

RICHLAND COUNTY PLANNING COMMISSION
October 4, 2021 Zoom Meeting

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4 *[Members Present: Christopher Yonke, Gary Dennis, Bryan Grady, Terrence Taylor,*
5 *Beverly Frierson (arrived at Case 21-030 MA), John Metts, Stephen Gilchrist; Absent:*
6 *Jason Branham]*

7
8 Called to order:

9
10 MR. DENNIS: - road names and have discussion on case 3, 5, 6, 7, and 8.

11 CHAIRMAN GILCHRIST: Okay. Is there a second the Consent Agenda?

12 MR. YONKE: Second.

13 MR. PRICE: Just for the Record, while it's listed there were no road name
14 included with this package.

15 CHAIRMAN GILCHRIST: Okay. No road names included. Well, Mr. Dennis why
16 don't you restate that motion to not include road names. And, well I don't see Minutes
17 included so we did not receive Minutes.

18 MR. PRICE: No, sir. We're still working on that.

19 CHAIRMAN GILCHRIST: Okay.

20 MR. PRICE: But we'll hopefully will have the Minutes by your next meeting for
21 actually I think for the past couple of months.

22 CHAIRMAN GILCHRIST: Okay. Very good. Wanna restate that, please?

23 MR. DENNIS: Alright. Got another motion. Alright. Second motion, let's go with
24 approval of the Consent Agenda with no road names, as we didn't have any. We will
25 have discussions on case 3, 5, 6, 7 and 8.

26 CHAIRMAN GILCHRIST: Okay. Is there a second on the Consent Agenda?

27 MR. YONKE: Second.

1 CHAIRMAN GILCHRIST: Okay. It's been moved and properly second that we
2 affirm the Consent Agenda. All in favor signify raising you hand, Mr. Price, roll call vote.

3 MR. PRICE: Okay. Those in favor, Gilchrist?

4 CHAIRMAN GILCHRIST: Aye.

5 MR. PRICE: Yonke?

6 MR. YONKE: Aye.

7 MR. PRICE: Carlisle?

8 MR. CARLISLE: Aye.

9 MR. PRICE: Mr. Dennis?

10 MR. DENNIS: Aye.

11 MR. PRICE: Metts?

12 MR. METTS: Aye.

13 MR. PRICE: Taylor?

14 MR. TAYLOR: Aye.

15 *[Approved: Gilchrist, Yonke, Carlisle, Dennis, Metts, Taylor; Absent: Branham, Grady,*
16 *Frierson]*

17 CHAIRMAN GILCHRIST: Okay, it's a unanimous vote and the Consent agenda
18 has been carried. Moving right along to our first. Case number three.

19 **CASE NO. 21-020 MA:**

20 MR. PRICE: Mr. Chair, the first item is Case 21-020 MA.

21 CHAIRMAN GILCHRIST: Yes, sir.

22 MR. PRICE: The Applicant -

23 CHAIRMAN GILCHRIST: Mr. Price, yeah, we can't.

1 MR. PRICE: The first item is Case 21-020 MA.

2 CHAIRMAN GILCHRIST: Yes, sir.

3 MR. PRICE: The Applicant is Matt Rains. The Applicant is rezoning property
4 located off of Farrow Road which is going to consist of a little more than 121 acres, from
5 HI which is heavy industrial to RSMD which is residential, single-family, medium
6 density. Staff recommends approval of this request as this is request is in line with the
7 recommendations and objectives of the Comprehensive Plan as this area is located
8 within the economic development center coordinator future land use designation. Just
9 want to read this into the Record, the plans recommends employment uses integrated
10 to adjacent to medium and high-density residential uses that are secondary to
11 employment uses. Likewise, this plan recommends that residential uses should be
12 located along primary road corridors approximate to employment centers. So upon
13 Staff's we review felt that this proposed location and request met the objectives and
14 requirements of the Comprehensive Plan.

15 CHAIRMAN GILCHRIST: Okay.

16 AUDIENCE MEMBER: Excuse me. I have a word on that one.

17 CHAIRMAN GILCHRIST: Excuse me, ma'am.

18 AUDIENCE MEMBER: I'm sorry. I came in late. I apologize.

19 CHAIRMAN GILCHRIST: We, can, we can't, I'm sorry, we started the meeting so
20 we, we cannot.

21 AUDIENCE MEMBER: But they're referring to my case.

22 CHAIRMAN GILCHRIST: Is it, are you Matthew Rains?

23 AUDIENCE MEMBER: No, the adjacent part 8.32, that is my property.

1 CHAIRMAN GILCHRIST: Okay. Well, we're not discussing your -

2 AUDIENCE MEMNBER: [Inaudible]

3 CHAIRMAN GILCHRIST: Ma'am, ma'am, I'm sorry you're going to have to allow
4 us to, to, if you need to deal with some of that later we can do that, but right now we've
5 got to address this case.

6 MR. PRICE: Yes, I'm sorry. We'll have a Staff member talk to her and, and
7 during your, during the input phase for anybody that's in support or has some sort of
8 objection to the request she'll have an opportunity to speak on it at that time.

