

**RICHLAND COUNTY PLANNING COMMISSION**

April 7, 2008

*[Members Present: Heather Cairns, Julius Murray, Enga Ward [in at 2:09 pm], Christopher Anderson, Deas Manning, Eugene Green; Absent: Pat Palmer, Wes Furgess]*

Called to order: 1:08 p.m.

CHAIRMAN MANNING: I'd like to call the April 7<sup>th</sup> meeting to order. I need to read this into the Record. "In accordance with the Freedom of Information Act a copy of the Agenda was sent to the radio and TV stations, newspapers, persons requesting notification, and posted on the bulletin board located in the lobby of the County Administration Building." Anna, do we have any amendments or –

MS. ALMEIDA: No, sir.

CHAIRMAN MANNING: - changes to the agenda you need to go over before you start?

MS. ALMEIDA: No, sir.

CHAIRMAN MANNING: Okay. I'd like to start by Case No. 08-08 MA, map amendment.

**CASE NO. 08-08 MA:**

MS. ALMEIDA: Yes, Mr. Chairman. This application is – the applicant is the Research Authority, South Carolina Research Authority. The total acreage of the site is approximately 26.86 acres. It's currently zoned M-1. The request is for a General Commercial zoning. The subject parcel is surrounded by institutional uses. If you look at the screen the pink across the street to your, to the west is Midlands Tech, its northeast campus. It's surrounded by office and light industrial uses, engineering firms,

1 Siemens Corporation, Palmetto GBA. All of these uses are, aside from the northeast  
2 campus of Midlands Tech is included in this research park. To the northwest is also an  
3 existing South Carolina Research Park and golf course. The, to the north of this site  
4 there are apartment complexes, residential developments called Twin Eagles. If you  
5 may recall the Richland County Public Works Department is to the north of this site. So  
6 just to give you an understanding of where we are. And Staff is recommending  
7 approval for GC. I would also like to identify that there is a residential component in the  
8 GC and the maximum net density is 301, maximum gross density of course is 430 units.

9 CHAIRMAN MANNING: Any questions for Staff? We've got a number of people  
10 signed up to speak. Robert Coch(?)? Come to the podium, come state your name and  
11 [inaudible].

12 **TESTIMONY OF MARVIN DAVIS:**

13 MR. DAVIS: Mr. Chairman and Members of the Planning Commission, my name  
14 is Marvin Davis and I think I'm second on the list but I'd like to start off and I've got a  
15 cast of thousands to help me and hopefully we can answer all the questions that you  
16 might have. Again, my name is Marvin Davis and I've actually worked in the Carolina  
17 Research Park for 10 years. The last two years I now work for the South Carolina  
18 Research Authority and my job is to manage that Park as well as the one in Clemson,  
19 as well as the one in Charleston. What we're trying to do is to grow the Park. We're  
20 trying to revitalize the Park. We have three empty buildings in the Park about 150,000  
21 square feet of empty office space and I have another building that's got signs all over it  
22 trying to find tenants in the Park. The covenants and restrictions have been an obstacle  
23 and we've addressed that. Now we've done a lot of research in the – there's about 134

1 other university research parks in the country and it's a major thrust to strategically  
2 change the mixture of the parks to allow mixed use; live, work and play. We've got a  
3 golf course across the street. We've got two colleges in walking distance and what we'd  
4 like to introduce in this, on this property as part of the Park and to complement the other  
5 businesses in the Park would be a residential aspect of apartments. That's what our  
6 intended use would be for this zoning change. When I met with Geo Price to talk to him  
7 about our plans he recommended the GC as his recommendation. It gives us a lot of  
8 flexibility and we can also consider other applications to support the tenants such as  
9 ancillary commercial applications such as dry cleaning and things like that if there's  
10 room in that space and maybe even considering that's a partial of that space next to our  
11 land but just focusing on the 26 acres it's just for residential apartments. Our –  
12 members of our board of directors, Dr. Sorenson, Ray Greenberg, and Mr. Barker,  
13 Clemson, USC and MUSC, they've all voted for us and given us approval to sell this  
14 land in hopes that the proceeds for this money would go back and help them fund their  
15 innovation center. But besides that we think that this change would provide an offering  
16 to our current property owners. From a recruiting standpoint I met with Tom Ledbetter,  
17 the Enterprise Campus authority at Midlands Tech. I met with Charles Small who's the  
18 single largest individual of land in the Research Park. And of course B.P. Barber is  
19 actually doing the engineering and they're a neighbor of the Park. And all three, I've  
20 gotten votes of confidences about what the project's all about and they all like it and  
21 they think it would be a good addition to the Park. So that's why I'm asking for this  
22 change in zoning to allow us to build this office – I mean this residential apartment  
23 complex.

1 MR. GREEN: Mr. Davis, is there a contract pending on the property?

2 MR. DAVIS: Yes, there is.

3 CHAIRMAN MANNING: And years ago you could have built under the M-1  
4 zoning classification. Is there a change because of the restrictive covenants or is this  
5 really just to circumstance – not circumvent but to eliminate the problem of a non-  
6 conforming use if M-1 goes away?

7 MR. DAVIS: Exactly. I may be wrong but I thought that the current M-1 did now  
8 allow multi-family.

9 MS. ALMEIDA: That is correct.

10 MR. DAVIS: And that's the reason why we're going after the GC.

11 CHAIRMAN MANNING: Our M-1 does not allow?

12 MS. ALMEIDA: That is correct.

13 CHAIRMAN MANNING: I thought it did allow.

14 MS. ALMEIDA: No. No. That has not been in existence for three years since  
15 our new code and that special exception was taken out of the M-1 prior to the 2005 new  
16 code.

17 CHAIRMAN MANNING: Thank you. Any other questions? Thank you. Robert  
18 [Inaudible]?

19 AUDIENCE MEMBER: My name is Bob Kutchen(?). I believe the [inaudible]  
20 would be.

21 CHAIRMAN MANNING: Okay. Thanks. Ishmael Osbeck?

22 MR. OSBECK: [Inaudible] and we are here to support this project.

23 CHAIRMAN MANNING: Thank you. Van Meadows(?)?

1 AUDIENCE MEMBER: [inaudible]

2 CHAIRMAN MANNING: Thank you. There is no one here to speak against. Do  
3 we have any further discussion [inaudible]?

4 MR. GREEN: Mr. Chairman, you know, given what's going on in that  
5 neighborhood I think it would be a, you know, a benefit to the area and to the Park to  
6 have this rezoned and I would make a motion that we send this to County Council with a  
7 recommendation of approval.

8 MR. ANDERSON: I'll second.

9 CHAIRMAN MANNING: We've got a motion to approve and a second. All in  
10 favor please raise your hand.

11 *[Approved: Cairns, Murray, Anderson, Green, Manning; Absent: Ward, Palmer,*  
12 *Furgess]*

13 CHAIRMAN MANNING: None opposed.

14 MR. GREEN: When will this be voted on by Council? When will this be up for  
15 public hearing at Council?

16 MS. ALMEIDA: April – the 25<sup>th</sup> of April.

17 MR. GREEN: This will be a public, there'll be a public hearing in front of County  
18 Council on April 25<sup>th</sup> for the applicant.

19 CHAIRMAN MANNING: Case No. 08-09 MA.

20 **CASE NO. 08-09 MA:**

21 MS. ALMEIDA: Yes, Mr. Chairman. The applicant, Oliver Mack, is proposing  
22 4.90 acres along Bluff Road to be rezoned from RU to RC. The site is located on Bluff  
23 Road. Bluff Road is classified a two-lane undivided collector road currently maintained

1 by DOT. And we have currently assessed Bluff Road at a Level of Service B at this  
2 location. The site is surrounded by existing residential uses as you can see from our  
3 zoning map. The parcel is approximately 1,000 linear feet from established intersection  
4 of commercial land uses. We feel, Staff feels that the integrity of the residential  
5 community warrants preservation and the type of the proposed uses allowed in Rural  
6 Commercial, some of them include land uses which may be suitable if not in direct  
7 proximity of the existing residential. That didn't sound very coherent did it? Staff just  
8 feels that to put Rural Commercial at this point is just premature so Staff is  
9 recommending denial.

10 CHAIRMAN MANNING: Indicated as commercial uses 1,000'?

11 MS. ALMEIDA: About 1,000'. It's off this zoning screen. Currently rezoned  
12 between Old Bluff Road and Bluff Road. There was some rezonings probably about  
13 two and a half, three years ago. I don't believe anything's been done with the property  
14 but it was rezoned at that time.

15 CHAIRMAN MANNING: It appears to me that – what's the frontage on this site?

16 MS. ALMEIDA: Approximately 1,000'.

17 CHAIRMAN MANNING: The frontage on the particular site [inaudible]?

18 MS. ALMEIDA: Four hundred and sixty linear feet on Bluff Road; I'm sorry.

19 CHAIRMAN MANNING: If you look at that almost 500' on that site and go either  
20 way.

21 MS. ALMEIDA: Yeah.

22 CHAIRMAN MANNING: I think that the commercial zoning would appear and if  
23 this is the Old Bluff Road, Bluff Road intersection it would certainly be in there.

1 MS. ALMEIDA: Yeah. I think it was a little more than 1,000. It's further as far as  
2 some of the commercial uses but it's about 1,000' from the edge of the property to the  
3 intersection of Old Bluff and Bluff Road which we try to get commercial uses at nodes  
4 and that would be the closest node.

5 MR. MURRAY: Now you have a club or I guess you call it, you don't call them  
6 honky tonks anymore, but you have one that's about a block up on the left that's  
7 between Lower Richland Boulevard and this location. It's, it has been in operation for  
8 approximately a year and a half or two years. It used to be a liquor store and a grocery  
9 store but it's now a club and pool room or what have you on that site and about another  
10 block up on the right you have the corner of Lower Richland Boulevard and Bluff Road.  
11 A store was there for years, about 20, 25 years.

12 MS. ALMEIDA: It could be non-conforming that's been out there.

13 MR. GREEN: Anna, if you look on page 16, the photograph at the top of the  
14 page, is that the subject property with the house and garage on it or is it the property to  
15 the right of that picture as we're looking at that picture?

16 MS. ALMEIDA: It's the property.

17 MR. GREEN: The house and garage?

18 MS. ALMEIDA: Correct. That's the property.

19 MR. GREEN: Okay, the only reason I was just curious is because it looks like  
20 when you look on 15 at the aerial.

21 MR. MURRAY: I think that's incorrect.

22 MR. GREEN: The house and garage look like it's to the left of the site.

23 MS. ALMEIDA: Is it to the left?

1 MR. MURRAY: Now right in front of that on that same piece of property where  
2 the house is for 20 or 25 years a Mr. Brown lived there and he had a barber shop,  
3 beauty parlor and pool room and that's between that house and 48 Highway.

4 MR. GREEN: So we're talking about the lot with the house and garage on it or  
5 the wooded area to the right of it on the aerial.

6 MR. MURRAY: The next one -

7 MS. ALMEIDA: Yeah. It should be -

8 MR. MURRAY: - on the right.

9 MS. ALMEIDA: - the one below it? It should be the one below it across from the  
10 site. I don't take these pictures; I apologize.

11 MR. GREEN: Could we go on to the aerial so I'm just clear on which piece we're  
12 talking about? Yeah, if we could. Is that the piece or is it the piece to the left, to the  
13 northwest with the house and garage on it?

14 MS. ALMEIDA: It's to the right.

15 MR. GREEN: It's to the right.

16 MS. ALMEIDA: The house is to the right of this property.

17 MR. MURRAY: See that white building there?

18 MS. CAIRNS: Well, there's the white building with the old brown, black, gray  
19 roof. I imagine that's probably the piece that's on the property as opposed to the white  
20 house with the red roof.

21 MR. MURRAY: It also has a boat on there, abandoned boat [inaudible].

22 MR. GREEN: So the aerial's correct?

23 MS. ALMEIDA: Correct.

1 MR. GREEN: Okay. Thank you.

2 MS. ALMEIDA: But as you can see it's very residential in nature and most likely  
3 all the uses that have been on along Bluff Road have been non-conforming uses so.

4 CHAIRMAN MANNING: We have Mr. Oliver Mack signed up to speak. Mr.  
5 Mack?

6 **TESTIMONY OF OLIVER MACK:**

7 MR. MACK: Good afternoon, ladies and gentlemen of the Committee. My name  
8 is – well, I'm First Sergeant Mack. I'm in the military, got 24 years in the military and  
9 about to go on another deployment in February to Iraq. But I'm the owner of Mack's  
10 Towing. I have a small little towing company which I run out of my house. What I plan  
11 to do, I'm trying to, I bought the property so I could use it to build a garage and a little  
12 office to annex my business. And my proposal to the project is on 6100 Bluff Road,  
13 backside of the property I want to build a garage slash office, a 40 x 60 metal building  
14 with an overhang to enhance the appearance. Same color and contrast as the home.  
15 Landscape is screened by shrubbery, trees, no disturbance to natural surroundings, no  
16 business signs posted by highway, privacy fence around the backside of the building to  
17 have no visibility from both sides and rear. Parking. No more than two to three vehicles  
18 left outside overnight with no visibility from highway. No storage area outside for  
19 immobilized vehicle will be stored inside a garage. Customer parking on side of building  
20 limited amount of spaces. Activities as far as activities dispatching for towing, recovery,  
21 roadside assistance. Minor repairs relating to emergency services no more than one to  
22 four hours. Belts, oil change, fuel pump, tire service, diagnostic and brakes. And my  
23 conclusion to this is I feel that mixed uses only can co-exist in rural areas as long as the

1 owner keep the community and neighbors in mind and done in good taste and  
2 [inaudible] appearance.

3 CHAIRMAN MANNING: Questions?

4 MR. ANDERSON: Those uses are they going to be –

5 MR. MACK: Also I have a visual if anybody want to see the pictures of the  
6 property and all that.

7 MR. ANDERSON: Are all those uses going to be okay in this zoning  
8 classification, everything that he just talked about?

9 MS. ALMEIDA: Well there is, if you look through the permitted uses in Rural  
10 Commercial there are an abundant of uses that are allowed and with all due respect we  
11 have to look at all the viable uses that could go in that district, not just what the  
12 applicant is stating at this point.

