

**RICHLAND COUNTY PLANNING COMMISSION****May 7, 2018**

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*[Members Present: David Tuttle, Heather Cairns, Stephen Gilchrist, Beverly Frierson [in at 3:08], Karen Yip, Wallace Brown, Sr., Mettauer Carlisle, Ed Greenleaf [in at 3:34], Prentiss McLaurin*

Called to order: 3:04 pm

CHAIRMAN GILCHRIST: Well good afternoon everyone. I's like to call the Monday, May 7<sup>th</sup> Planning Commission meeting to order. Please allow me to read into the Record: In accordance with the Freedom of Information Act a copy of the Agenda was sent to radio, TV stations, newspapers, and persons requesting notification, and posted on the bulletin board located in the County Administration office. First item on the Agenda is our Consent Agenda. Motion for the Consent Agenda?

MS. CAIRNS: In terms of the Consent Agenda I would offer that I believe that we should remove the Minutes from April as they are not ready for our review as well as all of the Map Amendments insomuch as the recommendation was disapproval for all of them. So that leaves on the Consent Agenda the Road Names.

CHAIRMAN GILCHRIST: Okay. Motion for the Consent Agenda.

MR. BROWN: So moved.

MR. TUTTLE: Second.

CHAIRMAN GILCHRIST: Okay, it's been moved and properly seconded that we accept the Consent Agenda as amended. All in favor signify by raising your hand. All opposed?

*[Approved: Tuttle, Cairns, Gilchrist, Yip, Brown, Carlisle, McLaurin; Absent for vote: Frierson, Greenleaf]*

1 CHAIRMAN GILCHRIST: Okay, before we get into the first case Commission  
2 Yip wants to make a comment to the Commission so we will allow her to do that and  
3 then we'll get going.

4 MS. YIP: Thank you, Chairman.

5 CHAIRMAN GILCHRIST: Sure.

6 MS. YIP: Hello everybody, my name is Karen Yip and as it is no secret I am a  
7 real estate broker, an agency owner in Columbia. The reason that I wanted the  
8 opportunity to speak today and go on the Record is to address some implications that  
9 have been made on some recent votes and how I voted. I felt that it was very important  
10 for me to go ahead and address this on the Record simply because, you know, I am one  
11 of the newer Members on the Commission and I certainly want to go ahead and clear  
12 the air. First of all in my short record I have voted sometimes for and sometimes against  
13 certain votes, and I just wanna clear the air that there were implications made on some  
14 recent votes that, oh well she's in real estate so therefore she is naturally gonna vote a  
15 certain way. And I just wanna go ahead and dispel that because I am a 15 year veteran  
16 of the real estate industry here in Columbia, I'm also a native to the area, and most  
17 importantly I value my reputation the most. So there is not gonna be a singular vote that  
18 I'm automatically going to vote a single way, this way or that, I'm going to do it based on  
19 my personal opinion, experience, and knowledge of which I bring to this Commission.  
20 And just like all of you I am also volunteering my time to the community to give the  
21 community a service and the benefit of my knowledge and expertise. So with that being  
22 said I appreciate your audience in this and allowing me to go on the Record to address  
23 any votes that I may have in the future, and not to let it be any implications that I'm

1 going to vote a particular way. Because if something were to come up of which I have a  
2 vested interest let it be on the Record that I have no problem of recusing myself from  
3 the vote. Okay? Thank you very much.

4 CHAIRMAN GILCHRIST: Thank you madam Commissioner Yip for those  
5 comments. Okay. Ready for the first case?

6 **CASE NO. 18-007 MA:**

7 MR. PRICE: Yes, sir.

8 CHAIRMAN GILCHRIST: Alright, Case No. 1. And we'll give Ms. Frierson an  
9 opportunity to come in and have a seat.

10 MS. FRIERSON: I forgot the code to the garage. I apologize.

11 CHAIRMAN GILCHRIST: Take your time. Okay. Case No. 1.

12 MR. PRICE: Okay, the first item is Case 18-007 MA. The Applicant is Phil  
13 Savage and the location is on Dutch Fork Road. The subject parcel is 3.95 acres and  
14 the Applicant is requesting a rezoning from Rural to Neighborhood Commercial. Staff  
15 recommendation for this request was for disapproval. It is Staff's opinion that based on  
16 the Comprehensive Plan this is not consistent with the objectives outlined for it. In this  
17 case the Plan recommends Commercial within a neighborhood activity center and with  
18 a contextually appropriate distances from the intersection from a primary arterial. The  
19 subject property is not located at a traffic junction and is not within a contextually  
20 appropriate distance of an intersection or a neighborhood activity center. Also, there  
21 were some concerns that in these cases that this will promote a strip commercial  
22 development or leapfrogging along this proposed corridor. So for those reasons outlined  
23 Staff recommended disapproval.

1 CHAIRMAN GILCHRIST: Okay, are there any questions for our Staff? We do  
2 have the Applicant signed up to speak. When we call your name to the podium please  
3 come up give us your name and your address for the Record. Phil Savage?

4 **TESTIMONY OF PHIL SAVAGE:**

5 MR. SAVAGE: Good afternoon. My name is Phil Savage, address is 30 Mannis  
6 Road, Irmo, South Carolina 29063. And that property, I actually live within less than four  
7 miles from the subject property, been there in that same home for 20, over 27 years.  
8 Some of you may know I was a past president, two times actually, for the Ballentine  
9 Dutch Fork Civic Association, served on the board for many, many years of that  
10 association. Been in communication with them, talked to Les Tweed who is one of the  
11 major, you know, voices behind the organization, talked to him about this. They were  
12 actually very pleased to see I wasn't applying for General Commercial. My original  
13 application was gonna be for General Commercial and I came in and spoke to Planning  
14 Staff and I actually misunderstood them because I thought when they, you know, the  
15 Neighborhood Commercial is what they wanted me to go to, but apparently they've got  
16 restrictions and I see on these applicant's, the six items and they're, all six  
17 recommended disapproval. So apparently there's some pretty stringent regulations  
18 they're working with. Anyway, basically you know, the map that's currently on the board  
19 over there, you can see directly across the street from me to the left and to the right is  
20 General Commercial. And there's a traffic light at the intersection on the left which is just  
21 off of my property; I actually sold the two lots to the left a long time ago. I've had this  
22 property for over 20 years and during that time I might tell you that I've probably paid  
23 \$70,000 to \$100,000 in property taxes over that 20 year period. The reason is because

1 the assessor and the assessment office continues to maintain that that's commercial  
2 property. There's one old, old dilapidated house on there that I've come to, where the  
3 resident lives in it and I come to the end of that ability to even lease it out as a  
4 residential community. I mean, kids can't play along there, the dogs could get run over  
5 by the road. In my opinion, and I've been around there a long time with it, it should be.  
6 When I bought the property also it's [inaudible] as 2006 Comprehensive Plan it was, it  
7 was a priority investment area right there. Is that a time limit?

8 CHAIRMAN GILCHRIST: Yes, sir.

9 MR. SAVAGE: Oh wow. I had a few other things I wanted to say, but anyway can  
10 I point out that what it says in the Staff Report that it, that it's supposed to be four-laned  
11 in the 2035 Codes Plan, it's subject for that, and it's 12,200 cars a day going by on a  
12 road that was designed for 10,000, traffic light on both sides of me.

13 CHAIRMAN GILCHRIST: Okay.

14 MR. SAVAGE: I'll answer any questions if anybody has them.

15 CHAIRMAN GILCHRIST: Thank you, Mr. Savage. Are there any questions for  
16 the Applicant? Okay, thank you sir. Alright, are there any comments, motions?

17 MR. BROWN: Mr. Chairman, is nobody here in opposition?

18 CHAIRMAN GILCHRIST: There is no one else signed up to speak, no. That's it.

19 MR. SAVAGE: To my knowledge there has been no –

20 CHAIRMAN GILCHRIST: Sir, excuse me.

21 MR. SAVAGE: Oh, I'm sorry.

22 CHAIRMAN GILCHRIST: We've shut the public comment period down. Are there  
23 any motions from the Commission? Comments?

1 MR. BROWN: Across the road from the site, what is all of that development over  
2 there?

3 MR. PRICE: Which one are you referring to, Mr. Brown?

4 MR. BROWN: Right across the road.

5 MR. PRICE: The red or the blue?

6 MR. BROWN: Across – the red.

7 MR. PRICE: That is a commercial site, I believe that's Stannick's Roofing. Also  
8 boxing across the street.

9 MR. BROWN: There's a stand-alone facility right up above where it says, Dutch  
10 Fork Road, across the street, and across, that looks like residences. Am I correct?

11 MS. HEGLER: That's in the PDD.

12 MR. BROWN: I'm sorry?

13 MR. PRICE: Are you referring to this piece?

14 MR. BROWN: Right across from the piece under discussion.

15 CHAIRMAN GILCHRIST: Right there.

16 MR. PRICE: We're gonna check on that. I do know that this particular area at one  
17 time did have a lot of rural zoning and then over time there've been requests that come  
18 in for commercial. So maybe that piece wasn't included but it's something we wanna  
19 just check on right now.

20 MS. CAIRNS: I mean, I think, I mean, for me looking at this particular application  
21 the comment by Staff about the fact that, you know, trying to not just let these corridors  
22 just become continuous commercial corridors and the leapfrogging is that this, you  
23 know, the Comp Plan supports that this should not be commercial, it doesn't otherwise

1 sit in an appropriate for commercial development, so I would, my position is to support  
2 the Staff recommendation that this not get zoned to commercial uses.

3 CHAIRMAN GILCHRIST: Is that a motion, Ms. Cairns?

4 MS. CAIRNS: I mean, I can make a motion to move Case 18-007 MA forward to  
5 Council with a recommendation of disapproval.

6 CHAIRMAN GILCHRIST: Is there a second?

7 MR. BROWN: I'll second Ms. Cairns' motion.

8 CHAIRMAN GILCHRIST: Okay, it's been moved and properly seconded that we  
9 send Case No. 18-007 MA forward to Council with a recommendation of disapproval. All  
10 in favor signify by raising your hand. All opposed?