9 CHAIRMAN GILCHRIST: Okay, great. So thank you for chatting with her on that
10 and once we get into this case and we call people up to speak, ma'am, at that point we
11 can have you come and share your comments.

12 AUDIENCE MEMBER: [Inaudible]

13 CHAIRMAN GILCHRIST: Not a problem, no problem. Not a problem. So any
14 questions for the Staff on this case? We do have a few persons signed up to speak and
15 when we call your name please come to the podium. Speak directly in the mic for us
16 because we are recording the meetings and give us your name and your address for
17 the Record. Matthew Rains?

18 MR. PRICE: Mr. Chair?

19 CHAIRMAN GILCHRIST: Yes sir, Mr. Price.

20 MR. PRICE: If you don't mind, it's our recommendation at this point that we move
21 this particular item to the end of the agenda so that we can kinda make sure that what
22 we have before us is appropriate and from the appropriate property owner.

23 CHAIRMAN GILCHRIST: Okay. Objection? Motion on it or just?

1 MR. PRICE: We can just -

2 CHAIRMAN GILCHRIST: Okay, alright.

3 MR. PRICE: Well, I mean, I think - I guess we can go ahead and take a vote I
4 think that would -

5 CHAIRMAN GILCHRIST: Mr. Dennis?

6 MR. DENNIS: Alright, I make a motion to move 21-028 MA to the end of the
7 Agenda.

8 MR. PRICE: The map amendment portion.

9 MR. DENNIS: The map amendment portion.

10 MR. TAYLOR: Second.

11 CHAIRMAN GILCHRIST: Okay. Moved and properly second then that we move
12 this map amendment to the end of our Agenda. Mr. Price, just for Record and the
13 purpose of this is to get a little bit more clarity about?

14 MR. PRICE: Correct.

15 CHAIRMAN GILCHRIST: Okay. Alright. All in favor signify by roll call vote, Mr.
16 Price?

17 MR. PRICE: Alright. Those in favor, Gilchrist?

18 CHAIRMAN GILCHRIST: Aye.

19 MR. PRICE: Yonke?

20 MR. YONKE: Aye.

21 MR. PRICE: Carlisle?

22 MR. CARLISLE: Aye.

23 MR. PRICE: Mr. Dennis?

1 MR. DENNIS: Aye.

2 MR. PRICE: Metts?

3 MR. METTS: Aye.

4 MR. PRICE: Taylor?

5 MR. TAYLOR: Aye.

6 MR. PRICE: That motion passes.

7 CHAIRMAN GILCHRIST: Okay. We will move right on to our next case.

8 **CASE NO. 21-030 MA:**

9 MR. PRICE: Alright. Okay, your next item is case 21-0 - I'm sorry, my apologizes.
10 I was reading one that we've, that we've decided that will be deferred. The next item is
11 case 21-030 MA. The applicant is Bruce Gleaton. The location is 742 Sharpe Road. The
12 Applicant is requesting to rezone 2.99 acres from RSE which is single-family, excuse
13 me, single-family estate to rural. Staff recommends disapproval of this request. And I'm
14 sure, this case actually came before you, this property, as stated in 2016, where it was
15 rezoned from general commercial to the current zoning of RSE. But Staff recommends
16 disapproval of this request as it is inconsistent with the recommendations of the 2015
17 Comprehensive Plan. Per the plan the request to rezone from rural would be under
18 zoning of the property for how the area should be growing and developing. The plan
19 recommends an area where low density residential development is the primary use and
20 serves as a transition between medium density and rural community areas. So, you
21 know, during our discussion I think that the current zoning actually kind of serves that
22 purpose of serving as a transition between the rural properties a little further down

1 Sharpe Road going to the areas that should be designated for more a medium density
2 development. So again, for these reasons Staff recommends disapproval.

3 CHAIRMAN GILCHRIST: Okay. Any questions for the Staff? So Mr. Price just for
4 the, just to make sure I'm clear about what I'm reading here, so the, the current zoning
5 in its current would adequately accommodate, is that what you were just referencing?

6 MR. PRICE: No, just what I'm saying, yes. Yes sir, if you go according to the
7 Comprehensive Plan serving as a transition between certain zoning designations, so
8 you're going from the rural zoning designation toward the more medium density or
9 higher, higher density zoning designations. The current zoning does serve that purpose,
10 thus I think the Staff actually recommended approval of that previously. And it was our
11 thought that going to the rural zoning is a under zoning and it does not help to promote
12 the recommendations of the Comprehensive Plan.

13 CHAIRMAN GILCHRIST: Thank you, sir. I appreciate it. Any additional questions
14 for Staff? We have the Applicant signed up to speak and again when we call your name,
15 please come to the podium give us your name and your address for the Record and
16 please speak into the mic as we are recording the, the meetings. Bruce Gleaton?

