



Richland County
Development and Services Committee
February 22, 2021
MINUTES
Council Chambers
2020 Hampton Street, Columbia, SC 29204

COMMITTEE MEMBERS PRESENT: Derrek Pugh, Chair, Allison Terracio, Gretchen Barron, Cheryl English, and Chakisse Newton

OTHERS PRESENT: Bill Malinowski, Michelle Onley, Anette Kirylo, Leonardo Brown, Patrick Wright, Lori Thomas, John Thompson, Aric Jensen, Tamar Black, Kyle Holsclaw, Justin Landy, Abhi Deshpande, Stacey Hamm, Dale Welch, Randy Pruitt, Steven Gaither, Dwight Hanna, Ashiya Myers, David Bertolini and Geonard Price.

1. **CALL TO ORDER** – Chairwoman Allison Terracio called the meeting to order at approximately 5:00PM.

2. **APPROVAL OF MINUTES**

a. **Regular Session: December 16, 2021** – Mr. Pugh moved, seconded by Ms. Barron, to approve the minutes as distributed

Ms. English noted there is a scrivener's error on p. 5 of the minutes. The correct verbiage is "...nothing was ever set in stone..."

In Favor: Pugh, Terracio, Barron, English, and Newton

The vote in favor was unanimous.

3. **ADOPTION OF AGENDA** – Mr. Wright noted Item 5(c) is a legal action. If there are any legal questions raised, they will need to be addressed in Executive Session.

Ms. Newton moved, seconded by Ms. Barron, to approve the agenda as published.

In Favor: Pugh, Terracio, Barron, English, and Newton

The vote in favor was unanimous.

4. **ELECTION OF CHAIR** – Ms. Terracio moved, seconded by Barron, to nominate Mr. Pugh for the position of Chair.

In Favor: Pugh, Terracio, Barron, English, and Newton

The vote in favor was unanimous.

**Development and Service Committee
February 22, 2022**

5. **ITEMS FOR ACTION**

- a. **County Attorney's Office - Easement And Access Agreements between the East Richland County Public Service District and Richland County affecting the Cooper Branch location of the Richland County Public Library** – Ms. Newton moved, seconded by Ms. Barron, to forward to Council with a recommendation to approve enactment of the ordinance granting the easement.

Mr. Malinowski inquired about the difference between an access license agreement and an easement agreement.

Mr. Wright responded an access license agreement is a contract with the other party. The ordinance will give the County the ability to do it.

In Favor: Pugh, Terracio, Barron, English and Newton

The vote in favor was unanimous.

- b. **County Attorney's Office - Purchase of the Edgewood Library Branch property (2101-13 Oak Street)** – Ms. Barron moved, seconded by Ms. Newton, to forward to Council with a recommendation to approve the purchase of the Edgewood Library Branch property.

Mr. Malinowski inquired if the blanks on p. 34; #8 need to be filled in prior to the document being approved.

Mr. Wright responded it will be filled in when the document is signed.

In Favor: Pugh, Terracio, Barron, English and Newton

The vote in favor was unanimous.

- c. **Road Closure Petition (Pointe Grand Columbia, LLC v. SCDOT, RC, DPX Holdings, LLC 2021-CP-40-06246) to close Research Court for which Richland County currently provides maintenance** – Ms. Terracio moved, seconded by Ms. Newton, to forward to Council with a recommendation to approve the petitioner's request to close the subject road and direct Legal to answer the lawsuit accordingly.

Mr. Malinowski inquired about the decrease in road maintenance costs and how much in taxes will be added to the County rolls by moving the road from County to private. He also requested a response from SCDOT and the property owners to ensure there is no object to the closing of the road.

In Favor: Pugh, Terracio, Barron, English and Newton

The vote in favor was unanimous.

