

RICHLAND COUNTY PLANNING COMMISSION
July 12, 2021 Zoom Meeting

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[Members Present: Stephen Gilchrist, Heather Cairns, Christopher Yonke, Gary Dennis, Bryan Grady, Jason Branham, Beverly Frierson]

Called to order: _____

MR. PRICE: Mr. Chair, it is now 3:00, and we do have enough for a quorum, we have five Members present of the nine appointed. So we can either get started or we can wait to see if there will be any other Commission Members attending today's meeting.

CHAIRMAN GILCHRIST: Okay Mr. Price, let's give everybody just another minute. Commissioner Branham, good to see you. Commissioner Dennis, good to see you. Commissioner Grady, good to see you. I think I spoke to Commissioner Yonke earlier.

MR. DENNIS: Yeah, I have something real quick before we really get started.

CHAIRMAN GILCHRIST: Yes, sir?

MR. DENNIS: I'm outta town, I'm at the great grandparents' house, so, down here in Florida, but all this gator stuff behind me is not mine. I just want that to be known.

CHAIRMAN GILCHRIST: We won't hold it against you, Commissioner.

MR. DENNIS: Thank you.

MR. PRICE: Mr. Chair, we now have six. We have not started streaming at this time but when you're ready to start just let me know and we will go ahead and start streaming.

1 CHAIRMAN GILCHRIST: Okay, let's get this show on the road. Yes, sir. Let
2 me know when you're ready to go.

3 MR. PRICE: Just a moment.

4 CHAIRMAN GILCHRIST: Okay.

5 MR. DENNIS: And can y'all hear me fine?

6 CHAIRMAN GILCHRIST: Yes sir, Commissioner.

7 MR. DENNIS: Thank you.

8 MR. PRICE: Okay.

9 CHAIRMAN GILCHRIST: Mr. Price, are we ready?

10 MR. PRICE: Yes, sir.

11 CHAIRMAN GILCHRIST: Okay, I'd like to call the July 12th Planning
12 Commission meeting to order. Please allow me read into the Record. In accordance
13 with the Freedom of Information Act a copy of the Agenda was posted on the radio,
14 TV, the bulletin board in the county administration building and provided to persons
15 requesting the information. And so we thank all of you, including the public, for
16 joining us here today on our July 12th Planning Commission meeting. First item on
17 the Agenda is our Consent Agenda. And the Chair will entertain a motion on our
18 Consent Agenda. Are there any adjustments to the Consent Agenda that we need to
19 be aware of, Mr. Price?

20 MR. PRICE: Yes, sir. For Case No. 1 under Map Amendments, which is Case
21 21-016 MA, the Applicant has withdrawn his request at this time.

22 CHAIRMAN GILCHRIST: Okay.

23 MR. PRICE: And that is the only amendment to the Agenda that's before you.

1 MS. CAIRNS: Yeah, I would just ask the Commission Members based on the
2 Consent Agenda it appears that Cases 3, 4 and 5, Farrow Road, Barbara Drive and
3 Alpine Road, would remain on the Consent Agenda; whereas Gates Road will be
4 discussed. So does anybody want discussions on items 3, 4 or 5?

5 MR. PRICE: And thank you, Commissioner Cairns. Those items that you
6 listed, the only comments we have are from the Applicants. We do not have any
7 either supporting or opposing those requests outside of the Applicant.

8 MS. CAIRNS: Okay.

9 MR. DENNIS: So it's just the Applicants for 3, 4 and 5?

10 MR. PRICE: Yes.

11 CHAIRMAN GILCHRIST: Okay, you wanna put that in the form of a motion,
12 Ms. Cairns?

13 MS. CAIRNS: Yeah, so I would, hearing no objection I would offer that we
14 approve the Consent Agenda, which will consist of approval of the Minutes,
15 approval of the Road Names, and then approval of Cases 3, 4 and 5, with the
16 removal of Case 1 by the Applicant and then Case 2 we'll have discussion on.