17 **TESTIMONY OF BRUCE GLEATON:**

18 MR. GLEATON: Yes sir, how y'all doing today?

19 CHAIRMAN GILCHRIST: Fine, sir.

20 MR. GLEATON: Alright, my purpose of wanting to change that because there's a
21 limit to what square footage of building I can put on there to store my tractors and my
22 lawns equipment and some more stuff that I have in two stories away from the home.

1 And I'm just trying to find the logic square footage to build, to put out there and they tell
2 me I could only do 1200 square feet I believe.

3 CHAIRMAN GILCHRIST: Okay. Is that it, Mr. Gleaton?

4 MR. GLEATON: But that's my purpose of wanting to zone it.

5 CHAIRMAN GILCHRIST: Yes, sir.

6 MR. GLEATON: You know, cause I, you know there's another yard out there that
7 I won't be interfering with nobody, won't be crowding nobody else's property or
8 anything. And how was it able to get approved without knowing what exactly we going
9 to do? How does that get disapproval I mean?

10 CHAIRMAN GILCHRIST: Well, we'll talk about that among the Commission but,
11 but if you have anything else to add to the case, we certainly will listen to it right now.

12 MR. GLEATON: Well I think that, you know, that's my, my meaning, that's my
13 wants, sir

14 CHAIRMAN GILCHRIST: Okay.

15 MR. GLEATON: Thank you, sir, very much.

16 CHAIRMAN GILCHRIST: Thank you.

17 MR. GLEATON: Alright.

18 CHAIRMAN GILCHRIST: Are there any questions for the Applicant from the
19 Commission? Mr. Dennis?

20 MR. DENNIS: Yes sir. Is that your primary residence?

21 MR. GLEATON: That's my primary resident.

22 MR. DENNIS: Okay. Thank you.

1 CHAIRMAN GILCHRIST: Any other questions for Mr. Gleaton? Thank you, Mr.
2 Gleaton?

3 MR. GLEATON: Thank y'all.

4 CHAIRMAN GILCHRIST: Rubin Galloway?

5 **TESTIMONY OF RUBIN GALLOWAY:**

6 MR. GALLOWAY: Rubin Galloway, 732 Wilmette Road Columbia, 29203. I'm
7 with the Highland Forest Homeowners Association, the community right across from Mr.
8 Gleaton's property. We're concerned that this change would, would cause problems in
9 the area from traffic to business and we're just concerned about what's going on here. I
10 remember Mr. Gleaton changed it to residential which was a good thing. We, we really
11 liked that, that there was house being built there, it's a nice house, it's a lovely home but
12 we're concerned about it being, turning it into a business which is out of character for
13 the area. That's pretty much all I've got, thank you.

14 CHAIRMAN GILCHRIST: Okay. Thank you, Mr. Galloway. Devon Corley?

15 **TESTIMONY OF DEVIN CORLEY:**

16 MR. CORLEY: Hello, I'm Devin Corley. I'm at 732 Sharpe Road. I'm here at the
17 request of Ms. Lillian Gay Hath, she wants to oppose this basically for the very same
18 reason the last gentlemen stated. Our concern is that it would be turned into a business
19 and possibly cause a decrease in her value being that she's directly next door to the
20 property.

21 CHAIRMAN GILCHRIST: Okay. Thank you, sir. Linda Kennedy?

22 **TESTIMONY OF LINDA KENNEDY:**

1 MS. KENNEDY: My name is Linda Kennedy and I am at 608 Wilmette Road. The
2 reason why I am in disapproval for this because I had no idea that this was gonna be
3 business. It's a beautiful home. We was happy to see the beautiful home built on this
4 property, but I was surprised when it wanted to rezone it for a business. We have a lot
5 of traffic already on that road and it's right across from our sub division. Our president
6 has already spoken and that's the same reason why, you know, I don't understand, you
7 know, why he need to rezone it. He got a lotta land and whatever he can park - at first
8 all his vans wasn't out there and when I start seeing that I didn't know what was going
9 on. But definitely don't want another business that close to our community.

10 CHAIRMAN GILCHRIST: Thank you, Ms. Kennedy. That's all we have signed up
11 to speak. Any questions, comments, motions? Mr. Price the, the gentlemen mentioned
12 1,200'?

13 MR. PRICE: Yes, sir. There's a couple of items we want to touch on -

14 CHAIRMAN GILCHRIST: Okay, yeah.

15 MR. PRICE: - if you don't mind. First, as I stated to the Planning Commission, we
16 stated to the Planning Commission previously, usually when the applicant comes in
17 there's, they may have an intended use for the property but our recommendations are
18 never based upon what the intended use can be because within every zoning
19 designation there are a multitude of uses that can applied and since we cannot limit
20 them to one specific use for whatever reason that they're requesting. So we don't take
21 that into consideration. Your second, sorry Mr. Chair what's your, you had one more
22 question that you -

23 CHAIRMAN GILCHRIST: It was the 1,200.

1 MR. PRICE: Yes sir, thank you. So within a residential district the maximum
2 square footage for an accessory structure is 1,200 square feet or 50% of the principal,
3 50% of the principal dwellings. So again if you have a 4,000 square foot home you can
4 put a 2,000 square foot accessory building on the site. Within the rural district once you
5 exceed two acres, two acres or more, you're allowed to go up to 2,500 square feet.