13 CHAIRMAN MANNING: But the use of a garage would be -

14 MS. ALMEIDA: For a service station, gasoline, that would be permitted.

15 CHAIRMAN MANNING: How big an area do you plan utilize?

16 MR. MACK: It's 4.9 acres so I was just going to use the backside of it. It'd  
17 probably be about two acres of the 4.9. It's on the backside of the property.

18 CHAIRMAN MANNING: You made application for Rural Commercial having a  
19 discussion with Staff about alternate zoning that might allow this without having to  
20 rezone the entire tract?

21 MR. MACK: Yes. Yes, sir.

22 CHAIRMAN MANNING: And what happened [inaudible]?

1 MR. MACK: They said I'm only saying two acres but they said I would have to  
2 cut that part off and all that. If I didn't want to survey all, I just did the whole thing as far  
3 as the applicant. I just did the 4.9.

4 CHAIRMAN MANNING: You understand the concerns they've got though as far  
5 as if you were to rezone the entire tract it opens the door up to a lot of uses that may not  
6 be compatible to the area, even though what you plan to be put in the back?

7 MR. MACK: Yes, sir.

8 CHAIRMAN MANNING: Anna, to do something like this would it require a PUD  
9 or is there some other way it, I mean, could you do two acres?

10 MS. ALMEIDA: You can, the minimum is two acres. It is a concern because  
11 obviously the applicant can subdivide and yeah, a convenience store with gas pumps. I  
12 mean, you can, it can get more intense. Not to say that the area doesn't need it but it's  
13 the sheer location which is not exactly the best location. But yes, it can get more  
14 intense because of all the uses that are allowed.

15 MR. MACK: I mean, I can subdivide it. I mean, I could cut off in two acres if, you  
16 know, that's, you know, what I have to do.

17 CHAIRMAN MANNING: You could or you could not?

18 MR. MACK: I can. I mean, I own the property. I've got a clear title to it and  
19 everything so and that's no problem. I just, you know.

20 MS. CAIRNS: I would, I mean, that opens up a whole – I mean, I apologize but I  
21 think that just opens up a whole other bunch of issues if you subdivide it back off, you've  
22 got access issues and all kinds of things. I mean, I don't think that's a great thing to  
23 propose necessarily.

1 CHAIRMAN MANNING: Propose what?

2 MS. CAIRNS: Subdividing back off the back half and zoning it.

3 CHAIRMAN MANNING: Well, that's certainly within his right to do, I mean.

4 MS. CAIRNS: Well, so long as he provides a right-of-way.

5 MR. MACK: I own all the property.

6 MS. ALMEIDA: You would have to provide access.

7 MS. CAIRNS: Yeah.

8 MR. MACK: I mean, I own the property.

9 MS. CAIRNS: Right.

10 MS. ALMEIDA: We wouldn't allow him to subdivide without access.

11 MS. CAIRNS: But then do we really want to zone something commercial that  
12 doesn't really even have frontage?

13 CHAIRMAN MANNING: Well, I mean, if he had access to do the –

14 MS. CAIRNS: Right. But, I mean.

15 CHAIRMAN MANNING: I mean, we can't hypothetically vote on something –

16 MS. CAIRNS: Oh, I know.

17 CHAIRMAN MANNING: - [inaudible] I'm just asking the question is there a way  
18 to work our way around the problem that Staff has got. Is a total rezoning of the  
19 property opening up a lot of uses and I see a man who's got an idea to try to do  
20 something that might be needed in the community and I'd like to see him use his land if  
21 he can. But I've got a dilemma here and obviously we've tried to promote commercial  
22 growth at nodes. This isn't at a node but you're going to have very few nodes along  
23 Bluff Road to do this kind of thing on so.

1 MR. GREEN: Mr. Mack, have you talked to the adjacent property owner that  
2 lives in the house?

3 MR. MACK: What house, sir?

4 MR. GREEN: The house –

5 MR. MACK: That's my house.

6 MR. GREEN: Oh, that's your home?

7 MR. MACK: Yeah. That's all – that's my property. The property beside it where  
8 you see the house at, that's my house.

9 MR. GREEN: Okay.

10 MR. MACK: That's where they put the signs for the public hearing and all that. I  
11 think they put it on the wrong thing. That's why I brought the pictures in to show exactly  
12 where it's going to be at.

13 MR. MURRAY: Well, I live on down from that in the swamp on Old Bluff Road  
14 but he has started cleaning up. It's been a mess down there for the last 25, 30 years  
15 that I've been living down there. And right now the area is looking much better.  
16 Something's going to have to – right now you have as much going on, you've got  
17 Westinghouse. You come down a little further and you've got the joints and some more  
18 things and if he wants to put something up that's decent and the appearance of it, I  
19 don't see anything wrong with it. I would support it if we can get a little dilemma  
20 resolved. I always respect the Staff and the work and it's a little different from the way  
21 we used to do it in the legislature or something. We have subcommittees and we get  
22 that and you have your input in there and I don't ever want anyone to appear or think  
23 that I'm fighting them when, you know, when they're doing something and sometimes

1 people feel that you oppose it but you make a recommendation, I like to kind of support  
2 them but in this particular case I couldn't because it's not gonna to hurt anything down  
3 on that road. And if, and I understand when a person goes into service they come out  
4 after 20 years or 21 years and you've been involved in combat and that kind of mess  
5 you come back into a civilized community and you want to do something for your family  
6 and your wife and your family, children in the community and I'm willing to take a house  
7 that's probably appraised at a hundred, \$125,000, and then purchase another piece of  
8 land next door to do something where I can work there, I would like to have that when I  
9 return home.

10 CHAIRMAN MANNING: Well, I certainly think [inaudible] do something with the  
11 property to justify, I think we do have the dilemma of rezoning the entire tract given  
12 positions taken in the past. If there's a way to work [inaudible] Mr. Mack in subdividing  
13 I'd be in favor of it. However, to do the entire five acres I don't know that I could support  
14 that but I think it's something that would have to either come back to later or if  
15 somebody's got a motion. [Inaudible] put it on the table and see what we can do with it.

16 MR. MURRAY: What I would do is I would recommend that we defer action on  
17 this until something can be worked out in some meaningful way and a fair way to this  
18 applicant, and make sure that the County's integrity has not been stomped on or  
19 stepped on.

20 CHAIRMAN MANNING: Is that a motion?

21 MR. MURRAY: That's a motion. I so move.

1 CHAIRMAN MANNING: We have a motion to defer this issue to a later date  
2 after [inaudible] work with Staff [inaudible] do something on the property. Do we have a  
3 second?

4 MR. GREEN: Second.

5 CHAIRMAN MANNING: We have a motion and a second. All in favor please  
6 raise your hand.

7 *[Approved: Cairns, Murray, Anderson, Manning, Green; Absent: Ward, Palmer,*  
8 *Furgess]*

9 CHAIRMAN MANNING: [inaudible] could you explain exactly what that will do for  
10 the applicant? How we need to go forward with [inaudible]?

11 MS. ALMEIDA: Well, yes. You'll need to make an appointment with Staff and  
12 come in and if you so choose to subdivide the property in a minimum two acres you'd  
13 have to do that prior to requesting to be heard again.

14 MR. MACK: All right.

15 MS. ALMEIDA: Okay?

16 MR. MACK: All right.

17 MS. ALMEIDA: And the deadline would be the end of this month for the June  
18 agenda.

19 MR. MACK: All right.

20 MS. ALMEIDA: Okay? So you have to have that done prior to. Okay?

21 MR. MACK: All right.

22 MR. MURRAY: Now, when are you leaving to go back to Iraq?

23 MR. MACK: It won't be until February.

1 MR. MURRAY: Okay.

2 CHAIRMAN MANNING: Mr. Mack, we're only a recommending body. If you  
3 desire you can take this to County Council. I think they meet on -

4 MS. ALMEIDA: This is deferred.

5 CHAIRMAN MANNING: Oh, that's right. Okay. Thank you, Mr. Mack.

6 MR. MACK: All right. Thank you.

7 CHAIRMAN MANNING: Before we get into the next item on the Agenda the  
8 Minutes I understand were not provided.

9 MS. ALMEIDA: Correct.

10 CHAIRMAN MANNING: And when will we need to take that up? Will we have  
11 that at the next meeting? Are there any issues by not having the Minutes approved that  
12 -

13 MS. ALMEIDA: There's nothing pending. We should have them for the May.  
14 The updated modified green code that you'll be talking about at the next item is being  
15 distributed. There were some minor modifications and Mr. Kocy's here to talk about  
16 that.

17 CHAIRMAN MANNING: From what we had in our mail out -

18 MS. ALMEIDA: Correct.

19 CHAIRMAN MANNING: - this is all highlighted changes from our last - okay.

20 MS. ALMEIDA: [Nods yes]

21 MR. GREEN: Mr. Chairman, can we take about three minutes just to read the  
22 changes? The ones highlighted in yellow are changes since the last version we  
23 received; is that correct?

1 MS. ALMEIDA: Joe?

2 MR. KOCY: That is correct.

3 MR. GREEN: Okay. If we could have just three or four minutes just to read them  
4 real quick.

5 MR. KOCY: On page two we define the timbering activities that can and cannot  
6 occur. We did not want a forest management plan to interfere with the ability to use the  
7 green code so we define that. On page four same thing, similar language. We don't  
8 want a forest management plan to preclude thinning of trees to ensure a healthy forest.  
9 On page six it was brought to our attention that frequently HOAs can and do go out of  
10 business without County Council approval so that really didn't provide anything to us so  
11 we just removed it. And on page nine we define, provide greater definitions to how you  
12 figure out what a story is. We did not want to preclude walk out basements from being  
13 used in any of these future dwellings. We didn't want a walk out basement to be  
14 counted as a story. And those are the changes.

15 CHAIRMAN MANNING: So basically you're defining on page two any timbering.  
16 What if you have a situation, Mr. Kocy, where someone bought a piece of property,  
17 [inaudible] a piece of property that'd already been clear cut and was trying to preserve a  
18 part of that clear cut and open space, how would that be impacted?

19 MR. KOCY: Two years. You'd have to wait two years before you could apply for  
20 these concepts.

21 CHAIRMAN MANNING: If you had a clear cut piece of property what difference  
22 would that make? I mean, obviously nothing's going to be grown out. There'd be a  
23 period of time that [inaudible] anything as far as a conservation standpoint.

1 MR. KOCY: We're trying to encourage landowners and developers to have a  
2 conversation before a clear cutting occurs so a landowner would know that there's parts  
3 of a site that are going to be developed could be harvested but the areas that are  
4 supposed to be protected to the green code, steep slopes, stream corridors, wetlands,  
5 should not be harvested. So that there is something of resource value there that is  
6 protected by a conversation easement.

7 CHAIRMAN MANNING: So it only applies to the area in connection with  
8 wetlands?

9 MR. KOCY: Correct. Those are the areas that we're truly trying to serve – I  
10 mean, protect, yes. We don't mind if – I'm just throwing numbers out - of 100 acre farm  
11 that, you know, 20 acres of it was sensitive resource areas we don't mind if – we want  
12 those areas to be protected. The other lands that would probably be most suitable for  
13 development if those are timbered, that's okay. But we want to make sure that the  
14 stream corridors, the sensitive areas are protected before and after development.

15 CHAIRMAN MANNING: And explain to me how that you are trying to promote  
16 discussion between the land development community and landowners and how that  
17 might happen. I mean, landowners do what they want to do without notice to – I mean, I  
18 guess you're hoping that the soil conservation service is going to identify places that  
19 they'd like to protect and notice the home building community of that or -

20 MR. KOCY: We are hoping that the soil conservation district is probably already  
21 working with landowners that do forest management plans so they would certainly be  
22 our advance agent to be talking to forest owners about this development tool that is  
23 available when they decide to get out of the forestry business. What we do not want to

1 do is reward people with a development tool that encourages greater density as a  
2 reward for resource protection if the resources have been damaged.

3 CHAIRMAN MANNING: Right. And I [inaudible] promote timbering but.

4 MR. KOCY: Timbering's okay if it's done in a -

5 CHAIRMAN MANNING: Clear cutting obviously that's not the intent here.

6 MR. KOCY: Right.

7 CHAIRMAN MANNING: [Inaudible] it happens. And if there was a piece of  
8 property that you wanted to [inaudible] seem to me that you'd still want to try to  
9 conserve whatever was there.

10 MR. KOCY: Correct. And all this does is put a two-year moratorium before a  
11 bonus density could be applied to a site that had been clear cut.

12 MR. MURRAY: What I don't really understand is identification of those parcels of  
13 property and what have you some years ago I was just clearing off a piece of property  
14 down in Gadsden and that's in South Carolina, that's Lower Richland. And a carload of  
15 nice men dressed in suits came by and asked me to stop and said my land was  
16 considered wetland. What had happened is my neighbor next door had taken his  
17 tractor and pushed an old barn over in a ditch and stopped the ditch up. We were  
18 ditched had ditches in it and, but the water backed up because we had so much rain  
19 and they wanted to tell me that I had wetlands when I knew that someone had stopped  
20 the ditch up. And I told them and they said, "Well, don't you do it." I said, "Well if you  
21 want to buy my property then you can tell me what to do." But it got on, you know, it's  
22 kind of bad when you're out there in the country and someone come and tell you what  
23 you could do with your property after you've purchased it and never knew that it was

1 that way and they didn't know but they had the authority, you know. "Well, we're from  
2 the land conversation." "Well, that's okay." So and then they tried to tell me that you  
3 can exchange properties. I could take some of my farmland and, you know, convert it  
4 into a wetland and that will suffice for it. But that's a lot of educating that you've got to  
5 do if you're going to, you know.

6 MR. KOCY: What this code, proposed code does, it doesn't tell anybody what  
7 they can and can't do. This removes an option - more units in return for preserving  
8 land. So we're not telling somebody they can't develop, we're just saying that here is  
9 one development option that could be very lucrative for the right properties that would  
10 be unavailable to someone who clear cuts a piece of property two years before he  
11 applies, under two years before he applies.

12 CHAIRMAN MANNING: And [inaudible] because a lot of my concerns I do have  
13 a couple other - D2, 3. I think D2 says something to the effect that, "Conservation area  
14 shall remain undeveloped and natural except for . . ." and I want to just, clarification -  
15 obviously we're trying to promote open space with things like playing fields or sodded  
16 areas that are part of a park. Is that - would that be considered natural or is that  
17 something that [inaudible]?

