

RICHLAND COUNTY PLANNING COMMISSION**October 2, 2017**

STEPHEN GILCHRIST VICE CHAIRMAN – HEATHER CAIRNS KAREN YIP • BEVERLY FRIERSON • CHRISTOPHER ANDERSON • PRENTISS MCLAURIN • DAVID TUTTLE • WALLACE BROWN • ED GREENLEAF

Called to order: _____

CHAIRMAN GILCHRIST: Okay, I'd like to call the October 2nd Planning Commission meeting into order. Please allow me to read this into the Record: In accordance with the Freedom of Information Act a copy of the Agenda was sent to radio and TV stations, newspapers and persons requesting notification, and posted on the bulletin board located in the County administration office. First on the Agenda is our Consent Agenda. Do we have any amendments to the Agenda?

MS. HEGLER: Yes, Chairman if I may. Good afternoon Commissioners. Just a couple kind of quick announcements. You do have a new, on your desk, map of the cases. The old version had three that had formally withdrawn, we just had not corrected them so these are the current cases being heard today.

CHAIRMAN GILCHRIST: Yeah.

MS. HEGLER: We have a request from the Applicant to withdraw the eleventh case, that's case 17-29.

CHAIRMAN GILCHRIST: Okay.

MS. HEGLER: If you should choose to allow that I would do so at this time, that way anybody that's signed up to speak to that could go ahead.

MR. TUTTLE: Mr. Chairman, I make a motion that the case be removed from today's Agenda.

1 MR. ANDERSON: Second.

2 CHAIRMAN GILCHRIST: It's been motioned and properly second. All in favor
3 signify by raising your hand. All oppose. Okay. Thank you, Tracy.

4 *[Approved: Gilchrist, Cairns, Yip, Frierson, Anderson, McLaurin, Tuttle, Brown; Absent:*
5 *Greenleaf]*

6
7 MS. HEGLER: Yeah, so if you would like to clarify anybody that was here for
8 Case 17-29 which was on Sterling Goodson Road.

9 CHAIRMAN GILCHRIST: Yes. So there's folk that were here for that particular
10 case, that case has been withdrawn so there is no need for you to have to stay for that if
11 you wish not to. Thank you. Okay.

12 MS. HEGLER: Just one more quick item.

13 CHAIRMAN GILCHRIST: Yes.

14 MS. HEGLER: Sort of personal privilege to thank the library for hosting us today.
15 We are going through some exciting growing changes or pains and renovations in our
16 Council chambers at 2020 Hampton Street and I thought it was nice of them to host us
17 here. Our Councilmembers have had a meeting here as well. It's a beautiful place and
18 appreciate them having us here.

19 CHAIRMAN GILCHRIST: Well, thank you so much Richland County Library for
20 hosting us, and thank all of you for being here today and being able to see the new
21 renovations that are taking place. So thank you again for that. Consent Agenda.

22 MS. CAIRNS: Yes, thank you. Just in terms of amendments to items that are
23 being removed from the Consent Agenda. I've just looked through the sign-up sheets
24 and I would make a motion that in terms of the Consent Agenda that item A the
25 presentation of Minutes remain, item B Road Names, under map amendments the only

1 ones that remain - so these are ones that nobody signed up against and the County
2 Commission, the Staff recommended approval – would be item C2 which is Seminole
3 Road, C4 which is Koon Street, Koon Store Road, C10 which is Peace Haven Road and
4 C13 which is one of the Legrand items. So unless anyone on the Commission would
5 like one of those removed, we don't have anyone here to speak against any of those
6 and we have a Staff recommendation of approval. So I, so all the rest are being
7 removed from the Consent Agenda and we will have discussion about.

8 MR. TUTTLE: Mr. Chairman I'd like to make a motion that we approve the
9 Consent Agenda based on comments from Ms. Cairns.

10 CHAIRMAN GILCHRSIT: So motion, second? Is there a second?

11 Multiple seconds

12 CHAIRMAN GILCHRIST: Okay. All in favor signify by raising your hand.

13 *[[Approved: Gilchrist, Cairns, Yip, Frierson, Anderson, McLaurin, Tuttle, Brown; Absent:*
14 *Greenleaf]*

15 MS. CAIRNS: Okay, and then one just additional amendment to the Agenda has
16 to do with the Capital City District Corridor Plan under the text amendments, is that I
17 respectfully ask if we could move that to the front. That's an item that the County
18 actually is paying consultants on and we'd like to not have to have the consultants on
19 tax dollars just sit here through the whole meeting and we want to make sure that we
20 can hear from everybody cause this will be a lengthy meeting. We're all very much
21 prepared for that but it'd be nice if we could move the Mill District up to the top of the
22 Agenda so that we can hear the presentation and then get to all the map amendments. I
23 so move.

1 CHAIRMAN GILCHRIST: Is there a motion?

2 MR. TUTTLE: Mr. Chairman I assume that was a Consent Agenda item?

3 MS. CAIRNS: That's text amendment D2.

4 CHAIRMAN GILCHRIST: We actually had to -

5 MR. TUTTLE: Is that removed.

6 CHAIRMAN GILCHRIST: Yes.

7 MR. TUTTLE: From the Consent Agenda?

8 CHAIRMAN GILCHRIST: Correct to the beginning.

9 MR. TUTTLE: Okay, thank you. I just want to clarify for the Record that under the
10 text amendments item number two was removed from the Consent Agenda. Is that what
11 you -

12 CHAIRMAN GILCHRIST: Is that right?

13 MS. CAIRNS: Yeah, I mean it's my understanding they have a presentation, so.

14 MR. TUTTLE: No, yeah.

15 MS. CAIRNS: You know, so to let them do their presentation.

16 CHAIRMAN GILCHRIST: So do we have to amend that motion to remove that
17 from the Agenda?

18 MS. HEGLER: I would, I would say the action is requested and it has to be by
19 unanimous consent since it is a resolution.

20 CHAIRMAN GILCHRIST: Okay.

21 MS. HEGLER: So there will be a very brief presentation by the consultant since
22 you had a work session a couple weeks ago. And then the request of you as the
23 Commissioners as required by state law is to approve that as a resolution, forward it to

1 County Council. So for that reason I would not do it under consent, but it was not
2 technically removed, neither was the flood item.

3 CHAIRMAN GILCHRIST: Okay. Then we may need to amend our motion on that.

4 MS. CAIRNS: So I would just move that we move the, I make a amend -

5 CHAIRMAN GILCHRIST: Approving the Consent Agenda, removing item -

6 MS. CAIRNS: There you go.

7 CHAIRMAN GILCHRIST: Item two under text amendment.

8 MS. CAIRNS: Correct.

9 MR. TUTTLE: Second.

10 CHAIRMAN GILCHRIST: Alright, I didn't make a motion on that.

11 MR. TUTTLE: Yeah, I was [inaudible].

12 CHAIRMAN GILCHRIST: Alright, second. All in favor signify by raising your
13 hand.

14 *[Approved: Gilchrist, Cairns, Yip, Frierson, Anderson, McLaurin, Tuttle, Brown; Absent:*
15 *Greenleaf]*

16 CHAIRMAN GILCHRIST: Okay, very good. So we will begin the Agenda with the
17 Capital City Partners, is that right?

18 MS. HEGLER: Yes, Chairman and Commissioners, members of Boudreaux, the
19 group that we hired along with the City of Columbia to develop this master plan, will give
20 a super brief presentation. Again you had a work session on this a couple weeks ago so
21 I don't think a lot of detail needs to be delved into but it is an opportunity for questions.
22 Irene Dumas Tyson will give you her quick presentation and answer any questions you

1 have. Again, a resolution is before you asking for a unanimous consent of that master
2 plan.

3 CHAIRMAN GILCHRIST: Okay.

4 MS. HEGLER: I'll turn it over. Yeah, there is a brief presentation, do you want to
5 turn around or come sit down here or what's your preference?

6 CHAIRMAN GILCHRIST: Would it be best for us to come down?

7 MR. TUTTLE: Well, Mr. Chairman if I may, have the Commissioners reviewed
8 the, this particular -

9 MS. CAIRNS: We had a work session.

10 MR. TUTTLE: Yeah I know, I was there. I'm just curious, if the Commissioners
11 don't have any questions, then I'm not sure that we need to spend time on the
12 presentation.

13 MR. MCLAURIN: I have one question, the amount of traffic that comes in that
14 area, what about do you have a parking garage or anything cause it's so close to USC
15 it's going to be a thoroughfare for USC.

16 MS. TYSON: There is a lot of traffic but, but we are working - there's several
17 options to deal with moving traffic kind of away from the, the Mill District so it's not all
18 passing through the Mill District so that it's primarily local traffic that will be going
19 through there, and directly traffic more along Blossom and Assembly Street and around
20 and Bluff Road.

21 MR. MCLAURIN: Okay, cause the reason I was asking because they're putting
22 much storage in that area.

23 MS. TYSON: Right.

1 MR. MCLAURIN: And that will bring more traffic.

2 MS. TYSON: Right. And, but it pretty much would just be all local traffic that
3 would be coming in, supportive more of kind of the neighborhood amenities there. And
4 of course you would have more people who would be living in the district, but one of the,
5 the other recommendations we have is improving connectivity and so providing more
6 greenways for pedestrian and bike traffic too as well, so, yes.

7 CHAIRMAN GILCHRIST: Okay, great. Are there any additional questions for our
8 presenter? Well, I tell you we want to thank you for not only being a part of this but
9 allowing us to be continuously briefed about what's happening on this project. We think
10 it's a wonderful project. A lot of hard work has gone into this and my hats off to you all
11 and I think today we have a resolution that we would certainly like to present. Mr.
12 Tuttle?

13 MR. TUTTLE: Resolution to be recommended to Richland County Council to
14 enact an ordinance amending the 2015 Richland County Comprehensive Plan, Putting
15 Pieces in Place, by incorporating the Capital City Mill District Area Corridor Plan into the
16 Plan.

17 CHAIRMAN GILCHRIST: Yes sir. So.

18 MR. TUTTLE: So that's the motion.

19 MR. ANDERSON: Second.

20 CHAIRMAN GILCHRIST: Okay, it's been moved and properly second that we
21 adopt this resolution to make it a part of our Comprehensive Plan. All in favor signify by
22 raising your hand? All opposed?

1 *[Approved: Gilchrist, Cairns, Yip, Frierson, Anderson, McLaurin, Tuttle, Brown; Absent:*
2 *Greenleaf]*

3 CHAIRMAN GILCHRIST: Well, thank you very much. Just for the Record let me,
4 before we get into the Agenda I want to repeat again if you are here for case C2, case
5 C4, C10, C13, those items are on the Consent Agenda which means that you do not
6 have to stay for those items if you're here to speak in favor of those items. So I just want
7 reiterate that for the Record. Okay, ready for the first case?

8 MS. HEGLER: Yes sir.

9 CHAIRMAN GILCHRIST: Alright.

10 **CASE NO.: 17-16 MA:**

11 MS. HEGLER: Case 17-16, it's on Dutch Fork Road, it's about 1.2 acres currently
12 zoned rural. The Applicant's requesting NC or neighborhood commercial zoning
13 designation. There have been some commercial rezonings in the area dating back to
14 2006, but for the most part the site is currently surrounded by residential and
15 undeveloped uses. There's a construction company adjacent to it. The neighborhood
16 commercial district that's being requested is intended to accommodate commercial and
17 service uses that are oriented primarily to serving the persons who live or work in the
18 nearby areas. The district is designed to be located within or adjacent to those
19 residential neighborhoods where larger commercial uses are inappropriate. The 2015
20 Comprehensive Plan designates this area as neighborhood low density in its future land
21 use vision. These are areas where low density residential use is the primary
22 consideration, they serve as transitional areas between the rural and neighborhood
23 medium density areas of our County. Commercial development should be considered or

1 located within neighborhood activity centers or along main road corridors that are
2 appropriate distances from major intersections. The desired development pattern for
3 this future land use is lower density, single family. The homes of these neighborhoods
4 can be supported by small scale neighborhoods establishments but for those that are in
5 the appropriate places. Staff is of the opinion that the proposed rezoning would not be
6 consistent with those objectives outlined in the Comprehensive Plan. Again, it
7 recommends commercial development within neighborhood activity centers for which
8 this site is not in or within contextually appropriate distances from a primary arterial
9 intersection which it is not. Also, the Plan discourages strip commercial development,
10 fragmented leap frogging which Staff felt that doing this rezoning would create, and for
11 those reasons we recommended disapproval.

12 CHAIRMAN GILCHRIST: Okay, questions for Staff, additional questions? We do
13 have a few persons signed up to speak. When we call your name please come up to the
14 microphone. Give us your name and your address for the Record, please. James
15 Huggins.

16 **TESTIMONY OF JAMES HUGGINS:**

17 MR. HUGGINS: Good afternoon, Planning Commission. My name is James
18 Huggins, address is P.O. Box 177, Ballentine, South Carolina. I work for the
19 construction company not too far down the road from this developed site and I would
20 like to voice my approval for it. You'll have to forgive my ignorance, I'm new to this
21 process.

22 CHAIRMAN GILCHRIST: That's fine, you're doing a great job. Alright, thank you,
23 sir. David Gates?

1 **TESTIMONY OF DAVID GATES:**

2 MR. GATES: Good afternoon, my name is David Gates. I own the property at
3 1700 Dutch Fork Road in Irmo. I am here to voice my approval for the zoning. Same as
4 Mr. Huggins.

5 CHAIRMAN GILCHRIST: Okay, thank you sir.

6 MR. GATES: Thank you.

7 CHAIRMAN GILCHRIST: Lisa Cloyd? Is that right?

8 **TESTIMONY OF LISA CLOYD:**

9 MS. CLOYD: Hello.

10 CHAIRMAN GILCHRIST: Hi.

11 MS. CLOYD: Lisa Cloyd, I too am in approval of the development of the property
12 on Dutch Fork Road.

13 CHAIRMAN GILCHRIST: Okay. Ms. Cloyd, did you give us your address? As
14 well please just for the Record.

15 MS. CLOYD: I did. 1720 Dutch Fork Road.

16 CHAIRMAN GILCHRIST: Okay. Thank you. And Kim Kirby.

17 **TESTIMONY OF KIM KIRBY:**

18 MR. KIRBY: Good afternoon, my name is Kim Kirby. My residence is 311
19 Primrose Lane, Chapin, South Carolina; that's about four miles down from where this
20 property's located. I also own additional properties, I don't own this property but I also
21 own additional properties on Dutch Fork Road which I'll be speaking for as well, and I'm
22 in approval of this rezoning application, thank you.

1 CHAIRMAN GILCHRIST: Thank you, sir. That's all we have signed up to speak
2 on this case. Any motions, comments from Staff? From Commission? Is there a motion?

3 MR. ANDERSON: Quick question. Have the sites adjacent to this ever come
4 before us at all? I mean, that may not be a question we can answer real quick.

5 MR. PRICE: I believe on your first page [inaudible] history, it says the parcel
6 [inaudible] GC, number 16-44ma, Planning Commission recommended disapproval
7 [inaudible].

8 MR. ANDERSON: Okay, and did, and that incorporated all three of those parcels,
9 correct? Mr. Chair, I'd like to make a motion to send case 17-016 MA ahead to Council
10 with a recommendation of disapproval.

11 CHAIRMAN GILCHRIST: Okay, is there a second?

12 MR. ?: Second.

13 CHAIRMAN GILCHRIST: Okay, it's been moved and properly second that we
14 send Case Number 17-016 MA forward to Council with recommendation of disapproval.
15 All in favor signify by raising your hand? All opposed?

16 *[Approved: Gilchrist, Cairns, Yip, Frierson, Anderson, McLaurin, Tuttle, Brown; Absent:*
17 *Greenleaf]*

18 CHAIRMAN GILCHRIST: Okay, and we are a recommending body to County
19 Council. They will meet back in these chambers well I don't know if.

20 MS. HEGLER: No, sir. Chambers, well yes back in chambers, not here. So
21 chambers.

22 CHAIRMAN GILCHRIST: Okay on October.

23 MS. HEGLER: We've been assured will be ready in two weeks.

CHAIRMAN GILCHRIST: Alright, very good. So they will meet back in the Council chambers on October 24th.

MS. FRIERSON: Mr. Chair, would you announce -

CHAIRMAN GILCHRIST: Yes, ma'am.

MS. FRIERSON: - the vote because I cannot see how, you know, the hands.

MR. PRICE: Do you want me to do the roll call?

CHAIRMAN GILCHRIST: Please, let's do that.

MS. FRIERSON: Thank you.

CHAIRMAN GILCHRIST: Let's do the roll call just for purposes of the Record. Alright, all-in favor signify by raising your hand?

MR. PRICE: Those in favor Cairns, Yip, Frierson, McLaurin, Gilchrist, Anderson and Brown.

CHAIRMAN GILCHRIST: All opposed?

MR. PRICE: Tuttle.

CHAIRMAN GILCHRIST: Okay. Thank you.

[Approved: Gilchrist, Cairns, Yip, Frierson, McLaurin, Anderson, Brown; Opposed: Tuttle; Absent: Greenleaf]

CHAIRMAN GILCHRIST: Alright, next case.

CASE NO. 17-018 MA:

MS. HEGLER: Case 17-18 is also on Dutch Fork Road, four acres currently zoned rural. Applicant is requesting LI or light industrial. As you see from the zoning history there's been quite a few rezonings, anywhere ranging from a PDD, a Planned Development District, to Office and Institutional in the general area. Adjacent to the site

1 is a construction, storage facility, a warehouse, strip retail and undeveloped property.
2 The light industrial zoning district is intended to accommodate warehousing, wholesale
3 and distribution storage, processing, light manufacturing and some general commercial
4 uses. The 2015 Comprehensive Plan designated this area, again similar to the last case
5 as neighborhood medium density. Those are a place where medium density residential
6 neighborhoods are the preferred use. They transition from our low density to our more
7 urban settings. Non-residential development may be considered for location along main
8 road corridors and within a contextually appropriate distance from the intersection of a
9 primary arterial. Again, the primary use within this land use designation is medium
10 density residential and any non-residential uses typically commercial in nature should
11 be easily accessible to the surrounding neighborhoods. Staff recommended disapproval
12 essentially because the proposed rezoning would not be consistent with the objectives
13 outlined in the Comprehensive Plan. Again, that Plan says that commercial uses should
14 be developed at a neighborhood scale and in locations along main road or corridors or
15 within a contextually appropriate distance from the intersection of a primary arterial. The
16 site does not meet those parameters. However, the request could also be viewed as
17 being consistent with the uses around it. As I mentioned earlier there is a warehouse
18 and some wholesale development adjacent to it. So it's probably a little more difficult of
19 a case than simply falling on the Comprehensive Plan but that's usually what the Staff
20 recommends and so for those reasons we recommended disapproval.

21 CHAIRMAN GILCHRIST: I got it. Okay any additional questions for Staff?

22 MS. CAIRNS: I do. I have a question.

23 CHAIRMAN GILCHRIST: Yes.

1 MS. CAIRNS: So in our, I'm just confused by our package. The package shows
2 the site where the building is but then shows it as the parcel behind and also shows it
3 currently zoned GC, not RU, so I'm confused. Is it the parcel behind? I see on the
4 pictures behind us, it's just the parcel behind? And so what's the parcel in front? Is it
5 currently GC?

6 MR. PRICE: GC.

7 MS. CAIRNS: And this is currently RU even though it shows GC in our package?

8 MR. PRICE: Excuse me, I apologize for that [inaudible].

9 MR. TUTTLE: So, sorry Chairman, may I ask a question?

10 CHAIRMAN GILCHRIST: Yes, go right ahead, Mr. Tuttle.

11 MR. TUTTLE: So this parcel's landlocked?

12 MR. PRICE: No, sir. It's one parcel and what's proposed is the back portion of it.

13 MR. TUTTLE: Okay, cause the aerial shows it's split.

14 MR. PRICE: The aerial.

15 MR. TUTTLE: The aerials not matching.

16 MR. PRICE: Which one are you on?

17 MR. TUTTLE: Am I on the wrong case?

18 CHAIRMAN GILCHRIST: 17-18.

19 MS. HEGLER: It's the back parcel, but it's the front parcel.

20 MS. CAIRNS: A single owner owns the front parcel and the back parcel. The
21 current area and the back area.

22 MR. PRICE: Hold that, so it's the back portion of it.

23 MR. TUTTLE: I'm just confused. It says one parcel or two parcels?

1 MR. PRICE: One parcel.

2 MR. TUTTLE: So it currently has a split zoning on one parcel?

3 MR. PRICE: It's one parcel with a split zoning and they're asking to rezone the
4 back portion of it, which is the rural portion.

5 CHAIRMAN GILCHRIST: Thank you, Mr. Tuttle.

6 MR. TUTTLE: Thank you.

7 CHAIRMAN GILCHRIST: Okay. Any additional questions for the Staff?

8 MR. ANDERSON: I do have a question. So in the Comprehensive Plan did we
9 not again, when you have a parcel that's backed up to utility like a railroad, I mean, yes
10 I'm just, and again, I guess we can't, in the Comprehensive Plan in no way can we
11 address every particular issue that can come up. But I guess using the Comprehensive
12 Plan, I mean, it's not near an arterial but gosh the existing zoning and the uses are all
13 right there. It's backing up to a railroad so we don't have anything that addresses
14 railroads.

15 MS. HEGLER: Not on a parcel specific basis. I mean, it's certainly something you
16 can consider in your deliberation.

17 MR. ANDERSON: Okay. Alright.

18 CHAIRMAN GILCHRIST: Ms. Cairns?

19 MS. CAIRNS: I just have a question.

20 CHAIRMAN GILCHRIST: Ms. Cairns and then Mr. Brown.

21 MS. CAIRNS: I just have a quick question. The PDD that's immediately sort of
22 north and west of our parcel, I know PDD's can be complex but it sounds like it includes
23 things that smell or taste of light industrial within that PDD, is that correct? The PDD

1 that's just to the north or west, it appears, like the use that's there, construction
2 company is conforming with the PDD?

3 MR. PRICE: You mean as far as the uses that go there?

4 MS. CAIRNS: Yeah, I mean, basically what I'm getting at is it looks as if this
5 rezoning into LI would be consistent with what the PDD allows immediately adjacent.

6 MR. PRICE: Yes, I mean, I think you could actually argue that that PDD is more
7 of a heavy industrial use type than what is being requested on this particular parcel.

8 CHAIRMAN GILCHRIST: Mr. Brown?

9 MR. BROWN: Mr. Chairman, what's the proposed use of this with the change
10 from RU to LI?

11 MR. PRICE: I think the Applicant may be able to answer that more. Just on our
12 discussion they went over their particular uses that they may have for that particular site
13 it was determined that LI would be the appropriate zoning and that's what the Applicant
14 choice. He can actually speak, be more specific as to what to use the proposed zoning
15 for.

