

1 MR. TUTTLE: I'd like to take Item No. 1 under the Map Amendments off of the
2 Consent Agenda for regular hearing and vote for approval of the remainder of the items
3 on the Consent Agenda.

4 CHAIRMAN GILCHRIST: Thank you, Mr. Tuttle.

5 MR. ANDERSON: Second.

6 CHAIRMAN GILCHRIST: Okay, it's been moved and properly seconded that we
7 remove Case No. 17-013 MA from the Consent Agenda. Mr. Tuttle, does that also
8 include the Road Names and –

9 MR. TUTTLE: Yeah, yeah. Everything under there.

10 CHAIRMAN GILCHRIST: Yes, sir. All in favor signify by raising your hand?

11 *[Approved: McLaurin, Gilchrist, Anderson, Tuttle, Yip; Absent for vote: Greenleaf,*

12 *Frierson, Brown; Absent: Cairns]*

13 CHAIRMAN GILCHRIST: Okay, before we get into the Agenda I certainly would
14 like to take a point of personal privilege to welcome our newest Commissioner. This is
15 Karen Yip, thank you Ms. Yip for joining us here today and we're so delighted that
16 you're gonna be a part of this great group of folk to usher in this new rewrite that we're
17 doing in the County. So we're delighted that you are a part of this team, so thank you for
18 agreeing to serve. Yes, press the little button, red light came on? You're in good shape.
19 Good deal.

20 MS. YIP: Happy to be here, thank you.

21 CHAIRMAN GILCHRIST: Alright, first case.

22 **CASE NO. 17-013 MA:**

1 MS. HEGLER: Good afternoon. Case 17-013 is at 4660 McCords Ferry Road,
2 about a little over an acre and a half, currently zoned Rural and the request is for HI,
3 Heavy Industrial. This is in an area across the street from International Paper, which is
4 also zoned Heavy Industrial, that was rezoned back in '87. As you know the Heavy
5 Industrial District is intended to primarily accommodate those uses that are related to
6 manufacturing and are industrial in nature. Surrounding the site is mostly undeveloped
7 property and the property that is zoned HI across the street is a place of worship. This
8 area in the 2015 Richland County Comprehensive Plan is designated as Rural, large lot.
9 These are areas that are mostly active agricultural uses in nature, scattered large lot
10 Rural Residential uses are also there, limited Rural Commercial development is allowed
11 in Rural Activity Centers only. Some Light Industrial is allowed but the desired
12 development pattern is mostly for active working lands such as farms and forests and
13 large lot Rural Residential developments. The primary intent of the HI District is to
14 accommodate the uses of manufacturing and industrial in nature. Given that the
15 Comprehensive Plan proposes to keep this area more rural in nature and protect its
16 agriculture and large working farms, Staff is of the opinion that this should be
17 disapproved.

18 [Greenleaf in at 1:04]

19 CHAIRMAN GILCHRIST: Okay, any questions for Staff? The Applicant, Mr.
20 Clarence DeVeaux? Would you like to speak on this, on your project? If you'll come to
21 the podium, please. Give us your name and your address for the Record.

22 **TESTIMONY OF CLARENCE DEVEAUX:**

1 MR. DEVEAUX: Yes, my name is Clarence DeVeaux, 4660 McCords Ferry
2 Road, Eastover, South Carolina. And the reason for me –

3 CHAIRMAN GILCHRIST: Pull your mic up a little bit for me? Yes, sir.

4 MR. DEVEAUX: The reason for me asking to rezone this is what you mean?

5 CHAIRMAN GILCHRIST: Yes, sir.

6 MR. DEVEAUX: Is because I wanna put up a little paint and body shop. I didn't
7 realize I would be out of a job, I used to work for Dick Dyer Toyota for 28 ½ years, and
8 not there anymore, so just trying to maintain and take care of my family from my home.
9 That's the reason I'm asking for to have it rezoned so I can get a business license and,
10 and move on with life.

11 [Frierson in at 1:07]

12 CHAIRMAN GILCHRIST: Okay. Thank you, sir. Any questions for the Applicant?
13 Alright, thank you, sir. That's all we have signed up to speak. Questions, comments,
14 recommendations?

15 MR. GREENLEAF: Mr. Chair, I'd like to follow along with Staff's recommendation
16 that we vote for disapproval, please.

17 CHAIRMAN GILCHRIST: Is there a second?

18 MR. ANDERSON: Second.

19 CHAIRMAN GILCHRIST: It's been moved and properly seconded that we send
20 Case No. 17-013 MA forward to Council with a recommendation of disapproval. All in
21 favor signify by raising your hand? All opposed?

22 *[Approved to deny: Greenleaf, McLaurin, Gilchrist, Anderson, Tuttle, Brown, Yip;*

23 *Abstained: Frierson; Absent: Cairns]*

1 CHAIRMAN GILCHRIST: And sir, we are a recommending Body to County
2 Council. They will meet back in these Chambers on June 27th so you're welcome to
3 come back at that time. Okay? Thank you. Yes, sir?

4 MR. TUTTLE: Mr. Chairman, since the Consent Agenda's a little bit confusing to
5 some folks, if we could just let the folks know on Case 2. and 3. that they were
6 approved and that they have –

7 CHAIRMAN GILCHRIST: Thank you, Mr. Tuttle. Absolutely, I was gonna mention
8 that, that on Agenda Items number 2. and 3., those cases have been approved and
9 you're welcome to leave if you choose to do so. They were placed on our Consent
10 Agenda, thank you. Thank you, Mr. Tuttle.