11 *[Approved to deny: Cairns, Gilchrist, Frierson, Yip, Brown, McLaurin; Opposed: Tuttle,*  
12 *Carlisle; Absent for vote: Greenleaf]*

13 CHAIRMAN GILCHRIST: And sir, we are a recommending Body to County  
14 Council, they will meet back in their Chambers on May 22<sup>nd</sup>, okay? Feel free to come  
15 back at that time. Thank you. Next case.

16 MR. PRICE: Mr. Chair, I think –

17 CHAIRMAN GILCHRIST: Yes, sir.

18 MR. PRICE: - if you don't mind based on the set up of today's meeting,  
19 unfortunately we did not have y'all sitting up before us so we just like to do a rollcall just  
20 to make sure we get those in.

21 CHAIRMAN GILCHRIST: Great, we can do that. Do we need to take that as a  
22 recall?

23 MR. PRICE: I think we got this one, 6/2, but just going forward.

1 CHAIRMAN GILCHRIST: We'll do it. Thank you. Next case.

2 **CASE NO. 18-012 MA:**

3 MR. PRICE: Okay, the next item is Case 18-012 MA. The Applicant is LM  
4 Drucker, the location is 1344 Omarest Drive. The Applicant is requesting to rezone the  
5 property from OI to RS-LD. Staff's recommendation was for disapproval. And you'll  
6 probably see this throughout this Agenda, where this was based primarily on, just if you  
7 look at the objectives of the Comprehensive Plan. Of course, you know that is a guide  
8 for us. So the original, our recommendation is for disapproval, you know, for  
9 consistency standpoint cause the Comprehensive Plan requests that the objectives  
10 outlined in this designation provide for commercial-scale development, both large and  
11 small, offices and high-density development. However, when Staff took a look at this  
12 location the home of the site that is the subject of the request actually starts right where  
13 the residential begins. There's actually a, if we had a street view you would actually see  
14 there is a brick wall that actually introduces the residential portion of this area. So based  
15 on that, you know, we just ask that you take that into consideration in making your  
16 decision, even though Staff's recommendation is for disapproval.

17 CHAIRMAN GILCHRIST: Okay. Any questions for Staff? We have a couple  
18 persons signed up to speak. The Applicant, James Reed. Again, when we call your  
19 name please give us your name and your address for the Record. Two minutes to  
20 address the Commission. Is that right? What did I get, I got that first name wrong?

21 **TESTIMONY OF LM DRUCKER:**

22 MS. DRUCKER: I'm here on his behalf.

23 CHAIRMAN GILCHRIST: Okay.



1 MS. DRUCKER: He could not be here.

2 CHAIRMAN GILCHRIST: What is your name, ma'am?

3 MS. DRUCKER: My name is LM Drucker.

4 CHAIRMAN GILCHRIST: Okay.

5 MS. DRUCKER: And I'm at 6546 Haley Drive, Columbia. When Mr. Reed bought  
6 this property it was zoned residential, commercial, bought it in 2005. A couple of years  
7 later Richland County changed the zoning to commercial although the neighborhood did  
8 not change and has not changed in the past 12 plus years. Mr. Reed's property taxes  
9 jumped when it was rezoned commercial and once he retired a few years ago on  
10 extremely limited income, he had trouble paying the higher property taxes. He has been  
11 trying to sell the property for the past several years but any would-be buyers have  
12 trouble meeting the requirements of a commercial loan, commercial zoning loan. This  
13 property is surrounded by residential property, therefore Mr. Reed is simply asking that  
14 Richland County restore its previous zoning status to residential so that he can more  
15 easily sell it and remove his tax burden.

16 CHAIRMAN GILCHRIST: Okay. Any questions for Ms. Drucker? Thank you, Ms.  
17 Drucker.

18 MR. PRICE: Mr. Chair?

19 CHAIRMAN GILCHRIST: Yes, sir.

20 MR. PRICE: Just one other thing to point out. I know there may be some  
21 confusion sometimes. The property may still have a certain designation, you know,  
22 whether it be residential or rural, a certain zoning designation that typically wouldn't  
23 allow commercial. However, based on, it could be a use or because it's not owner

1 occupied, it could be assessed as being commercial as opposed to actually being  
2 zoned commercial. So in this case we believe that it was assessed as commercial  
3 because it was not owner occupied as opposed to actually having a use that was  
4 commercial.

5 CHAIRMAN GILCHRIST: Got it. Thanks for the clarification on that. Phillip  
6 Ruggles?

7 **TESTIMONY OF PHILLIP RUGGLES:**

8 MR. RUGGLES: Yeah, my name is Phillip Ruggles and I live at 1819 Coulter  
9 Drive, and I guess I'm here representing Riverside Forest Association who would like to  
10 have it rezoned back to residential. We have a nice quiet neighborhood down there and  
11 we'd like to keep it that way. They had a roofing company that occupied the home for a  
12 couple of years and well they had drug trafficking, felons living there, motorcycles at all  
13 hours of the day, so on and so forth. So we don't want that in our neighborhood, we'd  
14 like to keep it quiet.

15 CHAIRMAN GILCHRIST: Thank you, Mr. Ruggles. That's all we have signed up  
16 to speak on this case.

17 MR. TUTTLE: Mr. Chairman, I'd like to make a motion that Case 18-012 MA  
18 move forward to Council with a recommendation for approval. And the reason I think it  
19 should move forward in opposition with Staff's recommendation, it does relate to the  
20 comment made that it is contextually residential in nature and had been residential at  
21 one time before, and that the demising wall that separates the commercial from the  
22 residential is located on his property.

23 MS. FRIERSON: I second.

1 CHAIRMAN GILCHRIST: Okay. It's been moved and properly seconded that we  
2 will send Case No. 18-012 MA forward to Council with a recommendation of approval  
3 per the comments from Mr. Tuttle. All in favor signify – what are we, rollcall vote? Okay.  
4 All in favor?

5 MS. CAIRNS: No, raise your hand and they'll call out our names, right?

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

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

9 CHAIRMAN GILCHRIST: All opposed?

10 CHAIRMAN GILCHRIST: Okay. Again we are a recommending Body to County  
11 Council and they will meet back in these Chambers again on May 22<sup>nd</sup>. Okay, next  
12 case.

13 **CASE NO. 18-013 MA:**

14 MR. PRICE: Alright next item is Case 18-013 MA. The Applicant is Derrick J.  
15 Harris, Sr., the location is 7708 Fairfield Road. The Applicant is requesting to rezone  
16 about 1.83 acres from Rural to Light Industrial. Again, Staff's recommendation was for  
17 disapproval, but this was based on, again, the objectives of the Comprehensive Plan  
18 which suggests that parcels within this area should be located within a contextually  
19 appropriate distance from an intersection of a primary arterial or within a neighborhood  
20 activity center. Also in addition the uses allowed by the proposed zoning do not support  
21 the desired development pattern of the Comprehensive Plan. Again, one of the things  
22 that Staff would like to point out that if you look, you know, looking at the surrounding  
23 properties there are a good bit of industrial type uses, maybe even commercial in the

1 general area. However, just based on the Comprehensive Plan it does not support the  
2 objectives outlined for the commercial based on this rezoning request.

3 CHAIRMAN GILCHRISTs: Okay, any additional questions for our Staff? The  
4 Applicant, Derrick Harris?

5 **TESTIMONY OF DERRICK HARRIS:**

6 MR. HARRIS: Good afternoon, my name is Derrick Harris, Sr. My address is 62  
7 Teaberry Lane, Elgin, South Carolina. I started this process of trying to rezone this  
8 property back in 2013 and I been coming back every year, every year, until actually the  
9 surrounding, areas around me have changed. The, I have some adjacent property that's  
10 7640 Fairfield Road that just got rezoned and it was from RU to LI. But what is next to  
11 us is a junkyard and it's a salvage and scrap yard is what you would call it, so if I could  
12 show you pictures of this so you can what this property is next to so you'll understand  
13 this is not gonna be residential property. It's gonna be commercial property and that's  
14 what we're going more for under LI, Light Industrial, in order to open a business there.  
15 And it's just family owned property, it's been in our family for over 30 years and what we  
16 end up running to is there's a building sitting there, you can't live in it, it's residential.  
17 Now it's locked in between another piece of property that we just got rezoned to LI and  
18 now we're on the other side of an HI, which is a huge scrap yard. And so, you know, I'm  
19 just proposing that you take a look at what's around us, and there's no, there's a few  
20 houses across the street but most of this is all industrial. And so we are requesting that  
21 it be changed from, from Rural, RU to LI. Thank you.

22 CHAIRMAN GILCHRIST: Thank you, Mr. Harris. Any questions for Mr. Harris?  
23 Thank you, sir. Okay, Case No. 18-013 MA, any comments?

1 MR. TUTTLE: Mr. Chairman, I'll make a motion that Case 18-013 MA move  
2 forward to Council with a recommendation for approval. And I'm going against Staff's  
3 recommendation basically because it's more contextually appropriate for it to be LI. I  
4 think with what's surrounding it the odds of it being, you know, demanding RU and  
5 being a residence are just diminimus so I think it's appropriate, even though it's against  
6 the Comprehensive Plan for it to go LI.

7 MR. BROWN: Second.

8 CHAIRMAN GILCHRIST: Okay, it's been moved and properly seconded that we  
9 send Case No. 18-013 MA forward to Council with a recommendation of approval per  
10 Mr. Tuttle's recommendation. All in favor signify by raising your hand.

11 MR. PRICE: Those in favor: Tuttle, Cairns, Gilchrist, Frierson, Yip, Brown,  
12 Carlisle, McLaurin.

13 CHAIRMAN GILCHRIST: Those opposed?  
14 *[Approved: Tuttle, Cairns, Gilchrist, Frierson, Yip, Brown, Carlisle, McLaurin; Absent for*  
15 *vote: Greenleaf]*

16 CHAIRMAN GILCHRIST: Okay, again sir, we are a recommending Body to  
17 County Council. They'll meet back in their Chambers on the 22<sup>nd</sup> of May.