16 MR. BROWN: Thank you.

17 MR. MCLAURIN: Is the Applicant here?

18 CHAIRMAN GILCHRIST: Yes, we, if there are no additional questions for the
19 Staff we have several folk signed up to speak. Again, when we call your name to the
20 podium, please give us your name and address for the Record. Mr. James Huggins.

21 **TESTIMONY OF JAMES HUGGINS:**

22 MR. HUGGINS: Good afternoon again. Not much more prepared than I was
23 before but anyhow. We are or my name's James Huggins. Again, our address is 1760

1 Dutch Fork Road or P.O. Box 177, Ballentine, South Carolina. I represent Coogler
2 Construction. We're the construction company that is to the north of this parcel. We're
3 the Applicant as well for this light industrial. Our intent and our purpose with purchasing
4 this property and changing it to light industrial is to move our shop. We would like to
5 build a new shop. We currently have a shop that works on dump trucks, heavy
6 equipment. We're site work contractors so we move lots of dirt and digs holes in the
7 ground but none of that would be taking place on this site. It would just be where we
8 work on our equipment and where we operate our, our main base of operation. We've
9 been in the community since 1995. Joey Coogler is our owner and he's been at this
10 location since I believe 2000.

11 CHAIRMAN GILCHRIST: Okay, any questions for the Applicant? Thank you, sir.
12 Lisa Cloyd.

13 **TESTIMONY OF LISA CLOYD:**

14 MS. CLOYD: Hello I'm Lisa Cloyd and I approve of the change of the zoning for
15 the proposed site.

16 CHAIRMAN GILCHRIST: Okay, thank you. David Gates.

17 **TESTIMONY OF DAVID GATES:**

18 MR. GATES: Again, my name is David Gates. I own the property immediately
19 adjacent to this property and I would have no objections to the rezoning.

20 CHAIRMAN GILCHRIST: Your address is?

21 MR. GATES: Thank you.

22 CHAIRMAN GILCHRIST: Kim Kirby.

23 **TESTIMONY OF KIM KIRBY:**

1 MR. KIRBY: Kim Kirby, 311 Primrose Lane, Chapin, South Carolina 29036. I am
2 a partner in the LLC that currently owns the site. We also own four acres in front of this
3 site. So the questions that you guys were answering earlier, it is divided. I ran a
4 business out of the office space which also contains the post office in that front site for
5 20 years. I remember being in front of the Commission and the Council when Mr.
6 Coogler applied for his PPD [sic]. In spite of what is a pretty active construction
7 company, Joey has been a great neighbor for us, you know, he's complied with
8 everything that you guys ask him to do as far as us being a neighbor and we were a
9 close neighbor. I mean, if he was doing something wrong, we could, we could've easily
10 heard it. So the business that we operated there was sold. We sold that business and
11 I'm no longer there but I am the land lord for the building. And it currently is occupied by
12 a real estate company, a kitchen and bath contractor, the post office and a couple other
13 folks. And that site is under contract and Mr. Coogler, we have signed all of the
14 necessary paper work to give him the authority to ask for this.

15 CHAIRMAN GILCHRIST: Thank you, sir. Mr. Huggins, I have you down here
16 again. I'm assuming you may have signed up twice by mistake? Okay, alright and David
17 Gates I have you down again. Okay, alright, alright, thank you appreciate that. That's all
18 we have signed up to speak.

19 MR. TUTTLE: Mr. Chairman, I'd like to send case 17-018 MA forward to Council
20 with a recommendation for approval.

21 MR. BROWN: Second.

22 CHAIRMAN GILCHRIST: Yeah, he, yeah, we need.

1 MR. TUTTLE: The reason for going against Council, I mean, Staff's
2 recommendation is I do believe it's consistent with the other area uses and therefore
3 would be allowed to deviate from the Comp Plan.

4 CHAIRMAN GILCHRIST: Okay, Staff did you get that?

5 MR. BROWN: Second.

6 CHAIRMAN GILCHRIST: Okay, it's been moved and properly second that we
7 send Case Number 17-18 MA forward to Council with recommendation of approval. All
8 in favor signify by raising your hand?

9 MR. PRICE: Those in favor: Cairns, Yip, Frierson, McLaurin, Gilchrist, Anderson,
10 Tuttle and Brown.

11 CHAIRMAN GILCHRIST: Okay, all opposed?

12 *[Approved: Gilchrist, Cairns, Yip, Frierson, Anderson, McLaurin, Tuttle, Brown; Absent:*
13 *Greenleaf]*

14 CHAIRMAN GILCHRIST: Again, we're a recommendation, recommending body
15 to County Council. They will meet back in their chambers on October 24th. Thank you.
16 Alrighty. Next case.

17 **CASE NO. 17-21 MA:**

18 MS. HEGLER: That would be number five case 17-21. Can everybody hear me
19 okay?

20 CHAIRMAN GILCHRIST: Yes.

21 MS. HEGLER: That's 1700 Dutch Fork Road, staying in the same area, 8.2 acres
22 currently is zoned rural. Applicant is requesting GC to general commercial district.
23 Certainly, there have been a number of rezonings in the area as you'll see from your

1 packet. Again, everything ranging from office and institutional to PDD. The general
2 commercial district is intended to accommodate a variety of commercial and non-
3 residential uses. They're characterized primarily by retail, office and service
4 establishments, oriented primarily to major traffic arteries. The site is surrounded by
5 some strip development, commercial storage, a place of worship, another storage site
6 and DOT construction. The Comprehensive Plan as, as was true for the prior two cases,
7 calls for neighborhood medium density in this area. These are areas that include
8 medium density, residential neighborhoods. Non-residential development may be
9 considered for location, again along the main corridor and within a contextually
10 appropriate distance from an intersection of a primary arterial. Staff is of the opinion that
11 the proposed rezoning is consistent with those objectives and according to the Plan
12 development or non-residential development may be considered along those main road
13 corridors, which we felt this was, and within a contextually appropriate distance of an
14 intersection, which we felt it was. For those reasons we recommended approval.

15 CHAIRMAN GILCHRIST: Okay, any questions for our Staff? We do have several
16 persons signed up to speak. The Applicant, David Gates. We're going to become good
17 friends here shortly, huh?

18 **TESTIMONY OF DAVID GATES:**

19 MR. GATES: Again, my names David Gates, 1700 Dutch Fork Road, Irmo, South
20 Carolina. I'm requesting the rezoning because the real estate agent that has listed the
21 property for me has a perspective buyer that wants to develop the property. I'll leave it
22 at that and answer any questions you may have.

23 CHAIRMAN GILCHRIST: Questions for the Applicant? Thank you, Mr. Gates.

1 MR. GATES: Thank you.

2 CHAIRMAN GILCHRIST: Lisa Cloyd? Name and address for the Record, please.

3 **TESTIMONY OF LISA CLOYD:**

4 MS. CLOYD: Lisa Cloyd. Address is 1720 Dutch Fork Road, Suite F, Irmo, South
5 Carolina.

6 CHAIRMAN GILCHRIST: Okay, anything else you want to tell us?

7 MS. CLOYD: No, I'm in approval of the change to general commercial for
8 development.

9 CHAIRMAN GILCHRIST: Okay, alright, thank you. Kim Kirby.

10 **TESTIMONY OF KIM KIRBY:**

11 MR. KIRBY: Kim Kirby, 311 Primrose Lane, Chapin, South Carolina. Of course, I
12 own the property that's adjacent or, to this property and part of an earlier master plan by
13 Coogler Construction contemplated using that back piece to put office, real nice office
14 space, that sort of thing on. The approval of this zoning doesn't directly affect me one
15 way or the other, but as a neighbor particularly with regards to some traffic issues I think
16 this rezoning for commercial would be good for the neighborhood and I approve it.

17 CHAIRMAN GILCHRIST: Thank you, sir. James Huggins?

18 **TESTIMONY OF JAMES HUGGINS:**

19 MR. HUGGINS: James Huggins, 1760 Dutch Fork Road, representing Coogler
20 Construction. As Mr. Kirby alluded to a part of a master plan was that we would
21 purchase the back three acres and use Gates Road and it would help improve traffic
22 along Dutch Fork. And so that's still in the works whether y'all care to know or not but
23 for that reason we're in approval for zoning this to GC.

1 CHAIRMAN GILCHRIST: Okay, thank you Mr. Huggins. Chris Cloyd.

2 **TESTIMONY OF CHRIS CLOYD:**

3 MR. CLOYD: Good afternoon, I'm Chris Cloyd, 1720 Dutch Fork Road, Suite F. I
4 also work there, next door to the subject property and I'm in approval of this rezoning
5 request.

6 CHAIRMAN GILCHRIST: Thank you, sir.

7 MR. CLOYD: Thank you.

8 CHAIRMAN GILCHRIST: Pat Campbell.

9 **TESTIMONY OF PAT CAMPBELL:**

10 MR. CAMPBELL: I'm Pat Campbell. I live at 84 Middle Creek Road. My address
11 P.O. Box 107, Ballentine. I'm here to fight the establishment. I am against this. I am a
12 person who would have to come out Shadow Wood Road. There are 125 houses that
13 are going to have to come out Shadow Wood Road. Here's my diagram, this piece of
14 property has been rezoned and possibly will become a gas station. Four point five miles
15 from getting off at Jim Hudson to the Shell Station up at Rauch Metz Road, there are
16 eight gas stations, we do not need another gas station. There's a dead gas station
17 even, I even have a picture of it and nothing has been done with it. That would make
18 nine gas stations if you approve this site. It is only a half of mile from the Shell Station at
19 Rauch Metz Road. Y'all need to be asking these people how 125 houses, 350 cars are
20 going to get out Shadow Wood Road. I am not in approval of this.

21 CHAIRMAN GILCHRIST: Thank you, Ms. Campbell. Are there any additional -
22 that's all we have signed up to speak, any additional questions for Staff, comments?
23 Motions?

1 MR. ANDERSON: Mr. Chair, I'll make a motion that we send Case 17-02 [sic]
2 MA with ahead to Council with recommendation for approval, please?

3 MR. TUTTLE: Second.

4 CHAIRMAN GILCHRIST: It's been moved and properly second that we send
5 Case Number 17-021 MA forward to Council with recommendation of approval. All in
6 favor signify by raising your hand?

7 MR. PRICE: All in favor: Cairns, Yip, Frierson, McLaurin, Gilchrist, Anderson,
8 Tuttle and Brown.

9 CHAIRMAN GILCHRIST: And all apposed?

10 *[Approved: Cairns, Yip, Frierson, McLaurin, Gilchrist, Anderson, Tuttle, Brown; Absent:*
11 *Greenleaf]*

12 CHAIRMAN GILCHRIST: Again, we are a recommending body to County
13 Council. They will meet in their chambers -

14 AUDIENCE MEMBER: On the 24th?

15 CHAIRMAN GILCHRIST: Yes, ma'am.

16 AUDIENCE MEMBER: I'll be there with bells on.

17 CHAIRMAN GILCHRIST: Amen.

18 AUDIENCE MEMBER: And I'll bring support.

19 CHAIRMAN GILCHRIST: Amen. Thank you everybody. Alright, next case.

20 **CASE NO. 17-022 MA:**

21 MS. HEGLER: Okay, so moving ahead. That's case 17-22.

22 CHAIRMAN GILCHRIST: Yes.

1 MS. HEGLER: We have moved to the other side of the County, 5339 Hard
2 Scrabble Road. Thirty-eight acres currently zoning rural. Applicant is requesting RSLD,
3 that's our residential single-family low density. There have been several, or a couple
4 residential rezonings in this area since 2007. Our residential single-family low-density
5 district is intended for just that, single-family detached residential units in a low-density
6 pattern. Immediately surrounding the area is mostly zoned rural and residential and
7 that's what you find as far as uses either undeveloped or residential in use. The
8 Comprehensive Plan adopted in 2015 designates this area as neighborhood medium
9 density in its future land use vision. As I've said before these are areas that include
10 medium density residential neighborhoods and the supporting neighborhood
11 commercial scale development; that's the primary use that's desired and that's the
12 desired development pattern as well. Staff felt the proposed rezoning would be
13 consistent with those objectives. The residential district is in character with the land
14 uses around it and the desired development pattern recommended in the
15 Comprehensive Plan. Further the rezoning request would be keeping in character with
16 the surrounding areas that have been rezoned to residential, particularly along this
17 section of Rimer Pond Road and Hard Scrabble Road. For those reasons we
18 recommended approval.

19 CHAIRMAN GILCHRIST: Okay, thank you. Any additional questions for Staff?
20 We do have several persons signed up to speak for this case. When we call your name
21 again, please come to podium and give us your name and your address for the Record.
22 The applicant, Kevin Steelman.

23 **TESTIMONY OF KEVIN STEELMAN:**

1 MR. STEELMAN: Thank you. Kevin Steelman, 120 Harbor Side Circle,
2 Columbia. I am a resident of Lake Carolina and here on behalf of Land Tech Holdings,
3 the Applicant. We've contracted to purchase the property with intentions to develop a
4 low density single-family residential neighborhood. When we contracted the property,
5 we did study the Comp Plan and while it calls for medium density, we are actively
6 developing also on Rimer Pond Road and we believe that the low density RSLD
7 designation was more appropriate so that's what we've applied for. So I would ask for
8 your support on our application and I'm here to answer any questions that you have.

9 CHAIRMAN GILCHRIST: Thank you, Mr. Steelman. Are there any questions for
10 the Applicant? Thank you, sir.

11 MR. STEELMAN: Thank you.

12 CHAIRMAN GILCHRIST: Tom Milliken.

13 **TESTIMONY OF TOM MILLIKEN:**

14 MR. MILLIKEN: Tom Milliken, 21 Sea Wood Lane, Columbia, South Carolina. My
15 son [inaudible]

16 MS. HEGLER: Hang on.

17 CHAIRMAN GILCHRIST: Yeah, bring it down a little bit. Yeah.

18 MR. MILLIKEN: Thank you.

19 CHAIRMAN GILCHRIST: There you go.

20 MR. MILLIKEN: I did send a letter to the various members of the Planning
21 Commission from the now owner for y'all to hear her thoughts. This family, I'm the
22 exclusive real estate agent for the family, they've owned this property over 50 years.
23 I've known the family members for over 50 years. My real purpose of getting up and

1 speaking and supporting this request for low density is the family, they're not requesting
2 any zoning, any commercial zoning but the family will not allow commercial zoning. It is
3 not their vision, they've owned it 50 something years. It used to be pasture, it's planted
4 into pine trees now, and they made it very clear to the Applicant that they did not want
5 to take this for anything but as low a density housing as possible. This land has never
6 been put up for sale in 50 years that they've owned it. It's only as a result of the age and
7 health of the landowner, Ms. Peggy Ann Kasky that we're making this decision to go for
8 this rezoning now. No reflection on anyone, we understand there is a very, very
9 distinguished gentleman who owns the property next door that would probably not like
10 to see this developed. I wanted to emphasize that there is going to be a 50' buffer
11 between this property and his 10-acre lake, and a 50' buffer on the other side of the
12 lake. And these buffers, the far one is in 20 year old un-thinned pine trees so it will be
13 hard to plant a bigger buffer, a larger buffer than what is, what is being offered for this
14 piece of property.

15 CHAIRMAN GILCHRIST: Yes, sir.

16 MR. MILLIKEN: Thank you.

17 CHAIRMAN GILCHRIST: Thank you. Tombo Milliken?

18 MR. TOMBO MILLIKEN: Good afternoon, hey, I'm Tombo Milliken, 18 Tom B
19 Court, Columbia 29209. Just wanted to add to what my father said, you've got a major
20 road widening at the intersection of Rimer Pond and Hard Scrabble. This is less than a
21 mile to the main entrance to Lake Carolina, and Richland School District Two purchased
22 a property about 10 years ago for the new high school. So also wanted to very quickly
23 read a letter from the Kasky Family. To Members of the Planning Commission: My

1 name is Peggy Pierce Kasky and I'm the owner of the property identified. I've owned the
2 property since 2003 and it's been in my family for over 50 years. Over the years I've had
3 a number of individuals and corporate entities interested in purchasing the property for a
4 wide range of uses but we were not interested in the selling. Over the past few years,
5 I've worked with DOT to sell a portion of the property to provide right away required for
6 the widening of Hard Scrabble Road. These improvements are now under way and we
7 decided to sell the property. The purchaser is seeking to rezone the property from rural
8 to residential low density to accommodate their development plans. I believe this is an
9 appropriate land use for the property and I ask that you approve their request. Thank
10 you, Peggy Kasky.

11 CHAIRMAN GILCHRIST: Thank you, sir.

12 MR. TOMBO MILLIKEN: Would you like me to answer any questions?

13 CHAIRMAN GILCHRIST: Thank you.

14 MR. TOMBO MILLIKEN: Thank you.

15 CHAIRMAN GILCHRIST: Appreciate it. David Canaday?

16 **TESTIMONY OF DAVID CANADAY:**

17 MR. CANADAY: My name is David Canaday, I live at 228 Adams Pond Road,
18 Blythewood 29016 and I'm against it.

19 CHAIRMAN GILCHRIST: Okay, thank you sir. Gary Gin.

20 **TESTIMONY OF GARY GIN:**

21 MR. GIN: Yes sir, my name is Gary Gin and I reside at 5335 Hard Scrabble
22 Road, which is adjacent to Ms. Kasky's property. I purchased this property in June of
23 this year to I guess basically have a nice place to grow, to raise my son, who's 13. I

1 moved out of the community that was, that was a nice community but it just didn't work
2 well with my family. I bought this piece of property from Ms. Pat Pierce Charlotte, who
3 was, who is Ms. Peggy Kasky's sister. And I'm asking y'all to think about the traffic on
4 Hard Scrabble Road and Rimer Pond Road because the traffic right now backs up
5 almost to Lake Carolina. I'm told that it's going to be five years before Hard Scrabble
6 Road is finished and by the time Hard Scrabble Road's finished Rimer Pond is still
7 going to be backed up. I don't know what their plans are but the pond also feeds, feeds
8 my pond which is below it, and if anything is done with the pond that's going interfere
9 with my property. I bought this property thinking that I was going to be in the country. I
10 knew exactly where it was. I visited this property when I was a young child with my
11 father, with Mr. Pierce, their father, and I think that it's, I think that you really should look
12 at this zoning as - the potential for this.

13 CHAIRMAN GILCHRIST: I appreciate it.

14 MR. GIN: Thank you.

15 CHAIRMAN GILCHRIST: Thank you, sir. Alex English.

16 **TESTIMONY OF ALEX ENGLISH:**

17 MR. ENGLISH: Good afternoon, my name is Alex English, 596 Rimer Pond
18 Road, Blythewood, South Carolina, and I guess I'm the distinguished gentleman that he
19 mentioned who owns the property directly next to this property that Mr. Pierce owned.
20 I've lived at this address for over 25 years and I came out there, when I did come there
21 Mr. Pierce was the gentleman that used to farm this land and it was his land, it was the
22 pride of his heart, you know, just spending time on that property and, and farming that
23 property. I can remember him building an extension to the lake, so that lake was a lot

1 smaller then. He made it bigger and it was his pride and joy to have that beautiful piece
2 of land there. As Ms. Kasky, the Ms. Kasky that's selling the property has never lived
3 here at that property or in Columbia she, I think maybe she resides in Houston, Texas
4 or Texas somewhere. The other Ms. Kasky, the other Ms. Pierce lived on the land and I
5 guess she sold you your land. And, you know, we always enjoyed living there. I, when I
6 moved out to Rimer Pond Road it was a two-lane highway and it still is, and the traffic
7 was nowhere near, I mean, I could go two or three days without seeing a car ride past
8 the road there. It was that, it wasn't that much population out there. Now, you know, to
9 get up, just to get out of my drive way, you know, I may sit there 10, 15 minutes just
10 trying to get out early in the morning or in the evening to get in because the traffic has
11 increased so much. You look up the street from me, Lake Carolina has put in, the
12 people that know the area know that it's a whole lot of houses there. Now, on the other
13 end on Long Town Road and Rimer Pond, and I don't know if the gentlemen mentioned
14 that he's the one that's doing the development up there, but they have completely
15 scraped that land clean. There's probably maybe a few trees left. So it's no, all they're
16 doing now is putting box houses there, it's like maybe 10' between each house.

17 CHAIRMAN GILCHRIST: Yes, sir.

18 MR. ENGLISH: And I understand that's what they plan to do on the property next
19 to me. I am in opposition, not just because I live there but for the people that live out in
20 that area too. We've got so much land and I've had, I could see the animals, I've got a
21 whole heard of deer on my land because they have been pushed farther and farther
22 down Hard Scrabble Road and now Long Town. So it's, you know, I'm not opposed to
23 seeing the city grow, I just think it needs to grow in a nice way.

1 CHAIRMAN GILCHRIST: Thank you.

2 MR. ENGLISH: You talking about putting 100 houses over there, nice trees, not
3 taking all the trees down, changing the road - and like the gentlemen said Hard
4 Scrabble Road, it's going to take five years it's going to be crazy traffic, crazy traffic. So
5 I am in opposition.

6 CHAIRMAN GILCHRIST: Thank you.

7 MR. ENGLISH: And if the houses get there I will still be in opposition. Thank you.

8 CHAIRMAN GILCHRIST: Thank you, Mr. English. Dan Daniels.

9 MR. ENGLISH: Yeah, and we've got, I don't know, maybe 200 signatures of
10 people that live there and you can add my name, my wife and my names to that list as
11 well, please.

12 CHAIRMAN GILCHRIST: Thank you.

13 MR. ENGLISH: Thank you.

14 CHAIRMAN GILCHRIST: Dan Daniels?

15 **TESTIMONY OF DAN DANIELS:**

16 MR. DANIELS: Hello and good evening. I'm Dan Daniels, 5380 Hard Scrabble
17 Road. I live directly across the street from what's taking place. Been in Blythewood 38
18 years. I am here against what's going to happen. My power is null in void, I could do
19 anything nor here nor there to stop it, but I'm here to voice the opinion of my family.
20 We've been here for over 40 years since it was a dirt road from Clemson Road all the
21 way out to Grover Wilson. So I know Mr. Pierce, I knew Mr. Pierce the original
22 landowner. I know Ms. Peggy a little bit which is the present landowner and I know her
23 sister Ms. Pat Charlotte very well. She's near and dear like a mother to me. She sold

1 her property to Mr. Jim and, and all of the butts up to Mr. English. Mr. Pierce in his
2 wildest thoughts would have never dreamed of selling his cow pasture to anyone to put
3 small homes on or anything in that nature. A county park, a city park, a state park
4 whatever, that sounds great, you know, but Hard Scrabble, I live right on the corner,
5 they've already cut into my front yard. We've had numerous disasters with power
6 outages, water problems, this and that from what's fixing to take place as far as
7 widening the roads and the lane closures on Hard Scrabble and whatnot. Traffic is
8 absolutely already a nightmare. Anyone that's willing to move into that field into a new
9 house, I say welcome to the neighborhood and I hope you enjoy the traffic. So, you
10 know, all it's all about money and that's the ulterior motive here is money, money,
11 money so I'm just here to say welcome to the neighborhood and I hope I don't see you
12 but if I do enjoy yourselves. Thank you.