11 MR. TUTTLE: Mr. Chairman, as a point of personal privilege if I may.

12 CHAIRMAN GILCHRIST: Yes, sir.

13 MR. TUTTLE: We have Planning Commission greatness in our presence today
14 and I wanted to acknowledge Mr. Patrick Palmer. Since we haven't had an opportunity
15 to thank him for his service for more than a decade, Mr. Palmer, thank you very much
16 for your service. [Applause]

17 CHAIRMAN GILCHRIST: You know, Pat, I didn't even see you sitting over there,
18 man, you snuck in. Good to see you. Absolutely.

19 MR. TUTTLE: And may I also note the improvement of our newest Member who
20 took Mr. Palmer's place. [Laughter]

21 CHAIRMAN GILCHRIST: Well Mr. Tuttle, I appreciate that but I certainly learned
22 from one of the best, no question about that, Mr. Palmer, and we're so delighted that

1 you are here with us today. And we're certainly, I think, talk with you a little bit later on in
2 the show.

3 MS. YIP: And if I may I'd like to say that I understand that I have humongous
4 shoes to fill and so I will hope to do you proud, Mr. Palmer.

5 CHAIRMAN GILCHRIST: Very good, very good. Okay, Item No. 4.

6 MS. HEGLER: Yes, Chairman. Just a quick update on the Land Development
7 Code rewrite. Just wanna, again, keep that on your radar every month. Hot off the press
8 this morning I got an email with a report that summarized the public kickoff meetings
9 back in late March. They have chronicled every single comment that was received, it
10 had some good interesting statistics in there so I will be forwarding that to you via email,
11 and let me know if you'd like a hard copy of such. But you know, just some pretty
12 interesting comments, again just went through the three sets of public meetings we had,
13 comments that have come in online, and some statistics that we can use moving
14 forward to make sure that we're on track and that we're representing in this Code
15 rewrite what we're hearing from our citizens. That's the point of it, to make sure we're
16 creating policy and regulations that impact them appropriately.

17 CHAIRMAN GILCHRIST: Great.

18 MS. HEGLER: So I will send that to you via email.

19 CHAIRMAN GILCHRIST: When will the consultants be back in town?

20 MS. HEGLER: We don't have their next meeting scheduled, I know that they are
21 steadily reviewing and analyzing every document we have. They are, if you remember
22 they gave a pretty lengthy presentation about how they test and feel out our current
23 zoning regulations to see how they're working, what's working, what's not, what should

1 be changed; so they're doing that research right now and it was anticipated that would
2 take some time. So we do not have their next visit scheduled but we'll certainly let you
3 know as soon as we do. But as the Chairman steps away I will let the rest of the group
4 know that he has indicated a desire to really push a little more a grassroots efforts to
5 continue to keep people engaged and to keep citizens informed and continue to get
6 their input. This is a lengthy process, this is two years. We have plenty of time to
7 continue to gather input and make sure we really feel like we're getting solid feedback,
8 and again create a document and regulations that fit what our citizens say. So I'll be
9 working with Staff and our consultants to kind of challenge them to do even more. I
10 mean, we had a successful first round but I always want more people, I always want
11 more folks engaged so I think that can only be good. So certainly interested in any ideas
12 you might have that would help us do that, but trying – word of mouth is always our best
13 so we've just gotta somehow tell a story about why this is important to our citizens so
14 that they feel it's important to get engaged. So I'm really open to any ideas you may
15 have and I'm gonna challenge Staff to kinda kick it up a little bit, too.

16 CHAIRMAN GILCHRIST: Thank you very much. Any questions, comments
17 regarding the Code rewrite?

18 MR. ANDERSON: This is just a quick question. So after we get the, that
19 information are we, in our first iteration of the Code rewrite, are we taking that back to
20 the public in a format, in a larger format like we had before, or are we just doing open
21 forums in the meetings?

22 MS. HEGLER: We will have two more sets of public meetings like the first one at
23 different appropriate stages in the process, so there'll be a point at which we're

1 presenting to them recommendations that, for actual Code language and zoning and
2 getting their feedback on that. And then, of course, at the end a presentation of what's
3 gonna go before you and Council for adoption. So we'll have another at least two, I may
4 have got us another one in there to have at least three sets of public meetings. And
5 again we'll probably keep that process of having three throughout the County so we're
6 hitting all corners and it's more convenient for citizens to attend.

7 MS. YIP: I have a question if I may.

8 CHAIRMAN GILCHRIST: Sure, sure.

9 MS. YIP: So Tracy, coming in I was reading the meeting Minutes from last
10 meeting and I understand, Chairman that, you know, it's very important to you that we
11 get majority of the community involved. And so I was just curious how are you guys
12 promoting, you know, the meeting to the general public at large? Like, are we doing
13 social media or are we doing news, I mean, how are you guys, how is that normally
14 promoted?

15 MS. HEGLER: Yeah, so our last round of meetings were in late March and we
16 did a lotta traditional stuff, you know, we had some news slots, we did some billboards;
17 it was the first time we'd ever done that. There were three billboards on the interstates
18 for a week and I thought that they were really impressive. Our best I guess resource is
19 an email list serve we have, and in fact the results, we asked all our citizens at the end
20 of the meeting how they heard about it, and that seems to be 46, 50% of how folks are
21 hearing. And we have a pretty robust list of emails but it's not 400,000 which is the
22 number of citizens I really wanna get to. So we use just mostly traditional forms of
23 media.