18 MR. HARRIS: Thank you.

19 CHAIRMAN GILCHRIST: Thank you, sir. Next case.

20 **CASE NO. 18-014 MA:**

21 MR. PRICE: Alright, next item is Case 18-014 MA. The Applicant is Jermaine  
22 Johnson, the location is at the corner of 7901 Richard Street and Winfield Road. The

1 Applicant is requesting to rezone a parcel which is about a quarter of an acre from RS-  
2 MD to MH.

3 CHAIRMAN GILCHRIST: One second.

4 MR. PRICE: Staff's, again this is another one of those cases, just based on the  
5 objectives outlined in the Comprehensive Plan Staff recommends denial of this request.  
6 Again according to the Comprehensive Plan this falls within an economic development  
7 corridor and should provide for a mix of zoning districts and commercial and offices in  
8 locations that would not minimally affect surrounding properties. Again we point out to  
9 you that our recommendation is based on the Comprehensive Plan, however, if you  
10 look at the location of this particular request and the surrounding properties that this  
11 rezoning request would be in line with the character and the development of the area.

12 CHAIRMAN GILCHRIST: Okay. Any questions for Staff? Okay we the Applicant  
13 signed up to speak, Mr. Jermaine Johnson. Again, two minutes, name and address.

14 **TESTIMONY OF JERMAINE JOHNSON:**

15 MR. JOHNSON: Jermaine Johnson, 18 Regis Court, Columbia, South Carolina.  
16 Yes, I'm trying to get that rezoned. Two lots down is my mother-in-law, directly across  
17 the street is my uncle, my, my other uncle is a deacon of the church which is Sweet  
18 Home down there. This is a family community. I'm not trying to rezone anything that  
19 wouldn't be in my family's community. I'm trying to get my mother and my father moved  
20 out here from California and I was gonna put a home on it. They can't afford to build a  
21 whole new house, they can't afford any of that stuff. They wanna have a place in my  
22 family's community with my, my in-laws. If you look at all those homes and all the pink  
23 there it fits with the community. It's nothing I'm gonna try to do, I went to the

1 neighborhood community association and I spoke to everybody in the community and  
2 they said, you know, well welcome your parents to come on out here and move in with  
3 us, and anything that you need to get us to support they would actually do it. So I lived  
4 in this same community for about five years before I moved out and bought a house  
5 with my wife, who like I said, my mother lives down there. But this is where my children  
6 play every weekend when they're with grandma, so this is, like I said a very close-knit  
7 family community and it's nothing that, you know, I'm not just going into any other  
8 community and trying to do something different in anybody's community. This is a family  
9 community.

10 CHAIRMAN GILCHRIST: Any questions for Mr. Johnson?

11 MS. YIP: I have a question. So the size of this lot, how many manufactured  
12 homes would be able to fit on there? Would it just be singular, would it be two or three,  
13 how many?

14 MR. JOHNSON: I'm just putting one on there. I believe there's only one. Right  
15 now if you actually were able to look at the geo mapping you would see that it was, it  
16 was built up, it was like a forest all around it, everything was covered up and it was a  
17 abandoned, half built building on this thing. So I actually paid \$4,000 to have the trees  
18 and all the overgrowth cut off already, so if you go down there now you can see that it's  
19 cleared up, and actually I had quite a bit of the community members that came to me  
20 and said, thank you for clearing off this lot because it's been like that, they said it's been  
21 a lotta crime that, like people would go in that little half built building and do drugs and  
22 things and spray paint and stuff like that. So what I actually did was clear it off so now  
23 you can actually at least see over there. So it would just be one lot that would be right

1 there and I plan on, like making it nice for my parents because obviously they're in their,  
2 close to their 70's now and it's just, it would be more beneficial for them to be able to  
3 walk up and down the street to my mother-in-law's house and have dinner and all that,  
4 so.

5 CHAIRMAN GILCHRIST: Okay. Any additional questions for the Applicant?

6 Thank you, sir.

7 MR. PRICE: Mr. Chair, as you just go along with your request, the MH district  
8 allows 7,200, that's the minimum lot area.

9 MS. YIP: Okay.

10 MR. PRICE: And based on the existing acreage he would be able to put one  
11 manufactured home or one residential structure on this property.

12 MS. YIP: Great.

13 MS. CAIRNS: But it couldn't be cut into two.

14 MR. PRICE: It couldn't be cut into two, they would not have enough acreage.  
15 They would have to acquire more acreage to get, to be able to subdivide it.

16 MS. CAIRNS: So it appears that the lot across the street is probably  
17 nonconforming.

18 MR. PRICE: Yes. [Laughter]

19 MS. CAIRNS: Okay.

20 CHAIRMAN GILCHRIST: Any additional comments? Motions?

21 MS. CAIRNS: I'll make a motion to send Map Amendment 18-014 MA forward to  
22 Council with a recommendation of approval. The reason for going against the Staff, it's  
23 largely based on the fact that this, the only change will be to change what type of home



1 can go on there, whether it has to be stick built or a mobile home, and given the  
2 character of the neighborhood allowing the introduction of another mobile home into this  
3 neighborhood does not appear to be detrimental to the neighborhood. And as Staff  
4 offered that it was, it is contextually appropriate for this area.

5 CHAIRMAN GILCHRIST: Okay.

6 MR. BROWN: Second Commissioner Cairns' motion.

7 CHAIRMAN GILCHRIST: Okay, it's been moved and properly seconded that we  
8 send Case No. 18-014 MA forward to Council with a recommendation of approval per  
9 the recommendation from Ms. Cairns. All in favor signify by raising your hand.

10 MR. PRICE: Those in favor: Tuttle, Cairns, Gilchrist, Frierson, Yip, Brown,  
11 Carlisle, McLaurin.

12 CHAIRMAN GILCHRIST: All opposed?

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

15 CHAIRMAN GILCHRIST: And again we are recommending Body to County  
16 Council. They'll meet back in their Chambers on the 22<sup>nd</sup>.

17 MR. JOHNSON: Thank you so much.

18 CHAIRMAN GILCHRIST: Yes, sir. Moving right along. Next case.

19 **CASE NO. 18-015 MA:**

20 MR. PRICE: Okay. Next item is Case 18-015 MA. The Applicant, Charlotte and  
21 Randy Huggins. The location is on Horrell Hill Road. The Applicant is requesting to  
22 rezone .59 acres from Rural to General Commercial. Staff – okay, this particular site lies  
23 within two plans adopted by the County and one is of course within the Comprehensive

1 Plan, the neighborhood, medium-density designation. And it's also within the Lower  
2 Richland County Strategic Community Master Plan. It is actually consistent with the  
3 recommendations outlined in the Lower Richland County Strategic Community Master  
4 Plan as stated as it will not encroach upon an existing neighborhood, agricultural  
5 resource, or historical resource. It is also consistent with the recommendations of the  
6 Comprehensive Plan for nonresidential development to be considered for location along  
7 main road corridors and within a contextually appropriate distance from the intersection  
8 of a primary arterial. Staff recommended denial primarily because as stated although  
9 the request is consistent in regards to the location objective of the Comprehensive Plan,  
10 it is not consistent with the type of commercial development promoted by the  
11 designation as the permitted uses are more intensive than recommended which would  
12 be neighborhood scale. So to go back, the Comprehensive Plan recommends a  
13 neighborhood scale type of commercial, the request is more intensive as it is General  
14 Commercial. So that was the reason for Staff's recommendation for denial.

15 CHAIRMAN GILCHRIST: Okay. Any questions for Staff?

16 MS. YIP: I have a question. Can you tell me the, there's already properties that  
17 are already GC existing, can you tell me – I'm sorry, that's an area of town that I haven't  
18 been to recently – can you tell me what is there existing now? Is there, cause I mean,  
19 there's, you know, General Commercial.

20 MR. PRICE: The portion in front of them was a, some little building, it's been  
21 used as a commercial store, I believe as a restaurant previously before. This is the fire  
22 station.

23 MS. CAIRNS: It's currently vacant, right?

1 MR. PRICE: Yes.

2 MS. CAIRNS: The little, yeah.

3 MR. PRICE: I believe this is the fire station. And to go here, this was a parcel that  
4 was actually rezoned by Council, by the County not too long ago. If you remember, I  
5 believe it was gonna be a doctor's office and then they ended up going, I believe the  
6 original request was for General Commercial and they ended up rezoning it to OI, it fit  
7 there. Yes, this is –

8 [Inaudible discussion]

9 MR. PRICE: Yes, this parcel is, there's an existing structure on this property and  
10 we've had a few requests to develop this site. There's some development issues  
11 meeting certain requirements of our Code, but again that's, that is also zoned  
12 commercial. And I believe according to what's in your package, it doesn't state how long  
13 so evidently it's been there for, the zoning of commercial has been there for quite a  
14 while.

15 CHAIRMAN GILCHRIST: Is that good, Ms. Yip?

16 MS. YIP: Yes. Thank you, I'm sorry.

17 CHAIRMAN GILCHRIST: Absolutely. Any additional questions for our Staff?

18 Okay, the Applicant, Charlotte Hudgins?

19 **TESTIMONY OF CHARLOTTE HUDGINS:**

20 MS. HUDGINS: Good afternoon. Charlotte Huggins, 273 Old Congaree Run  
21 Road, Eastover, SC 29044. Maybe to further address your question, the building right  
22 before was a restaurant for many years and it just closed in December and went up for  
23 sale. And then the other red spot is Ace Hardware, and then we're surrounded by GC.