13 CHAIRMAN GILCHRIST: Thank you, Mr. Daniels. That is all we have signed up
14 to speak. Comments, recommendations?

15 MR. BROWN: Mr. Chairman, I have a question?

16 CHAIRMAN GILCHRIST: Yes sir, Mr. Brown.

17 MR. BROWN: The suggestion was the approval of this somehow would have an
18 impact on the lake and its current usage. Can you talk about that?

19 MS. HEGLER: You mean the lakes that's on, you mean the pond that's on the
20 property?

21 CHAIRMAN GILCHRIST: Yes.

22 MR. BROWN: Yes.

1 MS. HEGLER: I mean, there's still development standards that would have to be
2 met and requirements at the time of development. So they would have to buffer certain
3 areas from that pond and insure, you know, it remains in a certain standing throughout
4 development and post. Those are requirements of our Code.

5 MR. BROWN: Are the current residence around that pond or that lake, are they
6 receiving any benefit from it?

7 MS. HEGLER: I'm not sure what residential, there's no residences on the site are
8 there?

9 MR. BROWN: One of the presenters indicated that.

10 MS. HEGLER: Yeah, I think that's the property adjacent to, yeah there cannot be
11 a negative impact on the adjacent property per certain DHEC standards; that's at the
12 time of development. I don't know, you may want to ask the gentleman what he was
13 referring to?

14 MR. BROWN: Can we do that, Mr. Chairman?

15 CHAIRMAN GILCHRIST: Sure, absolutely. Who was referring to - yes sir, come
16 back up to the podium if you will, please. Mr. Brown, if you want to address that
17 question to him, please?

18 MR. BROWN: Yes, sir. What in fact would this change have on this lake or pond
19 that would negatively impact your property?

20 MR. GIN: Well, if you look at your map there, my pond is directly fed by the
21 Kasky property pond. The water runs through, out of the back of the dam on that 10-
22 acre pond and runs back into my pond which is low, the lower one. If they, if that
23 property is developed and not, and not looked at for storm water, storm water

1 contamination and all this kind of stuff, it could actually, my pond is, is built just like the
2 other one. Mr. Pierce built that, the first pond in 1957, and so therefore if the water runs
3 down through there then the storm water could actually contaminate my pond and make
4 it unusable. So, I mean, I get water from three different sides; I get water from Mr.
5 Canaday's pond which is above mine. I get water from Windermere the three lakes, four
6 lakes at Windermere and I get water from that pond. So, so therefore, you know, I don't
7 really know but I'm sure that if anything they do with storm drains or, or putting in roads
8 or whatever, I mean, water runs downhill.

9 MR. BROWN: But how would this change or effect your neighbors or any of the
10 people?

11 MR. GIN: Well, I am right, now me and Mr. English are the only neighbors of that
12 property.

13 MR. BROWN: But the surrounding other than you and Mr. English.

14 MR. GIN: Me and Mr. English are the only adjoining landowners to that property.

15 MR. BROWN: So you are the only ones that would be affected.

16 MR. GIN: Correct. And Mr. English, depending on where they put the, put the
17 road into, into that property I mean he could have a road right running down the side of
18 his property for all we know. But also that road, Mr. English has a pond there that feeds,
19 feeds the big lake, the 10 -acre lake that's on that piece of property. So therefore his
20 water runs into that pond which runs to my pond. So it's kind of like a thing my lake, my
21 lake if you watch the water flow my lake feeds Lake Carolina. So.

22 CHAIRMAN GILCHRIST: Thank you, sir. Mr. Brown, was that good for you?

23 MR. BROWN: Yes.

1 MR. TUTTLE: Mr. Chairman, I have a -

2 CHAIRMAN GILCHRIST: Yes sir, Mr. Tuttle?

3 MS. HEGLER: I would simply add that there are storm water standards for
4 development that have to be met.

5 MR. BROWN: Thank you, Mr. Chairman.

6 CHAIRMAN GILCHRIST: Yes sir, Mr. Tuttle.

7 MR. TUTTLE: Mr. Chairman, I just wanted to be clear what's in front of us is a
8 rezoning.

9 CHAIRMAN GILCHRIST: That is correct, yes sir.

10 MS. FRIERSON: Mr. Chair?

11 MR. TUTTLE: I would like to make a motion for case 17-22 MA -

12 MS. FRIERSON: I have a unreadiness.

13 MR. TUTTLE: I'm sorry.

14 CHAIRMAN GILCHRIST: Got a question.

15 MS. FRIERSON: Yes, readiness.

16 MR. TUTTLE: Did you ask for a motion, Mr. Chairman?

17 CHAIRMAN GILCHRIST: Yes sir, go ahead.

18 MR. TUTTLE: I would like to make a motion that Case 17-22 MA move forward to
19 Council with recommendation for approval.

20 CHAIRMAN GILCHRIST: Okay, questions?

21 MS. FRIERSON: Unreadiness?

22 CHAIRMAN GILCHRIST: Okay.

1 MS. FREIRSON: Because I had a question. What I wanted to know Mr.
2 Chairperson has there been an environmental impact study which would give us some
3 of the answers with reference to if that area were rezoned how would it effect the flood
4 plain?

5 CHAIRMAN GILCHRIST: Staff?

6 MS. HEGLER: There's no requirement to do that at the time of rezoning. When a
7 development application comes before us our Land Development Code and certain
8 state regulations require that we make sure the pre and post storm water runoff is
9 appropriate and meets all requirements by DHEC. There's no requirement to develop
10 an environmental impact statement on a rezoning.

11 MS. FRIERSON: Well, I have a follow up question. Because I live in that area
12 and because I uniquely aware that recently there was a problem with flooding near that
13 area, I am concerned about that. I understand what you just said about there not being
14 a requirement at this time, and I know I can't change what the requirements are, but I
15 think it is prudent to listen to what we've already heard and if we are concerned about
16 that to bring it up because it doesn't really do much good after the fact to talk about
17 what might be required after it's rezoned if we already know there is potential problem.

18 MR. TUTTLE: Mr. Chairman, I just want to make sure we're not confusing the
19 issue. What's before us is a rezoning. Their development standards governed by the
20 state, the county and even smaller municipalities that control storm water drainage,
21 floodways, flood plains, etc. That's not really in our purview. Our purview is this zoning,
22 we need to look at the zoning as it stands, not the other regulations that are governed
23 by other bodies.

1 CHAIRMAN GILCHRIST: Thank you, Mr. Tuttle. Ms. Frierson?

2 MS. FRIERSON: And I'm not confused. It's just that I understand what's before
3 us but I also understand sometimes you have to look beyond what is on paper if you
4 know that there is a problem potentially before us. And I'll vote according to my
5 conscious and so forth. But I'm not confused.

6 MR. TUTTLE: Yes, ma'am. I didn't mean to say you were confused, I just meant
7 there [inaudible] confusion in the regulation.

8 MS. FRIERSON: Okay.

9 CHAIRMAN GILCHRIST: Any additional comments? I'm sorry sir, we can't take
10 anymore comments from the floor at this point. Floors been closed. Any additional
11 comments, questions? There's a motion on the table to send Case Number 17-022 MA
12 forward to Council with recommendation of approval. All in favor, signify by raising your
13 hand.

14 MR. PRICE: Those in favor, Cairns, Yip, Gilchrist, Anderson, Tuttle.

15 CHAIRMAN GILCHRIST: All opposed?

16 MR. PRICE: Those opposed: Frierson, McLaurin, Brown.

17 *[Approved: Cairns, Yip, Gilchrist, Anderson, Tuttle; Opposed: Frierson, McLaurin,*
18 *Brown; Absent: Greenleaf]*

19 CHAIRMAN GILCHRIST: And we are a recommending body to County Council.
20 They will meet back in their chambers on October the 24th. Thank you. Alright next
21 case.

22 : Next case. Ready?

23 CHAIRMAN GILCHRIST: Yep.

CASE NO. 17-023 MA:

MS. HEGLER: 17-23 is at 913(?) Skyland Drive. It's 1.4 acres currently zoned RSLD. Applicant is requesting GC or general commercial rezoning. The general commercial district is intended to accommodate a variety of commercial and non-residential uses, primarily retail, office and service establishments. Surrounding the site is a variety of -

CHAIRMAN GILCHRIST: Excuse me one second. Guys, please carry your conversations out as we're trying to continue the meeting, please. Thank you.

MS. HEGLER: Surrounding the parcel is residential zoning and a variety of uses. One site's undeveloped, another is place is a place of worship, multi-family and automobile sales. This site is adjacent to the City of Columbia. The latter two are in the city. This area is designated by the 2015 Comprehensive Plan as mixed residential or high-density. These are areas that really include much of the urban and suburban part of the County and certainly those along the edge of our partner, the City of Columbia. The densely developed urban and suburban areas are opportunities for such. Mixed residential areas include the full range of uses that are supportive of a neighborhood community and regional commercial and employment needs. Residential, single-family, multi-family, office and institutional, general and neighborhood, commercial and recreational uses are appropriate for these areas. However, to the extent possible, commercial and office development should be located in activity centers and in mixed use corridors. That's the desired development pattern. So this was another hard one for Staff. We stuck strictly to the Comprehensive Plan and the fact that this is a mixed residential high-density area. Simply looking at it the Comprehensive Plan would

1 support the rezoning. However, the Planning Commission and certainly Council could,
2 could view this as being inconsistent with the surrounding character given that it's
3 mostly residential in nature. This might have a leapfrog effect. So strictly to the
4 Comprehensive Plan Staff did recommend approval but recognizes those issues that
5 you may want to discuss.

6 CHAIRMAN GILCHRIST: Okay, thank you. Any questions for Staff? Okay we
7 have some folk signed up to speak. Again, when we call your name, please give us your
8 name and your address for the Record. The Applicant, Andy Gandolph, is that right?
9 Good deal.

10 **TESTIMONY OF ANDY GANDOLPHO:**

11 MR. GANDOLPHO: How you doing? My name is Andy Gandolpho, 3231 Murray
12 Street, Columbia, South Carolina 29205, and I am the Applicant. We're attempting to
13 get this parcel rezoned so that we can expand our parking at our business. I'm happy to
14 answer any questions that you guys might have.

15 CHAIRMAN GILCHRIST: Any questions for Mr. Gandolpho? Okay, thank you sir.

16 MR. GANDOLPHO: Thank you.

17 CHAIRMAN GILCHRIST: Ben Carlton.

18 **TESTIMONY OF BEN CARLTON:**

19 MR. CARLTON: Good afternoon, Ben Carlton, 1900 Barnwell Street, Columbia,
20 South Carolina 29201. I'm the attorney for the Applicant, just want to be here to voice
21 my approval and ask that y'all adopt the Staff recommendation of approval. Thank you.

22 CHAIRMAN GILCHRIST: Thank you, sir. Martha Hancock?

23 **TESTIMONY OF MARTHA HANCOCK:**

1 MS. HANCOCK: Good afternoon. Martha Hancock, 600 Skyland Drive. I've lived
2 and had my house built 41 years ago. The traffic from Greystone cut through is terrible.
3 There's powerlines down there by the church. I would not want to see another business
4 off of Greystone put down there for a parking lot. Thank you, I disapprove.

5 CHAIRMAN GILCHRIST: Thank you. Bennett Casey Coates?

6 **TESTIMONY OF BEN AND STACY COATES:**

7 MR. COATES: Hello, my name is Ben Coates, 1131 Skyland Drive, Columbia,
8 South Carolina 29210. My wife had to take the kids out so she will probably not be able
9 to speak here. We own the property as shown on the map with the pond on it, that
10 corner part of property butts against, against this parcel for which the recommendation
11 that is being requested. As just mentioned we have terrible traffic on that road already.
12 A car, you know, not too long ago actually rammed into my daughter's room and so
13 anything that could potentially increase the traffic in any way is something that we just
14 couldn't tolerate. Our property is wooded and we pretty much left it alone so that our
15 kids have a place to play. Any additional encroachment on that is something that we
16 certainly don't want to have happen. We have a decent agreement with some of the car
17 dealerships behind us so fences and stuff in place. We have no idea what's going to,
18 what's going to go here and how that might be separated. In addition, underneath those
19 powerlines in that wooded section that is a place where animals, primarily deer, and
20 they cross over from the river. It's nice to have them coming through our woods and
21 have a place to stay. A parking lot put there is not going to be a good thing for them
22 either. In addition, I mean, there's, there's major SCE&G powerlines that go over this so
23 I, it's hard to imagine how development would be reasonable there at all, period. We

1 didn't hear whose parking lot this is supposed to be, perhaps it's the car dealerships
2 behind it. No idea whatsoever. But if this parking lot is built there it will separate
3 basically a strip of land that is all residences abutting up to our woods and a field, with
4 this parking lot right in the middle of it which has been stated is, is regardless of, you
5 know, the recommendations and the general plan, it's very inconsistent with the
6 neighborhood around it.

7 CHAIRMAN GILCHRIST: Yes, sir.

8 MR. COATES: And so for those reasons and the safety of our four children, or
9 three children excuse me and our dog, with the traffic going by I'd like to voice my
10 opposition. Thank you.

11 CHAIRMAN GILCHRIST: Thank you, sir. Aileen, is that, Croct? Yes.

12 **TESTIMONY OF AILEEN CROCT:**

13 MS. CROCT: I actually didn't realize I was signing up to speak but I'm very glad
14 to speak.

15 CHAIRMAN GILCHRIST: Alright, very good. Come on up.

16 MS. CROCT: I'm Aileen Croct at 1120 Warren Drive, which is below this property
17 right off of River Hill Circle. My opposition would be traffic, traffic is awful. This is
18 residential. This is residential. I disapprove.

19 CHAIRMAN GILCHRIST: Thank you. Folks, I'm going to ask you to, to - we
20 appreciate your support of this but we can hold off on the applause, okay? Thank you, I
21 appreciate that. Patty Wentworth?

22 **TESTIMONY OF PATTY WENTWORTH:**

1 MS. WENTWORTH: Hello, my name is Patty Wentworth. I live at 630 River Hill
2 Circle, which intersects with Skyland Drive. For years I, my family's been there since
3 1978, we've had traffic problems since 1978. Speeders, it seems like folks coming off
4 Broad River, coming downhill just seem to pick up the speed and just speed through the
5 neighborhood. We've consistently called Richland County and the City of Columbia
6 because we are a neighborhood that's mixed city and county. We have continuously
7 called them since 1978 regarding speeders and traffic problems throughout the
8 neighborhood. So we do not need development in our neighborhood. I think the
9 development that is in the City of Columbia is on Greystone Boulevard and I'm sure
10 you're familiar with the Greystone mile. So we would prefer that we do not have that
11 interrupt on into our neighborhood proper. I would also like to bring up the fact that I
12 notice the agent for this change, asking for this change is Gandolphino and just
13 concerns me that it's J.T. Gandolphino who owns J.T. Dodge and I think we all J.T.
14 About two years ago we approached Mr. Gandolphino, not approached him in person
15 because I could never get ahold of him in person, there were several houses in front of
16 the Food Lion on Broad River Road, which is still what we consider our community, our
17 local place where most of us go and shop, that two houses, I think, no it was three
18 houses, I'm sorry, were in terrible disrepair, falling down, no doors, no windows, terrible
19 trash littered all over up against the houses, all over the yards. Of course that was an
20 attractive nuance to teenagers and possibly a hazard, vagarious also, and so we had a
21 lot of concerns just not the aesthetics cause it looked horrible but just the safety issues
22 also. And I called City of Columbia several times myself and I called on behalf of myself
23 and behalf of the neighborhood - I was at the time secretary, still am I think of our

1 neighborhood association, with our concerns about just the way it looked and how
2 horrible it looked and what a reflection it is on our neighborhood. And City of Columbia
3 responded and did a good job doing so and let me know that Mr. J.T. Gandolphino was
4 the owner of those properties and they had approached him and told him he had to
5 clean them up.

6 CHAIRMAN GILCHRIST: Okay.

7 MS. WENTWORTH: Well, he put it off, put it off, put it off, put it off, never did it. I
8 kept calling, the city would call me back. Fire marshal had a problem with the houses
9 because they were a hazard and Mr. Gandolphino's response, rather than being a good
10 neighbor, and let's face it he's part of the neighborhood, but he didn't have his sign up
11 on those houses obviously that he was the owner. And it took him over a year and he
12 requested a jury trial which I think is ludacris.

13 CHAIRMAN GILCHRIST: Yes, ma'am.

14 MS. WENTWORTH: To request a jury trial when you can look at the place and
15 see what, how horrible they are and it took over a year and finally the city made him tear
16 the houses down.

17 CHAIRMAN GILCHRIST: Okay.

18 MS. WENTWORTH: So he's not exhibited signs of being a good neighbor.

19 CHAIRMAN GILCHRIST: Well, thank you so much.

20 MS. WENTWORTH: So that is certainly a concern of mine and I'm sure of many
21 of my neighbors. Along with there was an accident as we were coming here today
22 because people speed. A young guy hit a tree and the - over this past summer I've had
23 three cars end up in my front yard.

1 CHAIRMAN GILCHRIST: Yes, ma'am.

2 MS. WENTWORTH: So traffic is a problem and commercial is not compatible.

3 CHAIRMAN GILCHRIST: Well, I appreciate your testimony on that and we have
4 a number of folks signed up to speak so I want to give them the opportunity to do the
5 same thing.

6 MS. WENTWORTH: Okay, I'm through.

7 CHAIRMAN GILCHRIST: You bet. Absolutely, thank you.

8 MS. WENTWORTH: Thank you.

9 CHAIRMAN GILCHRIST: I have another Whitworth here. Excuse me, sir. Thank
10 you. I have another Wentworth, 630 River Hill Drive. Is that you as well Ms. Wentworth?

11 MS. WENTWORTH: That's my husband.

12 CHAIRMAN GILCHRIST: Okay. Okay, alright, very good. Pat Foldsner? Was that
13 right? 514 Skyland? Falkner? Okay.

14 **TESTIMONY OF PAT FAULKNER:**

15 MS. FAULKNER: Hi, my name is Pat Faulkner. I live at 514 Skyland Drive and of
16 course I'm opposed to this also.

17 CHAIRMAN GILCHRIST: Okay.

18 MS. FAULKNER: I'm in a house where everybody goes flying down the street.
19 I've already lost two dogs because they come speeding down the road and they were
20 hit and killed. Constantly the traffic now cuts through our neighborhood to go up to
21 Greystone light. I'm not going to go on long but I want you to know we are opposed to
22 this and please don't approve it, we don't need him there. There's plenty of places that
23 he could move to right near his building. Thank you very much.

CHAIRMAN GILCHRIST: Thank you. Eleanor Remedio?

TESTIMONY OF ELEANOR REMEDIO:

MS. REMEDIO: Hi, It's Eleanor Remedio.

CHAIRMAN GILCHRIST: Remedio.

MS. REMEDIO: 160 Normandy Road, Columbia 29210. I'm also opposed to this. I've lived in the neighborhood since the '80s and as everyone else has stated the traffic has gotten to be quite crazy. And I know the young family that has the house that butts too this, they've moved from another place on the road recently, and so I just think it's a good thing for the neighborhood and appreciate your opportunity very much.

CHAIRMAN GILCHRIST: Thank you. Phyllis Goodwin?

TESTIMONY OF PHYLLIS GOODWIN:

MS. GOODWIN: Phyllis Goodwin, 600 Skyland Drive. I'm opposed to it. It's a residential area. And I wish we could be having a discussion about speed bumps put on that road because they really do go about 50 miles an hour and at least 75 cars per day go on a two-lane highway, excuse me it feels like a highway, two-lane road, which should only be 35 miles an hour, 30 thirty miles an hour. Thank you.

CHAIRMAN GILCHRIST: Thank you. Tom Quinn?

TESTIMONY OF TOM QUINN:

MR. QUINN: Hi folks, my name is Tom Quinn, I live at 145 Castle Road. I'm very concerned about encroachment of a commercial entity into a residential neighborhood. I'm also concerned about traffic and you've heard about that. What is the purpose of this property if it's abutting a dealership? Is it going to be used for parking, are cars going to be flowing out of that area into Skyland Road? It's, it will make it even worse than it

1 already is. And I would ask if Staff is approached, and I'm not sure if this is appropriate
2 but I'll ask it anyway, DOT as to whether or not what their input would be on this
3 change. And also if I may, may I acknowledge the people from our neighborhood?

4 CHAIRMAN GILCHRIST: As long as you have time to do that, sure.

5 MR. QUINN: Would y'all like to stand up? And I do not, I hope you disapprove
6 this matter.

7 CHAIRMAN GILCHRIST: Thank you. There's another Quinn here. What's your
8 first name, ma'am?

9 MS. QUINN: I'm Seyaka Quinn.

10 CHAIRMAN GILCHRIST: Seyaka Quinn.

11 **TESTIMONY OF SEYAKA QUINN:**

12 MS. QUINN: 145 Castle Road.

13 CHAIRMAN GILCHRIST: Okay.

14 MS. QUINN: Just adding to this opposition there's a school bus running on that
15 Skyland so it is very dangerous if this change to commercial, so thank you.

16 CHAIRMAN GILCHRIST: Okay, thank you. Michelle Miller?

17 **TESTIMONY OF MICHELLE MILLER:**

18 MS. MILLER: My name's Michelle Miller. I'm actually here representing River Hill
19 Condominiums, which their main entrance is directly across from this site. Again, they
20 have sent me here to represent the 110 individually owned units at that property and
21 they are opposed to this site for the numerous reasons stated.