17 MR. PRICE: Commissioner Cairns and Mr. Chair, as part of that motion I
18 believe Commissioner Cairns stated the approval of the Minutes, but there are no
19 Minutes that were presented for you.

20 MS. CAIRNS: Oh, sorry about that. Okay, so approval of the Road Names
21 and Cases 3, 4 and 5.

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

23 MR. BRANHAM: Second.

1 CHAIRMAN GILCHRIST: Alright, it's been moved and properly seconded. All
2 in favor signify by roll call vote, Mr. Price.

3 MR. PRICE: Okay. Gilchrist?

4 CHAIRMAN GILCHRIST: Aye.

5 MR. PRICE: Cairns?

6 MS. CAIRNS: Aye.

7 MR. PRICE: Yonke?

8 MR. YONKE: Aye.

9 MR. PRICE: Carlisle?

10 MR. CARLISLE: [Inaudible]

11 MR. PRICE: Dennis?

12 MR. DENNIS: Aye.

13 MR. PRICE: Grady?

14 MR. GRADY: Aye.

15 MR. PRICE: Taylor?

16 MR. TAYLOR: [Inaudible]

17 MR. PRICE: Branham?

18 MR. BRANHAM: Aye.

19 MR. PRICE: Frierson?

20 MS. FRIERSON: Aye.

21 *[Approved: Gilchrist, Cairns, Yonke, Carlisle(?), Dennis, Grady, Taylor(?), Branham,*
22 *Frierson]*

1 CHAIRMAN GILCHRIST: Alright. Thank you, Mr. Price. That passes and we
2 will now move right along to our first case, Case No. 21-019 MA.

3 **CASE NO. 21-019 MA:**

4 MR. PRICE: Alright, the first item again is Case 21-019 MA. The Applicant is
5 Robert F. Fuller. The location is 1050 Gates Road. The Applicant is requesting to
6 rezone property from Rural to Light Industrial. Staff recommends disapproval of this
7 request. You know, principally the request would be inconsistent with the objectives
8 outlined in the Comprehensive Plan, which is designated neighborhood medium
9 density. Again so we recommended disapproval based on the fact that the site is
10 not located within a designation which supports this request. According to the Plan
11 commercial development or non-residential development may be considered for
12 locations along main road corridors and within contextually appropriate distance
13 from the intersection or a primary arterial. However, there's a however in this, the
14 proposed request would be in character with and compatible to the surrounding land
15 uses and zoning districts along Gates Road as a variety of industrial and
16 commercial properties are located adjacent to and nearby the subject property,
17 again along Gates Road and the nearby intersection of Dutch Fork Road. That is it
18 for Staff's presentation.

19 CHAIRMAN GILCHRIST: Okay. Commissioners, any questions for the Staff
20 on this case?

21 MR. DENNIS: Yes, I know we got some comments, however, I did not get
22 them in time cause I'm out so I did not see them prior to this. So I would like some
23 time to either read those in or –

1 MR. PRICE: Thank you, Mr. Dennis. We got those comments in a little bit late
2 today so we just tried to get them to you, you know, all of the Commission Members
3 so you would have them. But as we always do, Staff will read those into the Record.

4 MR. DENNIS: Okay, cause I'm very interested to hear those before I do my
5 thing.

6 MR. PRICE: Yes, sir. And so we have four comments I believe; three are in
7 support and one is against. And Mr. DeLage will read those into the Record.

8 CHAIRMAN GILCHRIST: Okay Mr. DeLage, go right ahead.

9 MR. DELAGE: Alright, Mr. Chairman. The first letter is from Mr. Fuller. Let's
10 see, Mr. Chairman and Commissioners, I am representing owner/applicant Bruce
11 Dyer, BTIN Investments, LLC in the rezoning and intended use of this property on
12 Gates Road as a convenience garage for the owner's personal vehicles and
13 watercraft. This is a large lot located in near proximity to the owner's family
14 residence and is in a mixed use area that includes both residences and active
15 businesses and a variety of zoning district designations. The Applicant has
16 purchased the property, therefore has a substantial economic stake in its
17 appropriate development and maintenance as an enhancement to the overall
18 community. Mr. Dyer has communicated and met with the neighboring residents,
19 including principals of the Ballentine Civic Association. He has shared his
20 commitment to become a participant in the community's good growth efforts. The
21 Applicant first pursued the development as an improvement within the existing RU
22 zoning district classification but was advised it would not be possible. Mr. Dyer has
23 discussed the lots use with the adjacent neighbors and with county Staff regarding