1 When we bought this the property in question here is a back lot to the front lot, it was a  
2 package deal by the owners out of Tennessee, and so yes the first lot with the store or  
3 was a restaurant is GC. And we met with Norman Jackson and the realtor before buying  
4 and he didn't seem to be a problem to have it as a parking lot extension for a car lot for  
5 our inventory. And also we, of course, talked with Mr. Price and his office as the car lot  
6 extension for inventory, because you have so many, you know, for handicap and visitors  
7 so it takes away where we could put inventory. And so therefore, like I said we are  
8 surrounded by GC and would like this to also, a recommendation to be GC so we can  
9 have it, you know, for that cause it takes away from the, you know, the car lot extension  
10 for the inventory. And prior to it being a restaurant for many years it was a magistrate's  
11 office, quite a few other businesses have been in there and it is in a primary intersection  
12 with a red light.

13 CHAIRMAN GILCHRIST: Okay.

14 MR. MCLAURIN: Is that property at the top of Horrell Hill?

15 MS. HUGGINS: Yes, sir.

16 MS. CAIRNS: So I have a question for Staff. Is this a split zoning lot? I mean, is it  
17 one lot that fronts on Garners Ferry with split zoning or is it two separate lots?

18 MR. PRICE: Two separate lots.

19 MS. HUGGINS: Two separate.

20 MS. CAIRNS: Okay.

21 MS. HUGGINS: But it was a package deal, the family sold it, they were outta  
22 state and they sold it as a package deal.

1 CHAIRMAN GILCHRIST: Okay. Thank you, Ms. Huggins. Any additional  
2 comments? Let me ask a question about the Lower Richland County Strategic  
3 Community Master Plan, is that one of those plans some years ago where the County  
4 was doing all these various plans across in various districts?

5 MS. HEGLER: Yeah, it's one of our nine adopted Master Plans.

6 CHAIRMAN GILCHRIST: Yeah, okay. And just refresh my memory on this, these  
7 Master Plans were based off of the Comprehensive Plan, is that right?

8 MS. HEGLER: No, I would say it's actually a little more of an area focused way of  
9 doing comprehensive planning. So these are areas around the County that the Council  
10 identified as needing a little bit of extra care to their long-range planning. In some places  
11 it's redevelopment, in others it's more how to maintain, say a rural character. So to the  
12 degree that it's a more focused area than the Comprehensive Plan, it's still pretty high  
13 level recommendations.

14 CHAIRMAN GILCHRIST: Okay.

15 MS. HEGLER: They do start to get to the level of trying to plan at the parcel level  
16 so it's a little more detailed, but it doesn't go so far as to recommend zoning.

17 CHAIRMAN GILCHRIST: I was just curious whether or not some of the  
18 community Master Plans conflict in any way with –

19 MS. HEGLER: No, in fact – well no, in fact the Comprehensive Plan that we've  
20 just updated, it folds in the recommendations of the Master Plans, so there should not  
21 be any conflict at this point.

22 CHAIRMAN GILCHRIST: Okay. Thank you. Any additional comments from the  
23 Commission? Motions? Recommendations?

1 MS. CAIRNS: Well, I'll make some comments. I mean, I find this case particularly  
2 vexing. I never like seeing commercial wrap down side streets but at the same time this  
3 one does and doesn't. If it makes the front lot sort of more viable, but as my mind goes  
4 back and forth between seeing commercial wrap down off main streets versus making  
5 sure something's viable, I fall back on the fact that the request for General Commercial  
6 is an intensity of commercial that, you know, that's what Staff is saying is that there's a  
7 lotta things that look positive on it, but the Comp Plan did not call for that level of  
8 commercial development in terms of General Commercial. So if I were to make a – no,  
9 I'll make a motion, I won't be that challenging. I mean, I make a motion that we send this  
10 forward to Council with a recommendation of disapproval for, I mean, it's interesting that  
11 the front lot is already GC, but by being very small it limits its use. And so by making it  
12 larger it would allow that to become more like a GC, so that's, I just think that the Staff's  
13 take on this in terms of the density of, the intensity of the commercial development is  
14 not consistent, so therefore I'm supporting the Staff recommendation.

15 CHAIRMAN GILCHRIST: Okay. We have a motion, is there a second? Is there a  
16 second for Case No. 18-015 MA? Okay, the motion dies for the lack of second. Is there  
17 another motion?

18 MR. TUTTLE: Mr. Chairman, I'll make a motion that Case 18-015 MA move  
19 forward to Council with a recommendation for approval. I feel going against Staff's  
20 recommendation is based upon the adjacency of GC in several directions, and the size  
21 of the parcel in front and this, obviously potentially enhancing the whole area for the  
22 proper growth right there. That's my motion.

23 MS. YIP: I'm gonna second that.

1 CHAIRMAN GILCHRIST: Okay, it's been moved and properly seconded that we  
2 send Case No. 18-015 MA forward to Council with a recommendation of approval per  
3 Mr. Tuttle's recommendation. All in favor signify by raising your hand.

4 MR. PRICE: Those in favor: Tuttle, Gilchrist, Frierson, Yip, Brown, Carlisle,  
5 McLaurin.

6 CHAIRMAN GILCHRIST: All opposed?

7 MR. PRICE: Cairns.

8 *[Approved: Tuttle, Gilchrist, Frierson, Yip, Brown, Carlisle, McLaurin; Opposed: Cairns;*  
9 *Absent for vote: Greenleaf]*

10 CHAIRMAN GILCHRIST: And again, we are recommending Body to County  
11 Council. They'll meet back in these Chambers on the 22<sup>nd</sup>.

12 MS. HUGGINS: Thank you.

13 CHAIRMAN GILCHRIST: Yes, ma'am. Mr. Greenleaf, if you wanna come join  
14 us?

15 MR. GREENLEAF: Sure.

16 CHAIRMAN GILCHRIST: Thank you.

17 **CASE NO. 18-016 MA:**

18 MR. PRICE: Alright the next item, the last case, is Case 18-016 MA. The  
19 Applicant is Kamal Shlon, I hope I've said that correctly. The location is 825 Hallbrook  
20 Drive. The Applicant is requesting to rezone a little more than 16 acres from Rural to  
21 RS-HD. Again, Staff recommended disapproval for this. One of the things I wanna point  
22 out is that if you look in your package, we, the site is shown as that rectangular area but  
23 it actually is the entire highlighted area that you have in there. So just for clarification.

1 Again, Staff's recommendation for disapproval and this is just based on it not being,  
2 what we feel is not consistent with the objectives of the Comprehensive Plan. The  
3 proposed request would introduce a density which conflicts with the land use  
4 recommendations for medium-density housing, which is what was outlined in the  
5 Comprehensive Plan. In addition the policy guide for this designation proposes to locate  
6 intensive uses away from adjacent residential neighborhoods. Staff also looking at this  
7 was concerned that this request for a high-density zoning district would not be in  
8 character with the existing surrounding development pattern and zoning districts found  
9 along Hallbrook Road, Drive, excuse me. And so again for these reasons Staff  
10 recommends disapproval.

11 CHAIRMAN GILCHRIST: Okay, any questions for Staff? Okay, we have persons  
12 signed up to speak. Moe Baddourah.

13 **TESTIMONY OF MOE BADDOURAH:**

14 MR. BADDOURAH: Hey everybody, how are you? I just wanna make sure that I  
15 clear the Record that I have no financial interest in this project whatsoever. My uncle  
16 and my brother are the one whose doing this project. Just to make sure we're clear, this  
17 is an area that my brother and my uncle have purchased about 18 months ago to build  
18 a subdivision within a gated community. Right now if you see behind it there is  
19 apartments and then right in front of it is the Bi-Lo supermarket. We decided, we  
20 followed Norman Jackson's recommendation into what we can use for that parcel and  
21 we thought the community, a gated community will be best fit for that area. And it's,  
22 actually it was recommended by the Comprehensive Plan that I was in Brian's office  
23 that he showed me that heavy density is part of that Comprehensive Plan



1 recommendation. And the reason we decided to go with heavy density, it's more  
2 economic reasons more than anything else. We felt like the investment we're gonna put  
3 into that property and to clean it up and to build beautiful homes to enhance that  
4 neighborhood will have to be about 80 houses and that's what we, we kinda adapted  
5 the square footage, the number of houses to comply with your planning zonings and  
6 codes that you have for that area. Now right now it's a vacant lot and it actually has a lot  
7 of drug activities on it. Every time we go over there we have to clean up the property.  
8 We've seen, you know, needles and fires and campfires and stuff like that. And it really  
9 kinda seals the bad area, or I shouldn't say bad area but an area where it's open for a  
10 lotta bad activities between two residential areas. And with us putting a residential  
11 neighborhood in the middle of it it will really clean up and enhance that whole  
12 neighborhood, and we feel it's a really good project for us to take on and for Richland  
13 County to endorse.

14 CHAIRMAN GILCHRIST: Thank you, Mr. Baddourah. Any questions for the  
15 Applicant? Thank you, sir.

16 MR. BADDOURAH: And we appreciate approval. Thank you.

17 CHAIRMAN GILCHRIST: Any questions or comments? Recommendations?

18 MR. GREENLEAF: Mr. Chair?

19 CHAIRMAN GILCHRIST: Yes, sir?

20 MR. GREENLEAF: On the slide there this site is mentioned, it's a square box  
21 and then the larger oblong space, looks like the, [inaudible] of the city almost. Tell me  
22 this, is that, are we sure about that, 100% sure? One hundred percent sure that this is  
23 the proper designation, the smaller or the larger?

1 MS. CAIRNS: It's 16 acres and so I think –

2 MR. GREENLEAF: Yeah, so it's gotta be the larger spot. Yeah.

3 MS. CAIRNS: Yeah.

4 MR. GREENLEAF: Okay. It just looks so different. And 16 acres with 80 homes  
5 on it, that's gonna be pretty tight, how tight?

6 MS. HEGLER: But that's a gross density, right Geo?

7 MR. GREENLEAF: Yeah.

8 MS. HEGLER: So that doesn't account for taking out for infrastructure, that's just  
9 by the map numbers so it's, you have to interpret some.