1 MS. YIP: How do you get on a list serve? As a citizen how do you get on the list
2 serve?

3 MS. HEGLER: Well, they've had to have attended a meeting before or they're a
4 part of – we have a Neighborhood Improvement Program that's been going to
5 community meetings all over the county for 10 years and we build it up through that
6 contact.

7 MS. YIP: So this might seem like a silly question and please excuse me because
8 I'm the new kid on the block here, but are we as Members of the Commission able to
9 help you promote that? Is that allowable?

10 MS. HEGLER: I would love that and need that. Yes, ma'am, absolutely. Yeah, so
11 whatever circles that you work in, churches are another great resource for us. I think we
12 did do some flyers at some of our rec centers and our churches; places that are, you
13 know, gathering spots for the public are usually very good places as well. So boards,
14 other boards or commissions that you may sit on or other things that you interact with,
15 absolutely. And we can give you the information, we can give you the message. Again,
16 we often put together a little one page flyer for a lot of our public meetings that is easy
17 for you to take with you, hand out and describe, so yeah, absolutely, please do.

18 MS. YIP: Yeah, if you could please send me the information because I know that
19 at least from my industry standpoint, you know, I have a pretty robust list of, you know,
20 realtors in the market, but as well as, you know, contacts for HOAs, people just in
21 general in the community in Richland County that, you know, would probably love to
22 have a voice in that process.

1 MS. HEGLER: Absolutely. And it's good for the group as well, but we also host
2 stakeholder meetings. So we have public meetings which are, usually we hold those at
3 night and they're open to just, you know, the public, anybody who wants to attend. But
4 we also will do targeted stakeholder meetings where we will, say, meet with the
5 development community or the realtor community or the conservation community, folks
6 that are advocates or activists or more in a professional manner. So we do host, we had
7 six or seven of those meetings as well, so –

8 MS. YIP: Oh, great.

9 MS. HEGLER: - I would definitely ask you to get that out to your group as well so
10 that they could be better attended, too.

11 MS. YIP: Great, thanks.

12 CHAIRMAN GILCHRIST: Great. Any additional questions about the Code
13 rewrite. Alright, well thank you. I will speak a little bit more about that in the Chairman's
14 Report, but the first thing I wanna do in the Chairman's Report is certainly recognize
15 one of our former Commissioners who in many respects has really helped to lay the
16 groundwork for what we're doing with things like the Code rewrite. And Pat Palmer, you
17 know, you've been around this game for a long time and we certainly not only
18 appreciate your service but, but your intellect about this industry, which is critically
19 important. And as the new Chairman, and Karen I will submit to you that as a new
20 Chairman on the block Mr. Palmer has been certainly an inspiration to me to help me in
21 my role and so I certainly appreciate that, and things that I've learned from you having
22 served on this Commission. And so it would, it's important for us today to make sure
23 that we recognize you for the service that you've committed to not only this Commission

1 but to this County. And so on behalf of this Commission and all of the Commissioners
2 that are here, I think we outta come down from and let's get Pat to come up and let's
3 present him with our token of appreciation. How about that? I don't think I need a
4 microphone to read this. Let's get a picture and all that good stuff. This is a Certificate of
5 Appreciation and this says, 'This certifies that this Certificate of Appreciation is awarded
6 to Patrick Palmer in recognition for outstanding service on the Richland County
7 Planning Commission, March 13, 2003 to April 3, 2017.' Three and a half terms. 'Given
8 at Columbia, South Carolina, this 5th day of June in the year of 2017.'" Thank you, sir.
9 [Applause] Alright, very good.

10 MR. ANDERSON: And let me also say something. I think Mr. Palmer was the
11 youngest Planning Commission Member in history if I'm not mistaken. How old were
12 you when you first got on?

13 MR. PALMER: Twenty-three, something like that?

14 MR. ANDERSON: Twenty-three, 23 years old.

15 CHAIRMAN GILCHRIST: Cool, cool.

16 MR. PALMER: I'll be seeing y'all.

17 CHAIRMAN GILCHRIST: Yeah, no doubt. Thank you, man.

18 MR. PALMER: Good luck with the Code rewrite.

19 MR. ANDERSON: Yeah.

20 CHAIRMAN GILCHRIST: Yeah [laughter]. Alright, very good. Appreciate Mr.
21 Palmer's service. Just a couple of points I wanna make and just to follow up with Tracy
22 regarding the Code rewrite, and Karen, I appreciate your comments. Obviously we
23 wanna make sure this is as comprehensive as we've talked about as we possibly can

1 by engaging the public, and so I would hope that all of the Commissioners make
2 ourselves a committee of one to try to find ways to insure that the public is intimately
3 engaged in this process. I think it's always critical for the public to know what we're
4 doing, know how work is being done, and we're not gonna reach everybody, that's, we
5 understand that, but at least we wanna make sure that we make the attempt to show
6 that we've done our due diligence on that front. And so I appreciate you bringing that to
7 our attention again, Madam Director, and we will continue to move forward. Just another
8 couple of things I wanna mention. I wanna thank the Staff so much for your help with
9 the training that we had a couple weeks ago. I thought the training was very good
10 actually. And we learned a lot within that training, a couple of things that we'd actually
11 heard during our retreat was brought up during our training last week, and so I was very
12 pleased to hear some of that. One thing that was brought to my attention in a sidebar
13 conversation at the training that I wanted to just make sure that we put back on the
14 radar screen here, historically on the Planning Commission it's been shared with me
15 that one of the reasons why our public information is not available to the public is
16 because historically there were a lotta folk that used to come to the Planning
17 Commission and people would seek out Commissioners or whatever the case may be.
18 And so as a consequence of that we've chosen to not have our information – and what I
19 mean by that is any contact information that you so desire to have placed in the public
20 forum. You know, we are a public body or a *quasi*-public body, however we want to
21 define that, and it's important that when we talk about things like engaging the public on
22 the rewrite and those kinds of things, and for all of us who have access to
23 constituencies, it is very important that the public know how to reach Members of this