1 use compatibility with the existing neighborhood character. The LI zoning district
2 appears to be the proper designation because of the storage space required as the
3 primary use of the property. The 12 acre parcel property parcel adjacent to the north
4 and east of the site is already zoned LI, therefore this request is wholly consistent
5 with the existing zoning in the area. This rezoning is for an exclusively private use
6 for personal vehicles without any commercial aspect or use on the premises. The
7 attractive new building and proposed use will not create any type of traffic demand
8 on a daily or periodic basis and the lot size is large enough to accommodate the
9 intended use without disruption, traffic hazard or other interference with usual
10 neighborhood activity or nearby primary residential uses. The owner/applicant is
11 committed to doing it right. Your recommendation of approval of this rezoning will
12 contribute to converting a currently vacant lot into a well maintained useful amenity
13 within the community. Thank you for your favorable consideration, Robert F. Fuller,
14 attorney for the Applicant.

15 CHAIRMAN GILCHRIST: Okay. Are there any questions for the Applicant on
16 this case, Commissioners? If not we can move right along with the remaining
17 comments.

18 MR. BRANHAM: I just had a question as to representation made in that
19 application letter and wanna direct that to Staff, is that okay?

20 CHAIRMAN GILCHRIST: Sure, absolutely.

21 MR. BRANHAM: Okay. So the representation made is that the Applicant first
22 pursued the development as an improvement within the existing RU zoning district

1 classification, but was advised it would not be possible. Could you confirm that and
2 give us a little more information about why that would be true, if it is?

3 MR. DELAGE: Yes sir, Mr. Branham. So the issue that we were running into
4 is that the type of use that was being pursued with the building permit would be
5 considered an accessory structure, you know, basically like a garage or storage. But
6 unfortunately without a principal structure or something that is, you know, the
7 primary use then an accessory can't be permitted without a primary.

8 CHAIRMAN GILCHRIST: Does that help, Commissioner?

9 MR. BRANHAM: Yeah, so the garage or the storage, it would only be
10 permissible under the RU classification if it were serving as an accessory structure
11 to some other primary structure. Is that an accurate restatement?

12 MR. DELAGE: Yes, sir. That's correct.

13 MR. BRANHAM: Okay. Thank you.

14 CHAIRMAN GILCHRIST: Alright Commissioners, any additional comments
15 for the Applicant?

16 MR. DENNIS: So in that, I just wanted to make – this is for personal use,
17 that's what they're stating it's for.

18 MR. DELAGE: Yes, sir. That's correct. It was the intent from discussion with
19 the Applicant, it was for their own personal use, not for any commercial use.

20 MR. DENNIS: Okay.

21 MR. PRICE: Yeah, and again, Mr. Dennis, that's one of the reasons why Staff
22 traditionally does that; either bring up a site plan or state what the specific use is
23 for, you know, that's coming before you for a rezoning request, primarily because

1 the approval of the Light Industrial does not in any way limit it to what is stated the
2 intended use is. It can be uses within that zoning designation.

3 MR. DENNIS: I'm well aware, if we made this Light Industrial, I mean, all he's
4 gotta do is sell it and something else can come in there.

5 MR. PRICE: Yes, sir.

6 MR. DENNIS: Yeah. I'm, that's kinda what I was getting at with that
7 [inaudible].

8 MS. CAIRNS: I mean, I'll just talk and we've had this kind of request before
9 where somebody wants to just build a big storage building and we don't allow it in
10 Rural if there isn't some other use that it's supporting. So I just offer to the other
11 Commissioners that this is something we've seen before where somebody just
12 wants to build a storage building on a lot not properly [inaudible] for just a storage
13 building.