6. **ITEM PENDING ANALYSIS: NO ACTION REQUIRED**

- a. **Move to direct staff to evaluate current zoning laws that permit zoning designations for large residential developments to remain in perpetuity and present options to re-evaluate and or rezone those properties if they are not developed within 7 years. Recommendations should include processes to ensure that zoning and the comprehensive plan remain consistent with**

the lived character of the community [NEWTON - July 13, 2021] – Ms. Newton noted staff is making recommendations and codifying this. She inquired if this needs to remain on the agenda.

Mr. Price responded the intent was to create these measures and incorporating them as a part of the Comprehensive Plan Update. He noted the matter could be tabled until they are ready to address the changes.

- b. **I move to direct the County Attorney to work with the County Administrator to research and draft an absentee landlord ordinance. The ordinance should provide potential remedies for individuals who violate county ordinances and provide, via supplemental documentation, a comprehensive review of the legal impacts [potentially] associated with the adoption of such an ordinance. [NEWTON and DICKERSON - November 19, 2019]** – Ms. Newton inquired when they could expect an update on the motion.

Mr. Price responded they are currently working on an update and are in the process of creating an ordinance to address the motion. The ordinance should be ready by the next Development and Services Committee meeting.

Ms. Terracio stated she would like to add her name to the motion.

Ms. Barron inquired about the process after an ordinance is drafted. She would like to see the motion move forward as it is a pressing and important issue.

Mr. Wright responded, after the committee approves the ordinance, it would move to Council for approval with three (3) readings.

Ms. Barron inquired if Mr. Price's team is creating basic information or if they are producing an ordinance.

Mr. Price responded they are creating a unified ordinance. He noted they are looking to strengthen the enforcement measures and to focus on practical language to do so.

Ms. English stated she would like to add her name to the motion.

- c. **I move to have staff amend section 26-186 (Development with Open Space Design Standards) of the Land Development Code by amending the formula used in determining the total number of units allowed in the utilization of density-based and density bonus design standards by subtracting the constrained open space area acreage from the total site acreage prior to calculating. In addition, all lots must conform to the DHEC minimum required sizes so no bonus allows that lot size to be less than the DHEC requirement. [MALINOWSKI - January 4, 2022]** – Ms. Newton inquired if the Planning Commission and Council will be receiving the information simultaneously.

Mr. Price responded it will come to Council first and then would be sent to the Planning Commission. He noted it will be an amendment to the Land Development Code.

Ms. Terracio inquired if someone could explain, in layman's terms, the purpose of the motion.

Mr. Price responded, during the application of the open space standards, the developers reserve a certain amount of land. If they get up to 25%, it allows them to do a reduction of the lot sizes that particular district requires. For example, if UR is LD, it is a 12,000 sq. ft. lot. With 25% open space, it

could be reduced to 5,000 sq. ft. He noted they could get a density bonus, in certain points. He noted part of the open space, to get the bonus, is land that is not usable. One of the main points is not to allow the unusable land to be used to determine the overall yield from the development.

Ms. Terracio inquired if the overall function would be to reduce density.

Mr. Price responded in the affirmative. The calculations would be based on the land used versus the gross acreage of the parcels.

- d. **Amending "Fireworks" Ordinance - [PUGH - December 7, 2021]** – Mr. Pugh noted, with Richland County being a military town, we need to take care of our veterans. We need to hold people accountable for not staying within the guidelines of the current ordinance. He stated he gets phone calls from veterans during the holidays about how to prevent excess fireworks use at one in the morning. It is not a problem with the fireworks, but people doing them in the middle of the week and throughout the night.

Ms. Terracio stated she knows a lot of people who would be appreciative of this, including pet owners.

Ms. Barron stated she would like to add her name to the motion. As a spouse of a disabled veteran, she wants to know what the next steps will be.

Mr. Wright stated his department is looking into this and the Sheriff's Department would be in support of some changes.

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

In Favor: Pugh, Terracio, Barron, English and Newton

The vote in favor was unanimous.

The meeting adjourned at approximately 5:30PM.