1 Planning Commission. And so in the retreat that we had several months ago, when the
2 guy came from the Ethics Commission and talked a little bit about ethically how we
3 operate, I think it's important that we show the public that, to the degree that we can,
4 how accessible this Commission can be and in particular how, you know, from a
5 transparency perspective we wanna be able to continue to forge that ahead. So having
6 said all of that, Commissioners, I would ask that whatever information that you feel like
7 you would like to have submitted to the Staff to have placed on the County website,
8 whatever information if it's email address, phone number, I don't care what it is, but
9 some contact information so that any member of the public or a Member of County
10 Council that need to reach us for whatever purpose have the opportunity to do that. I'm
11 not asking you to put your cell phone number there, but some form of communication so
12 that even from the standpoint of communicating with each other, I think that's critically
13 important. So I wanna put that out there and before we leave today I would ask you to
14 submit that to the Planning Director and they can figure out how to make that happen.

15 MR. TUTTLE: Mr. Chairman, if I may.

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

17 MR. TUTTLE: Are there any rc.gov email addresses available?

18 CHAIRMAN GILCHRIST: That'd be good.

19 MS. HEGLER: There may be.

20 MR. TUTTLE: From a confidentiality, I certainly wanna be open but I can't give
21 my business email address cause that would open things up to –

22 MS. HEGLER: Yeah, we may.

23 MR. TUTTLE: But I'm glad if we had an opportunity to have an rc.gov address.

1 MS. HEGLER: So there is a Planning Commission email but it would be kind of
2 everybody, so if you're asking, Mr. Tuttle, for an individual that's something I'd have to
3 look into, but I would think so.

4 MR. TUTTLE: Yeah, I just, kinda like the Councilmembers and others have for
5 that.

6 MS. HEGLER: Yep.

7 CHAIRMAN GILCHRIST: Um-hum, that's a good recommendation. Yep.

8 MR. ANDERSON: And I would not recommend putting your personal cell phone
9 on there.

10 CHAIRMAN GILCHRIST: Yeah. No, don't do that.

11 MR. ANDERSON: FYI. I get tracked down and I don't put anything on there.

12 CHAIRMAN GILCHRIST: Yeah, I know. Same here.

13 MS. HEGLER: And Mr. Chair, would you allow me just to make a comment?

14 CHAIRMAN GILCHRIST: Sure.

15 MS. HEGLER: For the public record cause I don't want it to be perceived that we
16 are withholding information. When we receive information from the public that they
17 desire to get to you we submit it on their behalf to you.

18 CHAIRMAN GILCHRIST: Oh, sure.

19 MS. HEGLER: So I wanna make sure we're not holding, or withholding or hiding
20 information, it has just been the practice in protecting your private information that we
21 have been that door to the community to you. If you should choose to change that,
22 that's fine but I just felt the need to say that we do forward any and all information we

1 get from the public that they feel that you should have or have asked for you to have,
2 we forward that on their behalf.

3 CHAIRMAN GILCHRIST: No, that's great. I appreciate you making that point.
4 Any other comments on that? Then the second thing I wanna mention in line with that is
5 the conversation we've had about changing the time of the Planning Commission
6 meetings. I certainly don't want that to get lost, and particularly as we continue to move
7 forward with the rewriting of the Code. But we need to make a decision about whether
8 or not we want to begin to look at some way of moving our meetings, more so so that
9 the public can have more opportunity to be able to participate. And I know we've thrown
10 around some dates and that kinda thing, and it may make more sense to just come
11 back maybe at the next Commission meeting with a, based on what we've shared in the
12 past with another time or a couple of times and we vote on it or something of that
13 nature, if that's the pleasure of this group. So I –

14 MR. TUTTLE: And I'm certainly open to anything, Mr. Chairman, if I could just
15 give observations.

16 CHAIRMAN GILCHRIST: Yeah.

17 MR. TUTTLE: Different municipalities and governing bodies have these
18 meetings at different times, and having been involved in those on the other side of the
19 dais I don't see a greater participation whether the meeting's in the afternoon, the
20 evening or the morning. You know, the Town of Lexington does theirs first thing in the
21 morning, literally, I think 8:30's when they bang the gavel, and they don't seem to have
22 any more participation. I know the City of Columbia does theirs in the evening and, you
23 know, if it's something that has a lotta public interest it seems like the public finds a way

1 to get here regardless of the time. But that would just be my input, I'm certainly open to
2 whatever the group would like to do, but I just don't want us to think that if we move it to
3 6:00 or 7:00 in the evening that that's necessarily gonna create, you know, more
4 interest over a long period of time. If you have something that has the public's interest
5 I'm sure they'll show up. And that might skew us and [inaudible] to think that by
6 changing the time we've accomplished something but I just don't think it'll make a
7 difference personally. So thank you.