18 MR. KOCY: Within this there are park options and then there are conservation  
19 area options. The conservation area options should be remained natural but the park  
20 options would allow things for baseball diamonds, soccer fields, tot lots, all that, that  
21 could occur in a park

22 CHAIRMAN MANNING: But the park options [inaudible]

1 MR. KOCY: There are a park options versus conservation area options. For  
2 instance I don't have the drawing here but one of the site plans that we used as a pilot  
3 for this, at the ends of the cul-de-sacs there are green areas that are acting as mini  
4 storm water detentions basins.

5 CHAIRMAN MANNING: Right.

6 MR. KOCY: Those will be sodded, those will be flat. Those are play areas.  
7 That's park, that's open space. That does not count as conservation area though.  
8 Obviously people are going to mow them, they can put improvements, you know, swing  
9 sets, teeter totters and all that stuff. That's a park that's part of this but it's not a  
10 conservation area component of this.

11 CHAIRMAN MANNING: So what would provide you with a density bonus, a  
12 combination of open and the conservation [inaudible]?

13 MR. KOCY: Correct. The area that's part of your conservation area, parks can  
14 be part of that and again a developer would get credit for the open areas in a cul-de-  
15 sac. Those aren't conservation areas but that does count as some of the open space.  
16 What we're trying to prevent is a developer or a homeowner association in the future  
17 from mowing down a vegetative buffer of a stream or a wetland then putting in a soccer  
18 field there. We're trying to identify areas that should be preserved and not be  
19 developed, even developed as recreational space. So hiking trails are okay, you know,  
20 walking paths, bike trails, those are okay. But we don't want to see paved, you know,  
21 we don't want to see sidewalks or [inaudible] in those areas. We don't want to see ball  
22 fields or basketball courts or tennis courts down there. It should be preserved.

1 CHAIRMAN MANNING: And as far as the development requirements, page 26?  
2 Number six was the vinyl and I wasn't quite sure why the product had anything to do  
3 with the conservation effort. You know, and the garages actually take up a bigger  
4 footprint. Why would you require the garage?

5 MR. KOCY: Because homes require cars and we figured most homeowners  
6 were probably going to want a garage and from a county viewpoint we like the fact that  
7 there's an area to store cars. As far as vinyl there is no minimum setbacks and in many  
8 instances, excuse me, fire code will dictate, building code will dictate what the units  
9 have to be constructed of based on how much clustering, how small the lots are. So we  
10 eliminated vinyl just for a fire safety reason.

11 CHAIRMAN MANNING: I can understand that but the garage issue to me,  
12 Shandon, Rosewood, many houses downtown don't have a garage. I don't have a  
13 garage.

14 MR. KOCY: Shandon area, Shandon was a street car suburb. Shandon was  
15 built before automobiles was common in everyday ownership.

16 CHAIRMAN MANNING: Trying to conserve space. It would seem to me that the  
17 bigger the footprint, the more land you take up.

18 MR. KOCY: In absence of a roof the garage area's going to be paved anyway as  
19 a carport.

20 CHAIRMAN MANNING: I mean, you had an alley that you pulled into the back  
21 and cars were out of view. You could have an impervious driveway off of an alley. You  
22 know, I like the effort of what we're doing here but I'm not so sure that all of these are  
23 conservation elements.

1 MR. KOCY: This is balancing between conservation elements and creating  
2 subdivisions that stand the test of time and become viable, well-maintained  
3 communities. And by having, declaring cars must have a garage, I mean, we're an  
4 automobile based society. This county is an automobile based county. We've got a  
5 limited mass transit system and at the densities that these subdivisions are being  
6 proposed at they'll never be served by mass transit. So we're recognizing that  
7 automobiles are a requirement of modern life.

8 CHAIRMAN MANNING: [Inaudible] market condition?

9 MR. KOCY: Correct.

10 CHAIRMAN MANNING: But there maybe a market where that doesn't apply. If I  
11 could have gotten away with it I wouldn't have [inaudible] from the neighborhood to  
12 have a garage protruding out in front of a house. It overwhelms the elevation so I'm just  
13 not a component of garages. When the market requires it developers generally have to  
14 do it, I just don't think it needs to be a part of this code.

15 MR. KOCY: Duly noted.

16 MR. GREEN: And again review for me the requirement that has vinyl siding, the  
17 sod must be of a different material.

18 MR. ANDERSON: Yeah. I had some questions about that too, the fire.

19 MR. GREEN: It says, "If vinyl siding is used a brick, stacked stone, or stucco  
20 front façade must be provided."

21 MR. KOCY: This came – we borrowed this language from the original code that  
22 we borrowed from Atlanta and this was in the original code requirement.

23 MR. GREEN: And the rationale for leaving it in?

1 MR. KOCY: It made sense in Atlanta for fire safety reason. We think it makes  
2 sense here.

3 MR. GREEN: Even though three sides of it could be vinyl?

4 MR. KOCY: That's correct. We think from a, from a view shed, from a public  
5 realm area that non-vinyl, a durable material in the front makes more sense. The sides  
6 of the house can get shabby, if vinyl falls off, that's not in the public realm but the front is  
7 in the public realm and should be of a durable construction material.

8 MR. GREEN: Mr. Chairman, I see we have some folks here and are we going to  
9 have [inaudible]?

10 CHAIRMAN MANNING: Yeah. I think we will have some public comment. Are  
11 there any other questions [inaudible] have at this point?

12 MS. CAIRNS: I mean, I have like many, many, many comments. Some that are  
13 minutia and some that are more substantive. I'm not sure if why we're going to have a  
14 session on this. I mean, I kind of feel silly saying that this ought to be an a instead of an  
15 it's, you know, in this forum. But, I mean, I mean, some of them I think we've just got  
16 some grammatical sentences that create ambiguities within the code. I don't know if  
17 this is the forum in which we want to go over all of that or not.

18 MR. KOCY: Why not?

19 MS. CAIRNS: All right. I'll start on page one. I guess one of those questions  
20 about conservation area is in the definition it says, "lands conversed in its natural state."  
21 I think that's, you know, whether it should be in a natural state. Much of our land is not  
22 in what its natural state would have been anyways. You know, there could be the  
23 argument that there is no such thing as land in its natural state anymore and so I didn't

1 want to make that, but a natural state I think addresses the issue that soccer fields are  
2 not conservation areas.

3 MR. KOCY: Okay.

4 MS. CAIRNS: Neighborhood greens and pocket parks are described with the  
5 same size, approximately one acre or less. I understand that the green, you know,  
6 greens are surrounded by structures and dwellings. I'm not quite sure what a pocket  
7 park's surrounded by but I think of pocket parks as being surrounded by structures and  
8 dwellings so I'm not really sure. I don't think there's enough differentiation between  
9 neighborhood green and pocket park. There may just need to be more information in  
10 the definitions. I mean, I agree there is a difference, maybe it's not size, maybe it's  
11 more description but I don't see enough right there that sort of differentiates them. On  
12 page three the existing feature site analysis plan, perennial intermittent streams. It talks  
13 about FEMA designated 100 year flood hazard zones and then wetlands. To me the  
14 sentence implies that they're FEMA designated wetlands. I don't believe FEMA  
15 designates wetlands. Are they wetlands designated by whom? I think maybe that,  
16 maybe we just reorder the sentence and say perennial intermittent streams, wetlands  
17 and FEMA designated 100 year floodplains. You may want to designate where we're  
18 getting our wetlands definition from. Oh, in terms of natural vegetation under A also at  
19 the bottom left paragraph. "Natural vegetation not be disturbed except for utility  
20 crossings." If trees are removed do we want some requirement that trees have to be  
21 replaced? Partly maybe also just to encourage the saving of trees even when you have  
22 to do a utility crossing. Because if it just has to go back to its native perennial coverings  
23 you could take down a bunch of trees and throw in some grass and I'm not sure if that's

1 what we want to - not to make it punitive if trees needs to come down but to address  
2 that issue as a possible [inaudible]. Under 2D.

3 MR. KOCY: Can I interrupt you for just a second? It was brought to my attention  
4 that some utility companies won't allow trees to be put in utility rights of way. That's  
5 why we left out and we said, "native perennial cover."

6 MS. CAIRNS: Duly noted, yeah. I guess I was just, you know, every once in  
7 awhile there's a couple of trees that the utility company wants to just run and just to see  
8 if there's some mechanism to protect. I understand what you're saying and yeah I can  
9 remember all that [inaudible] so maybe that's a loss. Okay. Under D we've got "The  
10 designer shall protect vegetative cover on the slopes." Is it the plan or the development  
11 or - it was kind of odd to sort of pick out the person or the individual needed to protect,  
12 or is it just the design?

13 MR. KOCY: Following under the site analysis plan, yes, I believe it was the  
14 design of the conceptual site analysis plan is seeking to protect steep slopes.

15 MS. CAIRNS: Happy fingers? [Inaudible] the person? I mean?

16 MR. GREEN: We still have a plan.

17 MR. KOCY: Happy fingers design happy plans so.

18 MS. CAIRNS: That's true. And I have to check out some of my notes. The next  
19 page under the conservation area requirements. I guess I had under the G2 there's the  
20 "area shall include the 100 year floodplains." So that's the - I mean, I guess we're just  
21 sort of towing in with the fact that in Richland County it's very developed. I mean, is it  
22 you have to preserve all your 100 year floodplains in one of these plans?

1 MR. KOCY: You don't have to. We're encouraging it and providing an incentive  
2 to encourage floodplains, yes.

3 MS. CAIRNS: Well, this is, is says this sentence kept going on that I have all  
4 kinds of questions where I don't – I just think the structure of the sentence. Because  
5 there's ands that suddenly appear even though we're continuing to list items that can be  
6 included. Because we're saying, "100 year floodplains, stream buffer zones, and slopes  
7 greater than 40% consisting of at least 5,000 square feet, wetlands." So why is the and  
8 there? I don't think we need that and before the slopes if it's another one of the types of  
9 areas. "Slopes greater than 40% wetlands, endangered or threatened species  
10 [inaudible] people some use the word cemetery or burial grounds. But that sentence I  
11 think just needs some work to make sure so that we – obviously you can't preserve this  
12 specie as an area but the specie's habitat.

13 MR. KOCY: Well if the species is flora you could preserve it. If the species is -

14 MS. CAIRNS: I guess we're saying – yeah. I always think [inaudible].

15 MR. KOCY: I mean, with critters they migrate but a plant is going to be in the  
16 dirt.

17 MS. CAIRNS: Okay. Okay.

18 MR. KOCY: But we'll include species and its habitat, yes.

19 MS. CAIRNS: Okay. All right. You're right, I mean, I hadn't thought about.  
20 Okay. One of the things that my question is, and I defer to you maybe I don't know if  
21 you've encountered this in other things but I, you know, see this thing about contiguous  
22 acreage, contiguous area especially when we're talking about in secondary  
23 conservation areas and existing trails is to try to avoid the sort of gerrymandering of

1 contiguousness and not allowing a five-foot trail to make areas that really aren't  
2 contiguous, contiguous. And I would like to try to make sure that continuity cannot be  
3 created by the use of a trail by itself. It has to actually be some width or value. Does  
4 that make sense?

5 MR. KOCY: Um-hum (affirmative).

6 MS. CAIRNS: I mean, that's just, because I've seen that abused aggressively in  
7 other areas for saying, oh we have a lots of open space because we have this five-foot  
8 buffer that runs continuously through all of everything –

9 MR. KOCY: Right.

10 MS. CAIRNS: - and it accomplishes nothing in terms of conservation. Under the  
11 – in the same paragraph the secondary conservation areas we talked about storm water  
12 management practices. I mean, it just seemed odd that a process could be included as  
13 an area. I could understand storm water management facility.

14 MR. KOCY: That's in reference to the new low impact development standard  
15 where it truly would be a practice and we're getting away from making big holes in the  
16 ground and calling them detention ponds to doing things like site grading and rain  
17 gardens.

18 MS. CAIRNS: Right. But I mean, can you define an area that's a practice? Is it  
19 allowable area be considered – can you have a secondary conservation area that's  
20 defined by a practice?

21 MR. KOCY: It would be defined as a low impact development. That's awkwardly  
22 worded and we should clarify that.

1 MS. CAIRNS: And then the exclusions under three. You're saying that these  
2 things are excluded but then under B you say, "proposed permanent lakes may be  
3 used" and then you start going into how "existing lakes are 100%". So you've got – you  
4 start out saying these are excluded but then you start adding things are included and  
5 I'm not sure if maybe these things need to be broken out to be a little bit less where  
6 you're not creating positives and negatives and then 50% negatives during a positive  
7 that's in a negative. I'm not sure if there's a way to try to, you know, you have  
8 recreation area improvements are excluded and then you say, "impervious surfaces and  
9 recreation areas shall not be credited." Well, how could it have been?

10 MR. KOCY: A basketball court is a recreational area; is it green or is it  
11 impervious?

12 MS. CAIRNS: Well, but you've already said it's recreation areas are excluded.  
13 So why are you now being so, more emphatic to say that impervious circles?

14 MR. KOCY: Defining. A bocce court is a grassed surface. It's improved but it's  
15 not an impervious improvement.

16 MS. CAIRNS: Right. But [inaudible]. Because a bocce court is a recreation  
17 area improvement.

18 MR. KOCY: Not really. It's not an improvement according to this definition  
19 because it doesn't have impervious cover.

20 MS. CAIRNS: But we just talked about the fact that conservation areas wouldn't  
21 include soccer fields or bocce ball courts.

1 MR. KOCY: Those are conservation areas as developed. The bocchie court  
2 could be part of a play area, secondary conservation area as part of a pocket park. It's  
3 just it can't be paved pocket park.

4 MS. CAIRNS: Okay. All right. I just – I found that – I found the exclusions that  
5 talked about inclusions confusing. But okay, under seven conservation [inaudible],  
6 option two, you had “conveyance to the public.” But it seemed to me that under the  
7 previous requirements it couldn't be conveyed to the public. “Ownership shall be owned  
8 in fee simple by a mandatory association or another entity excepting easements in  
9 perpetuity” which I would imagine is option one. Whereas option two it says,  
10 “conveyance to the public and subdivision lot owners.” Is it - it's in the heading which  
11 you can exclude through argument but.

12 MR. KOCY: We're pushing the first option. We'd like the open, the resource  
13 areas to be owned by a third party.

14 MS. CAIRNS: Sure.

15 MR. KOCY: But we don't want to make that mandatory. It might be that an HOA  
16 decides to keep title to the conservation area.