14 CHAIRMAN GILCHRIST: Thank you, Commissioner Cairns. Any additional
15 comments from the Commissioners? If not, Mr. DeLage we'll move forward with the
16 other comments.

17 MR. DELAGE: Alright, Mr. Chairman. So our next comment is from Brad
18 Everhart, president of Ballentine Civic Association. It says, Dear Commissioners, on
19 behalf of the Ballentine Civic Association regarding the lot at 1050 Gates Road that
20 is subject of Bruce Dyer's application for a change of zoning classification from RU
21 to LI, Mr. Dyer has personally advised us at our monthly meeting earlier this year
22 that his reason for the request is to suitable improve this lot to a garage size, store
23 multiple personal motor vehicles and/or watercraft within a secure newly

1 constructed building. His lot improvement will include landscaping the lot to
2 accommodate the vehicles/craft security within the structure, inconspicuously to the
3 surrounding neighboring uses. This is understood to be an exclusively private use
4 for personal vehicles without any commercial aspect or use on the premise. The
5 proposed use will not create any type of traffic demand on a daily or periodic basis
6 and the lot size is largest enough to accommodate the intended use without
7 disruption, traffic hazard or other interference with usual neighborhood activity or
8 nearby primary residential uses. We are in complete favor of this zoning change.
9 Thank you. And then we have one other comment for approval from Murray Klepper.
10 It says, Commissioners, I am a near neighbor to the lot at 1050 Gates Road that is
11 subject to Bruce Dyer's application for a change of zoning classification from RU to
12 LI. Mr. Dyer has personally advised me that his reason for the request is to suitably
13 improve this lot to garage size to store multiple personal vehicles, motor vehicles
14 and/or watercraft within a secure newly constructed building. His lot improvement
15 will include landscaping the lot so as to accommodate the vehicles/crafts secured
16 within the structure inconspicuously to the surrounding neighboring uses. This is
17 understood to be an exclusively private use for personal vehicles without any
18 commercial aspect or use of the premise. The proposed will not create any type of
19 traffic demand on a daily or periodic basis and the lot size is large enough to
20 accommodate the intended use without disruption of traffic passage or other
21 interference with usual neighborhood activity or nearby primary residential uses. I
22 favor approval of the zoning change. Murray Klepper. And that's it for the comments
23 for, and we do have one against.

1 CHAIRMAN GILCHRIST: Okay.

2 MR. DELAGE: And this is from Katherine Crowley, and I apologize, I'm gonna
3 have to put my timer on for this one, it's a couple pages, just in case.

4 MR. PRICE: I also have the timer on for Mr. DeLage.

5 MR. DELAGE: Okay, so concerning Case No. 21-019 MA, Robert Fuller
6 representing Bruce Dyer, this letter will be read at the meeting on July 12, 2021.
7 Dear Richland County Planning Commissioners and Richland County Council, this
8 letter is about the proposed zoning change RU to LI, Light Industrial at 1050 Gates
9 Road, 1.16 acres. According to the NAICS Code, this would be classified as
10 wholesale distribution, storage, garage for personal vehicles, game processing,
11 venison, etc. Usually controlled operations may be relatively clean, quiet and free of
12 [inaudible] or hazardous such as smoke, noise, odor or dust. Processing related to
13 manufacturing apparel. A bakery or processing soft drinks and/or waters, computer,
14 appliances, electronics, dairy products, dolls, toys, games. Our bedrooms would be
15 approximately 80' from the proposed change. We are at 1058 Gates and there is a
16 fishing pond behind our house which our grandchildren love. Also we have a lot of
17 birds; [inaudible], ducks, fox, owls, etc., as well as we feed the local ones at our
18 feeders and provide houses for the blue birds. We have had wild turkeys, deer and
19 other animals visit. Please understanding Gates Road is only 4/10ths of a mile long
20 and is already home to five businesses, three residences, one with boat storage
21 near Shadowood Subdivision that has Lake Murray access. Highway 176 across
22 from Gates Road enters Shadowood. We also have a railroad track about 2/10ths of
23 a mile down 4/10ths of a mile Gates Road. There are also four pieces of land for

1 sale, five counting 1050 Gates Road. Beyond the two ponds with the dam in-
2 between is the Columbia Soccer fields and Ballentine Park which are adjacent to
3 Cedar Mills Subdivision on the left and the railroad tracks on the right.