8 CHAIRMAN GILCHRIST: Thank you, Mr. Tuttle. Any additional comments about
9 that? I know we've talked about it and you know, obviously one thing that helps to drive
10 so much of this is kind of where we're headed now with this new form of doing business
11 with regard to the Code rewrite, so. Mr. Brown, if you had a comment?

12 MR. BROWN: Mr. Chairman, in contacting the neighborhood associations and all
13 of that are those ones that are formal where people are paying dues or are those just
14 community organizations where neighborhood organizations or subdivision
15 organizations and so forth, how is that structured?

16 MS. HEGLER: Mr. Brown, we have contacts all over the County, some are formal
17 HOAs that, you know, have bodies and governing boards, some just may be leaders in
18 neighborhoods that don't otherwise have HOAs. So we have, I mean, it can always
19 grow and be more populated, but kind of it's all of the above. We do have contacts, not
20 just in places that have formalized homeowners' associations, sometimes they're just
21 maybe leaders in a general area. It's just all sorts of folks that are on that list.

22 MR. BROWN: Are we asking County Councilmembers to give you lists of people
23 in their particular [inaudible] districts?

1 MS. HEGLER: They do that, and we also are always updating that list and kinda
2 working with them to make sure it's still relevant and it doesn't leave people out.

3 MR. BROWN: Thank you.

4 CHAIRMAN GILCHRIST: Thank you, Mr. Brown. Any additional comments?

5 MR. MCLAURIN: Is the, what I wanted to know is the –

6 CHAIRMAN GILCHRIST: Could you turn your mic on, Mr. McLaurin? Yes, sir.

7 MR. MCLAURIN: What I wanted to know is you say you have a board, an HOA
8 board that has contacts in Richland County, is that correct? A representative here?

9 MS. HEGLER: No, when I just mentioned to Mr. Brown?

10 MR. MCLAURIN: Yeah.

11 MS. HEGLER: I was just describing that we have contacts with all sorts of folks
12 around the County including HOAs that may have formal board members or not. We
13 don't have a HOA board. I was referring to externally homeowners' associations and
14 then just kind of giving a descriptor that may have boards or not, so some do.

15 MR. MCLAURIN: Okay, I understand. Thank you.

16 CHAIRMAN GILCHRIST: Yes, sir, Mr. Anderson?

17 MR. ANDERSON: So this is actually something on the Code rewrite. If y'all could
18 – this is just an idea I had when it – just looking at some of the smaller commercial lots,
19 when the consultants get here if they could just take a look at, you know, the strip on
20 Two Notch Road, for example, where the road was widened and now we got these
21 smaller commercial lots abutting, you know, neighborhood, low density, medium
22 density, any type of, you know, neighborhood designations. Can we put something in
23 the Code that allows those some type of rebuilding or something to offer some

1 flexibility? The ingress, the egress, I know that's DOT, but maybe some setback
2 requirements eased? Cause as we get into more infill, I mean, some of these smaller
3 commercial lots are just stuck and nobody's gonna redevelop them. Nobody's gonna
4 redevelop them because if they gotta apply for a new permit, they gotta meet all the
5 new setback requirements with all the buffering requirements. Is there anything in our
6 Code currently that allows some flexibility with that? Or is that GC, OI, M1 zoning that's
7 still out there, is it still rigid? I mean, can – you see what I'm talking about? Just maybe
8 like a small little overlay there?

9 MS. HEGLER: Well I think in general and maybe Mr. Price wants to answer the
10 second question.

11 MR. ANDERSON: I'm waiting for him to pop up.

12 MS. HEGLER: The idea in the new Code rewrite that has really started to be
13 talked about more and more, and in fact we asked citizens at the public meeting a lot
14 about this, we need to tailor more regulations to the context.

15 MR. ANDERSON: Okay.

16 MS. HEGLER: And, and I would say that there is less flexibility currently because
17 we do not have that many contexts. We're trying to fit too many things in too few box of
18 regulations. So generally speaking yes, I think we can do what you're suggesting just by
19 having more variety in the regulations we allow in the places we want those allowed. So
20 it –

21 MR. ANDERSON: Sure.

22 MS. HEGLER: - in other words have truly rural zoning designations and
23 regulations and have truly urban. Right now they're kind of –

1 MR. ANDERSON: Intertwined.

2 MS. HEGLER: Yeah, and they don't really create a variety of places that you're
3 just – you're just describing situations that, you're right, when we have infill and if we're
4 trying to promote that, which we have heard through the Comprehensive Planning
5 process that's what the citizens want, they want to reuse the infrastructure we have in
6 place, then we will have to relax in some way our current standards so that that
7 becomes doable and attractive. So –

8 MR. ANDERSON: Can we do that with some type of overlay? And identify those
9 overlays based on where the citizens brought them up? I'm just looking for ideas to
10 bring in front of us. Again, let's just take Two Notch, that stretch between Spring Valley
11 and the mall. I mean, the curb cuts, there's no connectivity, there's, you know, I mean,
12 there's a whole bunch of businesses and, you know, when I think of an overlay right
13 there that's a great overlay to, you know, push developers cause the traffic count there
14 is amazing.

15 MS. HEGLER: Right. So to that effect you may wanna do more area specific
16 redevelopment plans. But then you need to make sure that the regulations allow it. So
17 it's kinda both.

18 MR. ANDERSON: Yeah, yeah. But when you get into the neighborhood
19 redevelopment plans, I mean, that's a big ordeal. I'm talking about small overlays with,
20 so it's malleable.