17 MS. CAIRNS: [Inaudible] under option two it says, “conveyance to the public”  
18 whereas under option four it says, “ownership shall be the HOA or the [inaudible] profit  
19 organization.”

20 MR. KOCY: You lost me on option four. I don't see option -

21 MS. CAIRNS: Not option four, number four. Category G, conservation  
22 requirements, option four is ownership.

23 MR. KOCY: Okay. Gotcha.

1 MS. CAIRNS: Not option four, but element four – item four. But then under E  
2 option two it says, “conveyance to the public.”

3 MR. KOCY: Should we just remove the public and say conveyance to  
4 subdivision?

5 MS. CAIRNS: [Inaudible] I just don’t understand why that was there unless  
6 someone could remember why it was put there.

7 MR. KOCY: Does public refer to homeowners association? Is public too –

8 MS. CAIRNS: [Inaudible].

9 MR. KOCY: Okay.

10 MR. GREEN: I just had a question here and maybe I’m just not reading it  
11 correctly. It say, “mandatory property owners association.” Is that impacted? The use  
12 of the word mandatory there impacted by the fact that we removed the guarantee on the  
13 previous page?

14 MR. KOCY: I believe that mandatory property owners refers to an HOA that  
15 when you buy into a subdivision you don’t have an option of whether you pay  
16 maintenance fees to an HOA.

17 MR. GREEN: Okay. Thank you.

18 MS. CAIRNS: Under the minimum yard areas, 3F with a zero lot line  
19 development it has a minimum side of four but six combined, which would mean if you  
20 had four you’d have two but under zero I thought you could have zero. So if the key is  
21 zero lot line it seems like the minimum should be zero with six combined. So you would  
22 either go three and three if you didn’t want to do zeros.

23 MR. KOCY: Good point.

1 MS. CAIRNS: Six on the other. Under E we said for alley loaded or other neo-  
2 traditional developments. Do we have a definition in our code for neo-developmental  
3 development – neo-traditional I mean?

4 MR. KOCY: Probably not.

5 MS. CAIRNS: So that's sort of a, something that might need to be addressed.  
6 So, I mean, I've got my little drawing. We talk about the minimum setbacks. Front is  
7 20' however if you do a side or rear entry garage it can be five feet but that's not, that's,  
8 you could do that without an alley? I mean, I've lived in plenty of communities where  
9 this was true where you had a driveway that went beyond the house, you know, went  
10 beside the house and into a garage in the back; is that what you're envisioning there  
11 that you could push the house up?

12 MR. KOCY: Yes.

13 MS. CAIRNS: Put the garage in the back?

14 MR. KOCY: In the back; correct.

15 MS. CAIRNS: So you could potentially, but then if you did an alley you couldn't  
16 put it that far forward?

17 MR. KOCY: Why not?

18 MS. CAIRNS: Well, because it says for alley development the front has to be  
19 ten.

20 MR. KOCY: Correct. Yeah. You'd have a driveway that wraps behind the  
21 house.

22 MS. CAIRNS: So the only way you could can get five feet is to do the alley to  
23 the, I mean, the driveway to the back but if you did an alley you had to give them ten?

1 MR. KOCY: Correct.

2 MS. CAIRNS: Okay. As long as that was intentional. I thought it was a little odd  
3 but I'm sure there could be an argument to support that. Oh, sidewalks. I just – I'll  
4 probably be a losing voice in all this. I'm all totally for sidewalks. I would like to start  
5 promoting the idea that we don't put sidewalks immediately adjacent to the curbs. It  
6 seems to be the newest phenomenon in sidewalk development. We've got in our code,  
7 and I don't see it adjusted by this that the right-of-ways are 50'. So if you figure out that  
8 if you're making your pavement 24 and you've got three feet of curb and a five-foot  
9 sidewalk, there's still plenty of room to separate the sidewalk from the roadway by a five-  
10 foot planting strip or tree lawn as I knew it. I mean, if anybody wants a decent walking  
11 experience on a sidewalk you're not going to be adjacent to the curb. We've got plenty  
12 of room so I would promote, and I would totally lose on the fact that sidewalks ought to  
13 be on both sides but I definitely think that they should at least be a minimum of five feet  
14 from the back of the curb because they can still easily be in the right-of-way. That might  
15 be the end of my, that's the end of my minutia. I mean, generally I'm all for this. I think  
16 it's a great approach by the county. I'm glad to hear that we're trying to create flexible  
17 development plans to allow a little bit of more variety.

18 [Ms. Ward in at 2:09p.m.]

19 CHAIRMAN MANNING: Any other questions for Mr. Kocy? Comments? We  
20 have a couple of people that want to speak. Cliff Kinder?

21 **TESTIMONY OF CLIFF KINDER:**

22 MR. KINDER: Mr. Chairman, Commission Members, my name is Cliff Kinder.  
23 I'm a real estate developer and a member of the Homebuilders Association. I'd like to

1 commend Joe and his Staff for initiating and developing a code that I think is very, very  
2 valuable and important and should be well received and well used by the development  
3 community. But I've got a few points that may be items of clarification or items that I  
4 think need to be fully, more fully discussed or decided before this code was adopted.  
5 But I am very much in favor of the code. My comments mirror a lot of comments that  
6 ya'll have made. The first big question I've got is the bugaboo of cutting timber. In a  
7 perfect world Joe is right. The landowners should be talking to the development  
8 community, but ladies and gentlemen that just ain't going to happen. We developers  
9 may see a piece of property after it's completely clear cut, border to border, top to  
10 bottom, but that property may have very valid reasons for utilization of this development  
11 code and we'd be prohibited from using this code for that piece of property, which  
12 means we would pass and/or opt to develop it under conventional subdivision  
13 ordinances. I think there needs to be further discussion about how much timber harvest  
14 can be done by the group or the entity that owns the property pre-transfer and a lot  
15 more discussion about what can happen to the property after a developer buys it. The  
16 language in this code, in this draft refers to pine but it's very likely that there could be  
17 tracts of land with merchantable hardwood on it too. This code talks about clustering  
18 and conserving open space and giving us density bonuses but somewhere in that  
19 notion we need to acknowledge that if we are clustering our development within nodes  
20 of the most suitable property within the tract, then we're going to have to do mass  
21 grading and benching and clear cutting to put housing on those tracts, those portions of  
22 the property. We also, under certain conditions, many conditions, have cases where we  
23 can sell the timber under the road rights of way. I would like more language in this draft

1 that we can all understand and not have this become a subjective board of discussion at  
2 the permitting level. Then there's also the question of thinning. What is – I don't even  
3 know what a residential thinning is. Some foresters tell me it's 12 trees per acre, some  
4 tell me it's eight and some people tell me it's 20. So I don't think there's any sort of  
5 guideline about what is a residential thinning. The other points I want to make that are  
6 under paragraph two on page three. Disturbed area – well, utility crossings. Once we  
7 deed a utility, once we deed an easement or right-of-way to a utility line we lose all  
8 control over that groundcover. It seems to me to be a waste of money and a waste of  
9 discussion to make us put it back in native perennial covering, whatever that means,  
10 only to see SCE&G spray it with Round-Up or mow it the next year. So I think there  
11 needs to be further discussion about that. I think this should be a conservation open  
12 space code and within that guideline I don't think there's any room or very little room for  
13 discussion about exterior materials. The – nobody really is hell bent to do vinyl as a  
14 material of preference but it's market driven and my personal opinion is that an all vinyl  
15 house is more aesthetically pleasing than a house with a masonry façade on one side,  
16 and Joe, respectfully, vinyl on the side walls is going to burn a whole lot quicker than the  
17 vinyl on the front walls. So I don't think it's a fire code situation very much but the  
18 market will drive the exterior materials. I don't think we need to go there in this code.  
19 Also I agree with you, Deas. Garages or no garages should be market driven. I don't  
20 see why it makes any difference to the betterment of this code. I get real confused  
21 reading through here. I understand density bonuses and I understand a relaxation of  
22 sidelines and front yard setbacks. Then when I look at pages 10 forward depending on  
23 the underlying zoning classification that the property has pre-development then we get

1 back into some onerous side, minimum lot widths and sidelines. I thought the reason  
2 for going, one of the reasons for going with this was a clustering effect with no minimum  
3 lot sizes and no minimum setbacks other than what building code requires. So I need  
4 some, I'd like for some clarification there. That's all I've got but I think we've got a  
5 wonderful opportunity to make this something we all use but if it's not user friendly and  
6 easy to administer it will be like so many other things it's just put on a shelf and never  
7 get used. I would like to see this become a very valuable tool for the development  
8 community in the county. Thank you.

9 CHAIRMAN MANNING: Thank you. Mr. Kinder's the only person that signed up  
10 to speak but I see Mr. Wilson is here and I didn't know whether you had something you  
11 wanted to say or not. There's one point that I would like to make. And I think this is an  
12 opportunity to do something really good for the county and I would hope that we could  
13 also use this beyond the density bonus incentive to the conservation easement. And I  
14 would hope that the county [inaudible] Mr. Wilson [inaudible] HBA and talk about the tax  
15 implications, that the language in this ordinance to make sure that the language doesn't  
16 eliminate the ability to do the conservation easements. They've gotten awfully stringent  
17 lately. The language is critical and I'm not a tax attorney by any stretch of the  
18 imagination but I'm just hearing a lot of people out there saying they're having trouble  
19 with them now because of the way they were written. [Inaudible] this ordinance has the  
20 wrong language then I would hope that would be addressed [inaudible].

21 MR. ANDERSON: I did have a couple comments that I wanted to make. The –  
22 concerning the two-car garage, having it be a two-car garage, the exterior materials,  
23 that tends to me getting away from the actual green building. You know, whether it's a

1 one-car, two-car or if it's a smaller house where there's only one person living in it. I  
2 tend to scratch my head at the mandate for a two-car garage. And as far as the exterior  
3 building materials that is a market driven issue and I have a hard time with the fact that,  
4 you know, one side has to be a brick, rock, or stacked stone type surfacing. That's  
5 getting in the Architectural Review Board side of things. But, and I think that could be  
6 dictated via the homeowners association. I can – something the neighbors decide on.  
7 But other than that I'm real excited about this. This is great. I think this is very  
8 progressive, this is a very progressive idea and I think it's exciting. But I would like to  
9 see, I would like to hear some of the Planning Commissioners ideas on what they  
10 thought about the garages and the exterior surfaces.

11 MS. CAIRNS: I mean, I would speak in favor of requiring two-car garages. I  
12 mean, part of the whole thing is to have housing and whatnot that stands the test of time  
13 and I think it's pretty common nowadays to require two-car garages. I know in Richland  
14 County it hasn't been historically but many other places it's just a requirement to have a  
15 two-car garage. I mean, that doesn't even give me, that doesn't even give me pause  
16 looking at this. I know, I mean, ya'll know I don't work in your fields as much as you  
17 guys do but I think the county requiring two-car garages is absolutely going towards  
18 creating housing that's just sustainable and positive for the county. And I'll sort of  
19 chuckle a little bit at the materials thing. One of the experiences I've been able to have  
20 is to live in a city that had laws that replicate what most people think of as turning over  
21 to homeowners associations. I don't have any particular personal feeling back or forth  
22 about the, whether it's stone or vinyl but the fact that you will put in the code things that  
23 people will say well that ought to be in the homeowners association. It's like no, if the,

1 you know, the county feels that it's going to promote the positive well being of the  
2 community then it can be in the ordinance and that's, I mean, I've lived where you had  
3 to get your paint color approved by city hall. You know, and these were very well-to-do  
4 communities and so, you know, defining things to homeowners associations is not the  
5 way to get things accomplished if the county believes that it's a positive element and  
6 can support it through the [inaudible] but I think the garages is an absolute. I think that  
7 when you look at places like Shandon that don't have the garages and other areas it  
8 can, I think it hurts [inaudible] not that it hurts Shandon. Shandon's got [inaudible]  
9 reality. But, you know, I know in my neighborhood where I am the houses with garages  
10 are much easier to sell than the ones without. I live in one of the communities that's a  
11 lot of 50/50 as to who has two-car garages and who doesn't. So it's a positive thing for  
12 the community to have two-car garages.

13 CHAIRMAN MANNING: Typically the restrictive covenants the developer places  
14 on a neighborhood is where materials are gonna be dealt with [inaudible]. So I think  
15 you're going to find that kind of language -

16 MS. CAIRNS: Yeah. But it can be, it can be in ordinance. I mean, it doesn't  
17 have to be in HOAs and things like that, I mean.

18 CHAIRMAN MANNING: Right. And I think the HOA language is the wrong place  
19 to have that.

20 MS. CAIRNS: Yeah. I probably said the wrong – yeah, you're right. [Inaudible]

21 CHAIRMAN MANNING: But going back to what you said about you had to have  
22 the paint color approved I think it goes away from what we're trying to accomplish here.  
23 I know you feel that garages are necessary and sustainable because that's what the

1 market's asking for and that's my point. It's market driven and, you know, we may have  
2 a time when it's not necessary for that community to be successful. So I think that  
3 conservation is a great thing. I just don't think that the product end of the ordinance is  
4 necessary to achieve what we're trying to do here from open space and density.

5 MR. GREEN: You know, I have a two-car garage; I love it. Wouldn't do without  
6 it but, you know, first of all it creates more impervious surface. There's no way around  
7 that. Secondly, my mother happens to live in a community where they have zero lot line  
8 duplexes with one-car garages and everybody in there is over probably 70 years old  
9 and they don't need a two-car garage. Or the community has two-car garages or the  
10 community has one-car garages. I just think to mandate a two-car garage is an  
11 absolute – again, I'd rather see that left to the market forces. I like mine, wouldn't live in  
12 a place without it but, you know, maybe the day's going to come that a one-car garage  
13 is gonna suit me fine and, you know, a two-car garage is going to be a burden so. And  
14 if you had all the junk in a two-car garage I've got in mine then I'm not sure you want to  
15 promote it so I just struggle with the mandatory aspect of it.