6 CHAIRMAN GILCHRIST: Okay.

7 MR. PRICE: Or in the same measurements but yes sir, that's the difference
8 between your single-family designations in the rural district, the acreage will potentially
9 allow you to go maybe double, a little bit more than double what you normally would.

10 CHAIRMAN GILCHRIST: Thank you for that clarity on that. Any other
11 comments? Mr. Dennis?

12 MR. DENNIS: What was that square footage again?

13 MR. PRICE: In the rural district?

14 MR. DENNIS: In the rural versus -

15 MR. PRICE: Okay, the normal residential district or typical residential district is
16 1,200 square feet or 50% of the principal square footage, principal building square
17 footage. Within the rural district you can, if you're acreage is over two acres, you can go
18 up to 2,500 hundred square feet.

19 CHAIRMAN GILCHRIST: Alright. Any other questions, Mr. Dennis?

20 MR. DENNIS: No, sir.

21 CHAIRMAN GILCHRIST: Okay. Doing your math? Any other comments on this
22 case, Commissioners? Chair will entertain a motion.

1 MR. DENNIS: Do you know the square footage of the actual structure already on
2 that house?

3 MR. PRICE: 1,854, I'm sorry, that's just heated. Looking at records as you're
4 looking it at shows that the total square footage is 2,756.

5 CHAIRMAN GILCHRIST: Does it qualify for the additional designation?

6 MR. PRICE: You can go with that; you could go a little more than the 1,200 but
7 not much. You're probably looking at, I'm sorry my math is not the best here but you're
8 looking at about 1,300, 1,500 somewhere in that range. Close enough.

9 CHAIRMAN GILCHRIST: Okay. Alright. Commissioners? Any additional
10 questions about this case? Make a motion? Does Staff want to share anything else
11 about this that might give us some better guidance on what might be something to
12 consider as we think about this, other than what you've written?

13 MR. PRICE: No, sir. Nothing I can think of.

14 CHAIRMAN GILCHRIST: Alright, just wanted to be clear.

15 MR. DENNIS: Got a question for the Applicant?

16 CHAIRMAN GILCHRIST: Yes sir. Go right ahead please.

17 MR. DENNIS: Sir, what size square foot building are you looking to put on there?

18 MR. GLEATON: Whichever, you know, I do have a few trucks that's kind of
19 exposed and I need to, I was trying to go from, I was going to get me a 40 x 60 done if
20 possible or 30 x 50 or whatever [inaudible] cause I got two storage areas that I gotta
21 clear out to store all my property. And I don't want everything to be making y'all, like she
22 said, we do keep the yard maintained and it's for personal use not for business the
23 storage that we're trying to get built.

1 CHAIRMAN GILCHRIST: Okay. Adding up to see how that works?

2 MR. PRICE: I mean, yeah.

3 CHAIRMAN GILCHRIST: Mr. Price?

4 MR. PRICE: So I'm trying to think the best way to put this - so, and again, and I
5 think I'm just talking to you as just overall as a the Planning Commission, I think one of
6 the things that you do kind of always have to look at is an actual rezoning request
7 versus trying to find a way for something to fit a specific use. Or in some ways to see if
8 there's some square footage that should be adjusted as such. Typically that's a, an area
9 for the Board of Zoning Appeals when they look at a specific property and they look at
10 certain conditions that may be in place that may allow a waiver or a variance from what
11 the standards of the Code allow. Again, for what the Planning Commission has before
12 you is you're looking at the actual zoning request and all that comes with it, versus you
13 know, one specific item that you may be looking to address at this time.

14 CHAIRMAN GILCHRIST: I guess the struggle that the Planning Commission is
15 struggling with is your earlier point that the current designation does allow for some of
16 this, and whether or not moving to some other designation would do anything
17 [inaudible].

18 MR. PRICE: Right, I mean if the property was vacant our recommendation would
19 be the same. It's kind of what you have before you. It's not so much what the current
20 property allows and what's on there, it's really this property, this location, as it falls
21 within our Comprehensive Plan doesn't fit in our future land use goals for this particular
22 area. And that's what we base our recommendations on.

1 CHAIRMAN GILCHRIST: Okay. Thanks for that additional guidance. Alright, the
2 Chair will entertain a motion on this case.

3 MR. DENNIS: Chair, I need a second, I gotta [inaudible] real quick.

4 CHAIRMAN GILCHRIST: Yes sir, Mr. Dennis.

5 CHAIRMAN GILCHRIST: Okay. Take your time, take your time.

6 MR. TAYLOR: I got a question.

7 CHAIRMAN GILCHRIST: Yes sir, Mr. Taylor.

8 MR. TAYLOR: So if we, if, the map that's in front of us and the subject property,
9 is the requested designation the same as the one right across the street?