4 CHAIRMAN GILCHRIST: Okay, does that mean the time's up?

5 MR. DELAGE: Yes, sir.

6 CHAIRMAN GILCHRIST: Okay. Alright. Thank you, Mr. DeLage. Is that all
7 that we have signed up to speak, to comment on this case?

8 MR. PRICE: Yes, sir.

9 MR. DELAGE: Yes, sir.

10 CHAIRMAN GILCHRIST: Okay, alright. Okay Commissioners, what's your
11 pleasure on this particular case? The Chair will entertain any motions or further
12 discussions.

13 MR. DENNIS: I make a motion to send this to County Council for disapproval.

14 CHAIRMAN GILCHRIST: Okay, is there a second on this? Ms. Cairns, did
15 you have a comment?

16 MS. CAIRNS: Well I was just gonna ask Staff if they can offer any of the
17 history if possible the rezoning of the Lyons Group property, the LI that's next door?
18 It appears to be sort of a camp or something?

19 CHAIRMAN GILCHRIST: Mr. Price, did y'all get that?

20 MR. PRICE: Yes. What specifically were you looking for, Commissioner
21 Cairns?

22 MS. CAIRNS: I mean, I, you know, with the – I mean, fundamentally I'm
23 opposed to this idea that someone should just be able to rezone a piece of property

1 to put a storage building on it, knowing that all the possible uses that it could
2 become. But at the same time we've got this enormous parcel zoned LI, you've got
3 GC across the street so I'm just curious what, I mean, if there's any history on how,
4 why LI is on the neighboring parcel, given that it appears to be for charitable use. Or
5 it's owned by a charity.

6 MR. DELAGE: So it appears that there was a rezoning case in the past, the
7 adjacent at the time was rezoned to Light Industrial under Case No. 02-18 MA. So it
8 was back in 2002.

9 MS. CAIRNS: Something that predates me. Amazing. Okay. I mean, I'll
10 second the motion to send this forward to Council with a recommendation of
11 disapproval.

12 CHAIRMAN GILCHRIST: Okay. It's been –

13 MR. BRANHAM: Mr. Chair, if I – I just wanna offer as well to debate on that
14 motion if I could.

15 CHAIRMAN GILCHRIST: Sure.

16 MR. BRANHAM: Very difficult case. I think pros and cons to each side as the
17 Vice-Chair suggested. I too wonder to some extent how those rezonings took place
18 that are along the railroad track. I do wonder if the railroad track's presence down
19 the boundary of some of these other properties played a part? But I do also agree
20 and feel like we're getting pretty far away from the main thoroughfare there which is
21 Dutch Fork Road. A lotta the ones that are in the immediate vicinity that are zoned
22 some sort of commercial or something like that do front or have frontage on Dutch
23 Fork Road and at some point as we move away from a main thoroughfare and move

1 into a residential area in an area that, you know, the future land use map shows as
2 neighborhood, medium density, there just has to be a spot where you stop, and then
3 you move back into that residential. So yeah, I believe I'm inclined to support the
4 motion, but I did wanna express that certainly there are factors that would merit both
5 sides of the conversation.

6 CHAIRMAN GILCHRIST: Yeah, totally agree. Are there any other comments
7 on this particular case? There's a motion.

8 MR. DENNIS: For my motion I'll just go on record as I understand what
9 Commissioner Cairns and Commissioner Branham said, that's why I went that way
10 because, I mean, at some point you gotta draw the line. If you do this Light
11 Industrial and we're getting into a residential area, rural area, it just, it doesn't make
12 sense. I mean, we've denied a lot less and a lot more along the same lines and this
13 does not fit the Comprehensive Plan so that's why I went with the recommendation
14 for disapproval.