16 CHAIRMAN MANNING: Decide you want to speak?

17 **TESTIMONY OF EARL MCLEOD:**

18 MR. MCLEOD: Mr. Chairman, Members of the Commission, my name is Earl  
19 McLeod. I didn't get a chance to sign in; I was running late. But Joe Kocy has given the  
20 development community several opportunities to review this and as these ordinances  
21 go each time we review it we seem to discover maybe something else as Members of  
22 the Commission have done as well. But one thing I want to mention on the garages, not  
23 to beat this dead horse but I don't know if any of you ever been to Daufuskie but they

1 don't have two-car garages on the island of Daufuskie. They've got golf cart garages.  
2 You know, you can think of alternatives that are very conservation minded but if they  
3 had two-car garage on Daufuskie would be certainly no need for that. When it talks  
4 about community streets on page nine it refers to main streets and park streets and I'm  
5 not sure that those terms are consistent with definitions of streets elsewhere in the Land  
6 Development Code. We probably need to look at that to see if they are, and perhaps if  
7 we consider a lesser foot pavement requirement for this type district or look at an option  
8 for less width that would be certainly more conservation minded. On the next page on  
9 the top of page ten it's got street lighting and it indicates a maximum of 12' in height.  
10 Typically the street lighting is gonna be provided by the utility provider and I think we  
11 have some, or the developer would have some choices of the design of the street lights  
12 but probably not the height or could not dictate the height to SCE&G or whoever it might  
13 be.

14 CHAIRMAN MANNING: If you use their facilities they're going to tell you it's a  
15 12' foot [inaudible].

16 MR. MCLEOD: They pretty much tell us what they can provide us; we don't tell  
17 them. And as I just take one more look at sidewalks in general in that a sidewalk  
18 requirement, even though this is on one side of the street, requires the developer to  
19 remove more trees which it lessens the ability to save trees and if we must meet the  
20 sidewalk requirements, the five-foot width and I guess it would refer back to an  
21 engineering and a Public Works standard it would not allow anything other than your  
22 typical concrete type sidewalk which again is not typically considered to be green. If we

1 could look at other alternatives or other ways for sidewalks, design of sidewalks. Those  
2 are the only other points I want to add. I'm not trying to repeat anything. Thank you.

3 MR. KINDER: Can I make a couple of comments? Earl reminded me of  
4 something that it is a problem universally in the county and elsewhere too, and that is  
5 when you get into sidewalks the federal law says they have to be ADA compliant. It is  
6 almost impossible to build a sidewalk that's ADA compliant and meet the grade  
7 requirements of the DOT or the City of Columbia in other cases. So there's an inherent  
8 problem and it's being ignored right now. People are building sidewalks that are not  
9 ADA compliant and I think this could be a day of reckoning when somebody comes in  
10 and says all these sidewalks are wrong. So if we are going to have a sidewalk provision  
11 in this ordinance we need better minds than mine to come up with a way that they can  
12 be built and be ADA compliant, and I just want to throw that out. The compliance issue  
13 has to do with percent of slope and flat places every so many feet where people that are  
14 immobile in wheelchairs can rest and we have not been able to figure out how to design  
15 one, you know, typical subdivision that meets those requirements. Thank you.

16 CHAIRMAN MANNING: We have a lot of points that have been made today. I  
17 don't know what the best way to go forward with this. I hate to recommend a workshop  
18 to get everybody together to do this but I don't think we want to go back in one, you  
19 know, more month and go through this process again. I think it would be more  
20 productive to get two bodies together [inaudible] and Staff.

21 MR. KOCY: Let me share some of my notes with you, Mr. Chairman, if I can.  
22 Mr. McLeod makes some very good points. We do need to define main street and park  
23 streets. Although I agree with him we should try to limit impervious cover, we have to

1 work on the fire marshal on these street widths and I'm comfortable with the 24' and 15'  
2 pavement widths we have described. I'm a little nervous about going lower than that.  
3 Public Works will consider impervious options for sidewalks so a sidewalk doesn't  
4 necessarily mean impervious cover. Traditionally that's what the county has done but  
5 Public Works is working on low impact development standards so impervious options  
6 are available to the development community. And with regard to street lighting it is my  
7 understanding in discussing with the South Carolina Electric & Gas they'll provide  
8 whatever the customer wants but the poles that they're most frequently providing are,  
9 many of them don't meet our standards because they're too tall. So SCE&G is familiar  
10 with providing a product that meets our code. So if we specify 12' high lighting  
11 standards they will make them available to their customers.

12 CHAIRMAN MANNING: I think there were a lot of points raised beyond Mr.  
13 McLeod and some were on the Commission for the clarification, some was grammatical.  
14 How would ya'll like to proceed? Would ya'll –

15 MR. GREEN: Deas, I think the, you know, the only way to get through this thing  
16 is like when we were working on the Land Development Code. Rather than them go  
17 back, draft another version, come back to a regular session, there'd be two or three  
18 points, is just sit down with, I think there's some points that have been brought up today  
19 that ya'll can look at again and maybe suggest some changes.

20 MR. KOCY: Well, I would suggest give me some real firm directions. I mean, it's  
21 quite obvious on page nine I heard that the construction of durable materials, item  
22 number six and garages, item number eight don't get a lot of support. I'll take them out;  
23 that's easy if that's what the Board wants they're gone.

1 CHAIRMAN MANNING: Well, I think that those are two points that were up for  
2 discussion I think. Sidewalks came into play. I think the placement of plant material  
3 and [inaudible] right-of-ways. I heard setbacks. I heard a number of issues that I don't  
4 know that anybody could be prepared to offer amendments to today and I'd like to move  
5 this process forward as fast as we can and I think.

6 MR. GREEN: I think a work session where we actually vote in the work session  
7 do we want it to say x or y and then after that work session's done we've voted on each  
8 of the pieces there seem to be an issue about, irrespective of which way they go, and  
9 then we've got an ordinance that we can, you know, that we've addressed all the major  
10 point and the minor points because I think there's some valid ones that everybody's  
11 brought up that I would just think in a workshop that's how we were able to get through  
12 that Land Development Code. Otherwise we would have been at it still.

13 MS. ALMEIDA: If I may interject. The ordinance before you is one that Staff  
14 recommends. Any changes would be highlighted for Council to consider. So whatever  
15 changes the Planning Commission would like to come up with would be subsequent to  
16 these, to this wording. So if you all collectively know what you want to modify that those  
17 modifications will be shown on the back of the ordinance so that Council can see what  
18 the modifications are.

19 MR. ANDERSON: So ya'll's recommendation will be seen as it is right here and  
20 then ours will be –

21 MS. ALMEIDA: With all the changes, absolutely.

22 MR. ANDERSON: With all the changes. Okay.

1 MS. ALMEIDA: So if you all know what your changes are you can email them  
2 and we will include them in this document.

3 CHAIRMAN MANNING: Let me ask you. So this version right here is going to  
4 Council [inaudible]?

5 MS. ALMEIDA: Not without your recommendation.

6 CHAIRMAN MANNING: And I guess that's what I was trying to get to. I mean,  
7 I'd like to get a vote from the Commission on this ordinance. I don't think there's  
8 anyway we can do that today. I know Mr. Kocy's been willing to make changes and I  
9 appreciate that. But I think there's more to it than just those issues and I don't want to  
10 get bogged down. I want to move this process forward and I think that's the best way  
11 for us to do it is call for a work session even if it's, you know, so that the Council can  
12 vote on it at the next meeting. If you've got to advertise a special called meeting I'm all  
13 in favor of doing that. I don't know what timeframe requires in order to meet Council's  
14 schedule but.

15 MS. ALMEIDA: Well, we can always advertise. The Council Zoning Public  
16 Hearing would be April 21<sup>st</sup> so – the 22<sup>nd</sup>, I'm sorry. So if we can come up with a date  
17 that would be amenable to all of you for a workshop prior to.

18 CHAIRMAN MANNING: Does anyone have any opposition to that?

19 MR. ANDERSON: I like that idea.

20 CHAIRMAN MANNING: We've got to get back before the 22<sup>nd</sup>?

21 MS. ALMEIDA: The 22<sup>nd</sup> is zoning public hearing.

22 CHAIRMAN MANNING: Tuesday?

23 MR. ANDERSON: What about Monday?

1 CHAIRMAN MANNING: Next Monday? Would be the 14<sup>th</sup>.

2 MR. ANDERSON: Well, yeah.

3 CHAIRMAN MANNING: Does that work for everybody?

4 MR. ANDERSON: Are there any conflicting schedules? We'll meet here or  
5 fourth floor?]

6 MS. ALMEIDA: We'll email. The 14<sup>th</sup> is a Monday? We'd have to check to see if  
7 the room is available.

8 CHAIRMAN MANNING: We could make it later in the afternoon so that  
9 [inaudible]?

10 MR. GREEN: I mean if we could shoot for 3:00 o'clock maybe that would buy us  
11 a couple more hours of work and we'd still get done at a reasonable time.

12 MR. ANDERSON: It doesn't sound like we have that much to do on it.

13 CHAIRMAN MANNING: Push it back, 4:00?

14 MR. ANDERSON: I mean, to me we kind of had some pretty good ideas here. It  
15 doesn't seem like it would take that long to really -

16 MS. CAIRNS: Just one of those things I, you know, from Staff or someone if  
17 we're going to eliminate garages is to address, you know, whether we want to address  
18 where the parking's going to end up. I mean, I don't think that, I think we want to avoid  
19 the front yard becoming a parking lot. Maybe there's other parts of the code that  
20 satisfactorily address that but, you know, there were certain bonuses in here for putting  
21 garages in the back. Do we want to maintain those bonuses if you simply put the  
22 parking pad in the rear and I don't, you know, this maybe that's some of what we want

1 to talk about at a work session or whatnot. But I mean, if we're going to eliminate  
2 garages I think we need to make sure that we, you know, cover some of those.

3 CHAIRMAN MANNING: That's why I think we ought to have the work session.

4 MS. CAIRNS: Right. Right. But I just –

5 CHAIRMAN MANNING: To [inaudible] all those issues.

6 MS. ALMEIDA: So you all are thinking about Monday?

7 MS. CAIRNS: Monday at 3:00 I think.

8 CHAIRMAN MANNING: Monday at 3:00 o'clock.

9 MS. LINDER: And this will be a work session and then –

10 CHAIRMAN MANNING: And a vote.

11 MS. LINDER: - a special called meeting to vote on it?

12 CHAIRMAN MANNING: Right. Right. I am sorry we weren't able to get it done  
13 today. I know you -

14 MR. KOCY: That's all right. Next week's fine. Just so it's on the Council agenda  
15 at the end of the month.

16 CHAIRMAN MANNING: Okay.

17 MR. KOCY: I'd like to introduce the newest member of the Planning family.

18 Thomas – Tommy, help me with your last name. Delage?

19 MR. DELAGE: Delage.

20 MR. KOCY: Delage. Thomas started as a part-time clerk here in the Planning  
21 Department and he is metamorphasized into an honest to God planner. He's still only  
22 working part time but he graduates from USC next month with a double major in history  
23 and geology – geography, excuse me. And he's going to be a real planner and he has

1 drafted or helped Julie draft the three elements we're going to quickly give you an  
2 overview on today and that's Economic Development, Cultural and Natural resources,  
3 and – Natural Resources, Cultural and Historical Resources, and Economic  
4 Development. So ladies and gentlemen, Thomas.

5 CHAIRMAN MANNING: Welcome aboard.

6 MR. DELAGE: Good afternoon, Mr. Chairman and Commission Members. And  
7 if I may I'd like to go ahead and get started with the Economic Development element.  
8 All right, the economic development element is the second of nine elements required by  
9 the Comprehensive Planning Enabling Act of 1994. The Economic Development  
10 address is the following – excuse me – the following elements: labor [inaudible]  
11 characteristics, employment by place of work and residence, and analysis of economic  
12 base. According to a 2000 census the per capita or average income increased by 57%.  
13 Whites had the highest per capita income at \$27,363, Hispanics had the lowest at  
14 \$13,871. The medium household income increased by 44% to \$49,466 in 2000. The  
15 labor force has increased by 10.6% or 170,704 persons in the labor force in Richland  
16 County. There are more males than females and more whites than non-whites. Also  
17 94% of the labor force was employed in 2000, 38.2% worked in the managerial and  
18 professional occupation. Farming and foresting and fishing jobs had the largest  
19 decrease in 80.1% and the number of military jobs also decreased by 1.4%. Twenty-  
20 four percent of the civilian work force was employed in education, health, and social  
21 service industry, more than any other two industries combined. The retail trade  
22 industrial was second at 10.8% and 83% earned an income, wage, or salary. Only  
23 5.7% earned an income through public assistance and supplemental security income.

1 In November 2000 the unemployment rate was 5.3% which is lower than that state at  
2 5.9% and higher than the U.S. at 4.7. Between January 2001 and November 2007, the  
3 unemployment rate has increased by 2.4% and for each of these years Richland County  
4 was below the state average. Lexington County has the highest number of commuters  
5 to Richland County for employment at 44,237, 18,860 Richland County residents  
6 commute to Lexington for employment. Richland County has over 1,000 residents in  
7 commuting from the following counties: Lexington, or excuse me, Aiken, Calhoun,  
8 Fairfield, Kershaw, Lexington, Newberry, Orangeburg, and Sumter. The first goal is to  
9 develop and maintain a balanced economy to ensure a sustainable quality of life for all  
10 Richland County residents. Implementation strategies is to provide technical or financial  
11 assistance to the existing industry where needed and to help adapt to a changing world  
12 economy. The economic development activities with infrastructure and service  
13 providers and County planning proposals. To foster an entrepreneur environment that  
14 encourages economic development, and the timeframe is continuous. Goal two is to  
15 expand the job opportunities for Richland County's high school graduates. The strategy  
16 is to promote and support linkages between the secondary and higher education  
17 systems and businesses and industry to ensure that the need of both employers and  
18 potential employees are being addressed. The timeframe is continuous. Goal three is  
19 to promote Richland County as an attractive location for economic development.  
20 Implementation strategy is to publicize the high quality of Richland County's labor force,  
21 support the development of state of the art telecommunications, actively work with the  
22 regional and local colleges and universities to develop and promote regional strategies  
23 and plans that will benefit the economic wellbeing of the county. To foster mutual

1 communication and cooperation among the county and business community to  
2 aggressively pursue the conversion of surplus state and federal lands for economic  
3 development, and the timeframe for those is continuous. Thank you for your attention.  
4 I'd like to take any questions you have at this time.