21 MS. HEGLER: Right. They don't have to be big, they can be whatever context we
22 want them to be.

1 MR. ANDERSON: Okay. I'd love to see something like that on how it would look
2 in the Code to where it is just an overlay, we could stick that there.

3 MS. HEGLER: It has to be place specific but I think yes, I think it can be done,
4 yes.

5 MR. ANDERSON: Cool, thank you.

6 CHAIRMAN GILCHRIST: Mr. Greenleaf.

7 MR. GREENLEAF: Mr. Chairman, I'd also like to know, do we have any authority
8 to require commercial lots to share parking lots or at least have them linked so that
9 people don't have to get on the traffic ways and they can link from back lot to back lot?
10 Like in Dallas, Texas where I lived for five years, you didn't have to get out on the road,
11 you could link from lot to lot and share parking spaces.

12 MR. ANDERSON: Well that's a little bit of the connectivity I was talking about –

13 MR. GREENLEAF: Yeah.

14 MR. ANDERSON: - where you, you know, literally you got one business here,
15 one business here, it's in a small, tiny box –

16 MR. GREENLEAF: Drive out –

17 MR. ANDERSON: Yeah, and they're confined to that box, they can never expand
18 cause they, they're not gonna qualify to up fit more than 50% and then they gotta meet
19 all the current setbacks and regulations. So again, I think that's to your point –

20 MR. GREENLEAF: Um-hum.

21 MR. ANDERSON: - cause connectivity is very nice, especially when you're
22 talking about those older developed areas where there's a curb cut every 20 yards.

23 MR. GREENLEAF: Yep, so we do have this already.

1 MR. ANDERSON: We have something –

2 CHAIRMAN GILCHRIST: Yeah, and here again, I mean, I just go back to what
3 we continue to talk about with so much of the ambiguity that's currently in the Code. But
4 the fact that we have an opportunity to kinda have these conversations with the
5 consultants about what that type of development will look like in the Code rewrite is so
6 essential, and so thank you, Mr. Anderson and Mr. Greenleaf both for bringing those
7 points up and hopefully we can continue to share that as we go through this process.

8 MS. HEGLER: And just to that point you do, Commissioners have been sending
9 in ideas when they have them and those are forwarded immediately to the consultant.

10 CHAIRMAN GILCHRIST: That's great. And thank you for bringing that point up
11 because as you have ideas continue to send them to the Planning Director. I think that's
12 very important to have that information on the radar screen.

13 MR. ANDERSON: And just so you know, I was supposed to get that information
14 back from the Gills Creek Water Association sometime 2018.

15 MS. HEGLER: Oh, it's imminent.

16 CHAIRMAN GILCHRIST: That's all I have.

17 MS. HEGLER: Okay, so onto my report, b) and c) are just for information.
18 Needed to add a d) and I do need you guys to act on this, August Council typically takes
19 off and they have a break, and I also understand that they are remodeling this room that
20 we are sitting in, thank goodness, in August. So the question before you is if you would
21 like to also take August off, which you have done in the past. And if not then we would
22 need to find a different location to meet.

23 CHAIRMAN GILCHRIST: I am certainly fine with that.

1 MS. HEGLER: And just in terms of your responsibility to the public, if you were to
2 hear cases in August it'd still be the end of September before it went to Council Zoning
3 Public Hearing, so you're not really doing any favors by holding August, you can still
4 pick up those topics in September.

5 CHAIRMAN GILCHRIST: Sure. Do we need to vote on that?

6 MS. HEGLER: No, I'm good with that.

7 CHAIRMAN GILCHRIST: Okay. We do?

8 MS. HEGLER: Geo's telling me yes, so if you would just move and vote on –

9 MR. BROWN: So moved.

10 MS. HEGLER: - taking an August break.

11 MR. TUTTLE: Second.

12 CHAIRMAN GILCHRIST: Alright, second? All in favor?

13 MS. FRIERSON: I have a question.

14 CHAIRMAN GILCHRIST: Got a question.

15 MS. FRIERSON: Mr. Chairperson –

16 CHAIRMAN GILCHRIST: Yes, ma'am?

17 MS. FRIERSON: - have we made any progress on getting appropriate parking
18 places? I'm illegally parked right now, where those handicapped spaces that say
19 'Employees Only', even though I have my handicapped ticket, so if I get a ticket I am
20 giving it to you. Seriously, have we made any progress?

21 MS. HEGLER: Can I speak to that?

22 CHAIRMAN GILCHRIST: Sure.

1 MS. HEGLER: So I understand admin is looking for places that they can assign
2 parking in the garage. Where you used to park was where Council parks, and our
3 current Council they're here a lot during the day. They didn't used to be so it used to
4 never be a conflict to park in those spaces. So we are holding those set aside 24/7 for
5 our County Councilmembers. In the meantime there are free parking spaces in the lot to
6 the right of us you're certainly welcome to park in without any decal or any notice. But I
7 understand that they are working on that currently so I do not have a resolve, but please
8 see us before a meeting if you need our help in parking because I do not want you to
9 get a ticket. Or worse, towed, so.