15 CHAIRMAN GILCHRIST: Any additional comments? It's been moved and
16 properly seconded that we send Case No. 21-019 MA forward to Council with a
17 recommendation of disapproval. No other further discussion? The Chair will
18 entertain a roll call vote.

19 MR. PRICE: Mr. Chair?

20 CHAIRMAN GILCHRIST: Yes, sir.

21 MR. PRICE: I'm sorry. Just maybe I can answer a question that
22 Commissioner Cairns posed earlier. Again, I'm not trying to make this more difficult
23 for the Planning Commission as we go forward but looking at Case 02-18 MA which

1 previously established the Light Industrial zoning I believe west of this site, or
2 maybe south of this site, just looking under our previous – that case again, it looks
3 like it was recommended by Staff to approve that zoning for Light Industrial. Of
4 course, that was also under a different Comprehensive Plan which that
5 Comprehensive Plan actually supported the Light Industrial at that location. And so
6 a little bit of a conflict. And it was also recommended approval by the Planning
7 Commission also for it. So the change in the Comprehensive Plan for what was in
8 place back in 2002 into the current Comprehensive Plan does kinda conflict.

9 MS. CAIRNS: I appreciate that, Mr. Price. And I mean, it's just, if you, you
10 know, looking at the map and looking at this corridor, this Gates Road, by either
11 zoning or use it's pretty commercial or industrial. I mean, some of them are non-
12 conforming uses, there's a relatively large parcel across the street that's zoned rural
13 that appears to have some kind of a business on it. You know, you've got the
14 commercial across the street, you've got this, like Light Industrial tract that is vacant
15 up against the tracks. And then you've got, you know, one home that's kinda been
16 surrounded by all this. And another undeveloped parcel that's still zoned Rural. It's
17 just, these are tough spots. I mean, I still support Staff's recommendation but I can
18 sure see where recognizing that Gates Road is just basically commercial in nature
19 but for one home.

20 CHAIRMAN GILCHRIST: Thank you, Ms. Cairns. Based upon what Mr. Price
21 has shared with us, any additional comments? We have a motion and second on
22 the table. If there are no comments the Chair would entertain a roll call vote, Mr.
23 Price.

1 MR. PRICE: Okay. The motion is for disapproval.

2 CHAIRMAN GILCHRIST: The motion is for disapproval, yes.

3 MR. PRICE: Those in favor of the motion, Gilchrist?

4 CHAIRMAN GILCHRIST: Aye.

5 MR. PRICE: Cairns?

6 MS. CAIRNS: Aye.

7 MR. PRICE: Yonke?

8 MR. YONKE: Aye.

9 MR. PRICE: Carlisle?

10 MR. CARLISLE: [Inaudible]

11 MR. PRICE: Dennis?

12 MR. DENNIS: Aye.

13 MR. PRICE: Grady?

14 MR. GRADY: Aye.

15 MR. PRICE: Taylor?

16 MR. TAYLOR: [Inaudible]

17 MR. PRICE: Branham?

18 MR. BRANHAM: Aye.

19 MR. PRICE: Frierson?

20 MS. FRIERSON: Aye.

21 *[Approved to deny: Gilchrist, Cairns, Yonke, Carlisle(?), Dennis, Grady, Taylor(?),*
22 *Branham, Frierson]*

23 MR. PRICE: That motion passes.

1 CHAIRMAN GILCHRIST: Okay, and again we are a recommending Body to
2 County Council. They will meet on the 27th, is that right Mr. Price?

3 MR. PRICE: That is correct.

4 CHAIRMAN GILCHRIST: And the Applicant is welcome at that time to come
5 back to have a discussion with County Council about this particular case. This is
6 another one of those cases where just, there's a major conflict with the
7 Comprehensive Plan, but this will be another opportunity for the Applicant to weigh
8 on this with County Council as we begin to move forward with some of our
9 recommendations that will be coming out of the new Code that will be coming about.
10 So thank you for that, everybody. I think that's it on the map amendments today.