5 MR. GREEN: One of the things that strikes me, I guess there are two things, is  
6 that, you know, taking a picture of where we are now I think's fine but I think if we're  
7 looking at a 20-year comprehensive plan or whatever the timeframe we're looking at is it  
8 that we really need to have forecasts [inaudible] what we're dealing with. I know the  
9 economic development agencies in our community have a significant concern over the  
10 availability of quality industrial sites. Unless we know where we're headed in terms of  
11 some level of forecast, and there's some state and regional forecasts out there, unless  
12 we know what we're talking about that we need over the next 20 years to look for I don't  
13 know if we need to look for 50 acres or 500 acres or 5,000 acres. But in terms of a  
14 comprehensive land use plan I think the only thing that can help us convert the  
15 economic analysis into a look at the land development plan is some idea of forecast as  
16 to where employment's gonna be and how much are going to be in various sectors of  
17 the economy. Secondly, I would ask that you maybe look at the goals and the  
18 implementation strategies because none of the implementation strategies involve  
19 anything to do with land use. So, you know, and to the extent that the county actually  
20 controls some of these issues I think we really need to ask ourselves let's make sure  
21 the comprehensive plan has enough in it for the county to do and not everything for  
22 other people to do if it's the county's plan. I don't know if you've had a chance to visit  
23 with the Central SC Alliance. They're the principal economic development agency for I

1 think it's now a 13-county region that serves Richland County. Certainly being aware of  
2 what their four principal strategies are for job growth I think would be helpful in the  
3 process but if we don't get back and have some type of forecast about where the  
4 economy's heading and what it's going to roughly look like I think it's going to be hard to  
5 translate this element of the comprehensive plan into something that's really meaningful  
6 when we get down to the comp plan.

7 CHAIRMAN MANNING: I think Mr. Green's right if you look at the cultural  
8 element the parks, the parks were listed as a part and there was a standard [inaudible]  
9 Columbia, population of Columbia the need for how many additional parks we needed.  
10 I think it was 600 acres needed to be in outlying areas of the county and maybe that's  
11 what we do or don't need but at least it did give us a shot at what the benchmark is. So  
12 having the goals without something that we can grab onto and define, whether that's  
13 right or wrong, it's going to be awfully difficult to take some of these elements and put  
14 them into a plan that means something.

15 MR. KOCY: We have gotten information from the South Carolina Alliance and  
16 they've given us very broad categories. I mean, we can certainly go back but the  
17 information we have received from them talks very general about, you know, [inaudible]  
18 but they haven't given us any specific estimates that they think IT employment will grow  
19 by 8,000 positions and yet we haven't seen that but I'll certainly go back and ask but  
20 they've been very broad descriptions that manufacturing is declining and IT is  
21 increasing and it's been that vague.

22 MR. GREEN: Well, there should be some state economic models to look at.  
23 There should be some regional economic models.

1 MR. KOCY: Okay.

2 MR. GREEN: The U.S. Department of Labor certainly does labor forecasts in  
3 terms of occupational categories. You know, I don't know that there's one place that  
4 you can go to to get the answer but I think there's enough data of various forms to  
5 maybe look and see what can be helpful in that regard. And again I think when we get  
6 into the goals and implementing strategies, you know, I think we need to look at how do  
7 we address some of our older industrial areas. What do we want the comprehensive  
8 plan to do with those? Do we want to encourage their redevelopment? Do we want to  
9 encourage industry to move to other parts of the county? Do we want to locate it near  
10 interstates? I mean, just, you know, one of the, one of the biggies that's going to come  
11 up for the county is what do they do with this land that's no longer going to be the  
12 Farmers Market? I think there are some major issues out there that we need to talk  
13 about. Along the 77 corridor all the way from the Fairfield County line all the way to  
14 Lexington County that, you know, there are rather major emerging issues.

15 CHAIRMAN MANNING: Also, you know, you talk about a diverse economy and  
16 you can look at the component by industry and [inaudible] changes that you could  
17 [inaudible] 10 year period of time and obviously the public administration and social  
18 services and governmental aspects of the economy have grown. And I guess what I'd  
19 like to know too is there, for a city our size and the growth that we've been [inaudible]  
20 should really be diverse. What kind of jobs do we want to create? What are we  
21 lacking? Like Gene was saying, you know, the industrial sector we know that we're  
22 running out of land there but are there other types of jobs that we need to create that  
23 the land use plan would promote and, you know, do we need to make more if we are a

1 service economy [inaudible] going to be diverse. How do we help implement that? It  
2 might not be in the land use element. It may be some other aspect of the  
3 comprehensive plan that we need to address that would promote job growth that would  
4 really give us a diverse economy.

5 MR. DELAGE: All right. The next element is the Natural Resource Element and  
6 this is the third of nine elements required by the Comprehensive Planning Act. This  
7 element includes location and climate, slope characteristics, agricultural lands, forest  
8 land, water resources, plant and animal habitats, soil types, wetlands, floodplain and  
9 floodway, and mineral deposits. A major component of the quality of life in a community  
10 is the places where people work, live, and play. An analysis and inventory of the natural  
11 resources of the county is necessary to effectively and productively plan for growth and  
12 development. While identifying and recognizing these resources the natural resources  
13 element will not only provide information for such resources, about such resources,  
14 excuse me, but also discuss goals for protection of these resources. To preserve,  
15 maintain, and improve our natural resources many facets of our community can be  
16 enhanced including social, economic, and cultural aspects. The county covers 484,186  
17 acres of land or 771.74 square miles. Of that there are 756.54 square miles of land and  
18 15.21 square miles of water. One-third of Richland County is located in the Piedmont  
19 Plateau and the other two-thirds are located in the Atlantic Coastal Plain. And this slide  
20 is just showing you the maximum highest temperature, low and minimum temperature,  
21 maximum annual average temperature. The slope varies throughout the county  
22 depending on the soil type, location, and geology. The slope averages from five  
23 percent to seven percent. The lowest parts of the county are near the junction of the

1 Congaree and Wateree Rivers, 80' above sea level and the highest parts are located in  
2 the northern areas of the county, 550' above sea level. Fourteen percent of the land in  
3 the county is used agricultural purposes. Most prime farmlands are located in the  
4 Atlantic Coastal Plain, a portion of the county which is south of Columbia and above the  
5 Congaree River floodplain. In 2005 the average farm size was 148 acres and the  
6 percentage of harvested crop land and farms was 23.3%. Forest lands account for over  
7 66% of the land in the county. Most forested areas are within the north central and  
8 southeast planning areas. Evergreens are the most prominent tree and account for  
9 nearly 30% of the forest cover. There are large forested areas in the Harbison State  
10 Forest, Fort Jackson, and Sesquicentennial State Park and each state forest contributes  
11 25% of its gross income to the county of counties in which is located. By law the money  
12 is allocated to local school districts. The county has many water resources including the  
13 Broad, Congaree, Saluda, and Wateree Rivers. There is also an abundance of creeks,  
14 ponds, and lakes including Lake Murray which is shared with Lexington County.  
15 Richland County obtains almost all of its public, commercial, and industrial water  
16 supplies from the City of Columbia water system. Unique plant and animal habitats are  
17 defined by the differences in soils, topography, and local climate. These characteristics  
18 help shape and define plant and animal communities. Throughout Richland County  
19 there are three distinctive ecosystems. The loblolly short leaf pine, the oak gum  
20 cypress, the oak pine system. Richland County is home to a number of different soil  
21 types. These include the very fine sandy loam, fine sandy loam, sandy loam, silty clay  
22 loam, sandy silt loam, and silt loam. Over 35% of the county is classified as wetlands.  
23 Of this total 48% are bottomland hardwoods, 33% are deciduous forests, and 19% are

1 coniferous forested wetlands. Wetlands are important for many recreational activities  
2 including boating, fishing, hunting, and studying wildlife. The full wave of a body of  
3 water is the area that carries the most significant amount of floodwater during a flood.  
4 Floodplain areas are located on locations that are generally in and around streams and  
5 water bodies that are prone to rising waters. Over 120,000 acres or 24.3% of the  
6 county are located in the floodplain. The majority of mineral resources in the county  
7 consist of [inaudible], clay, and granite. [Inaudible] is primarily used in ceramics, paper,  
8 and paint and is extracted from the Horrell Hill area as well as along Screaming Eagle  
9 and McCord's Ferry Roads. Clay is found along Garners Ferry Road between Trotter  
10 Road and Old Congaree River Road. And granite has been mined in the City of  
11 Columbia since the 18<sup>th</sup> century. The first goal is to establish an atmosphere of  
12 awareness and importance of the natural resources in Richland County to indicate  
13 scenic areas, unique plant and animal habitats, wetlands, and prime agricultural and  
14 forested lands. Implementation strategy is to inventory all the key natural and scenic  
15 resources in the county and share this information with developers. The timeframe is  
16 two years. Goal two is to protect the natural resources while shaping the future  
17 development of Richland County. Implementation strategy is to review the new  
18 development proposals for impacts to natural resources and establish a staff person to  
19 consider the impact of the new developments upon natural resources and natural  
20 conditions including scenic areas, wetlands, and forest lands. The timeframe is two  
21 years in conjunction with goal one. Goal three is to protect the natural resources near  
22 neighborhoods and provide citizens with access to nature. Implementation strategy is  
23 to create incentives for protecting resources while allowing beneficial economic

1 development while employing innovative land use mechanisms such as transfers,  
2 development rights, clustering, density bonuses, as tools to protect sensitive lands.  
3 Timeframe is continuous. Goal four is to protect the trees throughout the county.  
4 Implementation strategy is to adhere to Richland County's Land Development Code for  
5 protection of existing grand trees and the timeframe is continuous. Goal five is to  
6 protect watersheds throughout the county. Implementation strategy is to continue the  
7 observance of SCDHEC state laws, improve environmental conditions by creating local  
8 regulations which surpass DHEC regulatory minimum, [inaudible] reducing impervious  
9 surfaces materials used in construction, assist existing wetlands stewardship programs  
10 and watershed associations, and educating and involving the public. Establish a,  
11 excuse me, establish a watershed protection overlay district limiting land use activities  
12 that increase the risk of water pollution. Timeframe is three years. Goal six is to  
13 increase open and green space throughout the county by creating incentives preserving  
14 land. Implementation strategy is to support the green developments, the use of  
15 conservation easements, and the parks and open space provision as defined by the  
16 county Land Development Code. Timeframe is continuous. Goal seven is to establish  
17 and maintain our parks and greenways. Implementation strategy is to establish and  
18 protect a protected greenway corridor size trail system, connect existing parks and  
19 trails, to construct partnerships between government and non-government agencies to  
20 maintain existing programs while developing new ones, to encourage private and public  
21 investment, and to create or assist existing civic volunteer programs in maintaining  
22 current parks and greenways. The timeframe is two years. Goal eight is to improve air  
23 quality throughout the county. Implementation strategy is to raise the public awareness

1 of environmental friendly practices such as carpooling, biking to work, and public  
2 transportation. To encourage innovative cleaning up programs promoted by the Central  
3 Midlands Council of Government. Such programs include staggered work hours to  
4 reduce emissions during peak traffic times and/or compressed work weeks to reduce  
5 the number of trips to and from work. To prevent sprawl which require longer  
6 commutes effecting air quality, to create incentives for environmentally friendly land use  
7 patterns, and the timeframe is three years. Again, thank you for your attention and I'll  
8 be happy to take any questions.

9 CHAIRMAN MANNING: I guess some of the timeframes and the goals go out  
10 beyond our timeframe for getting the comprehensive plan complete. And I guess what I  
11 would like to know one of the things that we've got to have in the natural resources  
12 element to properly meet our timeframe, you know? The goals obviously some of them  
13 are continuous and [inaudible] by year end we're hoping to have something tentative  
14 [inaudible].

15 MR. KOCY: [Inaudible] plan [inaudible]

16 CHAIRMAN MANNING: The goals and the –

17 MR. KOCY: [Inaudible] resource goals it's difficult to put them on that short a  
18 timeline.

19 CHAIRMAN MANNING: Well, some of the things in here obviously don't go out  
20 indefinitely but from the standpoint of creating a new comprehensive plan we're going to  
21 need certain, some information prior to that two-year period that's addressed in most of  
22 these goals. And I guess my question would be in this and in the economic and the  
23 cultural resources elements one of the key thing we've got to have, I mean, [inaudible]

1 certain aspects of how to correlate the economic back to something that we can really  
2 use. We need that same kind of information in the cultural and natural because it was  
3 my impression we were going to have a comp plan in place, a new comp plan in place  
4 by the end of the year. That was our goal [inaudible]. So what do we need to do that as  
5 far as the natural resources [inaudible]?

6 MR. KOCY: In my opinion I think a comp plan is nothing other than very broad  
7 public policies and I think you've got the bare bones of that in front of you now.  
8 Implementation tools are [inaudible] I mean, that's where you really get into very specific  
9 implementation mechanisms [inaudible] my view a comp plan is just very general  
10 policies to guide your actions, Council actions and [inaudible] Council action as  
11 [inaudible] future land use regulatory mechanisms in the county.

12 MR. GREEN: Well, I guess my problem with that is that we are so broad. I  
13 mean, one of the things this body needs no matter who's sitting on it, and I won't be by  
14 the time we have a comp plan, but you know, part of our job as Planning  
15 Commissioners is to look at rezoning requests in terms of their relevance to a  
16 comprehensive plan. If we have broad policy directives that does absolutely nothing for  
17 us. The last neighborhood plan we had for the northwest is now 13 years old, 14 years  
18 old? All the neighborhood plans are that old and for us to be driven by some continuity,  
19 no matter who's sitting up here, I don't know that broad policy statements really get us a  
20 comprehensive plan.

21 MR. KOCY: I see your point and excuse me, the last chapter that you'll see  
22 which hopefully all this will tie back together within the land use element of the  
23 comprehensive plan when you do see some more specific but not zoning specific land

1 use category, land use recommendations made in the comp plan. For instance, areas  
2 that are environmentally sensitive and [inaudible] protection, areas along corridors that  
3 are best served for economic development. That's in the last chapter where hopefully  
4 all of these previous chapters make a little more sense [inaudible].