10 MR. PRICE: Yes, sir.

11 MR. TAYLOR: Okay.

12 CHAIRMAN GILCHRIST: Is that it, Mr. Taylor?

13 MR. TAYLOR: Yes, sir.

14 CHAIRMAN GILCHRIST: Okay. Any other questions from the Planning
15 Commission?

16 MR. DENNIS: Mr. Chair, I'm really looking through this and there are a few things
17 that going to RU would give him but I don't see him making a landfill or a TV station out
18 of it right yet.

19 CHAIRMAN GILCHRIST: Okay.

20 MR. DENNIS: So looking at the first page where they have a few more things
21 [inaudible].

22 CHAIRMAN GILCHRIST: What? The road that's near there was operating at
23 what? I'm just curious about that.

1 MR. CROOKS: Sharpe Road is Level of Service A, Mr. Chair.

2 CHAIRMAN GILCHRIST: Thank you. Okay. How we coming Dennis?

3 MR. DENNIS: [Inaudible] First few are [inaudible] I mean looking at, looking at
4 this the only thing that I'm seeing, you know, he would gain would be, [inaudible]
5 cartons but at that 3.2 or 2.9 acres [inaudible].

6 CHAIRMAN GILCHRIST: While you're deliberating let me just say to the public, I
7 hope you see that we do our due diligence when we're looking at this to make sure that
8 we're making the appropriate and right decisions for the tax payers in this county and
9 that's important to do that so we have to take the time to make sure that we're looking at
10 all angles of, of proposed zoning requests to ensure that we're making the right
11 decisions. So I appreciate my Commissioners and the thorough job in doing so.

12 MR. DENNIS: Bear with me one more second.

13 CHAIRMAN GILCHRIST: Okay. Take your time. Mr. Gleaton, how long have you
14 owned this property?

15 MR. GLEATON: I bought that property in 2016 or 17', I'm not 100%. I think it was
16 2016.

17 CHAIRMAN GILCHRIST: 2016.

18 MR. GLEATON: 2017 when we first [inaudible] we purchased it under the
19 condition that we can use, build a house on it so it was commercial but we wanted to do
20 a house on it. So, but I didn't think there was no restriction. My thing is this here, you
21 know, I, if I can build a size that need I don't need to change or I'm just trying to stay in
22 compliance with y'all's rules and that's what they told me I had to do. I had to do this
23 here, you know, to get the size that I wanted or trying to request for. You know, I'm not

1 trying to be difficult with those neighbors within that neighborhood. Highland Forest sits
2 so far back they don't know that I'm out there unless they come out of the
3 neighborhood. And I ain't gonna do nothing to damage their neighborhood or their
4 appearance. I'm trying to keep my area looking good, too.

5 CHAIRMAN GILCHRIST: Yes sir. Okay. Thank you. Thank you for those
6 comments. Alright Mr. Dennis, what we got?

7 MR. DENNIS: Alright. I wanna make a motion to approve this to RU; reason
8 being is the existing area does have a lot of rural areas around it. Matter of fact the
9 property to the north is rural and then there's a direct rural patch over to the, across
10 Highway 21, and then pretty much everything up to Koon Road, Koon Store Road is
11 rural. There are patches of residential in there around, even one of the neighborhoods
12 is, is zoned rural. So I make a motion to make this RU for those reasons stated of the
13 surrounding area.

14 CHAIRMAN GILCHRIST: Thank you, sir. Motion that, to send this to Council for
15 recommendation for approval. Is there a second?

16 ? : Second.

17 CHAIRMAN GILCHRIST: Okay, it's been moved and properly second that we
18 send Case Number 21-030 MA forward to Council for recommendation of approval
19 based upon the recommendation from Commissioner Dennis. Any discussion? If not
20 Chair will entertain a roll call vote, Mr. Price?

21 MR. PRICE: Alright. Those in favor of the motion to approve the request?
22 Gilchrist?

23 CHAIRMAN GILCHRIST: Aye.

1 MR. PRICE: Frierson?

2 MS. FRIERSON: Aye.

3 MR. PRICE: Yonke?

4 MR. YONKE: No.

5 MR. PRICE: Carlisle?

6 MR. CARLISLE: Aye.

7 MR. PRICE: Dennis?

8 MR. DENNIS: Aye.

9 MR. PRICE: Metts?

10 MR. METTS: Aye.

11 MR. PRICE: Taylor?

12 MR. TAYLOR: Aye.

13 MR. PRICE: Alright. That motion passes six to one.

14 *[Approved: Gilchrist, Frierson, Carlisle, Dennis, Metts, Taylor; Opposed: Yonke; Absent:*
15 *Branham, Grady]*

16 CHAIRMAN GILCHRIST: Okay, and we are a recommending Body to County
17 Council. They will meet back in these chambers on October the 26th. Is that right? Is
18 that, did I say that right? You're welcome to come back at that time. Okay. Thank you all
19 very much. Thank you Commissioners for your thoughts.