22 CHAIRMAN GILCHRIST: Okay, thank you. Daniel Smith?

23 **TESTIMONY OF DANIEL SMITH:**

1 MR. SMITH: My name is Daniel Smith, 711 Skyland Drive. I'm very definitely
2 opposed to this change of zoning. There are obvious problems with traffic in the
3 neighborhood. There have been numerous accidents where cars have been run off the
4 road, run into telephone poles and houses, numerous mail boxes get knocked regularly;
5 mine was knocked down just about a month ago. But beyond that just the initial
6 commercial change would be a very major problem. Any casual observer can determine
7 that when a residential neighborhood that is adjacent to high traffic areas begins to get
8 commercialized, it increases, other properties over a period of time also become
9 commercial. So the intrusion of a single commercial property into a residential area is
10 definitely not good for that area at all. This is a very closely related neighborhood. I think
11 you can tell by the number of people who have turned out today in opposition is an
12 indication of that. We know each other, it's a close knit neighborhood, we don't need a
13 commercial intrusion into this neighborhood at all. It would change over a period of time
14 the whole nature of the neighborhood and I think that's in opposition to any zoning
15 regulations that you might have. Thank you.

16 CHAIRMAN GILCHRIST: Thank you, sir. Diageo Laura.

17 **TESTIMONY OF DIEGO LORR:**

18 MR. LORR: Going to make this short. My name is Diego Lorr, 620 Skyline Drive
19 and I'm in opposition of the rezoning of this property. I don't know how the heck they're
20 going to do it because it's electrical, it's an electrical zone right there. SCE&G go
21 through there. Thank you very much for your, for your time.

22 CHAIRMAN GILCHRIST: Yeah. Susan Lockton.

23 **TESTIMONY OF SUSAN LOXTON:**

1 MS. LOXTON: I'm Susan Loxton, 711 Skyline Drive. My husband is Daniel Smith
2 and I agree with every word that he said, that putting a commercial zoning in there will
3 destroy our neighborhood. I strongly disapprove, thank you.

4 CHAIRMAN GILCHRIST: Okay, thank you. Neil Aspen, 116 Castle Road? Okay,
5 alright. Ben Sally?

6 **TESTIMONY OF BEN SALLY:**

7 MR. SALLY: Good afternoon, my name is Ben Sally. I live at 141 Castle Road
8 and I would just like to say I'm against the rezoning.

9 CHAIRMAN GILCHRIST: Okay, thank you. Berry Dean?

10 **TESTIMONY OF DEAN GREGORY:**

11 MR. GREGORY: My name is Dean Gregory, 145 Normandy Road. I'm against it,
12 everything has already been said.

13 CHAIRMAN GILCHRIST: Okay, thank you, sir. Mary Callahan.

14 **TESTIMONY OF MARY CALLAHAN:**

15 MS. CALLAHAN: I'm Mary Callahan, 521 Skyland Drive. We have replaced 13
16 mail boxes on our yard because of people coming out of Castle Road have to dodge the
17 people speeding down Skyland Drive and so of course people coming Skyland increase
18 the speed unbelievably. We have begged for a stop, a four way stop sign at Castle and
19 Skyland. This has been going on for years because we've lived there since 1966. So
20 you know we've seen it all and do oppose this commercial zoning. We appreciate your
21 help.

22 CHAIRMAN GILCHRIST: Thank you, Mrs. Callahan. Patrick Callahan? Okay.
23 Mary, is that Mark Swaggert?

TESTIMONY OF MARK SWAGGERT:

MR. SWAGGERT: Good afternoon, I'm Mark Swaggert, I live at 427 Skyline Drive. I am the old timer of the neighborhood. I've lived in the same house for 64 years on that street. The problem we have is, is the car dealerships that are behind us one of them that wants to buy, test drive down Skyland Drive. You think it's going to get any better if they got a parking lot now and that's our main problem is test driving. There's four, five or six car lots on Greystone Boulevard and everyone of them test drives, you know, vehicles that are being prepared or being bought down Skyland Drive and they make that loop cause it's about a mile and a half, something like that. So that's where a lot of our traffic comes from. You know, the area they're looking at to me I don't think you can do anything with it except put a parking lot on it cause it's in the power company right-of-way, but we need no more traffic is the problem. If this is going to cause any more traffic that's, it's going to be even worse than it is now. Thank you.

CHAIRMAN GILCHRIST: Thank you, Mr. Swagger. Donna Thorpe.

TESTIMONY OF DONNA THORPE:

MS. THORPE: Good afternoon, my name is Donna Thorpe, I'm at 126 Castle Road and I disapprove of this rezoning.

CHAIRMAN GILCHRIST: Okay, thank you Ms. Thorpe. Dave Thorpe?

TESTIMONY OF DAVE THORPE:

MR. THORPE: Good afternoon, I'm Dave Thorpe, I live at 126 Castle Road. My dog Pepper and I disapprove of this.

CHAIRMAN GILCHRIST: Thank you, sir. Trudy Harris? Okay.

TESTIMONY OF TRUDY HARRIS:

1 MS. HARRIS: Hello everybody, I'm Trudy Harris, I live 232 Skyland Drive. I've
2 been there right at 40 years. and we have, Skyland Drive is a very, very short road and I
3 agree I am opposed to this change and I'm in agreement with all of my neighbors what
4 they had to say. People use Skyland Drive as a test to test the cars, as Mark was
5 saying, and, and it's going to get increasingly worse. Skyland Drive being a very short
6 street, we have a school bus route and these little children are in this, in this bus in the
7 wee hours of the morning way before daylight and we don't need to subject these
8 children to more traffic coming in and invading, you know, their little space where they're
9 – one little bit. Anyway, we don't need the traffic and that's all I need to say. Totally
10 opposed and my husband is too he had to leave; he couldn't be here.

11 CHAIRMAN GILCHRIST: Okay, thank you. Dave Huffman? Okay, alright.

12 MS. HARRIS: That's my husband.

13 CHAIRMAN GILCHRIST: Okay, that's your husband. Okay, alright, thank you.
14 Lynn Slice? Is that right?

15 **TESTIMONY OF LYNN SLICE:**

16 MS. SLICE: My name is Lynn Slice and I live at 828 Skyland Drive. I'm opposed
17 to this rezoning. And I've lived on this street for 45 years, I've seen a definite increase. I
18 have seen someone killed in an accident at night. I've seen the telephone pole across
19 from my house torn down. I've seen mailboxes hit. And I've also had to endure the
20 church across the street from me parking in my yard on Sunday's until about 3 o'clock in
21 the afternoon. Please accept everything that my neighbors have said and I concur with
22 them. Please consider this, thank you.

1 CHAIRMAN GILCHRIST: Thank you, Ms. Slice. Is that Marjorie? Or Maggie,
2 excuse me, Riley? Okay. Daniel Woodruff?

3 **TESTIMONY OF DANIEL WOODRUFF:**

4 MR. WOODRUFF: My name is Daniel Woodruff and I live at 136 Castle Road
5 and I'm against this.

6 CHAIRMAN GILCHRIST: Okay, Sharon Ott?

7 **TESTIMONY OF SHARON OTT:**

8 MS. OTT: I'm Sharon Ott and I'm at, I live at 138 Castle Road and I oppose the, I
9 oppose the rezoning request. It's a lovely neighborhood. It's been encroached on by
10 people who frequent the businesses on Greystone as a cut through. And there are no
11 businesses there now, there's a church there and it's, it's in the neighborhood and I
12 don't think it's a good place for business.

13 CHAIRMAN GILCHRIST: Thank you, Ms. Ott. Rick Ott? Okay, he's not here.
14 Scott Burns?

15 **TESTIMONY OF SCOTT BURNS:**

16 MR. BURNS: I'm Scott Burns, I own the home at 32 Hillmark Drive. I moved to
17 the neighborhood in 2000. I've served with a number of people as the president of the
18 neighborhood associations and always been an issue for us. We have no sidewalks on
19 Skyland so it's essentially your mailboxes are on the two-lane road and, which is
20 essentially about what you'd expect, maybe 16 or 18' wide. We have an excess of traffic
21 that's an issue I don't think y'all can handle or deal with people doing a cut through,
22 going through the neighborhood quickly to avoid the left turn on Greystone. But we do
23 have an issue as Mark eloquently stated, that we have folks test driving their cars and

1 it's obvious, especially in the smaller side streets. They're going around slowly they're,
2 but they're adding to the traffic that, the whole entire neighborhood consists of 280
3 residences I believe and those roads, that road is pretty much packed with just the folks
4 that live there. Having that access and come back to it would, I'm not going to forget
5 what's going to happen but it's pretty obvious that these folks that live there, it's going to
6 increase it and may possibly decrease property values, something we're entirely
7 opposed to, anyway, thank you for your time.

8 CHAIRMAN GILCHRIST: Sure, thank you. Don Wells?

9 **TESTIMONY OF DAWN WELLS:**

10 MS. WELLS: Hello, my name is Dawn Wells, I'm at 36 Hallmark Drive and I'm
11 going to read my thoughts because I am not a public speaker. I have lived at 36
12 Hallmark Drive for 19 years. I appreciate the opportunity to speak. I'm against any
13 further commercial development in our neighborhood. I ask that you please consider
14 that an aerial photograph does not represent the residents of our neighborhood. I do not
15 believe that commercial development in our neighborhood will increase the property
16 value but in fact will do the opposite. But more importantly I am most concerned about
17 the increase in traffic that would occur. There are no sidewalks or speed bumps on
18 Skyland Drive nor on any of the side streets in our neighborhood. People already drive
19 well over the speed limit which is a safety issue. My husband and I who have a five-
20 year-old daughter who is just learning to ride a bike, we are concerned for her safety
21 now and as she grows up. I have two friends that live on Skyland Drive whose dogs
22 have been killed by speeding drivers. And I ask you to please, please reconsider and
23 keep any further commercial business from our neighborhood, but keep them on the

1 main surrounding roads where there is plenty of room on Greystone Boulevard and
2 Broad River Road. Thank you.

3 CHAIRMAN GILCHRIST: Thank you. That's all we have signed up to speak for
4 this project. Questions, comments? Yes, sir?

5 MR. BROWN: [Inaudible] most of the opposition, which is the traffic and I read
6 the [inaudible].

7 CHAIRMAN GILCHRIST: So, can we speak to the traffic issues regarding this
8 project?

9 MS. HEGLER: So yeah, I mean, much like the storm water issues, at the time of
10 development if whatever the proposed use is for this site would warrant a traffic study, a
11 gentleman asked about the DOT earlier and it's similar, if it warrants a traffic study
12 which there's kind of some rules by which that is dictated, then a traffic study would be
13 had. I, I mean, I've made note of the speed bumps and it's not necessarily in our
14 department but I certainly can take that back as an issue we've heard today. You know,
15 I can't say that the rezoning would or would not impact that, but logic would tell you that
16 there would be more traffic, it depends on what use actually goes on to that site, which
17 at this time we don't necessarily know other than what the Applicant has said.

18 MR. BROWN: Thank you.

19 CHAIRMAN GILCHRIST: Staff, I was reading the Conclusion here and I was
20 somewhat confused about how the approval of the proposed zoning request to its
21 consistency with the objectives laid out in the Comprehensive Plan, and then we say
22 that could request could be viewed as being inconsistent with the character of the
23 residential development. Can you help me understand?

1 MS. HEGLER: Right, so you understand that the Comprehensive Plan is a very
2 high-level document.

3 CHAIRMAN GILCHRIST: Right.

4 MS. HEGLER: And that's really what Staff uses as their guidance for making
5 recommendations to you. You then make recommendations to County Council and you
6 bring to it, you know, a different set of lenses and a lot of different considerations.
7 Certainly, as Staff we had a lot of conversation about this. If we just followed what we
8 felt the mixed residential use, future land use designation allowed for, this could be
9 allowed. That's why I noted in my report this is a very simplistic view. I think if you look
10 at the character of the area you can certainly make an argument against that and simply
11 note as you did prior rezoning -

12 CHAIRMAN GILCHRIST: Right.

13 MS. HEGLER: - that this is a place where the high-level nature of the
14 Comprehensive Plan just doesn't get to that parcel-specific nature of what's around it.
15 So you have the Comprehensive Plan as a guidance, then you have character of land
16 use adjacent to a site. And they just, for a County of our size it can't, they can't match
17 on every single parcel, so that's what before you.

18 CHAIRMAN GILCHRIST: Understand.

19 MR. ANDERSON: That's a pretty intense use into that neighborhood, too,
20 general commercial.

21 CHAIRMAN GILCHRIST: Yeah, any additional questions, comments for Staff?

22 MR. TUTTLE: Mr. Chairman, I'd like to make a motion we send case 17-023 MA
23 forward with recommendation for disapproval.

1 MS. FRIERSON: Second.

2 MR. ANDERSON: Second.

3 CHAIRMAN GILCHRIST: Please folks, please.

4 MR. TUTTLE: And the reason for going against Staff recommendation is clearly I
5 think it's out of character.

6 CHAIRMAN GILCHRIST: Okay, it's been moved and properly second that we
7 send Case Number 17-023 MA forward to Council for recommendation of disapproval.
8 All in favor signify by raising your hand?

9 MR. PRICE: Alright, those in favor, Cairns, Yip, Frierson, McLaurin, Gilchrist,
10 Anderson, Tuttle, and Brown.

11 CHAIRMAN GILCHRIST: All opposed?
12 *[Approved: Cairns, Yip, Frierson, McLaurin, Gilchrist, Anderson, Tuttle, Brown; Absent:*
13 *Greenleaf]*

14 CHAIRMAN GILCHRIST: Again, we are a recommending body to County
15 Council, they will meet in their chambers on the 24th so thank you for being here. Alright,
16 we're going to take a quick break if we can just for one minute. We got to use the
17 restroom and all of those kinds of things and feed the meters, so if you just give us sixty
18 seconds. We'll be right back, promise.

19 [Recess]

20 CHAIRMAN GILCHRIST: Okay, everybody thank you for your patience and
21 allowing us to take a quick potty break. We're moving right along to our next case which
22 is 17-024 MA.

23 **CASE NO. 17-024 MA:**

1 MS. HEGLER: Yes, sir. This is at 4120 Bluff Road, a little over one acre. Again,
2 has a dual zoning single-family high density and neighborhood commercial. Applicant is
3 asking for general commercial rezoning. There have been several commercial and
4 office and institutional rezonings in this general area since the '90s. I don't know if you
5 recall from earlier the general commercial zoning district is intended to accommodate a
6 variety of commercial and non-residential uses, characterized primarily by retail office
7 and service establishments. Surrounding this site are mostly undeveloped properties
8 and then a restaurant and a residence. The zoning is a mix of single-family high density
9 and M1 which is one of our industrial zoning districts. This area is designated as an
10 economic development center or corridor in the future land use element of the adopted
11 Comprehensive Plan. These are areas with concentrated high quality employment
12 facilities. They're integrated with or adjacent to complementary retail and commercial
13 uses; so things like industrial, flex space office uses, manufacturing and some
14 commercial uses are the preferred use. Staff is of the opinion that the rezoning is
15 consistent with that. Commercial is a secondary use but it does make sense along
16 certain corridors in these economic development activity corridors, and Bluff Road
17 certainly is that. So according to that and it's consistent with the Comprehensive Plan
18 Staff recommended approval.

19 CHAIRMAN GILCHRIST: Okay. Any questions or comments for the Staff? We
20 have a couple of persons signed up to speak. Charlie Brooks, the Applicant?

21 **TESTIMONY OF CHARLIE BROOKS:**

22 MR. BROOKS: Good evening, Council. I'm not very familiar with doing this kind
23 of stuff but I'm going to try. We've been working that area for quite some time but it has

1 not been commercial and right now it's, you know, we want to sort of expand it so we
2 needed to get it sort of commercialized to, to expand the little bit of business that do
3 have. So hopefully you guys will grant us the wish to, thank you.

4 CHAIRMAN GILCHRIST: Okay, thank you, sir. Alfonzo Baker?

5 **TESTIMONY OF ALFONZO BAKER:**

6 MR. BAKER: Yes sir, good afternoon, Council, my name is Alfonzo Baker. I
7 personally reside at 2601 Flamingo Drive, which is approximately half a mile from where
8 we are talking about at. I've been listening to a lot of the conversation here, gathering
9 around the businesses that are coming around a residential area and I will let you know
10 Mr. Brooks is a good neighbor and I am for him getting the commercial business there.
11 The property where it is it will look a great deal better because it's undeveloped it has a
12 lot of trees on it, it's wooded and it has never been anything on it where he wants to
13 expand so I think that he would be a good neighbor, he'd be a good tax payer for
14 Richland County, for you all to agree for him to get the commercial development
15 approval. Thank you very much.

16 CHAIRMAN GILCHRIST: Thank you, sir. That Rubin Martin?

17 **TESTIMONY OF RUBIN MARTIN:**

18 MR. MARTIN: Yes, how you doing?

19 CHAIRMAN GILCHRIST: Fine, sir.

20 MR. MARTIN: I'm Ruben Martin. I'm from 108 Martin Cottle Road in Hopkins and
21 I've been on that property and it's a good area to make that improvement and I'm for the
22 proposal.

23 CHAIRMAN GILCHRIST: Thank you, sir. Inga Black?

1 **TESTIMONY OF INGA BLACK:**

2 MS. BLACK: Good afternoon, my name is Inga Black and my father owns the
3 property currently. What we're just trying to do is make it commercial to get everybody
4 in compliance cause we have truck drivers down there that's parking their vehicles as
5 well the charter buses as well. So it just makes more sense that we expand our
6 business and it will help beautify that area too, is our purpose for that.

7 CHAIRMAN GILCHRIST: Thank you very much.

8 MS. BLACK: Thank you.

9 CHAIRMAN GILCHRIST: Pricilla Davis? There's no Pricilla Davis here? Okay,
10 that's all we have signed up to speak.

11 MR. BROWN: Mr. Chairman?

12 CHAIRMAN GILCHRIST: Yes, sir.

13 MR. BROWN: [Inaudible] and I move that we send it forward, Case Number 17-
14 024 MA to Council with recommendation of approval.

15 MR. ANDERSON: Second.

16 CHAIRMAN GILCHRIST: Okay, it's been moved and properly second that we
17 send case number 17-024 MA forward to Council with recommendation of approval. All
18 in favor signify by raising your hand?

19 MR. PRICE: Those in favor, Cairns, Yip, Frierson, McLaurin, Gilchrist, Anderson,
20 Tuttle, and Brown.

21 CHAIRMAN GILCHRIST: All opposed?

22 *[Approved: Cairns, Yip, Frierson, McLaurin, Gilchrist, Anderson, Tuttle, Brown; Absent:*
23 *Greenleaf]*

CHAIRMAN GILCHRIST: Okay, we are a recommending body to County Council and again, they will meet back in those chambers on the 24th of October. Thank you. Next case.

CASE NO. 17-025 MA:

MS. HEGLER: Case 17-25, it's at the corner of Long Town Road East and Rimer Pond Road, 5.23 acres. It's currently zoned RSMD, that's the single-family medium density district. Applicant is requesting NC or neighborhood commercial. We're no stranger to this parcel and its rezoning requests. There have been several throughout the last few years either denied by County Council or withdrawn by the applicant. There have been a number of rezonings in the area mostly for single-family residential, we heard one today. Directly surrounding this site is a residence on a rural, rurally zoned parcel. Two areas are undeveloped but are zoned for medium density, single-family and are being developed. Blythewood Middle School is on a rural site across the street. The 2015 Comprehensive Plan designates this area as neighborhood medium density. As you've heard a couple times today those are intended to be medium density residential neighborhoods along with the supporting neighborhood commercial scale development that supports those. They serve as transition areas from our lower density future land use to our more intense urban. Non-residential development may be considered for location along the main road corridors and within a contextually appropriate distance from the intersection of a primary arterial. In terms of the development pattern that's desired for this future land use, again it's medium density mixed residential neighborhoods, along with non-residential uses that can be easily be accessible to those surrounding neighborhoods. The property sits at a traffic junction. It's near

1 institutional uses and, you know, we've supported commercial here before rural in the
2 past. Neighborhood also fits since a number of the rezonings in this area that have
3 occurred have been for an increase in neighborhoods. Neighborhood commercial
4 seems to fit within that since it is adjacent to expanding neighborhood commercial or
5 neighborhood residential. Given that we believe that it's consistent with the
6 Comprehensive Plan and Staff supports the rezoning.

7 CHAIRMAN GILCHRIST: Okay, any questions for the Staff? Okay, we have
8 some folks signed up to speak. When we call your name again, please, give us your
9 name and your address when you approach the podium. Applicant, Mr. Hugh Palmer?

10 **TESTIMONY OF HUGH PALMER:**

11 MR. PALMER: Commission Members and Staff, thank you for your public
12 service. I am the Applicant, my name Hugh Palmer. I live at 7833 Lock Lane Circle,
13 Columbia, South Carolina. I'm simply here today just to answer any questions that you
14 may have. I'd like to ask you to approve this request. I think it's in keeping with the area
15 and keeping with the Comp Plan. The area's growing, it's changing. The Commission
16 understands that and knows that, Council knows that. We're simply proposing a plan
17 that fits within the framework with how the area is expanding. I'd appreciate your
18 support for that. If you have any questions for me, I'd be happy to try and answer them.

19 CHAIRMAN GILCHRIST: Any questions for the Applicant?

20 MR. PALMER: Thank you.

21 CHAIRMAN GILCHRIST: Thank you, Mr. Palmer. Patrick Palmer?

22 **TESTIMONY OF PATRICK PALMER:**

1 MR. PAT PALMER: Commissioners, it's been a while since I've been on this
2 side. I appreciate it.

3 CHAIRMAN GILCHRIST: Absolutely.

4 MR. PAT PALMER: I brought a whole folder up here to try and show y'all why it's
5 in the Comp Plan. I know that last time we had some folks that didn't think it was. But I
6 want to hand you guys this stuff. I think it's very simple. And so what we're proposing on
7 the site is a 6,000 square foot shopping center, neighborhood commercial, the
8 maximum allowed is 6,000 square foot in your foot print, which is roughly about the size
9 of this room. You're talking about four 1,500 square foot bays with commercial uses
10 such as a UPS store, a Subway, coffee shop, dry-cleaner drop off, uses that are ideal
11 for neighborhoods. What I'm handing you is what we have proposed for the site and the
12 second and third page are uses that are not allowed in neighborhood commercial but
13 are allowed in general commercial. I just want to make sure, there's a hundred and
14 some odd uses that are not allowed in neighborhood commercial that are in general and
15 a lot of times we see folks that ask for general, they ask for other uses and the
16 commercial zoning classification gets all lumped into one. Neighborhood commercial is
17 designed by the County to fit within and adjacent to neighborhoods, and so the uses
18 that are allowed in neighborhood commercial are appropriate for neighborhoods, which
19 is what this site is virtually in the middle of at this point and its life cycle. When we
20 bought this site 10 years ago, we came in and asked for a medium density rezoning.
21 We, the County gave that to us, the site has developed as a medium density, if you go
22 out there now this is a medium density site. This corner site while yes, it's five acres it
23 will only hold a 6,000 square foot building, which is tremendous. And right now the

1 reason that we think it's appropriate is it's okay for us there's a cell tower on this site
2 which does not allow you to develop a lot of it. It comes to an intersection. I have so
3 many more points to talk about, I wish I could. One thing you're probably going to hear
4 about it leap frogging. It cannot occur on this site. As you can tell most of the stuff to the
5 south of this site has developed in a much different pattern than to the north of this site.
6 This site is surrounded by residential. I don't think this body or County Council will ever
7 leap frog and go further down Rimer Pond Road towards Hardscrabble to zone say, I
8 don't know next to the church or something. Some folks think it may be a park. Richland
9 County has 30 some odd acres four parcels that it owns, Richland County Rec
10 Commission, for a planned park for this neighborhood. So folks, I appreciate your time, I
11 know we only get two minutes. If you got any questions for me now or before or during
12 or later on, I'll be happy to come back up and answer any that you may have. Thanks
13 for your time.