10 MS. FRIERSON: Well like I said –

11 CHAIRMAN GILCHRIST: Or towed, right?

12 MS. HEGLER: Yes, yeah. They're pretty vigilant out there on those spaces.

13 CHAIRMAN GILCHRIST: So did we get a motion and second on the change of
14 date?

15 MR. BROWN: Yes.

16 CHAIRMAN GILCHRIST: All in favor signify by raising your hand?

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

19 CHAIRMAN GILCHRIST: Okay. Alright.

20 MR. BROWN: We're just not gonna meet.

21 CHAIRMAN GILCHRIST: We're not gonna meet in August. No meeting in
22 August.

1 MS. HEGLER: Okay, and then my last item. You have asked on several
2 occasions to get updates on the transportation penny program. We had one at our
3 retreat. We do have a representative from the program here today that will just give you
4 a current status of some of those projects as they certainly impact your decision
5 making, particularly on rezonings. And would have an impact on the Code rewrite in the
6 ways that Mr. Anderson mentioned earlier; road widenings, things of that nature.

7 CHAIRMAN GILCHRIST: Absolutely.

8 MS. HEGLER: So Roger Seers is here on behalf of the penny program and he
9 will take over from here.

10 MR. SEERS: Hey, good afternoon.

11 CHAIRMAN GILCHRIST: Good afternoon.

12 MR. SEERS: I'm Roger Seers, I'm the [inaudible] manager for the penny
13 program. As you can see on your Agenda you guys have Rob Perry listed and I don't
14 know if y'all have heard or not but Rob took a job with the SCDOT so last Thursday was
15 his last day. New news as of this morning, Tony Edwards has been the acting director
16 for the penny program. So going forward we'll be coordinating with y'all through Tony
17 and like I said, Rob is gone to greener pastures, so. That being said we didn't prepare a
18 presentation because we didn't know what you guys were expecting to see, so. I was
19 here more to answer questions if you guys had any questions about the program I'll try
20 my best to answer those and if you guys let me know I can prepare any kind of
21 presentation that y'all would like to see in the future. So with that being said I'll open up
22 the floor to take any questions.

1 CHAIRMAN GILCHRIST: Sure. Any questions? I know we've had some
2 questions in the past. Yes, sir, Mr. Brown?

3 MR. BROWN: Mr. Chairman, Killian Road and Wilson Road, is that light still
4 going to be put there? I know there's an issue with respect to Wilson Road itself and
5 that bridge, and that's the next question.

6 MR. SEERS: Wilson Road and Killian Road you said?

7 MR. BROWN: Yes, sir.

8 MR. SEERS: Let me check into that. That's not a project that I'm aware of that
9 we're currently working on. Are you sure it's not a DOT project?

10 MR. BROWN: No, it's supposed to be in the penny tax and we made a decision
11 on a rezone with respect to property there based on the fact that a light was going there.

12 MR. SEERS: Okay.

13 MR. BROWN: Am I wrong on that, Tracy?

14 MS. HEGLER: No, I believe that is a project, yeah.

15 MR. SEERS: I can, I tell you what, let me catch you after the meeting, I'll get your
16 email. I'll find out the status and I'll let you know.

17 MR. BROWN: I can save you, I don't have an email.

18 MR. SEERS: Fair enough. I can send it to Geo or I can send it to Tracy, either
19 way. But I'll get you an update on it and I'll let you know.

20 MR. BROWN: Okay, and are you participating in any way with the bridge repair
21 there on Wilson Road?

22 MR. SEERS: On Wilson Road, no we are not. That one is a DOT project there.

23 MR. BROWN: That is DOT?

1 MR. SEERS: Yes, sir. Yes, sir, and I can give you the contact for that project if
2 you need to get in touch with her. Her name's Jennifer Necker and she can give you all
3 the updates you need on it.

4 MR. BROWN: We need, Tracy, we really need to know where these folks are.
5 Again, we made a decision based on the fact that that road and bridge was gonna be
6 repaired by the fall of this last year. And here we're almost into the summer of 2017 and
7 nothing's there. So we need to get a status report on that. I know they were talking
8 about the 23 property owners up there paying a million dollars, I don't see that
9 happening. But that road is, is being out – you've got a number of subdivisions north of
10 that road, south of that road, and businesses on Killian Road that people can't access
11 unless they go down Hardscrabble, which creates a problem for those subdivisions. So
12 we need to know where they are in repairing that.

13 MS. HEGLER: And that was the bridge that –

14 MR. TUTTLE: Yeah, I think that's Lake Elizabeth, the Lake Elizabeth dam and
15 road. I think that's a DOT project, not a penny.

16 MR. BROWN: It is. I agree with you on that, you're exactly right.

17 MR. SEERS: As y'all are aware a lotta the times –

18 MR. BROWN: But we made some decisions, we made a decision with respect to
19 a property right on Wilson Road and Sharp Road in rezoning that and that's even come
20 up in community meetings, based on the fact that that, Wilson Road was gonna be
21 opened and that bridge fixed by the fall of 2016. That's my point.

22 MS. HEGLER: We can reach out to our partners at the DOT and get an update
23 for you.

1 MR. BROWN: A delegation member made that statement. [Laughter]

2 MR. SEERS: And sir, I will say we've got a good relationship, we work closely
3 with DOT but that being said we have no control, we have no control to push them and
4 –

5 MR. BROWN: We understand. That's why I didn't ask you – when you told me
6 that I directed to Tracy.

7 MS. HEGLER: We'll get an update.

8 CHAIRMAN GILCHRIST: I have a question.

9 MR. SEERS: Yes, sir.

10 CHAIRMAN GILCHRIST: Timeline perspective, are we on par with the timeline
11 that was proposed for these projects in the County?