20 MR. DENNIS: Thank you for allowing me to think through all this up here.

21 CHAIRMAN GILCHRIST: Appreciate it. Okay. Next case.

22 **CASE NO. 21-032 MA:**

1 MR. PRICE: Yes, sir. Next item is case 21-032 MA. The applicant is Melinda
2 Kelly. The location is 7501 Fairfield Road. The applicant is requesting to rezone 5.5
3 acres from rural to light industrial. Staff has recommended disapproval of this request as
4 it's not consistent with the objectives of the Comprehensive Plan as it's not located
5 within a contextually appropriate distance from the intersection of a primary arterial or
6 within a neighborhood activity center. In addition the uses allowed by the proposed
7 zoning do not support the desired development pattern as identified within the
8 Comprehensive Plan.

9 CHAIRMAN GILCHRIST: Okay. Any questions for the Staff on this case? We
10 have a couple of persons signed up to speak. Again, when we call your name please
11 come up and give us your name and your address for the record. The applicant Melinda
12 Kelly?

13 **TESTIMONY OF MELINDA KELLEY:**

14 MS. KELLEY: Good afternoon, my name is Melinda Kelly. I'm with the Finkel Law
15 firm. We're located in the Charleston office, 4000 Faber Place, North Charleston 29405.
16 I'm here representing Mr. Kevin Corley who is here today with me of the CL Corley
17 Construction or Corley Lawn and Construction. We have requested this because of the
18 general character of the area. He does own that piece of property that's shown in green
19 as RU. The tract above it to the north when we looked at the property on the zoning
20 maps, we saw the orange as you see to the north is light industrial on the maps and to
21 the south is M1 another industrial zone and also across the road, across Fairfield are a
22 lot of industrial tracts that are zoned H1. So there's a good bit of industrial right in the
23 area and this is the only one facing that's not within this immediate area. So I didn't

1 realize these maps would be up so I've got the different tracts shown. They're not
2 actually shown on that map, but. We looked at the different ways to have what he
3 needed to do and instead of the heavy industrial or the M1, the HI or the M1 we went
4 with the light industrial because that's what it was to the north and we thought that
5 would be a good in-between zoning category since there is some area that's a
6 neighborhood that's beyond farther north of the one above it. And he was thinking about
7 maybe buying it, which he has done based on it being light industrial. So now he has
8 two tracts and he would ask to rezone this one. The area along Fairfield, y'all are
9 probably familiar with it, but there are a lot of industrial type land uses and just between
10 Sharpe and Wessinger, which this is in that kind of general vicinity, there's the Fairfield
11 Recycling, Marble and Granite Company, heating and air, there are a number of, there's
12 a Mid-Carolina Steel a little bit further south. It just seemed to fit to have light industrial
13 there since there's so much existing industrial. So we talked to them, you know, we had
14 a pre-application meeting and at the pre-application meeting we got a little letter back
15 and it says that parcels are adjacent to industrial. So I felt completely comfortable that it
16 was industrial and, and so that's what we're asking. We've since seen that there are
17 some other designation that we're not really sure of but we're, we were kind of banking
18 on what the zoning map said and we're asking for your approval and we would very
19 appreciate it. He has since bought the tract above it and it I don't think the sale has
20 shown on the maps yet but it was a couple of weeks ago he closed.

21 CHAIRMAN GILCHRIST: Thank you so much for that.

22 MS. KELLEY: Thank you.

1 CHAIRMAN GILCHRIST: Yes, ma'am. Mr. Corley, Mr. Kevin Corley? Again, give
2 us your name address for the Record please.

3 **TESTIMONY OF KEVIN CORLEY:**

4 MR. CORLEY: Good evening, my name is Kevin Corley at 1317 Corley Fort
5 Road. I lived in the area all my life. Born and raised, church affiliated, Zion Chapel. They
6 got 48 acres right beside this property that is M1 and across the street is Fairfield Road
7 Recycling, right across the street from me is H1 or something like that. Everything
8 around this property is commercial, this is the only piece that's not in that area that's not
9 listed as commercial. So we was wanting to try and get that rezoned for commercial to
10 match the rest of the property in that area.

11 CHAIRMAN GILCHRIST: Okay. Any questions for Mr. Kelly or Ms. Kelly or Mr.
12 Corley?

13 MR. DENNIS: Mr. Chair, I got one.

14 CHAIRMAN GILCHRIST: Yes, yes sir, Mr. Dennis?

15 MR. DENNIS: I got a few. Which properties did you purchase?

16 MR. CORLEY: The one to the left of that, I guess. If you're facing, if you're facing
17 Fairfield Road, it would be to the right.

18 MR. DENNIS: Okay.

19 MR. CORLEY: That one, yes. And it's already L1.

20 CHAIRMAN GILCHRIST: Any other questions?

21 MR. DENNIS: Do you own any other property around there?

22 MR. CORLEY: That 7501.

23 MR. PRICE: Mr. Chair?

1 CHAIRMAN GILCHRIST: Yes, sir? Oh, gosh, I'm sorry. We can't have a side bar,
2 talk in your mics, I'm sorry.

3 MR. DENNIS: In our packet that we got it was showing that piece of property
4 above it a lot different. It was actually showing it as CC.