14 CHAIRMAN GILCHRIST: Thank you, Mr. Palmer. Vickie Brooks?

15 **TESTIMONY OF VICKIE BROOKS:**

16 MS. BROOKS: Good afternoon. I'm Vickie Brooks and I live at 113 Lake Carolina
17 Boulevard. I also own property at 10735 Wilson Boulevard. I'd like to, I'm for the zoning
18 of neighborhood commercial on the corner. I don't know Mr. Palmer but I do agree with
19 everything he just said. I think the time is right for a small building with, I'd love to see a
20 dry cleaner, a FedEx, to service our community. We have all these neighborhoods and
21 have nothing to serve us, the neighborhoods.

22 CHAIRMAN GILCHRIST: Okay. Well, thank you very much. Jamie Edi?

23 **TESTIMONY OF JAMIE EADY:**

1 MS. EADY: Hello, I'm Jamie Eady and I live at 201 Cartgate Circle. My husband
2 and I oppose this most definitely. We have kids that are going to Blythewood Middle
3 next year and we do not want to see convenience stores, we do not want to see a
4 Subway, we don't want a dry cleaner; you can go up Hard Scrabble for those things.
5 Traffic is already horrendous going to and from schools. It's so backed up all the way to
6 Lake Carolina and to the four-way stop sign on Hard Scrabble. And I just, there's going
7 to be so many people here telling you today everything I'm telling you right now,
8 probably in even greater detail cause I'm still fairly new to the area but I am opposed to
9 it. And my husband would love to be here and I was here in February when we opposed
10 the change and the time before that, and I'm just tired of everything getting rezoned or
11 trying to change it from general to - I just feel like it's just a way to go around what Mr.
12 Palmer wants and I just, I oppose it very much, thank you.

13 CHAIRMAN GILCHRIST: Thank you. David Pool?

14 **TESTIMONY OF DAVID POOL:**

15 MR. POOL: David Pool, 425 Old Course Loop. It's in Blythewood. I'm about a
16 little bit less than a mile from this property is where my home is. I'm like the previous
17 speaker beginning to tire of this process because this is the sixth meeting that I've been
18 to on the potential rezoning of this property. And for those folks who have not been on
19 the Commission for that long this has been going on for about three years. And in the
20 past, we've had so many speakers that they had to cut the time limit off on us. Today
21 with the change of location I think this is about ten minutes farther from Blythewood, a
22 little bit harder to get to, possibly we don't have quite as many people here speaking,
23 plus a Monday, you know, 1:00 o'clock. This is not a retirement center out there, most

1 people are working and not able to get here today. So I left the meeting last time, like
2 the previous speaker said in February, and my question to myself was, why is the
3 Commission continuing to vote for this, when it's obviously the public sentiment except
4 for today we've had one person speak in favor of this. That's the only person in those
5 six meetings I've been to aside from the applicant to speak for this. Everybody else
6 99.9% have been opposed. So I keep asking myself why is the Commission going
7 forward with this. Maybe they're just saying well it fits the master plan. I've heard that
8 argument. But then I ask myself well why do we have these meetings then. This is a
9 hearing, we're supposed to have a voice. And if you deny the people their voice then
10 one or two things are going to happen, they're going to either cower and go away like a
11 child who cowers away from adult responsibility anymore, or they're going to revolt,
12 that's the two options. And so I'm beginning to sense that, you know, there's more and
13 more frustration in the community because of the lack of voice that the people have. So
14 thank you very much, I'm in disapproval.

15 CHAIRMAN GILCHRIST: Thank you, sir. Mrs. Davis Jones?

16 AUDIENCE MEMBER: She had to leave.

17 CHAIRMAN GILCHRIST: Yes, okay. Walter, what's that? I'm not sure of that last
18 name. 110 Fox Hill Drive. Okay. Jennifer Wallace?

19 **TESTIMONY OF JENNIFER WALLACE:**

20 MS. WALLACE: Good afternoon, I'm Jennifer Wallace. I live at 1 Finwood Court
21 in Blythewood 29016 and I'm a little bit different I think from most of the speakers that
22 we've heard today in that I'm new to this area. When we moved to South Carolina from
23 Ohio we looked for somewhere that would be rural like the area that we came from and

1 we looked a little bit into Lexington, maybe we wanted to be movers and shakers. And
2 we decided on Blythewood because of the rural nature. We love Blythewood. We love
3 that if we want to go to Subway, it's two miles in the other direction which is not an
4 undoable drive. We love that there's a Domino's half a mile the other way. This is not
5 needed in our community. This actually goes against the reasons that we selected
6 Blythewood as our community. As you can see many of us here are working
7 professionals. I took my lunch which has now turned into a half day because I'm
8 passionate about advocating for where I chose to live. I want to be lifelong resident of
9 Blythewood and in order to do that it needs to remain the rural and residential
10 community that we selected. I oppose this, thank you.

11 CHAIRMAN GILCHIST: Thank you. Kelly Garrity?

12 **TESTIMONY OF KELLY GARRITY:**

13 MS. GARRITY: Hello, my name is Kelly Garrity. I live at 306 Longtown Road
14 West in Blythewood. And I want to first thank you for allowing me to speak today. I
15 spoke at the last County Council meeting addressing the same general type of zoning
16 change request which was ultimately denied. I'm disappointed to be back so soon to
17 address this situation. I'm not against development, it's, since the last County Council
18 meeting the about close to 100 acres have been cleared for new homes to be built in
19 the area that's immediately surrounding the area where Mr. Palmer's request is located.
20 And I would have loved for this area to remain tree lined but I realize and understand
21 that this will continue to grow residentially and I hope it will do so respectfully. However,
22 a commercial property outside the back entrance of our community is not appropriate.
23 That Rimer Pond area is residential. There are churches and schools, we do not need a

1 commercial property. Two and a half miles at the front entrance we have gas stations, a
2 barber shop, a dollar store, a pizza store and Martial Arts to name a few. And the
3 commercial development continues down to Killian Road, and of course we're all
4 familiar with Killian Commons which is a continuously developing commercial area, 400
5 acres of commercial development and I cannot imagine that anything else in this
6 community needs to be approved commercial area that's not going to be already built
7 on or has already been approved and there is UPS store also by the Subway two miles
8 from our house as well. Community aspects, if I wanted to live in a community with
9 commercial parts of it I would have chosen to possibly live in Lake Carolina; that also
10 does have commercial portions and their development and driving through recently
11 there are stores that are not currently occupied. And I'm afraid that commercial at the
12 end of this property where Mr. Palmer wants to develop may possibly end up being
13 unoccupied as well and there's no way he can guarantee that this will not happen. And
14 finally I believe allowing a commercial zoning request on this property would only
15 encourage other properties along Rimer Pond Road to seek commercial approval as
16 well. There's a 64 acre property across the street from Mr. Palmer's five acres and I'm
17 not sure it would change that person from trying to get a commercial approval as well.
18 Thank you, I disapprove of this.

19 CHAIRMAN GILCHRIST: Thank you. Nanette Howard?

20 **TESTIMONY OF NANETTE HOWARD:**

21 MS. HOWARD: Good afternoon, I am Nanette Howard. 102 Old Course Loop in
22 Blythewood 29016. I appreciate this opportunity to come again and speak to you about
23 this. I think this is my fourth time and it really makes me sad that I'm here again within

1 seven or eight months. I walk, like five miles every morning between five and six miles.
2 If I really wanted to go to a Subway I could walk there and be back home. We don't
3 need another Subway. We have a UPS store right next door to the Publix. There's a
4 Chinese restaurant there, across the street from there there's a Fire Subway place, I
5 don't eat at those places but I have them there if I want them. I went recently into the
6 Town of Blythewood and met someone for lunch and just getting from my house, I have
7 to pass this, it's a half a mile, it's right across the street from a middle school. I've been
8 a middle school, granted it was many years ago but I guarantee you my fanny would
9 have been wanting to run across there and get me a bag of chips or something like that
10 and that road is just too traveled. It's not going, it's a safety issue, it's, and they keep on
11 saying it's a necessity but it's not a necessity. They're not bringing anything to my
12 community that I bought in to, that we worked hard to be where we are. We don't want
13 it, that's why we're out there and that's why we're here for the sixth time. We don't want
14 it. We don't need it and I want you to listen, I know maybe it's within all the guidelines
15 and everything but we're there, we're the ones that are going to have to eventually live
16 with your decision. And I really want you to listen to the people that are living out there
17 every day. I'm very lucky, right now I don't work but in the mornings I do try to leave, the
18 other day it took me 15 minutes to get out of my subdivision. Let's not bring anymore
19 out there, please. I implore you.

20 CHAIRMAN GILCHRIST: Thank you. David Kennedy? David Kennedy? Okay,
21 Tracy Larson. Is that Corson, okay?

22 **TESTIMONY OF TRACY CORSON:**

23 MS. CORSON: Tracy Corson, 13 West Wessex Way, Blythewood.

1 CHAIRMAN GILCHRIST: Yes.

2 MS. CORSON: I've been here before as well on behalf of the Long Creek
3 Plantation Property Owners Association. I really, my main objective here today is to
4 speak about this future land use investment plan that you guys have. I find it interesting
5 that Staff recommends it falls in line but if you look at this plan it's not in line. The plan
6 indicates medium density residential, it does not indicate any commercial use for our
7 area. There are a few things that I ask you to consider, the, Mr. Palmer spoke about
8 leap frogging, yes, maybe not adjacent properties but other properties along Rimer
9 Pond Road asking for commercial zoning as well based off the precedence of this
10 particular parcel of land. The fact that it's not consistent with the Master Plan. I ask you
11 to take into consideration the traffic, the last study that was done was 2015 and it was
12 not done during peak times. I also ask you to consider the growth in the area so far.
13 Since the last time we were here to speak in front of you back in February land has
14 been cleared, if you haven't driven this road, clear and it's, it's as you can see, no trees
15 and probably 500 more homes to be built along Long Town Road and Rimer Pond. So
16 it's a huge impact to the infrastructure that's already around our area. It sets a huge
17 precedence towards other lots along Rimer Pond Road, along Trading Post, along
18 Round Top Church Road. And we have plenty of conveniences that are really close to
19 us, within a mile, a mile and a half, two miles. So we're pretty well taken care of in this
20 area of town.

21 CHAIRMAN GILCHRIST: Thank you. Joe Johnson?

22 **TESTIMONY OF JOE JOHNSON:**

1 MR. JOHNSON: Good afternoon, seems like only yesterday. My name is Joe
2 Johnson, 121 West Lake Ridge Drive, Blythewood, South Carolina 29016. So first I
3 have a question, after the last County Council meeting – and you don't have to answer
4 it, maybe you can answer it at the end - it was admitted by the Planning Commission
5 and the Council that there are some issues and some disconnects in the
6 Comprehensive Plan and this property and you guys commissioned some consultants
7 to do some studies out there to update the Comprehensive Plan. I actually went and sat
8 in some really small chairs in the cafeteria of an elementary school along with a number
9 of people where the consultant gave a big spiel about what they were due and we
10 haven't heard from them. Why are we visiting this without that being done? This, last
11 time it was rural commercial, this time it is neighborhood commercial, both are not
12 widely used, I actually ran the plan and the associated documents. Appendix A of the
13 Comprehensive Plan says only .05% of Northeast section is zoned neighborhood
14 commercial. To me that's an exception, an exception is only granted when a lot of
15 people want it. But I went on further and I said let me look at the definition of this
16 neighborhood commercial. There's a section, 26-96 of the Land Development Code that
17 I assume you are all familiar with on page 167 that defines neighborhood commercial
18 and it says that this is used when I quote "small neighborhood oriented businesses are
19 useful and desired. That's your Code, your rules. Is it desired?

20 AUDIENCE: No.

21 MR. JOHNSON: Thank you very much.

22 CHAIRMAN GILCHRIST: Thank you, sir. Amy Wrightsman?

23 **TESTIMONY OF AMY WRIGHTSMAN:**

1 MS. WRIGHTSMAN: Hello, and thank you for letting us all speak today. My
2 name is Amy Wrightsman. I live at 20 Fox Field Lane in Blythewood in Fox Meadows. I
3 moved here a year ago and it took us forever to find a house where we wanted to live
4 at. Everything is so grown up now. If you can't find a house that more than 10' in-
5 between the houses like what we got across the street from Fox Meadows, then you're
6 just not going to have a place to live at. So when I finally found Fox Meadows, we have
7 an half an acre of land and I swear I tell all my neighbors that it feels like I live in
8 Mayberry because my neighborhood is so quiet, the people are wonderful. But I'm really
9 afraid with just the year that I've been here that they are just clear cutting everything in
10 our neighborhood and if it doesn't have concrete on it then, you know, pretty soon it will
11 be covered in concrete. That little corner that Mr. Palmer wants to change to
12 commercial the only thing I could see possibly anything could be done on there that
13 would probably be desirable to my fellow neighbors would be a park for our kids to play.
14 You got the middle school right there right across the street from it, you got the
15 elementary school right down the road, with the neighborhood that sits right next to
16 where this plot of land is. It would be wonderful for the families there to play. But
17 commercial does not belong in our neighborhood there. It can go somewhere else.
18 Thank you for listening.

19 CHAIRMAN GILCHRIST: Thank you. Katherine Rainor.

20 **TESTIMONY OF KATHERINE RAYNOR:**

21 MS. RAYNOR: Thank you for letting me speak. I'm Katherine Raynor. I'm at 8
22 Alverston Way in Blythewood. This is our third home, we've been, my husband Steve
23 couldn't be here today but Steve and I have been in Blythewood, in Long Creek for 25

1 years. I've never felt a need to come and speak to all of you because we've always
2 been very grateful for the work, the hours, the emails, phone calls, everything that you
3 do. Now it's different, now it's different. And I felt like neighbors who are, who aren't,
4 can't be here today are upset, outraged and they're getting worn down. And I need to
5 carve some time to at least share how my husband and I feel. We're pro-business. I
6 owned commercial property on Two Notch Road. We want the economy do well. We
7 want Mr. Palmer to make money, we want to make money. But there's commercial and
8 there's residential. We go to work at our commercial site and we go home to residential.
9 We've done that since 1992. We now have a 13 year old at Blythewood Middle, we love
10 Blythewood Middle School, love it. I was there Friday, I had a chance to volunteer for
11 Career Day. As I look out where my daughter eats her peanut butter sandwich and
12 where they kick around a soccer ball during that lunch hour, my site line is this lot that
13 we're talking about, this five acres, right there from where my daughter and her friends
14 are planning their Halloween costumes coming up, they're so excited. Do I want
15 commercial right there in the site line of her during lunch hour? Do you, I mean, I hope
16 that you do not want that for my daughter or any of the children with what's happening
17 in the world today, what's happened in that last 24 hours. We don't want to bring that
18 attention to our neighborhood. We want to walk to a park, we don't want to walk to a
19 Subway, we don't want to walk to a gas station. Commercial is, look at Richland County
20 Sheriff's reports, commercial is a crime magnet. The Circle K, the BP up at Long Green
21 and Long Town, turn on A&E Live PD, you'll see our BP station, our Circle K, the Dollar
22 Store, the Domino's. The Domino's, all that area, we want to replicate that, 1.2 miles
23 down around the corner behind our house? Our house backs up to a little bit of

1 wetlands and Alex English's, Mr. English's property. We, that's our third home there,
2 we're trying to get further and further away from Long Town Road, there's nowhere to
3 run, nowhere to hide. Once you open those flood gates, you can't close them. And we,
4 we really respect your positions and have always felt that you're, you have us in your
5 best interest, so please listen when a community, a very strong community, Long Creek
6 Plantation, we are working very hard to keep our neighborhood strong, we have very
7 strong HOA, we are working so hard, we are doing our part we feel to keep the integrity,
8 property values up, to keep safety. But safety is our number one priority and our schools,
9 our neighborhood, we need that, we do not need to draw any more attention that's
10 negative. Thank you so much for listening today.

11 CHARMAN GILCHRIST: Thank you.

12 MS. RAYNOR: We really appreciate it.

13 CHAIRMAN GILCHRIST: Lewis Monroe?

14 **TESTIMONY OF LEWIS MONROE:**

15 MR. MONROE: Hello, Lewis Monroe III, 100 Cedar Ridge Drive. I got to
16 Blythewood in 2013, I retired out of the military in 2013. Since then the lot directly
17 across from me is now being developed and that's what some other people were talking
18 about. Terrible, terrible, I've had five deer, countless raccoons and everything you can
19 name of pest wise come into my yard, in my cars, up under my house, because this
20 land is being developed. The corner lot that he's referring to as far as a store it's
21 definitely not needed. Either way I am closer to Hardscrabble than I am to Wilson Road,
22 but I can go four miles and I can be at anything he just named. I can go four and half
23 miles in the opposite direction and be at the same thing from gas stations, to laundry

1 mats, to Pizza Hut's, you name it. We have it close enough that we don't need it in our
2 neighborhood. To me it's like would you drop a house in the middle of downtown
3 Columbia? That's what it seems like to me if we're trying to put this commercial
4 business right there. And just, I know this is, sorry, I know this is not on the point but the
5 Hardscrabble developer that's going to be developing the land across the street right
6 now is the same person, they're terrible. That pond that they were talking about, the
7 gentleman was referring to, they drained the pond across the street from my house. So
8 yes, they probably will be doing something with that. I've had, my house had to be
9 checked for surface damage because that developer had people come over and pound
10 the ground down and it caused my house to shift. So development in general on that
11 street is, is out of hand, it's, and I can't see how we can have anything else come in.
12 The lady before me said there's, excuse me, there's 200 houses on either side that is
13 going in and it's too much, just too much and I would like for it to stay as residential.
14 Thank you.

15 CHAIRMAN GILCHRIST: Thank you, sir. Trey Hare?

16 **TESTIMONY OF TREY HARE:**

17 MR. HARE: Hello again. My name is Trey Hare, I'm at 252 Rimer Pond Road,
18 about a mile and a half from the site. So here we are again, it's definitely my sixth,
19 seventh time. I've spent countless hours dealing with this trying to represent what our
20 community really wants. We keep showing up in large numbers and there's currently no
21 commercial properties along Rimer Pond Road as of right now. We moved out there, as
22 many of these people have said, for the reason that it's rural. We got plenty, we can go
23 get and come back and I don't think anybody showing up in opposition is going to

1 disagree with me on that. Ashley Powell, I don't know if she's here but she's the
2 manager of Richland County Planning Services and attended the last public hearing in
3 February after which she was quoted as saying "We need to have more community
4 involvement. We need to protect the character of the neighborhood that the people
5 moved out there for. We need to amend based on the feedback we get from the
6 people." Which is what Mr. Joe Johnson was talking about with some workshops she
7 put together called getting to the heart of the matter which we had it March 27th. I
8 couldn't agree with her more. I don't think anybody could. The Applicants purchased
9 rural, he had it changed to residential, medium density and that's what he needs to live
10 with. It's the Applicant's job to show up here today, he's going to profit from this. I had to
11 take a day off of work today, I got a couple of hours in. We're just residents trying to
12 oppose commercial in the area. We didn't oppose item 22 MA for residential, low
13 density housing. We're not against development, we're not against things being
14 residential. We don't want commercial in the area cause we know what's going to
15 happen; as someone just mentioned the flood gates are going to open. So obviously,
16 it's extremely important to us. Let the residents decide what happens to our community,
17 instead of one developer. We don't desire it and we certainly don't need it. Thank you.

18 CHAIRMAN GILCHRIST: Thank you, sir. David Wallace?

19 **TESTIMONY OF DAVID WALLACE:**

20 MR. WALLACE: David Wallace, 1 Finwood Court, Blythewood, South Carolina
21 29016. My wife and I moved here from Ohio about a little over a year ago and, you
22 know, I've been, we've been blessed that we've lived, you know, this is our third home
23 and we have, like a certain character of home we wanted to have and part of that was

1 environment, and that character was having that kind of country feel but still having
2 access to, you know, movie theatres, restaurants etc., etc., civilization, whatever. And
3 that's what we have today and that's not an accident. And by making these kind of
4 changes kind of willy-nilly, not even willy-nilly, but just making these changes they have
5 an impact to the character of our community and our environment. As you can see, you
6 know, a lot of us left work today to be here to be heard because it was important. You
7 know, this isn't trivial, this is where we live, this is where lay our head, just like you. This
8 matters to us, you know, this isn't just a profit and loss statement for us. This is where,
9 you know, people have family functions, family events, life events, things like that and
10 it's near and dear to our hearts, This is where we live, this isn't, you know, just a job,
11 this is home. So this matters. It matters to me, it matters to everybody who's here and I
12 hope that you would consider that, you know, this is the character of Blythewood so, I
13 am opposed to this transaction, you know, as far as change of zoning. Thank you.

14 CHAIRMAN GILCHRIST: Thank you, sir. Alex English? I think he left. Steve
15 Linker?

16 **TESTIMONY OF STEVE LINKER:**

17 MR. LINKER: Hello, I'm Steve Linker, I live at 507 Cartgate Circle in the
18 Windermere subdivision. I first came, I'm from Los Angeles I first came to Blythewood in
19 1990. My wife grew up in Blythewood and we built a house, I graduated from Law
20 School here at Carolina and we built a house off Adams Pond Road, down one dirt road
21 to another dirt road. A few years ago, we moved to Windermere, we raised our kids in
22 that house, we three years ago moved to Windermere, I've got one child left at home,
23 he goes to Blythewood Middle School. I don't have anything to add to what these

1 people have said. These are my neighbors and I respect them and I think the word here
2 is incompatible. The use proposed is incapable with our community and so I oppose the
3 proposed zoning change, thank you.