5 MR. ANDERSON: And I just have a just, I'm working with this, you know, really I  
6 think we're going to need about two work sessions, maybe three, maybe four just to  
7 kind of narrow it down and funnel it down to where, I mean, these are great just to stick  
8 in and we can pull out what we need so that when we get it down to that last paragraph  
9 in what we do have coming next, the –

10 MR. KOCY: Transportation.

11 MR. ANDERSON: - transportation and –

12 MR. KOCY: Public facilities.

13 MR. ANDERSON: - public facilities.

14 MR. KOCY: Those are all going to be very detailed conversations that will be  
15 very specific, you know, where should a new fire station be, Northeast or the Southwest  
16 or both, and where exactly [inaudible]. And I agree with you, Mr. Anderson, that there's  
17 going to be numerous work sessions needed that - it's easy for Thomas and I to provide  
18 broad policy directions for this Board but it's going to take a work session for the Board  
19 to [inaudible] and say this should be identified as an economic development area, this  
20 should be identified as a resource protection area. [Inaudible] resource protection area  
21 should take predominance over development policies or vice versa? That's going to  
22 take a very detailed work session with a large format county map.

23 CHAIRMAN MANNING: Yeah. I think it's gonna take more than that.

1 MR. ANDERSON: Ooh, yeah. I think we're all going to have to pull in some  
2 cots. [Laughter]

3 CHAIRMAN MANNING: I guess [inaudible] was a little bit concerned about the  
4 broadness of what we're going through here today and maybe in the work session we  
5 can [inaudible] give us the specific things that we need to really focus on. Obviously it  
6 comes down to the land use plan. That's the middle of the road but there's a lot  
7 involved to get to that point and my decision's going to be based on so I'm hoping that  
8 we can get to the work sessions sooner than later and I guess – how many after the  
9 transportation element?

10 MR. KOCY: Three.

11 MR. ANDERSON: Capital improvements.

12 CHAIRMAN MANNING: You've provided us with over half of the elements to this  
13 point?

14 MR. KOCY: Correct.

15 CHAIRMAN MANNING: [Inaudible] presentation. I think maybe we need to right  
16 now go ahead and schedule something [inaudible] work sessions to begin that process.  
17 So that as soon as we get the remainder of them we can do the same thing with  
18 [inaudible].

19 MR. KOCY: How about everybody brings a calendar next Monday at 3:00 p.m.  
20 and at that work session we can plan future work sessions. Or if you want to start  
21 planning work sessions right now.

1 CHAIRMAN MANNING: No. I'm not prepared right this second. You are ahead  
2 of me on that one. But – and would ya'll prefer to have work sessions after the regular  
3 meetings or another work session or do you want to schedule -

4 MR. GREEN: I'll tell you as light as our regular meetings have been there's no  
5 need once we get over here not to keep on going and take advantage of being together.

6 MR. KOCY: That's fine.

7 MR. GREEN: So when we're looking, just out of – so when we're looking let's  
8 say at the northeast plan, the cultural resources is going to be raised again in that sub-  
9 area plan talking about the acreage and parks, what kind of parks they are, or what  
10 specific needs there are, what locations are recommended, etc., and that'll be there for  
11 the employment base, for the housing types, for the cultural resources, for the  
12 community facilities, and all that detail will be in our sub-area plans?

13 MR. KOCY: All that detail with the exception of economic development. I have  
14 yet to find – perhaps I need to trade notes with you later.

15 MR. GREEN: Um-hum (affirmative).

16 MR. KOCY: I have yet to find detailed information for economic development  
17 that's [inaudible], you know, per capita income, for housing size, for population  
18 projections. Thanks. That detailed information exists but I have not found it yet on a  
19 county-wide basis from South Carolina. But yes, in response to your initial question,  
20 yes, the sub-area plans will be very, very detailed as will a more detailed policies and  
21 maps will accompany the last element of the comp plan which will be the land use  
22 element.

1 MR. GREEN: Well, I know Urban Land Institute has a tremendous amount of  
2 this kind of data in it and I don't know if the county is a member of the Urban Land  
3 Institute.

4 MR. KOCY: We are.

5 MR. GREEN: But their research papers and they probably have 600 research  
6 papers that talk about issues, you know, like this; where do you plan for industrial  
7 development? What are the standards for it? I mean, just having one person, a  
8 member of that and being able to go onto their website is just an enormous resource.

9 MR. DELAGE: All right, the fourth element is the Cultural Resource Element and  
10 – excuse me. This element will involve historic structures and districts, unique  
11 commercial areas, unique residential areas, unique natural or scenic resources, parks  
12 and recreational facilities, archeological sites, educational institutions, religious  
13 institutions, entertainment areas, and festivals and events. The cultural resources may  
14 include natural or manmade sites, events, activities, historic structures or sites. The  
15 cultural resource element enhances opportunities for community interaction and  
16 cooperation and provides beneficial social outlets for the community. These resources  
17 help to shape the image of the community and are instrumental in attracting other  
18 educational and employment opportunities to the area. The quality of life in any  
19 community is defined by the quality and quantity of its cultural resources. Richland  
20 County is home to over 14 historic districts and over 100 historic structures with many  
21 properties designated on the National Register of Historic Places. Unique commercial  
22 areas include Devine Street, Five Points, Harbison, Main Street, the Vista, and the  
23 Village at Sandhill.

1 MR. GREEN: You're going to get Pat Palmer mad if you don't put Decker  
2 Boulevard on there.

3 MS. CAIRNS: That's unique. [Laughter]

4 MR. DELAGE: All right. The unique residential areas include Arsenal Hill,  
5 Elmwood Park, Lake Carolina, Old Shandon, Olympia and Granby Mills Apartments,  
6 and Waverly Place. The unique and natural or scenic resources include the Columbia  
7 Canal and Riverfront Park, the Congaree National Park, Finlay Park, Harbison State  
8 Forest, Lake Murray, Riverbanks Zoo and Botanical Gardens, Sesquicentennial State  
9 Park, and the University of South Carolina Horseshoe. The county is home to over 80  
10 recreational facilities and these facilities provide the community with opportunities to  
11 enjoy many activities. Some of these activities include baseball, golf, soccer, softball,  
12 swimming, and tennis. The [Inaudible] Creek Heritage Preserve is an archeological  
13 preserve that was occupied most heavily during the Archaic period from 8,000 to 2,000  
14 B.C. It's listed on the National Register of Historic Places due to its information on past  
15 human lifestyles such as diet, technology, mobility, and social organization.

16 MR. GREEN: Can we include Carolina Bays in that inventory?

17 MR. DELAGE: Yeah. That's good. All right.

18 MR. GREEN: And I don't know if we need to include quarry sites and what we're  
19 going to do with quarry sites but that might be worth at least taking a quick look at as  
20 well as Carolina Bays.

21 MR. DELAGE: All right. The public school districts include Richland County  
22 School District One, Richland School District Two, and Lexington/Richland School  
23 District Five. And the colleges and universities in the county include Allen University,

1 Benedict College, Columbia College, Columbia International University, Lutheran  
2 Theological Southern Seminary, Midlands Tech Beltline campus, Midlands Tech  
3 Northeast campus, the University of South Carolina, the University of South Carolina VA  
4 campus, South University Extension campus, and the Webster University/Midlands  
5 Tech Fort Jackson extension campus.

6 MR. GREEN: There are about five or six new schools that have opened up in  
7 the county in the last two years that are post high school. Remington College, I mean, I  
8 can't remember them all but Remington College, that tech school that went into the old  
9 Rhodes Furniture on Two Notch. About five or six of them with the additional ones, I  
10 just can't recall all their names off the top of my head. We also have Limestone  
11 College. It's at Fontaine Business Park now. I'm sure there are two or three others. I  
12 don't know where we draw the dividing line between some of those schools. I don't  
13 know they're all relevant to our land use plan but [inaudible].

14 MS. CAIRNS: Private schools, are they even -

15 MR. DELAGE: Not so far. When me and Julie first started working on it we  
16 starting compiling a list but it got to be so large [inaudible].

17 MS. CAIRNS: But some of them I mean – I mean, some are teeny and whatnot  
18 but some of them definitely make transportation impact.

19 MR. DELAGE: Yeah, that's true.

20 MS. CAIRNS: The high schools.

21 MR. GREEN: And I don't know how much the charter school is gonna impact it  
22 some. I know one charter school I think has been approved on Main Street, of course  
23 that's in the city, where South University used to be before they moved out to the

1 northeast. But I know there are several other pending charter school applications that  
2 are outside the city. I don't know how exactly we treat those either.

3 MS. CAIRNS: Not quite as permanent as -

4 MR. GREEN: Right –

5 MS. CAIRNS:- old schools.

6 MR. GREEN: And the same with some of these business schools. I mean –

7 MS. CAIRNS: Oh, sure, yeah.

8 MR. GREEN: - they could [inaudible].

9 MR. DELAGE: With hundreds of religious centers representing numerous  
10 denominations, faiths, and religious in the area community religious(?) provide an  
11 opportunity for many to worship. Entertainment areas include Colonial Center,  
12 EdVenture, Finlay Park, Five Points After Five, the Koger Center, the Marionette  
13 Theater, the State Fairgrounds, Township Auditorium, USC Longstreet Theater, and  
14 Vista Live at Five. These are some of the festival events that celebrate the heritage and  
15 diverse culture of our region and occur throughout the year. Goal one is to encourage  
16 the preservation of historic structures and sites, and implementation strategy is to  
17 maintain a current comprehensive list of historic structures and sites in the county, apply  
18 for status as certified local government which is a partnership at the local, state, and  
19 federal levels to promote historic preservation as part of a local planning and policies. A  
20 benefit of becoming CLG certified is eligibility for grants to preserve, protect, and  
21 enhance historical structures. The timeframe is continuous maintenance of the list.  
22 CLG status should be considered and achieved within two years. Goal two is to  
23 continue to develop and enhance parks and recreation areas within the county.

1 Implementation strategy is the National Recreation and Park Association recommends  
2 6.25 to 10.5 acres of open space per 1,000 people. According to 2006 data from the  
3 U.S. Census Bureau, Richland County currently has 3.66 acres per 1,000 people  
4 including the school sites. An additional 628 acres will be necessary to reach the  
5 minimum NRPA standards therefore in accordance with national standards the county  
6 should focus on the development of new parks and recreation facilities in areas where  
7 there are currently none specifically in the outer edges of the county.

8 MR. GREEN: Just a quick question. Did they break down the acreage by  
9 passive and active and type of use in that 6.25 to 10 ½ acre standard? Did they  
10 subdivide that further into type of open space or - because open space obviously  
11 recreation can be very different kinds of things. And I didn't know if those standards  
12 were - provided a little bit further definition for us to use.

13 MR. DELAGE: I'm not sure of the standards right off the top of my head. I got  
14 with Cynthia Roberts I believe is her last name, at Richland County Recreation  
15 Commission and these were some of the numbers that she came up for me. Now I do  
16 have some projected gross stuff but that's still based off with just what she came up with  
17 with those standards. I don't know exactly what the details are but I do have them.

18 MR. GREEN: There's some probably national standards that break that down on  
19 a more detailed basis as to open space versus active recreation kinds of things.

20 MS. CAIRNS: But what I do know is that you can get like how many soccer fields  
21 you ought to have per population and stuff like that. Now whether those numbers get  
22 double counted in the acreage counts I don't know but there are numbers that will  
23 address how many soccer fields -

1 MR. GREEN: Tennis courts, etc.

2 MS. CAIRNS: - yeah, in general. Just very general terms. I guess want – I'm  
3 just sort of curious on this goal too. I mean, we talk about having recreational facilities  
4 on the outer edges where there's none. I mean, we have a pretty big one on the  
5 southwest – I mean, southern part, I mean, the Congaree National facility is certainly  
6 one on the edge. But also I think that, you know, we're obviously very underserved with  
7 park land now. These numbers are all pretty old. I think they ought to be encouraged  
8 to exist where there's population. I think all the standards will also show that the more  
9 rural the population the less demand there is for park land. You know, that we need not  
10 be encouraging it out where there's no one. We've already got – I mean, we've got that  
11 facility. Anything we can do I think augment the park system is great down there.  
12 Because once you get big enough – I mean, that's the thing is if you've got lots of little  
13 parks out in the middle of nowhere you haven't really gained anything. If you've got  
14 huge parks out in the middle nowhere you gain something because people with them,  
15 become destination parks. That the other thing is if you're going to push them out  
16 you've got to make sure they're big enough to be destination parks.

17 CHAIRMAN MANNING: Another point being, you know, over the last few years  
18 there's been a lot of discussion about Richland County Recreation Commission and  
19 how that's -

20 MS. CAIRNS: Oh, that. [Laughter]

21 CHAIRMAN MANNING: - [inaudible] one or the other. But obviously we would  
22 like to have some input from whatever entity is out there that is doing the research on  
23 the needs of the community and I'd be interested to know too in finding out whether

1 dollars should be put more into existing facilities rather than creating, have areas that  
2 are underserved, parks and recreational facilities that are out there aren't adequate to  
3 really serve the communities now. It could be expanded on so I just, I'd like to know  
4 how either the Commission or Richland County is addressing that.

5 MS. CAIRNS: Talk to your state rep. Changing the –

6 CHAIRMAN MANNING: Somebody.

7 MS. CAIRNS: Yeah. I mean, that's – yeah. We're not going to fix that one.

8 MR. DELAGE: All right. Goal three is to continue the process of nominating  
9 historic properties for listing on the National Register of Historic Places. Implementation  
10 strategy is to inform citizens of the process of having a structure nominated for the  
11 National Register of Historic Places and county officials should assist with this and  
12 participate in this process. Timeframe is continuous.

13 MS. CAIRNS: I'd like to offer just one thing about that too. That I think that the  
14 county, I mean, I'm now the proud owner of a historically recognized property in the City  
15 of Columbia. Is it there are – there are benefits for having locally recognized historic  
16 properties without having to go so far as to go the National Registry. So I think that  
17 Richland County may need to look at having some kind of a county-level designation for  
18 historic property and then creating, you know, I mean, I think that maybe that's on what?  
19 goal one, the CLG. But you can have a historic structure without having to go so far as  
20 to go to the National Registry. We've got some state laws that can be benefited by local  
21 recognition of historic - ness without having to go so far as to be nationally registered.  
22 Because it's going to be actually very difficult to get on the National Registry and yet  
23 have a – like you could have a structure everyone could walk in front of and say this

1 should be saved and it would never qualify for the national registry because of its  
2 standards. So I think one of the things that the county could do would be to have – I  
3 don't think, I don't know of one. If there is one I apologize but I don't think there is one  
4 to have regional recognition of historic – ness outside of the City of Columbia. I know  
5 the City of Columbia's process but I don't know about the county.