5 MR. PRICE: Yes, sir.

6 MR. DENNIS: CC1 according to the color that was -

7 MR. PRICE: Yes, sir. I was gonna address that. I think when you, after the
8 Applicant finished.

9 CHAIRMAN GILCHRIST: Okay, any other questions for Mr. Corley?

10 MR. CORLEY: Well can y'all fill me in on what CC1 is?

11 MR. PRICE: We'll address all that.

12 CHAIRMAN GILCHRIST: Yeah, he'll address it here in just a minute, Mr. Corley.

13 MR. CORLEY: Okay.

14 CHAIRMAN GILCHRIST: Thank you, sir. Appreciate it. Yeah, Mr. Price so if you
15 want to -

16 MR. PRICE: Yes, sir. So if you take note, and this was a discussion I had with
17 Ms. Kelly representing that site also, that all of the parcels that you see that before you
18 that are in that, I guess orange color, you know, rust color if you want to get more
19 specific, are part of the Crane Creek masterplan and they're zoned, their designated
20 zoning is CC1. CC1 is more equivalent to a residential, a residential zoning designation
21 if you want to just kind of a comparison but it's not zoned light industrial.

22 CHAIRMAN GILCHRIST: So, excuse me, the property that the gentlemen that is
23 seeking zoning, rezoning for, is it in the masterplan?

1 MR. PRICE: No sir, no sir, and I wish I could tell you why. There are a number of
2 questions that I would have about that and in some of the other areas that are within the
3 Crane Creek masterplan. There are some that were included and some that weren't but
4 as in the past, I just don't, I don't know. But for some reason his, the parcel that is
5 before you today is not part of the Crane Creek masterplan area and it does not have a
6 Crane Creek zoning designation. It is zoned rural and that's the one that is being
7 requested to be rezoned to light industrial.

8 CHAIRMAN GILCHRIST: Okay.

9 MR. PRICE: But -

10 MR. DENNIS: So that property directly north is not LI.

11 MR. PRICE: No, sir.

12 MR. YONKE: Question for the Staff. [Inaudible] neighborhood improvement
13 areas and turned-on zoning it shows a lot. If you click on the property.

14 MR. PRICE: Yes, yes sir, and we're -

15 MR. YONKE: Is this like an overlay.

16 MR. PRICE: We're trying to make, we're trying to make that correction on that.

17 MR. YONKE: Okay.

18 MR. PRICE: Yes, we are trying to make a correction on that so it will be
19 accurately reflected whenever you turn on the, without having to turn on any
20 neighborhood improvement areas, but also to make sure that the correct zoning is
21 shown.

1 CHAIRMAN GILCHRIST: Mr. Price, I want to go back to the masterplan for a
2 minute. So in the Crane Creek masterplan area there were properties that we're not
3 included you mentioned, is that right?

4 MR. PRICE: Yes sir. I mean if we were to zoom out -

5 CHAIRMAN GILCHRIST: Okay.

6 MR. PRICE: - to this area, I mean to include all of the Crane Creek you will see,
7 you know, maybe little pieces here and there that weren't included. Like I said I don't
8 know why that one wasn't. And then you will see some that were included that, you
9 know, we would have to get more specific, that we would just question why were they
10 included. But in this case that piece was not a part of the Crane Creek masterplan.

11 CHAIRMAN GILCHRIST: May I ask another question?

12 MR. PRICE: I was going to say also if it was part of the Crane Creek masterplan
13 it would have been designated CC1.

14 CHAIRMAN GILCHRIST: Alright, yeah.

15 MR. PRICE: Go ahead.

16 CHAIRMAN GILCHRIST: But I guess so if somebody, let's say if any of our
17 masterplans, if somebody comes in and wants to rezone something and that particular
18 piece of property is not located within the masterplan whether that's relevant or not, do,
19 is that, is there any way anybody would know that? Is, I mean, is that even relevant to
20 the, the request I guess is what I'm asking? Does it make a difference, if I came in and
21 rezoned a piece of property, does it make a difference, does it -

22 MR. PRICE: I mean yes, sir. What we would do is a lot of times even if an
23 adjacent property was located within a master plan, we would look at how that property

1 is designated. So for example, so currently the properties that are surrounding it were
2 zoned, designated CC1 so we look at that as residential. But in this case, let's say the
3 properties were designated CC4 which is more aligned with a light industrial zoning
4 designation -

5 CHAIRMAN GILCHRIST: Okay.

6 MR. PRICE: - we would have pointed that out and to use that properly as part of
7 our recommendation also.

8 CHAIRMAN GILCHRIST: Got it. Okay.

9 MR. PRICE: So we would use that.

10 MR. CROOKS: Mr. Chair, to add to that, too. So whenever a property does fall
11 within a neighborhood master plan, we take that guidance into consideration in regards
12 to the, the request. So for instance, if you go back to the beginning of the Agenda and
13 look at that first case that was withdrawn, we do reference the Lower Richland master
14 plan as part of that case. And we do this whenever there is one that falls in, any
15 additional kind of policy guidance that falls within the Comp Plan so whether that's a
16 neighborhood masterplan, the priority investment areas, things like that, we include that
17 as part of that recommendation for how that recommendation comes out.