10 MS. CAIRNS: The gross was 141.

11 MS. HEGLER: Is that right? I didn't know. Yep, no gross is 141.

12 MR. GREENLEAF: How much is it?

13 MS. CAIRNS: Eighty is a net. That was what the Applicant offered.

14 MS. HEGLER: Oh, I'm sorry. Okay, yeah. So 141 is what you could get by the  
15 numbers.

16 MR. GREENLEAF: Okay.

17 CHAIRMAN GILCHRIST: Yeah, they've closed the public –

18 MR. TUTTLE: Well so, so perhaps the argument that's in front of us is a density  
19 argument, right? You could be completely dense or for a designation slightly less dense,  
20 and the reality is you never develop to your gross densities, regardless. So you end up,  
21 you end up having this, this argument over a few homes one way or another. I'm  
22 comfortable with the designation because it is between a multi-family high-density and a  
23 GC spot. Granted the neighbor to the, I guess what would be to the west, is a slightly

1 lower density, I'm not sure that net taking that in that would really change my opinion  
2 much. So I would be inclined to be in favor of this particular rezoning. And with that in  
3 mind I'll make a motion that Case 18-016 MA move forward to Council with a  
4 recommendation for approval. And I'm gonna go against Staff's recommendation  
5 because I do think it is appropriate here in this particular spot since it's sandwiched  
6 between high-density, multi-family and GC to have a greater density is, is sort of a  
7 transition between the General Commercial on down to lower density residential.

8 CHAIRMAN GILCHRIST: Okay, is there a second?

9 MR. GREENLEAF: I'll second that.

10 CHAIRMAN GILCHRIST: Okay, great. It's been moved and properly seconded  
11 that we send Case No. 18-016 MA forward to Council with a recommendation of  
12 approval per Mr. Tuttle's recommendation. All in favor signify by raising your hand.

13 MR. PRICE: Those in favor: Tuttle, Gilchrist, Frierson, Yip, Brown, Carlisle,  
14 Greenleaf, McLaurin.

15 CHAIRMAN GILCHRIST: All opposed?

16 MR. PRICE: Cairns.

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

19 CHAIRMAN GILCHRIST: And again, we are a recommending Body to County  
20 Council. They'll be back in these Chambers on the 22<sup>nd</sup>. Or their Chambers. Thank you.  
21 Alright guys. Moving right along, I think that is it.

22 MS. HEGLER: We have just a quick little presentation for you and leave you with  
23 a lot of information.

1 CHAIRMAN GILCHRIST: Great. You passing it out?

2 MS. HEGLER: Yeah, you may. So just wanted to go over a very high level today  
3 some work Staff has been doing for two different departments on developing, we're  
4 calling the Land Development Manual. It's a very technical document, lotta hard work  
5 has gone into this and I just wanted to again kind of give you some really high level  
6 thinking about it, tell you sorta the why, the what's and how, leave it with you. It is  
7 something we're going to be presenting to you in June with some ordinance changes,  
8 so but that's not what you have before you. So what you have before you is a manual  
9 and let's be very clear on the terminology of a manual, the manual is not a adopted as it  
10 is. Ordinances are what you make recommendations about and that ordinance is what  
11 Council adopts as code and law. Those ordinances will refer to this manual, meaning  
12 the manual is more in the way of guidance, you know, than it is law and policy. So  
13 there's good reasons for that. The purpose of it is to establish minimum standards for  
14 design, and I think this is hilarious, constriction of site grading, that should be  
15 construction but I'm sure that there's a lot of folks that might think it's constriction  
16 [laughter] so that's probably a Freudian. Again so these are the established minimum  
17 design standards. I mean, I love those things, I mean, you just can't make this up.  
18 [Laughter] This would be used by Public Works and Community Planning and  
19 Development, yours truly on our end, and then of course Public Works as they do  
20 maintenance of the storm water system, so that both departments were heavily involved  
21 in doing this. And of course, just like anything we do it's intended to protect and promote  
22 the general welfare of all citizens. Just kinda give you a quick overview of what's  
23 included, obviously we go through our plan process, how to actually get projects done

1 and constructed in Richland County, your submittal requirements are outlined in there.  
2 Guidelines for designing and construction of roads in accordance with DOT standards,  
3 roadway testing requirements these are all things that are important for us as we take  
4 over roads and maintain them after developers have completed them. Storm water best  
5 management practices and storm water management after the fact. So the objectives  
6 are to reduce storm water impacts on water quality and quantity, those are two different  
7 statistics, things that we are, you know, care about here in Richland County, protect our  
8 downstream areas from the adverse impacts of development. You've heard a lotta folks  
9 over the last few years come to you often in opposition to a rezoning because they're  
10 concerned about the impacts of that development on them. This manual attempts to  
11 address that in a way that we think is, I don't necessarily wanna say business-friendly,  
12 but is tolerable to the development community but also does something more than we're  
13 currently doing today to try and meet and bridge that gap between concern. It does help  
14 us develop roads that are to the quality that we think will last 25 years since your county  
15 and your taxpayers' dollars are taking them over for maintenance. We do hope that we  
16 have some standards in place that will do that. And again, explain all those internal  
17 processes because it can be fairly difficult to get through this system as they perceive it.  
18 We've actually done a lot over the last few years to streamline and make our processes  
19 more efficient, this is just another way to provide that information to them. The  
20 organization of the manual in front of you has 11 chapters and it really kind of focuses  
21 on two I would say broad items, technical engineering procedures, things like roads and  
22 those design elements that you see in that infrastructure. And then of course things that  
23 we need to do to stay compliant with state law as it relates to storm water and what

1 DHEC expects of us. So some of that technical information, again I'm not gonna go into  
2 a lotta detail, there is a lot in this document but we go into the detail of what those roads  
3 should look like, their widths, we even go into detail about what the subgrade should  
4 look like. Again, we want these roads to last for many years, and our ability to maintain  
5 them to be more efficient and responsible. A lot of other technical stuff here that again I  
6 won't detail but one of the main reasons we're doing this is because we do fall under  
7 DHEC's requirement of the National Pollutant Discharge Elimination System, that's a  
8 long word for NPDES. And they monitor us through this permit, okay, so that permit is  
9 what allows us to do construction and monitoring in Richland County. DHEC does  
10 periodic audits of that, they did one most recently and because this is a response to that  
11 to make sure that we have some design standards in place. Focusing mostly on areas  
12 of new development and redevelopment and construction site runoff, so this is during  
13 construction, making sure that we are doing the best we can to contain water. I'm not  
14 go, again these are a lotta charges just to show you that there's a lotta work that's  
15 already gone on, a lot of things have already been delivered to DHEC to make sure we  
16 stay complaint. And there are a lot of things we have to do throughout the course of our  
17 five year permit, they're gonna check us every five years on things that we have to  
18 report on annually. What I think this manual really does, it's due to them sometime in  
19 July, they wanna know that we have actually taken the recommendations and the audit  
20 and the results of that seriously and we have put together, you know, design standards  
21 and minimum requirements in this manual that address those. So that's what we have  
22 to do coming up in July which is why we're before you now. Again, we're here today just  
23 to give that to you, let you take it home. It is in draft form, there are maybe five or six

1 outstanding items that Staff is still working on. When we have those finalized I will send  
2 them to you in an email but they're, the bulk of it's in there, they're not really substantive  
3 differences. I think you'll get the gist of what we're trying to do with what's before you.  
4 So I wanted to give that to you today as just an update and information. What's gonna  
5 happen is we have to amend probably multiple chapters of our ordinance, 26 is what  
6 you oversee. We will make amendments to that ordinance that make it consistent with  
7 the manual before you. There are other chapters that go before Council so I think we're  
8 gonna have to do kind of a dual path of ordinance updates, so I do intend to go to  
9 committee at the end of the month to Council for those other chapters. We'll hold a  
10 public meeting, Council asked us to do this, it's still – I'm still not really sure how we're  
11 gonna present such technical information to the public but we're working on that. But we  
12 will in fact hold a meeting, we will put this out there for public viewing. I do know that we  
13 have collected some stakeholder input and have a lot more to still get. We've been  
14 working with the development community, we have promised that over the years that  
15 we would never throw anything out there that they are not aware of. They have read this  
16 thoroughly I assure and have vetted it and have come back with comments. We will do  
17 the same with the conservation community, and again the public. So the way that we  
18 really process those things, we attempt to work out as much of the details as we can.  
19 It'll never be a fully 100% consensus document I doubt, I always am optimistic that we  
20 can do that but I think there're gonna be a couple of elements that we as Staff just feel  
21 are the absolute best recommendations we can make and that's what we're gonna  
22 present. But for the most part we are able to work with all the stakeholder communities  
23 and come up with recommendations that work, but still actually progress this and have

1 us do better development in Richland County. So our intention is to bring this back to  
2 you in June so a month from now, ask you to actually act on those ordinance  
3 amendments. Really I think it's gonna reduce the size of 26 because we're gonna say,  
4 just refer to the manual in places instead of repeating what's in the manual. So you're  
5 just gonna see, I think, a lot of reduction in text, not a lotta change. So it is important to  
6 know what's in the manual when you are voting on that which is why it's before you.  
7 With our goal of going to Council at the end of June for zoning public hearing on first  
8 reading. We do have Staff here that have worked on the technical components of it if  
9 you have any questions at this time, we can take it and get back to you. They may be  
10 able to answer it today. I know you've just gotten it so I do not know if you do, but we  
11 certainly wanted to lay the foundation, the context of this for you before you have to act  
12 on it.

13 CHAIRMAN GILCHRIST: Did I hear you correctly in saying that this was in  
14 response to a DHEC audit?

15 MS. HEGLER: Well, I mean, not an audit, I mean, audit's probably not the right  
16 word but they do review our permit every five years.

17 ?: The changes are due to being issued a new permit and they give us a  
18 timeframe to get the new designs implemented.

19 CHAIRMAN GILCHRIST: Got it. Okay.

20 MR. GREENLEAF: May I ask what was that deadline?

21 MS. HEGLER: July. But we've been working on this for, I mean, Staff has been  
22 working on this for a very long time. We could've gone forward with just the DHEC  
23 storm water part of it but we also had already begun working on road standards and



1 other parts of development so it just, it's gonna be better for the community if we just  
2 have this all together in one source. If we have contention at either part of what we're  
3 talking about we will pull the storm water stuff out to meet that deadline if we have to,  
4 but we've worked a lot on both pieces that I think we're at a pretty good point.

