard, we do not want you to just drive through District 7. We want District 7 to be a place where people will stop and stay. For that to happen, there needs to be things that are conducive to the community presently and where we are going in the future.

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

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

Not Present: McBride and Livingston

The vote in favor was unanimous.

2. Case # 24-002MA

Kelvin Wright
R3 to MU1 (1.39 Acres)
2 Flora Circle
TMS # R20101-01-39 [FIRST READING]

Ms. Mackey opened the floor to the public hearing.

In Favor of Re-zoning Request:

1. Kelvin Wright, 2 Flora Circle, Columbia, SC 29223

In Opposition to Re-zoning Request:

1. Michael Burrell, 331 Rockingham Road, Columbia, SC 29223

The floor to the public hearing as closed.

Mr. Walker inquired what part of the proposed zoning designation is inconsistent with the neighborhood's character.

Mr. Geo Price, Deputy Community Planning & Development Director/Zoning Administrator, responded the requested zoning designation is neighborhood commercial which could introduce uses that are not in character with the residual nature of the community.

Mr. Walker asked for clarification on whether the way the property is currently used would be more compatible with neighborhood commercial.

Mr. Price indicated the property should currently only be used for single-family.

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

Ms. Barron asked why the applicant was not informed that his intended use of the property was incompatible with its zoning designation prior to the property being purchased.

In Favor: Branham, Terracio, Weaver, Walker, Mackey, English, and Newton

Opposed: Pugh and Barron

Not Present: McBride and Livingston

The vote was in favor.

3. Case #23-045MA

Raysa Sanchez
INS to R6 (.40 Acres)
1626 Horseshoe Drive
TMS # R17011-02-19 [FIRST READING]

Ms. Barron moved to defer this item and the public hearing until the May 21st Zoning Public Hearing, seconded by Ms. Newton.

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

Not Present: McBride and Livingston

The vote in favor was unanimous.

4. Case #24-004MA

John T. Bakhaus
RT to GC (1.16 Acres)
10336 Wilson Blvd
TMS #R14900-03-01 [FIRST READING]

Mr. Pugh moved to defer this item and the public hearing until the May 21st Zoning Public Hearing, seconded by Ms. English.

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

Not Present: McBride and Livingston

The vote in favor was unanimous.

5. **Case #24-006MA**

Sam Reynolds

OS to R2 (.04 Acres)

Windermere Village

TMS #R20510-02-03 (portion of) [FIRST READING]

Ms. Mackey opened the floor to the public hearing.

In Favor of Re-zoning Request:

1. Sam Reynolds, 104 Windermere Village Way, Blythewood, SC 29016

The floor to the public hearing as closed.

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

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

Not Present: McBride and Livingston

The vote in favor was unanimous.

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

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

Not Present: McBride and Livingston

The vote in favor was unanimous.

The meeting adjourned at approximately 7:29 PM.