11 MR. PRICE: That is correct.

12 CHAIRMAN GILCHRIST: Okay great, we're moving right along. The review of
13 the Commission Rules and Procedures, Mr. Price.

14 MR. PRICE: That was just included as part of your package, not necessarily
15 for the Commission to take any action today. It is requested that each of the
16 Members review the Rules and Procedures and kinda come up with any
17 recommendations as you may see. You can forward those to Staff between now and
18 your next meeting which won't be until September, it'll actually be September the
19 9th. Yes, I'm sure everybody's happy. But you can review those and if there are
20 some questions you may have or any suggestions about any of the sections that are
21 before you, you can provide those to Staff and we will include those in any
22 recommendations that we will make. And it's the intent that at the September
23 meeting that we will kinda go through those Rules and Procedures, maybe almost

1 line by line to make sure that they are really up to date with some of the changing
2 times that we have, that we're in now and make sure we can address not only
3 what's happening now but also in the future.

4 CHAIRMAN GILCHRIST: Thank you, Mr. Price, and for Commissioners, we
5 certainly want to take the time necessary at our September meeting to go through
6 this very deliberately because there've been a lotta questions about the rules as it
7 relates to our procedures, and I certainly want to make sure that we have an
8 opportunity to weigh in on those. So I look forward to having that conversation in
9 September. So please feel free to recommend any comments that you want to have
10 considered prior to that to Staff and they will make sure that they circulate those.

11 MR. DENNIS: Mr. Chairman, I got one thing.

12 CHAIRMAN GILCHRIST: Yes sir, Mr. Dennis.

13 MR. DENNIS: Just remember when everybody's looking at these Rules and
14 Procedures, that our new current LDC that we passed, there's some things in here
15 that kinda point to that so be mindful of the new timelines and deadlines that we
16 passed on to County Council that would follow this. So just keep that in mind.

17 CHAIRMAN GILCHRIST: Thank you, Mr. Dennis. Any additional comments
18 on this subject? If not, moving on to Chairman's Report. I don't have anything
19 except to just hope everybody had a great Fourth of July. For those of you that are
20 on vacation, we hope you enjoy your vacation, thank you for taking a minute to still
21 offer your service to Richland County. That means a lot and so as a consequence of
22 that the Chairman will not prolong the meeting today so that we can move forward

1 and enjoy your vacations, and I look forward to seeing all of you again in
2 September. Any other items for discussion, Mr. Price?

3 MR. PRICE: No, sir. Again, that section [inaudible] for the Planning
4 Commission Members for anything that y'all may want to add to the Agenda for
5 discussion.

6 CHAIRMAN GILCHRIST: Any discussion items for the Commissioners?

7 MR. DENNIS: The next meeting is in person, correct?

8 MR. PRICE: Yes, sir. As of this time it is scheduled to be in person. We will
9 definitely reach out to you, kinda give you the particulars of how that's going to
10 operate, you know, with us going into chambers or, you know, any direction that we
11 get from Administration regarding the use of the building, how the public will come
12 in and also how Staff will present.

13 MR. DENNIS: I'm just more worried about my wardrobe, no more Columbia
14 shirts and shorts, back to ties and pants.

15 MR. PRICE: If nothing else just the pants.

16 MR. DENNIS: Gotcha.

17 CHAIRMAN GILCHRIST: Ms. Cairns, I think you had a comment?

18 MS. CAIRNS: Yeah, I was gonna just sort of offer to the Commission and the
19 Staff and stuff, I believe I'll be resigning my seat. I've gotten so busy at work and
20 just not able to commit the time necessary to all this good work. So I know I've been
21 on for a fair amount of time but I think my time is up.