5 CHAIRMAN GILCHRIST: Well have we share it with the consultants that are  
6 working on the –

7 MS. HEGLER: Yes, sir.

8 CHAIRMAN GILCHRIST: Okay.

9 MS. HEGLER: Yes, sir, that's been already done. On the Code rewrite?

10 CHAIRMAN GILCHRIST: Yes.

11 MS. HEGLER: Yes. Yes.

12 CHAIRMAN GILCHRIST: Um-hum. Alright. Thank you all. I'll just simply ask  
13 everybody to go home this weekend and [laughter] make sure you get some comments  
14 back to Staff. Thank you guys.

15 MS. HEGLER: And absolutely, send us emails, questions as you go. Again it is  
16 highly technical so if there's, if you want us to just kinda explain a Cliff Note's version to  
17 you on something you've read let us know. I've attempted to do the Cliff Note's today,  
18 but we can –

19 MS. CAIRNS: But you were constricted?

20 MS. HEGLER: But I was constricted [laughter]. But yeah, we'll try to – it will be  
21 good practice for us cause we need to do this for the public anyway. So do not hesitate  
22 to ask us, like please explain what this means.

23 CHAIRMAN GILCHRIST: Ms. Frierson?

1 MS. FRIERSON: Thank you so much. In the packet for today on page 27 there's  
2 a reference to the Economic Development Center/Corridor. Could we get some  
3 information, Geo or – about that?

4 MR. PRICE: That is actually in your Comprehensive Plan, but I'll be happy to cut  
5 those pages for you and just send that specifically to you.

6 MS. FRIERSON: Thank you.

7 MS. HEGLER: Ms. Frierson, that is a designated future land use area just like  
8 neighborhood or promotional –

9 MR. PRICE: Yeah, we don't run across it that often but we'll get that to you.

10 CHAIRMAN GILCHRIST: I circled that in my packet today, too. Any other  
11 questions?

12 MR. TUTTLE: You're talking general or related to this? Cause I have a question.

13 CHAIRMAN GILCHRIST: Yes, sir?

14 MR. TUTTLE: So this [inaudible] relate to this Body and I'm sorry this is gonna be  
15 kinda wonky, but I think we're gonna see sewer service change in the County. With the  
16 tax law change –

17 MR. BROWN: I can't hear you, I'm sorry.

18 MR. TUTTLE: I think we're gonna see, this might change the Comprehensive  
19 Plan on some level, I think we're gonna see some changes in sewer service and sewer  
20 service providers. In the new tax law it used to be that developers would donate the  
21 sewer system they put in to the private utility contractor. And the IRS had an exemption  
22 and it was tax free. And now when we contribute we build the sewer system for a  
23 neighborhood and we contribute it to a private entity that does sewer service, they have

1 to count it as income which means that they are charging us the tax, for the developers  
2 they're charging a tax burden related to that. So you have to actually pay now to donate  
3 a private sewer system to a private sewer provider. This levels the playing field for  
4 municipalities much more so than it has been recently to be in the sewer business and I  
5 would hope that Council is aware of this and Staff is aware of it so that it might change  
6 or alter any plans they may have relative to the new 208 Plan or anything else that  
7 might arise, because you will see developers shy away from areas where they have to  
8 pay, they have to not only give the infrastructure but then pay the taxes for the provider.  
9 So it's a pretty big deal that's going on and it's kinda flown under the radar but there are  
10 now, I think five states that it's come to a head and there are cases now in all five  
11 states. So it'll be really interesting to watch it unfold, but I think it might ultimately impact  
12 the Comprehensive Plan.

13 CHAIRMAN GILCHRIST: Is there a timeline on the implementation of that, acting  
14 on that?

15 MR. TUTTLE: Well, there's the, the Public Service Commission currently is  
16 taking them one at a time as each utility would come for a rate increase, at the rate  
17 hearing. Although one utility provider in the County has already gone before them kinda  
18 in the, very quickly and had it passed. So Palmetto Utilities has already gotten the ruling  
19 passed midstream, so. It doesn't affect anything today but I think as we look at this  
20 Comprehensive Plan I think you will see where there are other utility providers, I think  
21 you'll see people start to gravitate towards public utility providers.

22 MS. FRIERSON: That's interesting.

1 CHAIRMAN GILCHRIST: Thank you, Mr. Tuttle. I like the idea that it allows local  
2 governments to get back in the game at some level.

3 MR. TUTTLE: Well, it's certainly –

4 CHAIRMAN GILCHRIST: Alright. Let's get to Rules and Procedures, then we'll  
5 get to – yeah, yeah, we got one more.

6 MS. FRIERSON: I apologize.

7 CHAIRMAN GILCHRIST: Oh yeah. Land Development rewrite?

8 MS. HEGLER: I have no updates on that.

9 CHAIRMAN GILCHRIST: Alright. Rules and Procedures.

10 MR. PRICE: Mr. Chair, I just ask that we take that up in June. Upon looking at  
11 some of the changes that were proposed at the last meeting, one of the things I did, I've  
12 looked at some other boards and commissions and there were a few ideas I wanted just  
13 to pull from there and include those, you know, for y'all, for your determination. And so  
14 we'll have that for you before the June meeting.

15 CHAIRMAN GILCHRIST: Okay. Chairman's Report. Not a whole lot, just Ms.  
16 Frierson just mentioned to me that she would like for us to consider doing a retreat  
17 again. And I certainly think in light of some of the recommendations that we should be  
18 getting from the consultants real soon that that may be a good opportunity to begin to  
19 have a conversation around that and potentially doing a retreat. I thought the first time  
20 we did it that was really good, I learned a whole lot. For new Commissioners that are on  
21 the Commission I think that'll be very good, so Mr. Tuttle, we certainly appreciate the  
22 last time you graciously –

1 MR. TUTTLE: Well, we'll certainly make that facility available again if people  
2 wanna meet there. I know it might be a little hot for folks with, you know, no air  
3 conditioning, but we're certainly willing to provide it.

4 CHAIRMAN GILCHRIST: It's on the lake so we can deal with the heat.

5 MS. FRIERSON: And then we can go dip into the – [laughter] I'm just sayin.

6 CHAIRMAN GILCHRIST: You know, one of the things I wanna bring back, put on  
7 the Commission's radar screen, and I know I've been told many times that this is not an  
8 area that we even get involved in, but it is an area that you need to be aware of. And I  
9 brought this, I think I sent to you all about a year or two ago an article that I had  
10 received from, it was either *The State Newspaper* or someplace in Tennessee, I can't  
11 remember where it was. But it was called, the title of it was called *The HOAs From Hell*,  
12 and it talked about just how unyielding some of this had become in states across the  
13 country. And what needed to happen, particularly in local governments, to begin to take  
14 a look at this. I know this is not something that we typically dive into but I just wanna  
15 make this Commission aware that we got some HOAs from hell right here in South  
16 Carolina, in Richland County that, and there's some major issues going on with some of  
17 this stuff that needs to be addressed. And so as I become a little bit more aware of  
18 what's happening in this arena, I certainly wanna bring it back before you as  
19 information. But I'll encourage all of us with our Councilmembers, both City and County,  
20 to begin to make them aware that you do have some HOAs from hell right here in  
21 Richland County that we need to begin to, to pay some attention.

22 MS. CAIRNS: I'd be curious what characteristics does an HOA exhibit to get  
23 such a classification.

1 CHAIRMAN GILCHRIST: Well, I think that's been part of the, I think that was the  
2 whole purpose of the article was, how did they end up getting that kind of designation to  
3 be able to have that type of power among people within a community. And so I'll be  
4 happy to resend that to you all just so that you can become familiar with it. But I do think  
5 as we get into even our conversations about the rewrite, you may remember I brought  
6 that up, to say that I think we need to – part of why we made a case of saying, let's  
7 include neighborhood groups into some of these conversations is because I think some  
8 of them need to be aware. And I've had a conversation with some of them who clearly  
9 didn't know that some of these third parties were doing some of the stuff that they were  
10 doing. So I don't, I'm not gonna get into some of this but I'm gonna resend all of you that  
11 article and then I would love to get your, seek your advice – for those of you who've  
12 bene involved with some of this stuff on a, on a, much longer than I have, just help me  
13 understand kinda why we, why this is occurring.

14 MS. CAIRNS: It sounds as if it's overzealous enforcement of rules. Cause I can, I  
15 mean, I'd like to see the article again, I'm sure I read it. But just, I'll toss out one of the  
16 things that I've done for the County for many years, I haven't don't it for a year or so,  
17 was to speak to neighborhood groups and sometimes come up here to the Council  
18 building about homeowner's associations and their enforcements of covenants and  
19 stuff. And I don't practice that area of law but I, you know, I come from a development  
20 background and [laughter] coastal development, but I would offer that many of the  
21 homeowners that would come to the talks that I would give were frustrated at having  
22 covenants that couldn't be enforced or weren't enforced. And so I think that, that even  
23 overzealous enforcement of covenants to the point where neighborhoods become

1 hostile is not a good thing. But also, you know, my take on a lotta this, again having  
2 talked to many, many groups is that a lotta times those covenants are what I would  
3 describe as elusory, that they'll give you the sense that you're in a community that's got  
4 rules and regulations and support how you wanna a community to operate. But when  
5 push comes to shove at the end of the day they aren't enforced and they aren't really  
6 enforceable and so, you know, I mean, I'm always willing to offer I'm basically a city kid,  
7 I currently live in unincorporated Richland County but you know, that sometimes  
8 ordinances to establish community baselines are not a bad way to go as well.

9 CHAIRMAN GILCHRIST: I totally agree.

10 MS. CAIRNS: And so, you know, the –

11 CHAIRMAN GILCHRIST: There's a balance in that and I think that, you know, I  
12 did some research when that article first came out and I found out that we have  
13 neighborhood covenants in Richland County that were developed back in 1953.