4 CHAIRMAN GILCHRIST: Thank you, sir. Anna Paula Mere?

5 **TESTIMONY OF ANNA PAULA MEAR:**

6 MS. MEAR: Hi, my name is Anna Paula Mear. My husband and I live in the
7 Windermere at 310 Glendolyn Circle. And it is our first home and we are extremely
8 happy to be a rural zone. And with all of the respect I don't understand what else we
9 that live in the area need to do or say for that to be denied. Just, I'm totally against it,
10 thank you.

11 CHAIRMAN GILCHRIST: Okay, thank you. Shannon Fields

12 **TESTIMONY OF SHANNON FIELDS:**

13 MS. FIELDS: Good afternoon, my name is Shannon Fields at 213 West Lake
14 Farms in Blythewood. I have a couple things that I'd like to add. One is a slightly unique
15 perspective, I think. I just moved to West Lake Farms from Ashley Hall subdivision
16 which I used to walk out my back door and stand on my deck and look at the back end
17 of Hard Scrabble Road. We were far enough away that it didn't really matter too much,
18 not too much traffic, and then they built the gas station. So I literally looked out my back
19 door to the gas station and I can tell you from a firsthand perspective that putting
20 commercial that close to residential is bringing nothing but heartache. When we heard
21 the first gun shots go off, we decided that this is not a neighborhood we needed to be in
22 any longer and so we intentionally moved to where we are to avoid those things. I would
23 like to point out that on the map it was stated that this was where the neighborhood was

1 going but it's nothing but residential and institutional; churches, schools and homes, it
2 literally looks like you're punching a hole into the map and I don't believe it needs to be
3 there. Another thing I'd like to point out is that I'm friends with teachers from Ridgeview
4 High School and they pointed out that when the Food Lion was built and the gas station
5 down the street was built, they had to undergo a massive change to their school
6 procedures, institute lock downs, train the students on how to do that. They had almost
7 no students getting hit prior, and the quote that I heard was "Up to 10 students a year
8 are hit my cars trying to cross the road." So none of that is needed, none of that is
9 wanted, we have everything we need within a very close drive and respectfully ask you
10 to deny this.

11 CHAIRMAN GILCHRIST: Thank you. Jerry Rega?

12 **TESTIMONY OF JERRY REGA:**

13 MR. REGA: Good afternoon. Jerry Rega, I live at 112 Bardwell Way in
14 Blythewood. For starters as Mr. Johnson pointed it's right here in your own document it
15 says desired. And as you've heard now for three years this is not desired by the
16 community. So as representatives of the community on the Commission I would plead
17 with you not to approve this issue. I do want to bring out a couple of other things. I am
18 asking for some consistency, we sat her today now for almost three hours and our
19 number one item on the Agenda you disapproved it. You disapproved it because it was
20 inconsistent with the area that it was in. This is no different, this is the same type of
21 issue, it's inconsistent it doesn't blend with the character of the neighborhood. Same
22 thing for item number seven on today's Agenda. You guys right there and ladies on the
23 Commission said it's lacking the character of the neighborhood. This is the same thing.

1 So I'm just asking for some consistency in your voting today. To move on, what we
2 really have here is a business who bought a bunch of inventory, they bought a bunch of
3 land, they are not developing this land, they are buying and selling. Now they've got a
4 piece of obsolete inventory and they expect this Commission and this Council to bail
5 them out of a piece of obsolete inventory. That is not the job of the Commission nor is it
6 of the Council. They made a ton of money on the rest of the inventory that they have.
7 They need to find another use for this obsolete inventory. And I hate to say this but the
8 Applicant lacks credibility. They lack credibility with this Commission, they lack
9 credibility with the neighborhood. To stand here and say you can put 6,000 square feet,
10 no it's not 6,000 square feet, you can go 12,000 square feet. And another example but
11 they sit here, not here but in the chambers seven months ago with a person that they
12 paid, it was their lawyer or lobbyist, I'm not sure what it was, and they presented a
13 petition that they claimed that 125 signatures of people in favor of this situation. We
14 could not find one person on that list that was actually signing that petition. So anytime
15 I, you know, and the neighborhood will tell you again, anytime we here all these great
16 things about what they're going to do, they lack credibility for any of that because of the
17 things that we've been told that don't come true. And to say they're developing this they
18 are not developing, they're buying and selling. And we heard many times today you
19 zone one thing but until you get the development standards in place, we really don't
20 know what's going to happen. So we're looking at a blank check here to see what might
21 happen. So again, I just plead with you to move on and disapprove of this situation.

22 CHAIRMAN GILCHRIST: Thank you, sir. Elizabeth Mull?

23 **TESTIMONY OF ELIZABETH MULL:**

1 MS. MULL: Hello again. I'm Elizabeth Mull at 234 West Lake Farms Drive and I
2 appreciate you letting us all talk on this long afternoon. I have nothing profound to say
3 that my lovely neighbors have not already said other than I was supposed to be at work
4 this afternoon but I feel incredibly passionate about this corner - and I did the same
5 thing at County Council meeting, I just started to cry. It may check all the boxes in your
6 Comprehensive Plan and I still have lots of questions about the conversation that was
7 started in the spring after the last time we all met in February, the conversation about
8 how maybe that you need to go back and look at that Comprehensive Plan. I get that
9 somehow this checks all the boxes and I have questions there which is not the time to
10 address it now, but this is out of character to use words that I've sat here and listened to
11 all afternoon, this is out of character, this is not needed, I don't know what the
12 Comprehensive Plan, I got two little kids, I don't have time to sit down and read it but I
13 can't even get my kids to school now. I can't get them up to Round Top Elementary
14 because the traffic is so bad. And I don't want my little sixth grader next year darting
15 across the street to get a bag of chips at the Subway. I'll drive him to the Subway over
16 on Hard Scrabble Road. It's in the middle of our neighborhood. There's nothing there
17 that we don't already have and we've been, we've been using it, we enjoy it. Don't put
18 this at the end of our street. It's just not warranted, it's out of character. We have empty
19 neighborhood commercial sites within two miles of this corner, empty. Put a Subway
20 there we, we don't, we, it's just not needed. I could go on and on but everybody else
21 have don't their homework. I'm so proud of what I've heard. I'm just trying to add a little
22 emotion to it. I think I've done a pretty good job. But I'm tired of coming back here. It's
23 not needed, it's not wanted. Thank you.

1 CHAIRMAN GILCHRIST: Thank you. Ken Queen?

2 **TESTIMONY OF KEN QUEEN:**

3 MR. QUEEN: Good afternoon, I'm Ken Queen. I live at 575 Rimer Pond Road in
4 Blythewood. Again, I'm another sixth timer. I've been here every time for this and there's
5 just a couple of things that I want to address. Mr. Palmer says we don't want change but
6 change is imminent in this area. This is not true. When Land Tech and Mr. Lamien came
7 to us last year and asked us about the 41 acres adjacent to this property and asked us
8 low density residential zoning was palatable, we agreed with that, we thought it was.
9 None of these people that have spoken this afternoon opposed Land Tech's new project
10 on the corner of Hard Scrabble and Rimer Pond. The three people immediately adjacent
11 to it did but we didn't because we realize that RSLD is about as good as it's going to get
12 and we understand that. Okay? We have opposition to commercial things that we
13 simply do not need. We have access to all those things, we continue to come and say
14 that, we just don't need it. There are places for them where we have Publix and Food
15 Lion on the other side of Long Creek and our little town of Blythewood can use every
16 business that wants to go up there, okay. We just don't need that. After our last meeting
17 I got a call from a gentleman who's a pastor of a large church here in town. They have a
18 couple hundred thousand square foot of space. He said I understand if I'm coming to
19 Rimer Pond Road I ought to get to know you, and I said well that's nice, I'd like to get to
20 know you. He explained to me that he was contracting to buy the 64 acres across the
21 street from this property with a big pond on it. He was going to buy it from Robin Dial
22 who's the listing broker. And I said that's great, what do you anticipate doing on it. I'm
23 going to build a house back behind the pond and if that guy across the street is

1 successful then I'm going to get the corner rezoned, put a gas station there and pay for
2 the entire piece. I told him that'd be the quickest way to meet a hundred of his neighbors
3 that I could think of and I assured him that wasn't welcome nor was it desired. Again, we
4 go back to this that we just simply don't need it. It's close enough by, we appreciate that
5 everything else but Land Tech and the guys at the corner of Hard Scrabble, Rimer Pond
6 are showing us residential can go all the way to the corner. This piece is already zoned
7 RSMD which is even better zoning for number of units for the Palmers. This property
8 can be developed residentially still bringing them a profit and not alienate all these
9 people. We ask that you deny this.

10 CHAIRMAN GILCHRIST: Thank you, sir. Cameron Queen?

11 **TESTIMONY OF CAMERON QUEEN:**

12 MR. QUEEN: How are y'all doing today? Cameron Queen, 575 Rimer Pond
13 Road. I grew up a mile away from this property. I've seen this area change greatly from
14 the mid '90s to where we are at today. When we first moved out there we had access to
15 the things that we wanted then. With the growth and population that we've had out there
16 we've had commercial growth closer by, where the Publix is, where the Food Lion that
17 was mentioned before, that are just a handful of miles away. The Town of Blythewood
18 being only a few miles away as well. We have the commercial that we need in the area.
19 You've heard it from every resident out here today that it isn't desired out here and like
20 Mr. Rega said before, I mean, it said in y'all's words it has to be desired out here and the
21 community does not desire it. One person that's outside the community wants to make
22 that change, not the people in the community. I ask that you listen to the community and
23 heed our words and hopefully represent us as we hope y'all would. Thank you.

1 CHAIRMAN GILCHRIST: Thank you, sir. Michael Watts?

2 **TESTIMONY OF MICHAEL WATTS:**

3 MR. WATTS: 359 Adams Road, 421 Rimer Pond Road. This is about maybe two
4 tenths of a mile from my property which happens just to be 18 acres on another corner,
5 with lots of frontage on both sides. You know, I could be here asking for the same thing
6 he is. I could but I'm not cause when I look there and I see Rimer Pond Road that's me.
7 Stork dropped me in there 52 years ago, they dropped my momma in there, she was
8 Shirley Rimer Watts, they dropped my grandfather in there, Condor Rimer, they
9 dropped his father in there, Holly Nicholas Rimer. You know, we sit here, you've heard
10 all the great arguments, the legalistic ones and the heartfelt ones, but I kind of want to
11 talk about when is it that you all feel that you owe more to someone who has already
12 made profit. He's already made a profit. And he wants to argue that there's a cell phone
13 tower on this property. It was there when he bought that property for God sakes. Let's
14 stop using arguments and let's just look at it, it's all about money. It's all about the dollar
15 bill. Mr. Queen owns more property than I do on the front of Rimer Pond Road. What if
16 all of us start coming in here and saying we want our pockets full too? That's, that's
17 what can happen. That's why those of us that are here that do have a little bit of
18 acreage, we're here saying no, we're cutting our own nose off to spite our face, because
19 we love where we live, we love our community. So I ask y'all who do you represent? Do
20 you represent people? Or do you represent the County as if it's a person? Well, you
21 know, I think government's supposed to be of the people, for the people and by the
22 people. I hope you remember that, vote no.

1 CHAIRMAN GILCHRIST: Thank you, sir. Harding Huff? Doshi Huff? Left as well.
2 Benny Sulton?

3 **TESTIMONY OF BENNY SULTON:**

4 MR. SULTON: My name is Benny Sulton and I live 201 Runnymede Drive in
5 Blythewood, in Long Creek Plantation. We bought the property in 1982 and we built our
6 home there in 1986. And first of all let me just start out by saying I'm totally opposed to
7 this rezoning. We don't want it, we don't need it. The other part of it is, and I'm going, I
8 know all the legalistic things and the way people are describing things but this
9 "neighborhood commercial", as far as I'm concerned that is, it's a, a wolf in sheep's
10 clothing with the general commercial being the wolf, I mean it's just like it. You got a 567
11 page document, you know, that you're looking at with all of these uses. I took the time to
12 go through to look at the uses and there's not that many different things that you can do
13 with general commercial, in other words it's almost the same thing except for a few
14 exceptions. So why would we want that in our neighborhood. And I respectfully ask you
15 to, to disapprove this thing. We don't want it, the neighbors don't want it, I don't want it.
16 You know, I walk that area almost every day now that I'm retired and when I bought my
17 property there my wife and I were looking for a place that we could enjoy and, and relax.
18 Now talking about building and, you know, and I heard what was said about what
19 they're going to put there but it's just a gateway. And, you know, I did a lot of research
20 on this, okay, and what happens when you go with neighborhood commercial, going
21 through some of the things that this Commission has done, the next step is general
22 commercial. And that's why I'm saying it's a wolf in sheep's clothing, okay? And we

1 don't want it, we don't need it, and just I respectfully ask you to respect what the, my
2 neighbors are saying. Thanks.

3 CHAIRMAN GILCHRIST: Thank you, sir. That is all we have signed up to speak
4 on this case. Questions, comments for Staff?

5 MR. TUTTLE: Mr. Chairman, I want to make a motion that case 17-25 MA
6 forward with recommendation for approval?

7 MR. ANDERSON: Second that.

8 CHAIRMAN GILCHRIST: It's been moved and properly second that we send
9 Case Number 17-025 MA forward to Council with recommendation for approval.
10 Discussion?

11 MS. CAIRNS: Yeah, I'd like to offer a little discussion. I missed February, I'm
12 sorry but I know I've seen a lot of you guys before and I want to say thank you to y'all
13 for coming and speaking. I also have sat through many of these discussions and, and
14 often had strong things to say. Mr. Palmer and I have also disagreed about a lot of
15 things and can offer that I found this case to be incredibly difficult. I just want to address
16 a couple of things. One the issues about inconsistency and the land use and what we
17 offered on the other plans, one of the inherit natures of neighborhood commercial as a
18 zoning classification is that it is inconsistent, it is supposed to drop itself into residential
19 areas. So I appreciate that we use that a lot in other discussions. I know I hadn't, I didn't
20 speak about it on a lot of the other matters but that's where that sort of comes in. I think
21 it's important to note that this is not gas stations, neighborhood commercial is not gas
22 stations. Yes, neighborhood commercial does not allow gas stations.

23 AUDIENCE COMMENTS

1 CHAIRMAN GILCHRIST: Come on guys. Please.

2 MS. CAIRNS: Well, Geo will look that up. Okay, okay.

3 CHAIRMAN GILCHRIST: Staff will look that up. Please.

4 MS. CAIRNS: Anybody who's heard me speak before, I used to work in
5 Blythewood. I don't anymore. I'm a city kid, I'll admit it, fess up. But I also know that the
6 Blythewood area, this area, Rimer Pond, I find very unique in the fact that it is nothing
7 but residential with unbelievable commercial things around on the roads. I play golf, so I
8 venture up that way to go play golf. One of the comments that did strike me was that
9 sort of bullet hole idea that this would be bullet hole in the planning, but again, that's
10 what neighborhood commercial is supposed to be. I don't think this is leap frogging, it's
11 something that a lot of people hear me speak against. I also hate leeching, like let's just
12 take a road and make the whole thing general commercial, that's something I'm very
13 opposed to. So, but listening to you guys talk, knowing what this road is like, knowing
14 what this little area is like as I travel through it, I will offer that as I have in the past, I
15 stand opposed to this rezoning just because I think that, to me the Blythewood area has
16 created something very unique with the fact that there is no commercial, it's partly why I
17 wouldn't want to live there. I mean, I'll fess up to that. I would never want to live in
18 Blythewood. It's not my style, okay? But I appreciate that you guys want that and it's
19 what it is. I think areas that have little pockets of commercial are neat areas but in, in,
20 given the totality of all of this I, I and I, and I'll offer I came in expecting to support this. I
21 really did. I, I wrestled with it but as I look at neighborhood commercial and I can
22 appreciate what it does for communities to have just a little, a little dollop of commercial
23 here or there to be able to go grab something or do something, drop off dry cleaning, go

1 get a cup of coffee with your buddies after golf. Okay, I think neighborhood commercial
2 is a great thing but even so in this particular situation, given what the Rimer Pond area
3 is, what the Blythewood area is and the fact that there's no commercial for just like
4 forever, in this situation I will voice opposition or vote against it, whatever it is the
5 motion. So I just wanted to share that that's where I am and what I've, the thoughts I've
6 put into it.

7 CHAIRMAN GILCHRIST: Any additional comments? No, sir, we've closed it,
8 we've closed it out. Sorry. Staff, have that looked up? Convenience stores with gasoline
9 pumps and convenience are not allowed in neighborhood commercial. Staff, do you
10 have that looked up?

11 MR. PRICE: Yes. Convenience stores with gasoline pumps and convenience
12 stores without gasoline pumps are both allowed in neighborhood commercial.

13 MS. CAIRNS: Okay, so I'm sorry that I misspoke.

14 CHAIRMAN GILCHRIST: Okay, alright, thank you. Any additional comments,
15 questions? We have a motion on the table to send Case Number 17-025 MA forward to
16 Council with recommendation of approval. All in favor signify by raising your hand?

17 MR. PRICE: Those in favor, Frierson, Gilchrist, Anderson, Tuttle.

18 CHAIRMAN GILCHRIST: All opposed?

19 MR. PRICE: Cairns, Yip, McLaurin.

20 *[Approved: Frierson, Gilchrist, Anderson, Tuttle; Opposed: Cairns, Yip, McLaurin,*
21 *Brown; Absent: Greenleaf]*

22 CHAIRMAN GILCHRIST: And that is a tie vote. So in the case -

1 MS. HEGLER: Tie vote goes to County Council with no recommendation. So it's
2 not for or against.

3 CHAIRMAN GILCHRIST: So they will meet in their chambers on the 24th of
4 October and you feel free to show up there. Alright, next case.

5 **CASE NO. 17-030 MA:**

6 MS. HEGLER: Ten was done under consent, eleven was withdrawn, twelve
7 alright, Case 17-30?

8 CHAIRMAN GILCHRIST: Yep.

9 MS. HEGLER: On Legrand Road, it's a number of parcels totaling 50 ½ acres.

10 CHAIRMAN GICLHRIST: Guys, please if you'll take your conversations out for us
11 while we try to wrap this up. We appreciate it.

12 MS. HEGLER: Currently zoned RU and OI asking to go general commercial.
13 There's been one rezoning in the area back in '95 to medium density, multi-family. As
14 you remember general commercial is intended to accommodate a variety of commercial
15 uses, it's our most intense. The site is surrounded by a myriad zoning districts, rural,
16 multi-family, high density, office and institutional, general commercial and low density.
17 Most of the sites are undeveloped. There's some office, multi-family and single-family
18 directly adjacent to the property. This is designated as a mixed used corridor in the
19 2015 Comprehensive Plan these are areas particularly that are adjacent to the City. The
20 area includes commercial, office and medium density residential development located
21 along principal arterials and certainly encourages a mix of uses, higher intensity
22 development, particularly at the nodes along those corridors. Staff that felt that the
23 proposed rezoning was consistent was the objectives of the Comprehensive Plan. The

1 proposed commercial district is in character with land use and desired development
2 pattern as identified in that plan. Further we felt approval of the rezoning would be in
3 character with what's currently surrounding it, particularly along the section of Legrand
4 Road. For these reasons we recommended approval.

5 CHAIRMAN GILCHRIST: Okay, any questions for Staff? The applicant Tom
6 Milliken?

7 **TESTIMONY OF TOM MILLIKEN:**

8 MR. MILLIKEN: Thank you, Members of Planning Commission. Tom Milliken, 21
9 Cedar Wood Lane, Columbia, South Carolina. I am the Applicant on behalf of the Craig
10 family. The owners of the two heirs of the Craig family they've owned this property for
11 over 50 years. Fortunately for me I've known the entire family at least that long. We
12 actually are dealing with 50 acres here but 6.57 acres of this is already zoned
13 commercial. The family did not request this, Richland County designated 6.57 acres for
14 commercial many, many years ago when commercial development first started going
15 out Two Notch; that was how they handled property fronting on Two Notch. One
16 interesting note, and I just for the heck of it Saturday while I was out, if you started at I-
17 20 and Two Notch and go all the way to Sandhills which is over five miles, and go
18 another mile to Pontiac, there is not a single piece of property that wasn't already zoned
19 residential from many, many years ago that isn't zoned commercial. This is the only
20 piece. And the only reason it's available is the family has never had it for sale. Never
21 even considered a sale. When the adjoining property to this which is even larger than
22 this one was given general commercial, oh maybe, 15 plus years ago, very well done
23 commercial development was done in there with a combination of uses. This borders

1 that. The particular developer of that property came to this family and tried to get them
2 to put their 50 acres in with this, with their land, and really this would have been pre,
3 pre-Sandhill and they were anticipating a really large development in there. The family
4 chose not to make this decision to sell. They sat on it, sat on it and sat on it.

5 CHAIRMAN GILCHRIST: Okay.

6 MR. MILLIKEN: I believe I've hit the high points of this. Be glad to ask [sic] any
7 questions of anybody.

8 CHAIRMAN GILCHRIST: Okay, any, any questions for the applicant? Mr.
9 Milliken, thank you.

10 MR. MILLIKEN: Thank you.

11 CHAIRMAN GILCHRIST: Tombo Milliken?

12 **TESTIMONY OF TOMBO MILLIKENH:**

13 MR. TOMBO MILLIKEN: Thank you. I'm Tombo Milliken, 18 Tom B Court. I am
14 here in favor of this rezoning or zoning to commercial. As my dad mentioned this is a
15 large infill tract along Two Notch and the family has passed on a lot of opportunities
16 over the years. The gentleman, this one gentleman who spoke who chose, who signed
17 up to speak against this we spoke to earlier, Mr. Brown? I don't remember his name, it's
18 an odd last name. We spoke with him and he said it was okay to share that he's fine
19 with it. He backs up to Candy Mac Lane, which would be, it doesn't really show on that
20 map but anyway he's adjoining landowner, signed up to speak and he's good, we spoke
21 with him earlier, he's good. I'm glad to answer any questions.

22 CHAIRMAN GILCHRIST: Thank you, sir.

23 MR. TOMBO MILLIKEN: Thank you.

1 CHAIRMAN GILCHRIST: Clement Agbatuttu? Alright, that's all we have signed
2 up to speak. Questions, comments, recommendations?

3 MR. ANDERSON: Chair, I make a motion that we send Case 17-030 MA ahead
4 to Council with a recommendation of approval.

5 MR. BROWN: Second.

6 CHAIRMAN GILCHRIST: So moved and properly second that we send Case
7 Number 17-030 MA forward to Council with recommendation of approval. All in favor
8 signify by raising your hand?