6 MR. GREEN: There's some rather neat things being done that don't have to go  
7 to the extent of a national register of property. You know, one of the things that I find  
8 most intriguing and valuable is where you try to preserve the façade that the balance of  
9 the building is in such bad shape that one option available is save the façade, some  
10 type of façade easement or façade regulation but you allow other things to go on behind  
11 that building front that make people willing to try and save the façade. So many times  
12 we lose a façade because the balance of the building is so bad that there's no way to do  
13 both. I think it's kind of a neat way to look at things.

14 MS. CAIRNS: But definitely I think the county, I don't know what kind of research  
15 the county, I mean, what kind of inventory. I know most of – I mean my guess. I don't  
16 know but my guess is, you know, these historic places are by in large city [inaudible]  
17 places and I can recognize a lot of them city based but I'm just curious what kind of – I  
18 was actually having a discussion with one of the Council members the other day about  
19 how many really historic sites do we have in the county, in the unincorporated part of  
20 the county? What kind of -

21 MR. GREEN: Since they to re down Dentsville school I don't know if we have  
22 any left. [Laughter]

1 MS. CAIRNS: I hope that wasn't the best we had. Yeah but maybe – I mean, so  
2 maybe there's not. I just don't – I have to believe there's stuff out there because – but,  
3 and so but you don't – but one thing I just want to comment on too and I'm just really  
4 curious. In the beginning when we talked about the unique commercial areas and the  
5 unique residential areas is there any standard that was used to generate this? I mean,  
6 what's –

7 MR. DELAGE: Most of, for like the unique residential areas? Some of those  
8 were like the Arsenal Hill area was mainly just because – that was chosen because of  
9 Finlay Park, Governor's House.

10 MS. CAIRNS: Well, that's on the Registry. That's actually a National Historic  
11 Registered District.

12 MR. DELAGE: Village at Sandhill was the mixed commercial and residential.  
13 Harbison was chosen for – I want to say Julie, was definitely a part of that, but they, it  
14 was just for like – I guess anything that was either large developments or either kind of  
15 – I don't want to say innovative land use but that kind of mixed use residential  
16 commercial. Waverly Place if I'm not mistaken was one of the first Columbia, suburbs  
17 in Columbia and also became a predominantly African-American suburb and was very  
18 prosperous. So it's a historic district.

19 MS. CAIRNS: Yeah. I mean, Olympia itself is definitely a historical, you know,  
20 but yet you had the apartment conversion which itself is unique – a cool thing but I  
21 mean Olympia. It just seemed a little bit like this weird little let's sit around the coffee  
22 table and figure out what we think is cool in the county. I'm not quite sure.

23 MR. KOCY: Well, that's the standard.

1 MS. CAIRNS: I guess. I mean, you know. You should have invited me, you  
2 know.

3 MR. KOCY: You guys can sit around and [inaudible] list but that's the standard  
4 [inaudible]

5 MS. CAIRNS: I mean, because it's true. I mean like Decker Boulevard is  
6 definitely a unique commercial area. Unique maybe not quality unique but it's certainly  
7 unique. I mean, it's got its issues. It's definitely a dense commercial district. I mean,  
8 and then we've got Two Notch from beginning to end and so it's just kind of weird. I  
9 mean, if we're trying to identify, you know, areas of concentration or areas of something  
10 but it's kind of a weird little list so I'll leave my comment at that.

11 MR. MURRAY: I think the other area, I'm surprised that you don't have Wheeler  
12 Hill on there.

13 MS. CAIRNS: And Arthur – Arthurtown is definitely. I mean, talk about unique,  
14 Arthurtown.

15 MR. MURRAY: Yeah. Very unique.

16 MS. CAIRNS: Yeah. But I mean –

17 MR. MURRAY: Andrews Yard down there.

18 MS. CAIRNS: I just think, you know, I mean, in terms of trying to have something  
19 that justifies what is and isn't on the list or, you know, because I don't know. Because  
20 probably I think you risk, you know, alienating some parts of the county. I mean, like  
21 without intending to if, you know. Like Finlay Park gets pulled out. I mean, I guess the  
22 homeless guys will appreciate that [inaudible] unique park. It's definitely unique. You  
23 know, but I'm not really sure it's any more valuable on the list than Maxcy Gregg or

1 something like that which provides a lot of things. And I think also the distinction, I  
2 mean, I know we're trying to be more [inaudible] City of Columbia and stuff like that but I  
3 think trying to identify those areas that have more direct, the unincorporated areas. It's  
4 nice to have those isolated out. I'm sure that huge list most of those were in the city.  
5 It's probably because they have the ability to recognize them. I can add mine to it now,  
6 right?

7 MR. DELAGE: Sure.

8 MS. CAIRNS: Known only by its address. It's so unique.

9 MR. DELAGE: All right. Goal four is to encourage the regional communication  
10 and coordination on cultural issues. Implementation strategy is to collaborate with  
11 regional historic commissions and boards, remain current on all cultural issues in the  
12 Midlands. And the timeframe is continuous. Goal five is to encourage public  
13 investment in cultural preservation projects. Implementation strategy is using the  
14 Richland County website to inform the public and cultural areas of events throughout  
15 the county. The timeframe is continuous. Goal six is to support policies and incentives  
16 that encourage preservation of cultural resource opportunities. The strategy is use of  
17 conservation easements and comparable preservation programs or working with local  
18 and regional conservation organizations to educate the local government on cultural  
19 resource preservation and opportunities and policies. The timeframe is continuous.  
20 And again, thank you for your attention.

21 MR. GREEN: I know we cover educational institutions as part of the inventory  
22 process. Didn't see anything in the goals related to location, school siting. [Inaudible]  
23 and I realize there's only so much influence you have over school siting but I know a

1 number of sites in the county have already been purchased for future development of  
2 schools, so calling on the various districts and locating those on our sub-area plans  
3 would be helpful.

4 MR. DELAGE: That's the last element.

5 CHAIRMAN MANNING: Thank you, Thomas.

6 MR. GREEN: Thank you.

7 MR. DELAGE: Thank you.

8 MR. KOCY: Mr. Chairman, in advance of the work sessions where we detail, edit  
9 the comp plan elements if Members of the Board have any suggestions on things we  
10 need to stick in like historic preservation elements, unique neighborhoods, I certainly  
11 welcome emails before the event so we can add, we can edit these things before you  
12 see it and further discussion. It's difficult when we've got one person and a very young  
13 person working on this stuff. I've got shoes older than this guy. For Thomas anything  
14 before 1985 is ancient so you certainly have a [inaudible] knowledge of the county than  
15 Thomas and I do put together so I'd appreciate any advance notice you can give us on  
16 stuff that you want included in this document.

17 MR. GREEN: Well, I certainly don't want to just readopt the 20/20 plan and  
18 some of those things in there, however, some of the sub-committees that worked on  
19 elements of the 20/20 plan, especially in resource conservation and the like, have  
20 literally hundreds of hours into looking at those issues and some very, very specific  
21 recommendations so kind of digging out some of those detailed recommendations of  
22 the 20/20 plan. I think where it failed is it took such a huge leap down the road it was  
23 unusable. I mean, they were leaping out 20 years and left us nothing in between - is

1 that it would be nice to have something that's going to help this body over the next five  
2 to ten years and maybe, you know, not making quite as big a leap but also being very  
3 specific about things that we need to be working on. Goodness knows a list, you know,  
4 we'd never finish that list but things that the Planning Commission can actually do  
5 something about as well as other obviously segments of county government, you know.  
6 Do we need an historic overlay district? I mean, there isn't a whole lot the  
7 unincorporated areas of the County for that [inaudible] just one. But I think it'd be  
8 helpful to go back and look at some of those sub-committee reports.

9 MR. KOCY: Okay.

10 MS. CAIRNS: I mean, Olympia and Arthurtown might need some overlay help  
11 cause the City of Columbia's not going to take them in.

12 MR. MURRAY: Well, the University will get them. If you go down -

13 MS. CAIRNS: Yeah. But there's, but I mean, we've got but I mean, we are right  
14 now responsible for Olympia and Arthurtown and all those areas and I would say that  
15 they in some ways I think are feeling kind of neglected because the idea is well  
16 somebody else is going to take them so, you know. I mean, they're very much not  
17 county like but they're much under the county control right now.

18 MR. MURRAY: And they're beautiful now. There's new houses going on down  
19 on Bluff Road and Copper Village?

20 MR. KOCY: Copper Beech.

21 MR. MURRAY: Copper Beech.

22 MS. CAIRNS: Yeah, but that's a strange little area though.

23 MR. MURRAY: Yeah. It's -

1 MS. CAIRNS: The very industrial and the residential – we set ourselves up for  
2 some interesting [inaudible].

3 MR. MURRAY: Yeah, it's unpaved streets and everything down there.

4 CHAIRMAN MANNING: So we've got a resolution that we need to [inaudible]  
5 that kind of ties back into what we've been talking about the city and, you know, the  
6 meeting that was held between I guess it was the Planning Commission [inaudible] and  
7 we were requested to go at the last minute, this thing got pulled together and I know I  
8 didn't get to attend, I don't know Members of the Commission got to attend. But maybe  
9 at some point we do need to sit down with the City Planning Commission and try to talk  
10 about some of those kind of issues of annexation [inaudible] somebody being  
11 underserved. Somebody should serve them. At least in the spirit of this resolution we  
12 at least ought to send an invitation in the near future to them and try to do that. And I  
13 would ask you to maybe call their Planning Director and see if we can schedule some  
14 time that's convenient to everybody to [inaudible].

15 MR. KOCY: [Inaudible] Mr. Chairman. Ten days ago the City and the County  
16 planning staffs got together informally for a luncheon just to put faces with names and to  
17 brief everybody. They're doing their comp plan update as we are and just to discuss  
18 headaches and initiatives that we're both working on and it is Chip's goal and my goal  
19 too to get you both, both Boards together.

20 CHAIRMAN MANNING: Well we would like to know what some of those  
21 headaches are –

22 MR. KOCY: Right.

1 CHAIRMAN MANNING: - and how we could begin to facilitate eliminating them.  
2 So we'd appreciate your keeping us posted on that.

3 MR. GREEN: Do you just think we should revisit City/County consolidation  
4 again?

5 MR. MURRAY: We might need to do that. [Laughter]

6 MR. GREEN: From 30 years ago?

7 MR. MURRAY: Yeah.

8 CHAIRMAN MANNING: Do you want to make a motion for that?

9 MR. GREEN: No. [Laughter]

10 MR. MURRAY: Get my ducks in order first. Right?

11 CHAIRMAN MANNING: Do we need to formally adopt this resolution?

12 MR. KOCY: The County Council has requested that you formally adopt this  
13 resolution, yes.

14 MR. GREEN: What does the Be It Resolved say?

15 MS. CAIRNS: We have to make a motion. I make a motion that we adopt the  
16 resolution as offered on page 39 and 40 of our packet.

17 MR. GREEN: So moved.

18 CHAIRMAN MANNING: We have a motion. Do we have a second?

19 MS. CAIRNS: I made a motion

20 CHAIRMAN MANNING: Oh, you had the motion. Second?

21 MR. GREEN: Second.

22 CHAIRMAN MANNING: Second, okay. Excuse me

23 MS. CAIRNS: [inaudible] you need the second.

1 CHAIRMAN MANNING: Got a motion and a second. All in favor please raise  
2 your hand.

3 *[Approved: Cairns, Murray, Ward, Anderson, Manning, Green; Absent: Palmer,*  
4 *Furgess]*

5 CHAIRMAN MANNING: It was unanimous.

6 MS. CAIRNS: Street names?

7 MR. GREEN: Street names.

8 CHAIRMAN MANNING: What do we have to do on that? I've got a 15-day  
9 notice on changing a street name; is that what we're going to deal with now? Don't we  
10 just need a motion to approve the street names?

11 MR. ANDERSON: Make a motion we approve street names?

12 MR. MURRAY: Second.

13 CHAIRMAN MANNING: Got a motion and a second. All in favor please say by  
14 raising your hand.

15 *[Approved: Cairns, Murray, Ward, Anderson, Manning, Green; Absent: Palmer,*  
16 *Furgess]*

17 MR. GREEN: Do we need to approve this specific street name or just -

18 CHAIRMAN MANNING: We need a motion to change the name to Julius Dixon  
19 Road?

20 MR. GREEN: From Shady Grove Road.

21 CHAIRMAN MANNING: From Shady Grove.

22 MS. CAIRNS: A portion of Shady Grove between Elliott and Dartmouth to be  
23 renamed.

1 MR. GREEN: We're just changing a portion of the road?

2 MR. KOCY: Correct.

3 MR. GREEN: That's okay with 911 folks?

4 MR. KOCY: Correct. They've originated the request; correct.

5 MR. MURRAY: So moved. It's got to be renamed.

6 CHAIRMAN MANNING: We have a motion and a second. All in favor of  
7 changing the road name to Julius Dixon Road –

8 MS. SWORD: Who seconded?

9 MS. CAIRNS: Second.

10 CHAIRMAN MANNING: Thank you.

11 MR. GREEN: I just back from Charlotte and they had a road [inaudible] and it  
12 was different than the road names on either side and it's crazy.

13 MS. WARD: Yeah, they do that a lot up there. Just go down the road and then  
14 it's something else.

15 MR. GREEN: But 911 wanted to do that?

16 MR. KOCY: It was a request of 911 and it was okay with Alfreida so yes, we  
17 forwarded the request; correct.

18 MS. CAIRNS: But I mean, it's no different than Taylor and Forest. I mean, that  
19 was one of the bad ones because you give someone directions and say turn on Taylor  
20 and they see Forest and they don't turn.

21 MR. KOCY: Beltline goes through several name changes.

22 MS. CAIRNS: Really? I never noticed. It also doesn't go the same direction.  
23 That's how you move in here from a different land, road pattern. I didn't grow up in an

1 grid [inaudible] landscape. It takes awhile to get used to. I love the grid. When I get,  
2 when I get down on the grid I'm like, yea. [Laughter]

3 MR. ANDERSON: Motion to adjourn?

4 CHAIRMAN MANNING: Do we have a motion to adjourn.

5 MR. MURRAY: So moved.

6 CHAIRMAN MANNING: Motion and a second. All in favor?

7 MS. CAIRNS: Second.

8 *[Approved: Cairns, Murray, Ward, Anderson, Manning, Green; Absent: Palmer,*  
9 *Furgess]*

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*[Meeting Adjourned at 3:45 p.m.]*