14 MS. CAIRNS: Oh, the racial ones?

15 CHAIRMAN GILCHRIST: And some of those indicated that black folk couldn't  
16 live in certain communities. So, and some of these covenants are still in existence  
17 today. So I know we don't wanna enforce that.

18 [Inaudible discussion]

19 MS. CAIRNS: The Supreme Court took care of that for you, US Supreme Court.

20 CHAIRMAN GILCHRIST: But I think – well I understand that but all I simply say,  
21 all I say is, all I'm saying to you is those covenants are still in existence.

22 MR. BROWN: Oh, they're in existence but as Commissioner Cairns pointed out  
23 they're unenforceable.

1 MS. CAIRNS: Well, but that's, but it's interesting though, the unenforceability of  
2 the racial covenants, and there are also Jewish covenants and things like that, that's  
3 based on the US Supreme Court Constitutional Standards. What I'm talking about is  
4 unenforceable covenants because it take a neighbor suing a neighbor as opposed to,  
5 you know –

6 MR. BROWN: Oh, okay.

7 MS. CAIRNS: - like in a city if – let me think of a good example – I'll just, I'll use  
8 the example from where I lived up north, okay, if you, you know, parked your – oh, if you  
9 drove a commercial truck like a pickup truck with, you were a painter and you had  
10 ladders on your truck and stuff like that, you had to park your truck in your backyard.  
11 You couldn't park in your front yard. Okay, that was an ordinance in a community I lived  
12 in. Well, my next door neighborhood was a commercial painter, so if he parked his truck  
13 up front I could pick up the phone and call City Hall and the police would come by and  
14 knock on his door. Whereas a lot of the covenants, if the covenant says you can't park  
15 your truck full of ladders in your front yard and my neighbor continues to do it and I call  
16 City Hall they say, sorry it's not an ordinance. The only way you can enforce that is you  
17 go to court and you sue your neighbor for the violation of that covenant. That's what  
18 makes a lotta covenants unenforceable is the pragmatic reality of what it takes, and  
19 that's based on what the document says the enforcement mechanism is. You know,  
20 some of the larger communities have HOAs that have more functioning boards and  
21 ways to do it and punishments within the HOA or within the community that may them  
22 enforceable because something can be taken away; maybe it's your swimming pool  
23 rights or maybe it's something else.



1 MR. TUTTLE: Well, some of them go as far as the lien rights and you can  
2 actually foreclose on the lien.

3 MS. CAIRNS: Right. So I mean, there's just, there's so many layers to that.

4 MR. TUTTLE: Yeah, so the State House has been contemplating and working on  
5 HOA reform for the last three sessions I know of, both on the House and Senate, and  
6 haven't been able to get it across the line. And what, and when you talk about HOAs  
7 you have to understand they run the whole gamut so you have high rise condos at the  
8 beach that are governed under an HOA so they have painting and roofs and AC  
9 equipment that has to be replaced based upon that group, and then you have, you  
10 know, five houses on a street that are in an HOA. So to talk about them generically is  
11 tough, it's a really broad spectrum, but what we found when we started an HOA  
12 management company years ago and sold it, I think they probably managed 30,000  
13 rooftops across the state today, and the apathy from the residents in general, a lotta  
14 times we can't form – it's time to turn a neighborhood over and we can't get three  
15 people to volunteer to be on a board in a neighborhood. We're turning one over now  
16 that has 600 houses and can't get, been trying for four months to get three people to  
17 volunteer. The HOA management company just told me there was another one we have  
18 nothing to do with somewhere else in South Carolina that they couldn't get anybody to  
19 serve on the board so there's a procedure where you go to the Secretary of State and  
20 you just hand everything over and say, here are the covenants, here's our bank  
21 account, here's everything else, and the State has to manage that property. So it's a  
22 really tricky thing and it's hard, and I think that's why you see the County run from

1 wanting to be in any part of the enforcement arm on that cause it's so convoluted and  
2 so difficult to manage and, you know –

3 MS. CAIRNS: And it's interesting because my take on a lotta that is there should  
4 be fewer of them because they don't run for a long time well.

5 MR. TUTTLE: Right.

6 MS. CAIRNS: I mean, there's exceptions.

7 MR. TUTTLE: But for instance, so when they first started talking about it at the  
8 State House a bunch of people went and testified and they wanted mandatory training  
9 for every board member of HOAs. And on some level that sounds great cause they  
10 need to, you know, maybe they haven't been involved with this, maybe they don't  
11 understand debits and credits and balance sheets and that kinda stuff, and they needed  
12 the knowledge, they didn't understand how a meeting works and all that. Well, ultimately  
13 we went to them and said, guys we' can't get people to volunteer, if you require that  
14 they go take a mandatory two day class you'll never get anybody to serve on a board,  
15 right? But their intention was good, right, they wanted people to be better educated in  
16 property management.

17 CHAIRMAN GILCHRIST: Why do you think people won't volunteer?

18 MR. TUTTLE: You know, that's a –

19 MS. CAIRNS: I think, you know, it's just weird cause I mean, I think about, you  
20 know, my experience living in communities, you know, the very first community I grew  
21 up in it had paint color restrictions as ordinance, it had the height of your playground  
22 equipment, it had ordinance you had to maintain the sidewalk out in front of your house  
23 and if you didn't they would do it and bill you. This is the city, okay. And so I think that,

1 you know, maybe as more northerners move down here we're used to having the level  
2 of community standard based on ordinance. And we pay for it, I mean, we pay for it in  
3 taxes, I mean, the taxes on the house I grew up in I think are around \$25,000 a year  
4 now, and I mean, it was a nice house but like, yeah, taxes up north are nothing like  
5 taxes in the south.

6 MS. FRIERSON: You know, you asked about why people won't serve. I've  
7 served as a homeowner association president for a number of years and on the board.  
8 One of the reasons is because, and I'm not trying to be facetious, we are so good at  
9 what we do that some people just say, you know, I'm satisfied, I'm not gonna volunteer.  
10 Another reason is that some people think that if you are a neighbor and you're enforcing  
11 something it's gonna cause some acrimony, they don't even understand that there's a  
12 management company frequently that deals with those late fees and so forth. And some  
13 people are just so complacent it's almost like voting, you know, you should do it but  
14 some folks don't, this apathy sets in, you do it, I'll come, I'll help, but I don't wanna be in  
15 charge, I don't wanna take on the major responsibility.

16 CHAIRMAN GILCHRIST: Yeah, and I think – I certainly appreciate all those  
17 comments and guidance on that because I think one of the things that we hear often is  
18 whether or not, has it become less about neighborhoods and more about business. And  
19 I think the question becomes whether or not that becomes a delicate balance on that,  
20 how do we deal with that in the most prudent way. I don't know the answer to that, but I  
21 know I got a lotta folks sitting around this table who do and have been involved with that  
22 work and can provide some guidance. I'm just telling you that I'm hearing more and  
23 more and more of, of issues with that, even the [inaudible] Commission in South

1 Carolina has gotten engaged in that work and looking at the Fair Housing Act to say  
2 whether or not this is even legal. So this is coming outta our State and we need to just  
3 be aware of it.

4 MR. PRICE: Mr. Chair, one of the things that we started noticing and we have a  
5 few people from certain communities in the County and when they don't have an HOA,  
6 they don't have any covenants, and what they're asking the County to do is in some  
7 ways to enact ordinances that would essentially address a number of the issues that  
8 your typical HOA or their management company would deal with. So that may be  
9 something for –

10 MS. CAIRNS: Or, or as I would offer, what you'll typically find in communities that  
11 have a level of density that's suburban or urban in style, it is common to have  
12 ordinances that set a standard of, of behavior and property management such that – so,  
13 you know, it's just weird, I mean, I come from that. I come from when you're in dense  
14 areas you tend to have lots of ordinances that maintain order, it's not that you turn to  
15 HOAs, it's not that you turn to covenants, and I think that's where the County has this  
16 enormous challenge because we go from farms and, you know, this sort of  
17 rural/residential living stuff, and I spend the last weekend driving through the mountains  
18 of North Carolina so I've seen a lot of that, you know, to really dense suburban  
19 development that right now that standard of behavior and care of your property is by  
20 HOAs, not by ordinance. And I think that's where –

21 CHAIRMAN GILCHRIST: I totally agree.

22 MS. CAIRNS: - you know, and I've mentioned this to Staff before that I'd love –  
23 and I know there's enforcement issues and all this kinda stuff, but I just think for

1 Richland County to maintain dense neighborhoods of residential development that the  
2 residents sort of expect that they're living in a city and expect that they're having  
3 ordinances, that we need to figure out how to do that. We need to figure out how to let  
4 the rural/residential people be rural/residential and do the things that they like doing with  
5 their land and their property and nobody complains about, but yet we have ordinances  
6 that set a standard of living in denser areas.

7 MR. PRICE: Yeah, and a lotta those are coming from older neighborhoods. I  
8 wanna make sure I point that out. Those that have been coming in they come from older  
9 neighborhoods where the covenants are just are – well they say they don't have them or  
10 they just don't exist anymore, not from your, you know, I guess your newer subdivisions  
11 that have those.

12 MS. CAIRNS: Right.

13 CHAIRMAN GILCHRIST: Yeah, but I think what I hear Heather saying though is,  
14 I do think our local governments need to have some measure – yes, there's gotta be –

15 MS. CAIRNS: Well, cause it's only a matter of time till the newer subdivisions  
16 become the older ones. I mean, I'm in one of those transitional neighborhoods right now  
17 where, you know, it's the 50 year old neighborhood. And so the fact that we're in  
18 unincorporated Richland County some of those houses that are getting abandoned or  
19 left behind cause residents are in nursing homes and this and that, I mean, you guys,  
20 code enforcement, I mean, it was a lotta years to get one house turned. And you know,  
21 so that's the thing is yeah, it doesn't happen in newer communities, okay well in 40  
22 years guess what, those are the older communities.