9 MS. HEGLER: In favor, Yip, Frierson, McLaurin, Gilchrist, Anderson, Tuttle and
10 Brown. Opposed is Cairns.

11 *[Approved: Yip, Frierson, McLaurin, Gilchrist, Anderson, Tuttle, Brown; Opposed:*
12 *Cairns; Absent: Greenleaf]*

13 CHAIRMAN GILCHRIST: Alright. And again, we are a recommending body to
14 County Council, they'll meet back on their chambers on the 24th. Alright, moving right
15 along.

16 **CASE NO. 17-032 MA:**

17 MS. HEGLER: Alright, your last map amendment is 17-32, it's at the intersection
18 of Lower Richland Boulevard and Black Swamp Road. A little over two acres in total,
19 currently zoned rural, request is for RC rural commercial. And there have been several
20 industrial rezonings that have occurred in the area dating back to the '80s. Rural
21 commercial I think this is the first one we've heard tonight, recognizes the need to
22 provide for areas within Richland County where residents of the more isolated
23 agricultural and rural residential districts located beyond the limits of service can receive

1 convenience, merchandising and goods. It's proposed to be within or adjacent to
2 residential neighborhoods where larger commercial uses are inappropriate but where
3 small orientated businesses are useful and/or desired. Directly adjacent to this site is a
4 food production facility that's Manchester Farms, and then the other three are rurally
5 zoned and undeveloped. This is in a rural activity center designated in our adopted our
6 2015 County Comprehensive Plan. These areas that provide opportunities at rural
7 crossroads for commercial development, they would serve the surrounding rural
8 community, they include small feed stores, restaurants, convenience, grocery markets
9 and similar smaller scale uses. They are not larger mixed-use developments. This is
10 also within the adopted Lower Richland Masterplan that was adopted in 2013, really the
11 idea in this area designated as a rural center is just sort of to solidify that node for a
12 center of activity for the Hopkins area. Staff is of the opinion that the request is in
13 compliance with the objective of the commercial uses that's outlined in the rural activity
14 center of our Comp Plan and it's also consistent with the rural center that's designated
15 in the Lower Richland Community Masterplan. For that reason Staff recommends
16 approval.

17 CHAIRMAN GILCHRIST: Okay, any questions for the Staff on this case? The
18 Applicant, Greg Grudger? Please give us your name and address for the Record.

19 **TESTIMONY OF GREG GOODGER:**

20 MR. GOODGER: Certainly. Good afternoon, my name is Greg Goodger. My
21 address is 472 Grand Oak Way in Moore, South Carolina. I'm here representing Patton
22 Development Company, the developer that currently has the parcel under contract. I, I
23 really think that Staff fed into my points very well at reading the description of rural, this

1 zoning classification that we're asking for. We are the new rural general store, I think.
2 This is for a proposed Dollar General Store and so it would bring small amounts of
3 grocery and convenience items to this rural area of your County. It would be a 9,100
4 square foot store with approximately 30 parking places. And we are the preferred
5 developer for this area, we've done over 200 locations. So we're not speculating, this is
6 an area that Dollar General has asked and has targeted that they think there's a need
7 for their customer base there. And we'd love to be a part of this County, a part of this
8 part of your County. I can answer any questions.

9 CHAIRMAN GILCHRIST: Any questions for the Applicant? Thank you, sir.

10 MR. GOODGER: Thank you.

11 CHAIRMAN GILCHRIST: Charles Goodwin?

12 MR. GOODGER: Charles Goodwin met me in the back of the room right before
13 your meeting started. They own the property behind our property. They had some
14 questions, I shared a site plan with them showing our attentions is to put detention in
15 the back and they, they were fine and left.

16 CHAIRMAN GILCHRIST: That's fine. Yeah, we can't. I'm sorry, yeah, you going,
17 oh, okay. Bernice Scott?

18 **TESTIMONY OF BERNICE SCOTT:**

19 MS. SCOTT: Good afternoon. Thank you, Mr. Chairman and the rest of Planning
20 Commission. I'm Bernice G. Scott. I used to be on County Council for 20 years. When
21 everybody else been thinking about the Lower Richland area, we've been planning.
22 That is designated for a historical site because of the train station and everything. We've
23 done all our homework on that long time ago. We have a Dollar General in Gadsden,

1 we have one up there by Lower Richland High School. It's enough of those little stores
2 around us. When you talking about the Congaree National Park and you talk about
3 bringing in tourism, and she'll speak to that later on because Ms. Adams is here and
4 she done an excellent job with the Barber House and things like that. We got so many
5 stories to tell in the rural areas and we've looking at this for a long time, it's just nothing
6 just came up. We understand that that area was a depot, you used to catch a train there
7 when I was a child so that was about 100 years ago. But it has so much historical value
8 to it and we, they name it the Village and we got so much good potential there for your
9 tourism and that's how you bring dollars into an area when you got things like the
10 Congaree National Park and all that there. I would deny this because we have one in
11 Gadsden and we got one up on Lower Richland Boulevard right off from it so I would
12 beg of you to please deny this, send it to Council with denial because it is too much for
13 the community to dissolve when you already done did your plan. And we want to bring
14 in tourism. When you start putting those stores and little things all over the place, you
15 can't bring in tourism, you can't what, what do you have to offer to the people who come
16 through and want to stay and do things. So I would beg of you to please deny this.
17 Thank you.

18 CHAIRMAN GILCHRIST: Thank you, Ms. Scott. That is all we signed up to
19 speak. Yes, absolutely take one more. Please give us your name and your address for
20 the record.

21 **TESTIMONY OF MARIE BARBER ADAMS:**

22 MS. ADAMS: Good afternoon, my name is Marie Barber Adams. My address is
23 807 Kinlock Court, Columbia, South Carolina, however, my family has been in Lower

1 Richland since 1872 and perhaps before that. And we have done quite a bit of research
2 on historic properties in the Lower Richland area and when I learned of this meeting I, I
3 intended to come, I did not sign up to speak because I don't live in the community,
4 however my interest and my family property is still there not far from this intended
5 location. And it was probably back in 2009 or 2010 when we actually came up with a
6 vision for the historic Village of Hopkins, the exact site where we cannot imagine a
7 Dollar Store would stand. We intend to, as a part of the Lower Richland Historic Tourism
8 Plan, the Heritage Corridor for the Lower Richland area would include a Heritage Center
9 at this site, and I just cannot envision a Dollar Store being a part of that vision. And it
10 would be in the exact location which is very near where the historic train depot stood
11 back in 1859 for the first time and, and stood there at that location for quite some time
12 after that. And we would implore, we beg you to please consider the historic significance
13 of that property and deny this becoming a commercial location. Thank you.

14 CHAIRMAN GILCHRIST: Thank you. Okay, that's all we have signed up to
15 speak. Questions, comments?

16 MS. FRIERSON: I have a question.

17 CHAIRMAN GILCHRIST: Yes, ma'am, Ms. Frierson.

18 MS. FRIERSON: Did I hear correctly that there was a vision for this historic
19 center back since 2009? Okay, my question is since that time has there been significant
20 progress in financing it, is it still a vision, are there concrete plans to implement
21 something by a specific time?

22 MS. ADAMS: Yes, there is [inaudible].

23 CHAIRMAN GILCHRIST: Ma'am could you come back up to the podium, please?

1 MS. ADAMS: Yes, the Richland County Conservation Commission paid for a
2 study, and I don't recall the name of the company that came in and held meetings in the
3 community. There was a series of meetings, what was the name of it? Yes, Asbill-
4 Robinson they were the consultants with the design for the Lower Richland Heritage
5 Tourism Plan. And so yes, this site, if you go to the Richland County website, it's also
6 under the Conservation Commission, and Nancy Stone Cullum was here earlier, but
7 she had to leave, she chairs the Conservation Commission. But yes, there is a very
8 detailed plan that incorporates this historic site that we're looking at on the screen.

9 MS. FRIERSON: As well as the funding?

10 MS. ADAMS: I don't know the extent of the plan for the funding.

11 MS. FRIERSON: Thank you.

12 MS. ADAMS: Okay. Any other questions?

13 CHAIRMAN GILCHRIST: No, ma'am. I have a question for the Applicant.

14 MS. ADAMS: Yes.

15 CHAIRMAN GILCHRIST: For the applicant. You're good. Sir, were you aware of
16 this plan?

17 MR. GOODGER: No, sir. Our main communication is with the owner, the person
18 that has the majority, you know, the interest in the property. They have not disclosed
19 this to us being approached by anybody that wanted to do anything historical with the
20 site, and we're not aware of any offers that have been made to them for it to be used as,
21 as something like that. And therefore, you know, they're making it available to
22 somebody that had a bonafied offer and a use for the property.

1 CHAIRMAN GILCHRIST: Thank you. Any additional questions, comments?
2 Motions?

3 MR. ANDERSON: Mr. Chair, I have a question, so, and I think it was 2008 and
4 nine was when, is that right? When the Lower Richland Masterplan?

5 MS. HEGLER: More recent, 2013.

6 MR. ANDERSON: 2013. I remember working like a fool on that. That was a
7 Comprehensive Plan, that was big, big project. So do we have a way to incorporate that
8 in the Comp Plan, I mean, is that not an overlay that's in place?

9 MS. HEGLER: So yeah, it can be done a couple ways and I did mention -

10 MR. ANDERSON: Sure.

11 MS. HEGLER: - I did reference the plan. It has this as a node, the
12 Comprehensive Plan has this as a node.

13 MR. ANDERSON: Sure.

14 MS. HEGLER: The study Ms. Adams referenced is, it's the Lower Richland Eco-
15 Tourism study that's under developed it has not been adopted, still under review. So it's
16 going to be a lot like the master plans we have where the zoning sometimes lags a little
17 far behind and, you know, you just have to decide how you want to address that. I
18 mean, there is a vision in place, there's a vision being developed, and how do you make
19 the zoning on the property work. So in many of our master planning areas there is either
20 an overlay that you actually, you do rezone property like you did in Crane Creek or
21 Decker Boulevard has an optional overlay zoning designation which nobody chooses to
22 use because it's optional. So, you know, as we develop and implement these
23 masterplans that's really the meat of the next step. And with this eco-tourism study

1 that's being prepared, I do believe there's zoning language proposed in it that would
2 probably rezone these sites that would be more consistent with the tourism that is
3 proposed. So the idea of that study is that we have these wonderful assets and
4 resources in the Lower Richland area, how do we link them all up and make them - I
5 mean, they are a part of history but how do we make them more well-known and well
6 seen and visible and economic driver for the area because they're all connected in a
7 meaningful way through this study. But until a rezoning takes place that's kind of what
8 we grapple with that chicken and egg thing.

9 MR. ANDERSON: Sure.

10 MS. HEGLER: So with the Lower Richland Masterplan that was adopted in 2013
11 no rezoning's have taken place, but it does recognizes this place as a known, I'll say
12 this again, this is why it's important that I think we get our commercial uses correct, it's a
13 part of the Code rewrite, it's a part of what we've tried to do over the last couple years.
14 We might not be having this dilemma if our rural commercial -

15 MR. ANDERSON: Sure.

16 MS. HEGLER: - did what Ms. Adams and Ms. Scott really just described and
17 didn't something we didn't necessarily want there.

18 CHAIRMAN GILCHRIST: Right.

19 MS. HEGLER: So that's, you know, tough call.

20 MR. ANDERSON: That's just the uses.

21 MS. HEGLER: I think so, I think it's just the concern is that the uses allowed in
22 the rural commercial may, you know, contradict with the vision that is in it, that's being
23 developed for the area. I do have to keep in mind, you know, it has not been adopted as

1 a plan but sure has been well worked on and there's a lot of, you know, there have been
2 a lot of very important and well attended meetings to that end.

3 MR. BROWN: Mr. Chairman?

4 CHAIRMAN GILCHRIST: Yes sir, Mr. Brown?

5 MR. BROWN: If we were to adopt the [inaudible] recommendation, this could in
6 fact impact this part of the plan.

7 MS. HEGLER: You know, it would depend on what happens to the property.

8 MR. BROWN: But the intent of the property or the intended use by the owner of
9 the property is commercial business there, am I correct?

10 MS. HEGLER: Again, probably a better question for him but that's what's allowed
11 under RC so yes, I mean, I would -

12 MR. BROWN: Well, let me ask -

13 MS. HEGLER: I mean I would, you would have to assume it could be.

14 MR. BROWN: Okay. Mr. Chairman with your permission may I ask him?

15 CHAIRMAN GILCHRIST: Yes sir, please.

16 MR. GOODGER: Yes sir, our intended use is for commercial for -

17 MR. BROWN: For commercial.

18 MR. GOODGER: - for retail. We have run into one other historical site in another
19 community and this community of Sharon, that site actually had some remanence of an
20 old school that was back from the '40s, still on the site, but it was deemed that it was not
21 viable to have it renovated, it could not come back, the roof had been gone too long.
22 And we allowed that community to put up a historical marker on the property as well as
23 we used the brick from the school on the front of our building and gave away the rest of

1 the bricks to the community. I mean, certainly we're not against, you know, having some
2 recognition of this site as a former train station. However, the owner does have a use for
3 it, you know, a buyer in hand that has a use, and unless the Historical Society is ready
4 to purchase this property, I would like you to consider that this guy, you know, does
5 have a use for it.

6 MR. BROWN: Thank you. Mr. Chairman?

7 CHAIRMAN GILCHRIST: Yes, sir, Mr. Brown?

8 MR. BROWN: It would seem to me that this is one of those cases where the
9 person who owns the property [inaudible] rather than resuming forward with the plan
10 incurring commercial without resolving that particular issue. I would point out that there
11 are two sites in Richland County in particular that are important to the African American
12 culture and we don't, we just need to get that worked out and they may work it out to the
13 extent that you can propose. I don't know, but I think that, that approach needs to be
14 taken rather than just moving forward in not considering the historical interest.

15 MR. TUTTLE: Mr. Chair?

16 CHAIRMAN GILCHRIST: Mr. Tuttle?

17 MR. TUTTLE: Sorry. Yeah, you know, certainly to call, you know, when you look
18 at the desires of the greater community at large versus property owner's right. There's
19 always a potential conflict there, and as you guys probably know me by now, I tend to
20 fall on the side of the property rights. So in this case I thought all the works that's been
21 done but, you know, this property owner has an opportunity in front of him that may or
22 may not exist in the future. It seems like it's a reasonable use for the land, it fits our
23 Comp Plan. You know, in the Comp Plan there wasn't a lot of language relative to an

1 overlay or anything like that, other than it's something in the works, and we see a lot of
2 that sometimes it doesn't come to fruition and sometimes it does. So I just think that,
3 you know, what's here, you're going to have to view as what's here and, and maybe not
4 hit the other thing as much.

5 CHAIRMAN GILCHRIST: Mr. Anderson?

6 MR. ANDERSON: Yeah, I just, I just want to make a comment. I mean, again I,
7 we don't really control what goes there and that can't affect our decision making,
8 whether it's a Dollar General or a hotel or motel or a kennel. We have to look at does it
9 fit within in that zoning classification. Does that particular zoning go there? So I just
10 want to be real clear when, when we ask what's going to go there, I mean, it doesn't
11 really matter what anybody says. It just matters do we feel that that zoning is
12 appropriate for that particular area, for that particular parcel, at that particular time. So I
13 just wanted to clarify that because curiosity we want to know what's going there and,
14 you know, very few people are going to get up here and say a nuclear facility that
15 pumps gas to destroy the environment. So again, I just wanted to make that clear again.

16 CHAIRMAN GILCHRIST: Any other questions? Motions?

17 MR. BROWN: Mr. Chairman?

18 CHAIRMAN GILCHRIST: Yes, sir, Mr. Brown?

19 MR. BROWN: I would move that we table this, table the rezoning request and
20 bring it back. And if you're trying to pass [inaudible] the two parties an opportunity to
21 discuss and see if they can work out specifics.

22 CHAIRMAN GILCHRIST: Is that a motion, Mr. Brown?

23 MR. BROWN: Yes.

1 MR. PRICE: [Inaudible] to defer this.

2 CHAIRMAN GILCHRIST: Okay, yeah.

3 MR. BROWN: Deferred, thank you.

4 MR. PRICE: But I think you're establishing a want, the grounds in which you're
5 requesting.

6 MR. BROWN: Yes.

7 MR. PRICE: [Inaudible]

8 MR. BROWN: Right, bring it back after they've change to see if they can work out
9 something.

10 MR. ANDERSON: So does that mean that we have to approve the
11 comprehensive, the neighborhood masterplan?

12 MR. BROWN: No, it just simply says that on this particular proposal that we defer
13 action on it and give them a chance to see if they can try to figure this and then take it
14 up at a subsequent meeting.

15 MR TUTTLE: Chairman, did that motion carry?

16 CHAIRMAN GILCHRIST: No, not yet.

17 MR. TUTTLE: I'd like to make a motion Case 17-32 MA to move forward with
18 Council with recommendation for approval.

19 CHAIRMAN GILCHRIST: Okay, there was no second on Mr. Wallace's?

20 MS. FRIERSON: Oh I would second it I didn't know that it was required.

21 CHAIRMAN GILCHRIST: Okay, we, we yeah.

22 MS. FRIERSON: I would gladly second it.

1 CHAIRMAN GILCHRIST: Let's back your motion up, Mr. Tuttle. Let's take Mr.
2 Brown's motion and vote on it. So all in favor of, of voting to defer this item to, is that a
3 later meeting?

4 MR. BROWN: Yes.

5 MR. TUTTLE: So my understanding is we have a motion and a second?

6 CHAIRMAN GILCHRIST: Right.

7 MR. TUTTLE: Now we have an opportunity for discussion? I, you know, with all
8 due respect I don't understand how you can bring that to conclusion. I think we're
9 creating something that's out there and can be out there infinitely without any, any
10 closure to that. And I would just be leery of this body creating something that stands out
11 there without a beginning and an end. So I would be inclined to be opposed to that
12 motion.

13 CHAIRMAN GILCHRIST: Okay. Alright. All in favor of voting to defer this motion
14 to, okay, to our November meeting, please signify by raising your hand?

15 MR. PRICE: Those in favor: Frierson, Brown.

16 CHAIRMAN GILCHRIST: All opposed?

17 MR. PRICE: Cairns, Yip, McLaurin, Gilchrist, Anderson, Tuttle.

18 *[Approved: Frierson, Brown; Opposed: Cairns, Yip, McLaurin, Gilchrist, Anderson,*
19 *Tuttle; Absent: Greenleaf]*

20 CHAIRMAN GILCHRIST: Okay, is another motion on the table?

21 MR. TUTTLE: Yeah, Mr. Chairman I'd like to make a motion for Case Number
22 17-32 MA move forward to Council with recommendation for approval.

1 CHAIRMAN GILCHRIST: Okay, is there a second? Okay, motion dies for lack of
2 second.

3 MR. ANDERSON: Well hold on, I have a question here.

4 CHAIRMAN GILCHRIST: Alright.

5 MR. ANDERSON: Because I'm, I don't think we need to table this. I think the
6 Applicants in front of us right now requesting something and we need to either, you
7 know, go forward or vote against it. I hate that we have new information at this time and
8 I wish we could have considered that, but at this point I think I have to, I'm going to have
9 to second the motion and I just want to be clear that, you know, I feel like when we have
10 a Master Plan in place and when Staff looks at it and goes over that master plan and it
11 fits within the Comprehensive Plan, I'm going to second the motion. But I do understand
12 the need for, for pause, I do. But I will second that motion and move forward.

13 MS. CAIRNS: I'd to offer a little bit of, just sort of discussion on this.

14 CHAIRMAN GILCHRIST: You know, I want to ask a question.

15 MS. CAIRNS: Cause we got a motion and a second.

16 CHAIRMAN GILCHRIST: Yes, we do.

17 MS. CAIRNS: But I can do is comment.

18 CHAIRMAN GILCHRIST: We got some time to talk about it.

19 MS. CAIRNS: Okay, good.

20 CHAIRMAN GILCHRIST: Yeah, I got a question too after you, Heather, go
21 ahead.

22 MS. CAIRNS: You know, I mean, I think first blush this looked like a pretty simple
23 application but upon, you know, listening to Ms. Scott and, and reading more what this

1 rural activity center, that is apparently is like if there's going to be a historic center of
2 Hopkins, this would be the spot, is that I have a hard time supporting just this sort of
3 random single parcel rezoning to rural commercial without it being part of a greater plan.
4 I don't, you know, so I just, to me this, while we show this is a rural center when you
5 read what the rural center's supposed to be, it's not supposed to be just one piece of
6 commercial, boom by itself. And so I just think that if this is truly is the historic center of
7 Hopkins that since it's not part of a greater plan I just sort of have a hard time
8 supporting this by itself, cause to me it doesn't support what the Comp Plan says this
9 rural center is supposed to be.

10 CHAIRMAN GILCHRIST: I just got a question for Staff. So this conversation
11 about the Conservation Commission, when we meet with, with the applicant was that
12 part of the conservation?

13 MS. HEGLER: So, I mean, that's what I want to make sure we're kind of saying
14 the right thing here.

15 CHAIRMAN GILCHRIST: Right.

16 MS. HEGLER: When you say you're being presented with new information, it's
17 slightly out of order, it's not, it's not a plan that's been presented to you. It has certainly
18 been a long conversation and is occurring and there has been public input. I am pretty
19 sure the property owner has been involved in those conversations. So the County's
20 Conservation Commission initiated the study probably a year ago. Again, it's very much
21 like a master planning process. The charge was literally to develop eco-tourism in
22 Lower Richland.

23 CHAIRMAN GILCHRIST: Right.

1 MS. HEGLER: It's going very well. There's a draft document being circulated.
2 That isn't really even a plan that would come before you for adoption, it would be
3 adopted by the Conservation Commission and then County Council.

4 CHAIRMAN GILCHRIST: Correct.

5 MS. HEGLER: And certainly, once that did become something for us to consider
6 that would have been properly before you as part of our consideration. I think what you
7 have to, what you have to think about now is the ability for you to interpret then what a
8 rural or set the vision for what a rural activity center is. Like Ms. Cairns was just saying
9 it's perfectly within your purview just to say approving this would not, you know, be
10 consistent with what you think is appropriate for the area. So I think you need to, I think
11 it's good to know that there is activity going on related to tourism in Lower Richland, it
12 doesn't yet dictate zoning and so you kind of have to -

13 CHAIRMAN GILCHRIST: I understand.

14 MS. HEGLER: - it doesn't mean you can't set guidance for that and vision for
15 that. I would just be clear about that and then that gives us some direction as Staff in
16 the future. When we set aside these activity centers, and we did so in the
17 Comprehensive Plan and in some of these master plans as well, ideally they would
18 each be individually planned and then brought before you that would have specific
19 parcel zoning within that.