22 CHAIRMAN GILCHRIST: Well Commissioner Cairns, I hear you loud and
23 clear on that. You don't have to run away from us. I think they're gonna put me and

1 you both off here soon, but no I hear you loud and clear on that. And certainly we
2 can't say enough about the work that you have committed to this county and more
3 specifically to this Commission for so many years. So if that is the desire it is
4 certainly welcomed news on your behalf, but sad for us to hear that. So anyway, so
5 you just keep us posted on your thoughts on that so we can at least have a big
6 party.

7 MS. CAIRNS: Yeah.

8 MS. FRIERSON: And this is Commissioner Frierson. Heather, you have been
9 such an inspiration. I admire you so much in terms of your dedication, your historic,
10 you just, your knowledge of not just things that we discuss on the day of, but just all
11 of the information that you bring to bear in terms of previous cases, you've been an
12 inspiration. So if you leave us, thank you for being such a magnificent example.

13 MS. CAIRNS: Well, I mean, certainly I've enjoyed my time on the
14 Commission. I wouldn't have stayed on, you know, outside of enjoying it and outside
15 of, you know, feeling like I have an ability and an interest in being a voice in the
16 county. But I just think it's time for me to move on and let somebody with a little
17 more time that I have work on this project.

18 CHAIRMAN GILCHRIST: Well thank you, Commissioner, for sharing that and
19 definitely keep us posted in that regard. Any additional comments?

20 MR. BRANHAM: I just wanna second Ms. Frierson. Thank you for those
21 comments, thank you, Heather, for your service, and congratulations on getting
22 really busy at work.

23 MS. CAIRNS: Yeah.

1 CHAIRMAN GILCHRIST: Yeah, definitely. Any additional comments?

2 MR. DENNIS: Heather, thank you for everything you've done, just keep us in
3 mind. It was a pleasure working with you and learning from you, and definitely how
4 to actually read a lotta these rules and procedures to figure out some things, thank
5 you for that. Thank you for your service.

6 MS. CAIRNS: Jason will help you out with that, too.

7 MR. DENNIS: Thank you.

8 MR. BRANHAM: For those that don't know, Heather and I were law school
9 classmates so we go way back. Back to eating lunch at Wendy's on Assembly
10 Street day after day trying to figure it all out.

11 CHAIRMAN GILCHRIST: Well we'll talk about our stories later then,
12 Branham. Alright, great, great, guys. Well, thank you for that. Is there anything else
13 that will claim our attention today?

14 MR. PRICE: I can't remember the last time that I had a board or a
15 commission that didn't have Heather on it, so.

16 MS. CAIRNS: I think it's good – so I graduated law school in '04 and I think I
17 joined BOZA in '05, so it's been 16 years of service. Which is really scary.

18 MR. PRICE: Yes. Alrighty.

19 CHAIRMAN GILCHRIST: Well the county is certainly better off with people
20 like you, Heather, so thank you again. Alright, if nothing else the Chair will entertain
21 a motion to adjourn.

22 MS. CAIRNS: So moved. I'll move.

23 MR. BRANHAM: Second.

1 CHAIRMAN GILCHRIST: Mr. Price?

2 MR. PRICE: Okay. Okay, motion for adjournment. Gilchrist?

3 CHAIRMAN GILCHRIST: Aye.

4 MR. PRICE: Cairns?

5 MS. CAIRNS: Aye.

6 MR. PRICE: Yonke?

7 MR. YONKE: Aye.

8 MR. PRICE: Carlisle?

9 MR. CARLISLE: [Inaudible]

10 MR. PRICE: Dennis?

11 MR. DENNIS: Aye.

12 MR. PRICE: Grady?

13 MR. GRADY: Aye.

14 MR. PRICE: Taylor?

15 MR. TAYLOR: [Inaudible]

16 MR. PRICE: Branham?

17 MR. BRANHAM: Aye.

18 MR. PRICE: Frierson?

19 MS. FRIERSON: Aye.

20 *[Approved: Gilchrist, Cairns, Yonke, Carlisle(?), Dennis, Grady, Taylor(?), Branham,*
21 *Frierson]*

22 MR. PRICE: The meeting is now adjourned.

23 *[Meeting adjourned at _____]*