1 MR. PRICE: Yeah, I was just pointing out that, you know, that that request has  
2 come from a few of the communities or at least residents of communities for certain  
3 enforcement, whether it be parking on grass or overgrown lots particularly, you know,  
4 those issues that they want the County to come up with ordinances to enforce those.

5 MS. HEGLER: I think you've gotta bring that up during the Code rewrite and we  
6 said this for a lotta different things. There's gonna be a variety of ways to tackle it, it's  
7 not gonna be one site solution.

8 CHAIRMAN GILCHRIST: Right.

9 MS. HEGLER: And so I like the way you just framed it, there's gonna be this  
10 rural/residential kinda let that be, those overgrown can be a lot higher than they can –

11 MS. CAIRNS: You know, I think that's actually, that's a great example.

12 MS. HEGLER: - and, as suburban and even an urban neighborhood. There's  
13 three levels of every ordinance we put out.

14 MS. CAIRNS: Overgrown grass in the County is, what, 12" right now?

15 MS. HEGLER: Right, but that's –

16 MS. CAIRNS: That doesn't work in the suburbs.

17 MS. HEGLER: - and if you try to change that to –

18 MR. PRICE: No, I think it's 24.

19 MS. CAIRNS: Oh, oh, that's –

20 [Inaudible discussion]

21 MS. HEGLER: Well they wanted, neighborhoods, suburban neighborhoods  
22 wanna bring it to one cause two feet in a suburban neighborhood –

23 MS. CAIRNS: Well, one I'd want it to be six.

1 MS. HEGLER: Right. We can't, we're trying to do one measurement for the  
2 whole County and it just doesn't make sense.

3 MS. CAIRNS: You can't.

4 MS. HEGLER: I remember the bagging of leaves conversation many years ago, I  
5 mean, that, the problem, the reason it never went anywhere is because what you would  
6 do in the rural parts of the County just didn't make sense in urban. You have all this, I  
7 mean, you've gotta identify these things. This is a time to do it. It's gonna come down to  
8 how we define –

9 MS. CAIRNS: Where which ordinance applies.

10 MS. HEGLER: Correct. And then you've got to figure out how that gets cross-  
11 communicated with all these enforcers. And then you've gotta make sure you have  
12 enough enforcement. So it's a thing we've gotta build up but certainly, I mean, it comes  
13 up too often to not have the conversation.

14 CHAIRMAN GILCHRIST: Commissioner Yip?

15 MS. HEGLER: And so, yeah, I mean, you've gotta, you also have to incorporate,  
16 I think, a timing thing where you transition from one to another so that we're not  
17 enforcing a private party contract. I mean, so you've gotta figure all that out too as you  
18 move forward, but now's the time to do that. I mean, I think that'd be probably a great  
19 conversation for your retreat to provide really good guidance to the consultants about  
20 what are those things that you think are community quality of life issues and that make  
21 sense to have three standards and then how would you go about doing that. That'd be a  
22 great retreat topic.

1 MS. YIP: I think this is a great discussion to have. I have the benefit of seeing it  
2 from both sides because we offer property management at my agency and we also do  
3 sales, and so I see the pro side of HOA and having rules and regs to help maintain the  
4 integrity of a property and help keep neighborhood values and stuff. But I also live in an  
5 unincorporated part of Richland County where I live in an older neighborhood and there  
6 is not, there's a voluntary HOA and I gotta tell you when some neighbors moved up the  
7 street and decided to use their front lawn as a parking lot, I took exception with that  
8 because we take a lotta pride in our house, right.

9 MS. CAIRNS: And there's nothing you can do.

10 MS. YIP: There was nothing I could do. So this is a very thoughtful conversation  
11 that I would say yes, this is a perfect time to address it and I might even suggest, you  
12 know, cause we can't ever make everybody happy, that's like herding cats, right, that's  
13 just never gonna happen. So I wondered if it would be a possibility, do you guys ever go  
14 – and this might sound like a silly question – but do you guys ever go to conferences  
15 and talk with other city planners in other parts of, you know, the State or whatever?

16 MR. PRICE: They don't let me go.

17 MS. YIP: They never let you go? [Laughter] And here's why I'm asking is  
18 because, you know, surely this has been traveled by other, you know, counties, right,  
19 and they too have been faced with this. And being that this is the perfect opportunity for  
20 us to have the Code rewrite which would obviously impact the future of our community,  
21 you know, I wondered what do other communities do so that we can make it, or have a  
22 basis or a benchmark to, to work by. I mean, is that a reasonable suggestion rather than



1 us trying to, you know, recreate the wheel? It's just, it's been applied by other  
2 communities, it's worked for them, I mean, is that possible to get that information?

3 MS. HEGLER: Yeah, we can definitely do that. I mean, you have the examples  
4 that Ms. Cairns already gave, I mean, -

5 MS. YIP: Right.

6 MS. HEGLER: - when you talk to northern communities they know when you get  
7 a certain sticker on your sidewalk your monthly payment's about to go up because  
8 they're gonna come change your, they're gonna fix your sidewalk. And you know,  
9 there's ways of - we have to find the balance that works here.

10 MS. YIP: Absolutely.

11 MS. HEGLER: Because again, not a one size fits all, but yeah we can bring  
12 some examples.

13 CHAIRMAN GILCHRIST: Yeah, and I think it might be - and I'm willing to help  
14 with this - it may be worth revisiting the Fair Housing Act that in some ways speaks to  
15 some of this stuff at a level, and so I'm willing to help get some folk in here who can  
16 have that conversation. For sure. Because I do think it is an alarming issue in South  
17 Carolina and just in Richland County it's become, it's almost become predatory to the  
18 point where we have thousands of people being impacted by this. So I don't want  
19 anybody to think that this is, this is just something that I just happened to wake up this  
20 morning and talked about, it's a real issue. And so anyway, I appreciate all the healthy  
21 conversation here today about it and as a Commission I'm glad to -

22 MR. PRICE: That'd be a good thing to add to the retreat, to have somebody  
23 come.

1 CHAIRMAN GILCHRIST: Alright, and so we'll have to come up with some dates.

2 MS. CAIRNS: I was gonna say, you gotta float some dates soon. Summer's  
3 coming, the calendars are –

4 CHAIRMAN GILCHRIST: Last time we did it in September, did we not? It was  
5 still hot.

6 MS. HEGLER: It was beautiful in the morning, if we'd gone another 30 minutes it  
7 would've been unbearable.

8 MS. CAIRNS: Well, we can start at 6:00am [laughter]. I'll be there.

9 MS. HEGLER: Or consider probably [inaudible] there too.

10 CHAIRMAN GILCHRIST: We've got some time but can we come back at our  
11 next meeting and everybody think about some dates, maybe a little closer to the fall?  
12 And I guess it would be more consistent with when the consultants will be –

13 MS. HEGLER: Yeah, I mean, I think we can – yeah, I would give us a couple  
14 months then, I mean, to organize the speakers and what all you wanna talk about. Mr.  
15 Price, are they taking August off?

16 MR. PRICE: Council has and so typically what we do is we don't take it off the  
17 Planning Commission agenda, but we'll talk about it around June, so rather than just  
18 wait till July to determine if you, if there are map amendment cases it's not a big issues,  
19 but usually if there's some other business that needs to take place that will be the only  
20 reason we would meet in August.

21 CHAIRMAN GILCHRIST: Okay. Alright, that's all I got. That's enough. Tracy?  
22 Planning Director?

23 MS. HEGLER: I think that's in the packet for information.

1 MR. PRICE: Yes –

2 CHAIRMAN GILCHRIST: Yes, sir, Mr. Price?

3 MR. PRICE: - just two things. One I did send out a, I sent out an email to  
4 everyone to see, there's training on May the 17<sup>th</sup> at the South Carolina Bar Association.  
5 It's put on by the South Carolina Association of Counties. If you're interested in  
6 attending please email me and I'll sign you up, and if I need to I'll just, I'll send that back  
7 out. One of the featured speakers will be our own –

8 MS. HEGLER: Oh no, I think it's gonna be our own Zoning Administrator.

9 MR. PRICE: Your name is on there.

10 MS. HEGLER: I know.

11 [Inaudible discussion]

12 MS. CAIRNS: I was gonna say are there CLE credits, it's at the Bar?

13 MS. HEGLER: I think there are, I mean, it's the planning credits that –

14 MS. CAIRNS: I know, but can I get CLEs?

15 MS. HEGLER: I don't know, I'll have to find out.

16 MS. CAIRNS: If I can double dip, I'm gonna, I mean –

17 MR. PRICE: And also everybody – I think y'all received these, I sent these to you  
18 by email, except for you Mr. Brown, sorry, I have yours here, but this is regarding, I think  
19 last month there was a case that was deferred by the Planning Commission to allow the  
20 applicant and the community to speak, and we won't go into that one as much. But just  
21 to let you know you didn't get the conclusion but the applicant did come in and  
22 withdraw, that's why they were not on this particular agenda. They withdrew their

1 request and they're going to come back in in June for Neighborhood Commercial. So  
2 just letting you know what the conclusion of that particular request was.

3 CHAIRMAN GILCHRIST: That's interesting. I'll comment on that at the next  
4 meeting. [Laughter]

5 MS. YIP: I just also wanted to say thank you to all of you guys, Staff, Tracy, Geo,  
6 all of you guys, just because I know, you know, this is real fun stuff right here. But no, I  
7 mean, seriously it's a lotta work that goes into these meetings so I just wanted to say  
8 thank you, you know, for all that you guys do for our communities so that we can make  
9 better decisions with the responsibility we've been given to make conscious decisions  
10 for the future of our County.

11 CHAIRMAN GILCHRIST: They're a great team. Thank y'all for what you do, for  
12 sure. Alright.

13 MR. TUTTLE: Motion to adjourn.

14 MS. YIP: Second.

15 CHAIRMAN GILCHRIST: Alright, see y'all next month.

16

17

*[Meeting adjourned at 4:30pm]*