20 CHAIRMAN GILCHRIST: Right.

21 MS. HEGLER: This eco-tourism study will do that more than probably anything
22 else that we've ever had. Of course, it just has to be adopted, it just isn't yet, it's just not
23 at that place. So when you can set the vision that's in purview.

1 CHAIRMAN GILCHRIST: Okay, Mr. Tuttle? Yes, sir.

2 MR. TUTTLE: So what would the underlying zoning be if the eco-tourism overlay
3 was in place? What would the underlying zoning be on those properties?

4 MS. HEGLER: So they are recommending tourism specific zoning, and.

5 MR. TUTTLE: So it would a new zoning.

6 MS. HEGLER: Yeah, it would be, yeah. And so it will be considered if that, if that
7 passes it will be considered as part of the Code re-write that - and again, this goes back
8 to what I said earlier, I think we wouldn't even be having this conversation if we had
9 more specific -

10 CHAIRMAN GILCHRIST: Yeah.

11 MS. HEGLER: - commercial zoning districts that made us feel like we were really
12 creating different places around the County. We don't have that yet, we're working on
13 that, you gotta just decide how you want to balance the timing on all of that. But it does
14 propose new zoning districts. We are proposing new zoning districts, it's just a lengthy,
15 it's just a lengthy ordeal.

16 CHAIRMAN GILCHRIST: Yeah.

17 MS. HEGLER: And this has come in in the middle of that.

18 MR. TUTTLE: I'm just this overly simplistic, but do we want to – the counter to my
19 motion would be to hold this up on the chance there could be a zoning that doesn't exist
20 today in our zoning Code on this property in the future.

21 MS. HEGLER: Well, I don't think that's what Mr. Brown was asking but you could
22 do that.

1 MR. TUTTLE: No, I'm not saying that. But that's really what the underlying would
2 be.

3 MS. HEGLER: Oh, if you, if you were to – no, it would either be that or you would
4 be saying it doesn't match your interpretation of the Code.

5 MR. TUTTLE: Right, right, right.

6 MS. CAIRNS: Yeah, I mean, I think to me what I think is relevant is that this area
7 was, it appears to me that this area was identified in our Comp Plan to be a rural center
8 because it has historic significance for that area. But for that it would have been said it's
9 not supposed to be a commercial center, so I mean, but for this historic background and
10 our recognition on our Comp Plan that this is to be a culturally historical area, we'd be
11 saying this should just stay rural and the proposal would be against Staff
12 recommendation. So it's kind of a funny thing that the only reason it's been pulled out as
13 a rural center is because it has this historic and cultural history but yet just going in
14 there and rezoning one parcel rural commercial doesn't recognize that, so it's kind of
15 weird mismatch cause, you know, but for its historical significance it would have just
16 been said it should stay rural under the Comp Plan. I think it was pulled out of a node
17 cause of that historic background. So that's where to me this just going in there and
18 saying boom we'll make this one thing rural commercial doesn't fit the reason why it was
19 pulled out of as a rural center.

20 CHAIRMAN GILCHRIST: Additional comments?

21 MS. FRIERSON: I have a question.

22 CHAIRMAN GILCHRIST: Yes, ma'am, Ms. Frierson?

1 MS. FRIERSON: Question of Staff. Is County Council the determining entity that
2 would have to deal with when the Conservation Commission is to move forward with its
3 masterplan or the rezoning if there is rezoning? Is that the entity that deals with that?

4 MS. HEGLER: Yes, ma'am.

5 MS. FRIERSON: Ultimately?

6 MS. HEGLER: County Council is the entity for dealing with just about everything.

7 MS. FRIERSON: Well then -

8 MS. HEGLER: But the plan itself would be presented to them for adoption and
9 then I think if we were to go through and start actually applying zoning changes that
10 does come before you.

11 MS. FRIERSON: My conundrum is -

12 MS. HEGLER: And then Council.

13 MS. FRIERSON: - if we act upon just what we heard today then we might,
14 excuse the expression, but mess up the opportunity to fulfill the vision of the
15 Conservation Commission just because they haven't finished yet. And if County Council
16 is the entity that gave them the mandate to move forward it seems reasonable and
17 prudent to pause and let the two parties work it out. I don't see any problem at all in
18 pausing just to try to resolve it because if we take a vote now to lock us in then
19 unintentionally we will undo perhaps the great work that's already been started and
20 intended by the Conservation Commission.

21 MS. HEGLER: Let me just say for one piece of clarity I don't know that the
22 Council ordered it. They didn't direct it be developed but they would be the body that
23 adopted it.

1 MS. FRIERSON: Okay, well since we don't know certain things, I don't see any
2 harm in pausing, investigating and finding out before we take an action that we cannot
3 undo. That's all.

4 MR. ANDERSON: And I agree with that. I just, we don't have a definite date and I
5 mean, it could be 2019 or '20 before we have a date. And I think if we set a precedent to
6 do that we're going to be rural and that's a worm hole that I don't really want to go down
7 because people bring us cases in front of us and we to have make a decision based on
8 how the parcel is as of right now. And I get it if there's something coming down the pipe
9 in one to two to three weeks, maybe two months I might be okay with the pause button
10 but for an indefinite amount of time I just don't think as a body we, we should be setting
11 that precedent to wait cause good Lord, if we never made a decision up here because
12 something else was coming, I mean, we'd defer everything and have a big ole'
13 Christmas.

14 CHAIRMAN GILCHRIST: Mr. Brown?

15 MR. BROWN: Mr. Chairman, I think we can set a day certain to consider this.
16 What I was trying to do was give the two parties an opportunity to get together to work it
17 out and could work out for the both of them to get what they want and [inaudible]. It just
18 seems to me that we ought to give them that opportunity and then take it back up,
19 whether it's in our November or December meeting and, you know, do that either one of
20 them.

21 CHAIRMAN GILCHRIST: So we have a motion on the table, Mr. Price?

22 MR. PRICE: I know this, I know Mr. Brown is, his motion was to defer as he just
23 stated, just give them a little bit of time. Maybe just as a suggestion that instead of

1 taking action on this right now, to allow, since there are collectable groups, they might
2 have a chance just to be able to talk, maybe that's something that they can decide on
3 together during this moment, and then we move on to the flood ordinance text
4 amendment and then come back to this one. I'm sure, you know, if that's enough time
5 for them to get in agreement but at least it can be just a start.

6 CHAIRMAN GILCHRIST: Well, first we have a motion on the table to.

7 MR. TUTTLE: Yeah, I'd like to call the question.

8 CHAIRMAN GILCHRIST: Yes, let's do it. So all in favor of signify voting on the
9 motion to send this forward to Council with recommendation of approval, please signify
10 by raising your hand.

11 MR. PRICE: Those in favor: Anderson, Tuttle.

12 CHAIRMAN GILCHRIST: All opposed?

13 MR. PRICE: All opposed. Cairns, Yip, Frierson, McLaurin, Gilchrist, and Brown.

14 CHAIRMAN GILCHRIST: Okay.

15 *[Approved: Cairns, Yip, Frierson, McLaurin, Gilchrist, Anderson, Tuttle, Brown; Absent:*
16 *Greenleaf]*

17 MR. TUTTLE: Mr. Chairman I just, I just want to be clear.

18 CHAIRMAN GILCHRIST: Yes, sir, Mr. Tuttle?

19 MR. TUTTLE: I'm quite confused. So does this mean in cases going forward that
20 we could defer them based upon new zoning classifications that may come into
21 existence in the future? Cause we're working on them. So does that mean every case
22 that comes up because there's a pending document that we, that we should hold it back
23 and not move forward?

1 CHAIRMAN GILCHRIST: Well, I don't think there's a motion -

2 MR. TUTTLE: I think the issue got really confusing.

3 CHAIRMAN GILCHRIST: Well, I don't think the motion is on the floor to defer at
4 this point.

5 MR. TUTTLE: No, I understand but -

6 CHAIRMAN GILCHRIST: Yeah.

7 MR. TUTTLE: - that's where the confusion came but I just, anyway.

8 CHAIRMAN GILCHRIST: Yeah.

9 MR. TUTTLE: The motion is denied.

10 MR. ANDERSON: And I get that I just want to say the, the idea of deferring
11 things -

12 CHAIRMAN GILCHRIST: No I understand that.

13 MR. ANDERSON: - is, you know, inside a room or inside a meeting, like Mr.
14 Price recommended I get it but.

15 CHAIRMAN GILCHRIST: Does someone else want to offer up another motion?

16 MS. CAIRNS: I would make a motion that we send the magical numbers, hang
17 on, Case Number 17-032 forward to Council with recommendation of disapproval, and
18 the reason for going against Staff recommendation is that while, while this was identified
19 as a rural node, that it apparently has the potential for some historic significance and
20 therefore short of a plan that addresses, I mean, it could be PDD, I mean, it could be all
21 kinds of things that could potentially address this whole area. It doesn't meant that
22 Council has to adopt a master plan. But a single rezoning in an area that's supposed to

1 be part of a planned area I, that's my reason for going against Council, I mean against
2 Staff recommendation.

3 CHAIRMAN GILCHRIST: Okay, is there a second on that?

4 MS. FRIERSON: Second.

5 MR. TUTTLE: Mr. Chairman, I'd like to make a point.

6 CHAIRMAN GILCHRIST: Yes, sir, Mr. Tuttle.

7 MR. TUTTLE: That motion has consequences for the applicant that the previous
8 motion did not.

9 CHAIRMAN GILCHRIST: Excuse me, sir?

10 MR. TUTTLE: Well, I think he's trying to protect the position, there are
11 consequences to the motion on the table and I just want to make sure the Commission
12 is aware of that.

13 CHAIRMAN GILCHRIST: You want to invite him back up to speak? Yeah.

14 MR. TUTTLE: Mr. - can I ask you a couple questions?

15 MR. GOODGER: We became aware within just the last couple of days of some
16 of sort historical significance to this site. We did not have time to reach out or to find out,
17 I didn't know if it was a train station, an Indian burial ground or a Revolutionary War site
18 or that it was somebody's grandmother that used to play on that site. I didn't know what
19 historical significance meant. We contacted Staff asking this to be deferred and was told
20 that the only way that we could ask for a deferral was to appear. And we're from
21 Spartanburg, South Carolina and if we're going to come down to Columbia to appear
22 then we might as well go ahead. And so I would suggest that, I would love for you guys
23 to come up with something that we as Applicants could make a phone call and say

1 we've learned of additional information and we'd love to defer one meeting for us to find
2 out more information about this without having to sit through a four hour meeting. We
3 are fine with deferring at least one meeting and to seeing if there is merit to this and
4 what we can possibly do about it and still satisfy. I may come back to you in one more
5 meeting and do exactly what I just did and ask for the rezoning. But I hell, I'm a big train
6 buff I'd like to find out more about this myself, so if you're still willing to defer we'd would
7 like to defer.

8 CHAIRMAN GILCHRIST: Yes, sir, Mr. Tuttle?

9 MR. TUTTLE: I make a motion that we defer Case 17-32 to the November
10 meeting.

11 MR. BROWN: Second.

12 CHAIRMAN GILCHRIST: Okay, it's been moved and properly second. Yes.

13 MS. CAIRNS: I'm willing to withdraw my motion based on the Applicant's request
14 for deferral.

15 CHAIRMAN GILCHRIST: Okay, Ms. Cairns has withdrawn her motion. So the
16 motion on the table is to defer Case Number 17-32 MA until our November meeting. Is
17 that right?

18 MR. TUTTLE: That's right.

19 CHAIRMAN GILCHRIST: Okay, is there a second?

20 MR. BROWN: Second.

21 MS. FRIERSON: Second.

22 CHAIRMAN GILCHRIST: Discussion?

1 MS. CAIRNS: I amend that slightly by saying that I think that that matter should
2 be first on the agenda next time.

3 MR. COODGER: Oh, thank you.

4 CHAIRMAN GILCHRIST: Yeah.

5 MS. CAIRNS: I make that request.

6 CHAIRMAN GILCHRIST: All in favor of deferring this case until our November
7 meeting. Please signify by raising your hand? All opposed? Yes, sir.

8 *[Approved: Cairns, Yip, Frierson, McLaurin, Gilchrist, Anderson, Tuttle, Brown; Absent:*
9 *Greenleaf]*

10 MR. ANDERSON: I've got to go Mr. Chair.

11 CHAIRMAN GILCHRIST: Okay, I understand. Yeah, almost everybody.

12 MR. PRICE: I'm sorry, just point of clarity before we get to the text amendments.
13 I want to go back to the question about gas stations in the neighborhood commercial.

14 CHAIRMAN GILCHRIST: Right.

15 MR. PRICE: Okay, and I think this was maybe kind of thought of maybe more of
16 a old school thinking a little bit. Again convenience stores with gas pumps are permitted
17 in neighborhood commercial district. And a lot of us [inaudible] to be the gas station and
18 when your gas station is a convenience store. However, there is a use that's within out
19 Land Development Code, a use type called service stations.

20 MS. CAIRNS: Excuse me, excuse me.

21 CHAIRMAN GILCHRIST: Could y'all please.

22 MS. CAIRNS: Can you take your, excuse me, we can't hear.

23 CHAIRMAN GILCHRIST: Take those out.

1 MR. PRICE: But we do have a category called service, gas station. I think you, I
2 don't know the last time I've really seen that but I think it goes to the older school, you
3 know, you go there you need gas, or you may get your tires rotated or, you know,
4 something looked at, you don't see those, but those are not permitted in the
5 neighborhood commercial. So kind of going forward, kind of making that distinction, you
6 just don't see those anymore but typically, at least in my thought when you get of the,
7 when I say we go to the gas station, it's probably the BP or the, you know, Circle K on
8 the corner which is also a convenience store that has gas pumps as opposed to the old
9 school where, you know, like Mayberry [inaudible].

10 MS. CAIRNS: Yeah, the one across from Dreher High School is the old fashion
11 kind.

12 MR. PRICE: Yes, exactly.

13 MS. CAIRNS: Yeah, they're very few of those left.

14 CHAIRMAN GILCHRIST: Alright. Are we on to text amendments now?

15 MS. HEGLER: We are. What you have before you is an amendment to our flood
16 ordinance in chapter 26. You've seen this before, probably a year and half ago. At some
17 advice from different legal counsel we added some additional language. Heather Brown
18 is here, she's our interim flood plain manager. She can tell you quickly what those
19 changes are just so that you are comfortable with it, tell you exactly why we need it and,
20 and hopefully move it forward to Council. Again, you've approved it once before but
21 there have been some changes that we thought were substantial enough to bring back
22 to you.

23 MS. BROWN: Hi, I'm Heather Brown.

1 CHAIRMAN GILCHRIST: Hello.

2 MS. BROWN: Acting Flood Plain Coordinator. We recently had a community
3 assistance visit which had noticed a few of our errors that weren't recognized last year.
4 Those errors included a disclaimer for a flood insurance for variances. We also added in
5 methods to establish base flood elevations and approximate A-zones that have less
6 than five acres. We have the five-acre 50 lot rule which requires the H and H study but
7 for smaller lot sizes. We will allow three different types of methods, it kind of gives the
8 property owner a little bit more to work with. And we have a new effective dates for our
9 maps which is December 21st, so that is our main reason to also go forward. Anybody
10 have any questions?

11 CHAIRMAN GILCHRIST: Any questions?

12 MS. CAIRNS: So basically, all these changes make sure that we are in full
13 compliance with the flood stuff.

14 MS. BROWN: Yes, ma'am.

15 MS. CAIRNS: Okay.

16 CHAIRMAN GILCHRIST: Any questions, comments, motions?

17 MS. CAIRNS: I'll make a motion that we send the ordinance amendment
18 regarding the flood, wait a second, let me get the magical language.

19 CHAIRMAN GILCHRIST: Okay.

20 MS. CAIRNS: The flood ordinance text amendment, that we send it forward to
21 Council with a recommendation of approval.

22 MR. TUTTLE: Second.

1 CHIARMAN GILCHRIST: Alright, it's been moved and properly second that we
2 send the flood ordinance to Council with recommendation of approval. Everybody in
3 favor signify by raising your hand.

4 MS. HEGLER: In favor: Cairns, Yip, Frierson, McLaurin, Gilchrist, Tuttle and
5 Brown.

6 *[Approved: Cairns, Yip, Frierson, McLaurin, Gilchrist, Tuttle, Brown; Absent: Anderson,*
7 *Greenleaf]*

8 CHAIRMAN GILCHRIST: Okay, for the Record Mr. Anderson had to leave. And
9 we've already taken care of the Capital City Mill District Plan, anything else on that?

10 MS. HEGLER: No, sir.

11 CHAIRMAN GILCHRIST: Okay. Land Development Code rewrite?

12 MS. HEGLER: Yeah, just quickly I will give you an update and let you know that
13 we have received an assessment of our current Code as well as some other items that
14 our consultants have been reviewing. Planning Staff has reviewed that and gotten a
15 fresh set of comments back, they will be incorporating those. We'll get that next draft
16 and then share it with you and other stakeholders and really just discuss kind of what
17 they found in our current Code and then recommendations for how we move forward. A
18 few folks referenced that today and were kind of mixing that with the Comprehensive
19 Plan but it's been a little bit of a radio silence because that's a lot of stuff for them to go
20 through and they've given us a very, very thorough assessment. I think you'll enjoy
21 getting it. We will probably hold a series of workshops in November to present those
22 findings and kind of get back into the community and say this is what we think we heard
23 from you last time, are we on the right track? And Chairman Gilchrist, you've asked us

1 before to sort of ramp up our grass roots efforts, a couple of ideas that Staff has put
2 together you can really just use our PIO a little more, let them reach out to media
3 outlets. We've identified a number of groups we haven't been reaching out to and
4 making sure that we do, do so in the future as well as continue to talk to those that we
5 always do. And then sort of developing a tool kit, sort of, just a little bit of information
6 that we can give to you and others that do a lot in the community. You can be sort of our
7 word, our mouth piece talking about what this is and, and what it isn't so that we can
8 spread it kind of grass roots knowledge about the effort and that's being developed as
9 we speak. So expect some more meetings in November. Always open to more ideas
10 about how we can incorporate and get more people involved. It's important, I mean -

11 CHAIRMAN GILCHRIST: Yeah.

12 MS. HEGLER: - we don't have that many folks show up for a Monday afternoon.
13 It's meaningful for them and they don't necessarily want to come on a Tuesday night
14 and talk Code but I, we've got to figure out how we can get them occasionally here.

15 CHAIRMAN GILCHRIST: Sure.

16 MS. HEGLER: So we are working on ways to do that.

17 CHAIRMAN GILCHRIST: Great, is that it?

18 MS. HEGLER: That is for that. No action for you.

19 CHAIRMAN GILCHRIST: Okay, just on the Chairman's Report I wanted to, I
20 handed all of you a copy of the malfunction junction document that was presented at
21 their hearing several weeks ago. I don't know who had an opportunity, I know Ms.
22 Cairns was there and myself, but I would implore you to read this at your leisure. This is
23 a very interesting and exciting undertaking for Richland County and it certainly will have

1 some impact on development in, in a number of ways. So they will keep us involved in
2 what's going on with this going forward and I would encourage you to stay plugged in to
3 it. The other thing I just want to get an update from the Staff about the conversation we
4 had when we last met, I think it was in June, about the transparency issue and, and
5 what we've come up with on that front?

6 MS. HEGLER: Yes.

7 CHAIRMAN GILCHRIST: I did speak with the County Administrator and he, he
8 offered too, in fact he said that, that the County was actually going through some
9 retransformation of the website and all that kind of stuff, and that certainly he would
10 offer any support he could to help us with this. So any update on where we are with
11 this?

12 MS. HEGLER: Yeah, when we last met you had asked about, you know, having
13 an email address, a way that citizens could contact you directly. One of the things that
14 we've done is talk to IT and in order to give you an RC.GOV address which is the email
15 platform we use, for safety concerns and sort of that fire walling you would need a
16 computer or something that we provided to ensure that there wasn't that ability to get
17 into the system. So I think in line with what Administrator Seal said along with the
18 website and other ways we are updating our IT for the whole county, kind of our
19 platform and he's asked us to incorporate what it is we do for commissions and boards
20 that could be part of that process. So unfortunately, it's a pending sort of situation. What
21 we continue to do we will of course which is if we get something that somebody asked
22 us to send you, we send it to the information we have on file.

23 CHAIRMAN GILCHRIST: Right, I understand.

1 MS. HEGLER: We even, we could modify the website I think currently to add a
2 number or an address if you would so like to, maybe just send me an email telling me
3 that's what you would like to see up there. We could do that now, but in terms of a long-
4 term strategy for how we help citizens contact members of boards and commissions
5 that will be part of our IT update.

6 CHAIRMAN GILCHRIST: Okay. Well, we certainly, I would encourage all
7 Commissioners to, to send whatever contact information you think is appropriate to the
8 Staff so that we can do that. I think that's important. We still have a quorum here, right?
9 Yeah.

10 MS. HEGLER: You do.

11 CHAIRMAN GILCHRIST: And just the last thing I'll mention it's been three
12 months that we've met, I really hope we don't take three months again to, to meet. I
13 think we saw the outcome of that today. And, you know, obviously I recognize it's been
14 some issues with the chambers and not being able to meet there but hopefully they can
15 get that fixed so that we can get back on a regular schedule.

16 MS. HEGLER: Well, a lot of that was just timing. You had no cases in July so we
17 skipped July.

18 CHAIRMAN GILCHRIST: Yeah. Just bad timing, yeah, yeah, yeah. Well, thank
19 you all for hanging in there today. I know it's a long day but thank you all for your time,
20 your energy.

21 MS. FRIERSON: The handicap issue, please?

22 CHAIRMAN GILCHRIST: Oh, yes, yes, yes. Two things on that; one, we need to
23 find out what's the update on the space at the County.

1 MS. FRIERSON: Parking space.

2 CHAIRMAN GILCHRIST: Parking spaces.

3 MS. HEGLER: Yeah, so we do need to still identify parking spaces for you but
4 the modifications to chambers are to include ADA accessible corrections. So I think
5 we're going to be pleased with that, but we'll make sure we have some spaces for you
6 the next time you come back.

7 CHAIRMAN GILCHRIST: Please, that would be, that would be helpful to the
8 Commission Members. Alright, is there a motion to adjourn?

9 MR. BROWN: So moved.

10 CHAIRMAN GILCHRSIT: Second?

11 MR. MCLAURIN: Second.

12 CHAIRMAN GILCHRIST: Alright, we're out. Thank y'all.

13 *[Meeting Adjourned]*