12 MR. SEERS: We are. I would say the dirt road program may be slightly behind.
13 Our widening program and our greenways are on track. Like I said the biggest one is
14 our dirt roads but we've got a plan to address – we based our dirt roads on a four-year
15 program, we're at the end of year 2 and we're, I hate to say this, we're just now getting
16 some roads out. But that being said we've got a plan to address the rest of the roads by
17 the end of the year for us so we will be on track. But at this point I would say we're a
18 little bit behind on that one.

19 CHAIRMAN GILCHRIST: Okay.

20 MR. BROWN: Mr. Chairman, can we get that report?

21 CHAIRMAN GILCHRIST: Sure.

22 MR. BROWN: And get that in a written form?

23 MR. SEERS: Yeah, oh absolutely. Yeah.

1 MR. BROWN: Thank you.

2 MR. MCLAURIN: I've got a question. Do you have a website where all these
3 projects are in Richland County?

4 MR. SEERS: We do, if you go to richlandpenny.com I think if I'm not mistaken on
5 the left side there's a link that says projects and if you scroll down under that link there's
6 one that says map projects and it'll actually bring up a map of the entire County and,
7 and then you can hit a little check box and you can see if it's a widening, what all the
8 widenings are in the County or if you wanna bikeway or if you wanna dirt road, whatever
9 type of project you want, you can hit that box and it'll highlight all the projects.

10 MR. ANDERSON: You can choose by districts, too.

11 MR. SEERS: Yep, yep. It's a, it's actually a pretty good website. I know I'm a little
12 biased but it's actually a good website if you wanna find that information about the
13 program or specifically about projects. I know it's a little hard to see over there, but.

14 CHAIRMAN GILCHRIST: Yeah, the screen's not down.

15 MR. SEERS: Yeah. But – there you go, so you can see on the side you can
16 highlight road widenings and those are all the road widenings within the County. And
17 then I think if you, can you click on one of the red? And that should pull up some
18 information about it. There you go. Lists what district it is and a little information about
19 the project, so.

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

21 MR. TUTTLE: If you could, could you give me an update on the Hardscrabble
22 widening and when you think that that road will be completed?

1 MR. SEERS: Yeah. So Hardscrabble is one that we are partnering with SCDOT
2 on so they designed it and let the project, we contributed some money plus we have our
3 inspectors out there on the job. There was, there was a little bit of issues with utilities on
4 the project and so as far as I know those have been worked out. As you can probably
5 see they're out there clearing and grubbing right now.

6 MR. TUTTLE: Right.

7 MR. SEERS: If I'm not mistaken that one, I have to double check, but I think that
8 had a, about a two year completion window on it if I'm not mistaken, so. There's still
9 quite a bit of work to do but yeah, it's off in construction.

10 MR. TUTTLE: Okay, thank you.

11 MR. BROWN: Can we also get a status on the RTA?

12 MR. SEERS: The bus program you mean?

13 MR. BROWN: Bus program.

14 MR. SEERS: I don't have any information on the bus program. We're separate
15 from them, so we're a pass-through for some of their funding but we don't have any
16 kinda updates. That being said I do know they have a new interim director, Tracy you
17 may know her name, I don't even.

18 MS. HEGLER: I do not recall.

19 MR. BROWN: Tracy, can you, can you do that for us?

20 MS. HEGLER: Yeah. Yeah, he's correct though, they do have a new interim
21 director. She has extensive transit experience.

22 MR. SEERS: Yeah, she's got a really good resume. She was introduced at our
23 last –

1 MR. BROWN: Part of the penny was for the RTA and that's the reason I'm
2 asking.

3 MS. HEGLER: Yeah, and it has been actively funding that program, but I can get
4 you some statistics maybe.

5 MR. TUTTLE: And it has its own oversight board, really.

6 MS. HEGLER: Correct.

7 MR. TUTTLE: So y'all are just collecting and passing –

8 MR. SEERS: Yeah, we're just a pass-through for the funding. Yes, sir.

9 CHAIRMAN GILCHRIST: Yeah. Any additional questions? We certainly
10 appreciate you being here. I think, go back to the rewrite, it's critically important that we
11 know what's happening with these projects, particularly as we go through that process.
12 Obviously widening of roads have a huge impact on zoning and planning in the County,
13 and so to the degree that we can stay abreast, and Tracy I appreciate you inviting him
14 to be a part of this because I think we probably need to see you a little bit more often
15 than, or whoever, somebody, than we have in the past so that we can at least have
16 some context of what's happening to the degree that we can back that into what we're
17 doing on the Code rewrite. So thank you for being here.

18 MR. SEERS: Absolutely. And you know, I'm pretty new to the program so I don't
19 know how often Rob came and gave updates and stuff but we're more than willing to
20 come, anytime you want us to show up we're more than happy to come and give you
21 updates or answer questions or anything like that. So, but anyways, I appreciate you
22 guys having me.

23 CHAIRMAN GILCHRIST: Great, thank you.

1 MR. SEERS: Thank you.

2 CHAIRMAN GILCHRIST: Alright.

3 MS. HEGLER: And that completes my report.

4 CHAIRMAN GILCHRIST: That completes the report, okay. Only thing left on the
5 Agenda is the adjournment. If there's nothing else.

6 MR. TUTTLE: I make a motion that we adjourn, Mr. Chairman.

7 MR. ANDERSON: So moved.

8 CHAIRMAN GILCHRIST: Alright, it's done. Thank y'all.

9

10

[Meeting Adjourned at 1:50pm]