18 CHAIRMAN GILCHRIST: Okay. Maybe, okay, I see. Maybe it was overlooked. I
19 didn't see it in this one.

20 MS. FRIERSON: Mr. Chair, I have a request?

21 CHAIRMAN GILCHRIST: Yes.

22 MS. FRIERSON: I'm looking at the map before me but there was another map
23 that showed more extensively the businesses in that area and as I listened to attorney

1 Linda [sic] Kelly talk about the fact that according to what she saw most of the areas in
2 that area were industrial. Can you pull up the other map that gives us a more extensive
3 view of the, not that one, of the businesses that are near the gentleman's property or
4 property that he is being requesting be rezoned. Not that one.

5 MR. PRICE: Yeah, I think, yeah, Tommy if you don't mind, if you would just zoom
6 out a good bit, yeah, like that. And take off the zoning layers. Alright, kind of zoom in a
7 little bit.

8 MS. FRIERSON: It had lots of yellow lines of it.

9 MR. PRICE: Okay so yeah.

10 MS. FRIERSON: Zoom up a little bit, please. So I can see.

11 MR. PRICE: No, the other way, Tom.

12 MS. FRIERSON: No, no, Okay, now push it up further on the screen cause I
13 want to see, okay, thank you. Now could you put the cursor on the section of property
14 that the gentleman is requesting to rezone? Cause what I'm trying to see if it is factual
15 that most of the property around that particular area is industrial. That's what I'm trying
16 to see.

17 MR. PRICE: Yeah. Yes, Ms. Frierson if you are looking at the subject property
18 there, there are a couple of parcels, excuse me, there's a parcel that separates that
19 from some of the existing industrial uses along this particular section of Fairfield Road.
20 So if you, kind of looking at what you have before I believe it's identified as BTD Field
21 Services.

22 MS. FRIERSON: I see it.

1 MR. PRICE: And so basically as you go south of that you will come across a
2 good bit of properties that are either designated as industrial or they have an industrial
3 use on them.

4 MS. FRIERSON: Okay. I have one more question. Approximately what is the
5 difference in mileage from the gentleman's requested property change to where we see
6 BTD Field Services? How many miles approximately are there between those two
7 parcels of land?

8 MR. CROOKS: 1,675', Somewhere in that.

9 MS. FRIERSON: And that's equivalent to how many miles?

10 MR. PRICE: Less than a fourth.

11 MR. CROOKS: About a quarter, a little less than a quarter.

12 MS. FRIERSON: Okay, then it does appear, and I could be wrong cause I was
13 listening carefully, that in terms of proximity there are many industrial usages near his
14 property and I just want to be fair so that's why I was asking these questions. Thank you
15 so much.

16 CHAIRMAN GILCHRIST: Thank you, Ms. Frierson. Any other comments on this
17 case? If not, Chair will entertain a motion on it.

18 MS. FRIERSON: Mr. Chair, I so move that we request, and I don't see the
19 number before me, but that this property be sent to County Council with a
20 recommendation for approval. And if you need to know my reasons because it's going
21 to against what Staff recommendation is, I will so state.

22 CHAIRMAN GILCHRIST: Yes.

1 MS. FRIERSON: Okay my rationale is that according to the map before me and
2 according to the evidence presented to us it does appear that the majority of the
3 properties adjacent, well not adjacent but near this gentleman's request are of an
4 industrial use, and in that there was an error, not an error, in that his property was not
5 part of the Crane Creek, what is it called?

6 CHAIRMAN GILCHRIST: Master plan.

7 MS. FRIERSON: Master plan, I think that this exception would be appropriate.

8 CHAIRMAN GILCHRIST: Is there a second on that?

9 MR. DENNIS: Second.

10 CHAIRMAN GILCHRIST: Okay, it's been moved and properly second then that
11 we send Case Number 21-032 MA forward to Council with recommendation of approval,
12 based upon the recommendation of Commissioner Frierson. All in favor signify by roll
13 call vote, Mr. Price?

14 MR. PRICE: Yes, Mr. Chair those in favor of the motion to approve the rezoning
15 request, Gilchrist?

16 CHAIRMAN GILCHRIST: Aye?

17 MR. PRICE: Frierson?

18 MS. FRIERSON: Aye.

19 MR. PRICE: Yonke?

20 MR. YONKE: Aye.

21 MR. PRICE: Carlisle?

22 MR. CARLISLE: Aye.

23 MR. PRICE: Dennis?

1 MR. DENNIS: Aye.

2 MR. PRICE: Metts?

3 MR. METTS: Aye.

4 MR. PRICE: Taylor?

5 MR. TAYLOR: Aye.

6 MR. PRICE: That motion passes 7/0.

7 *Approved: Gilchrist, Yonke, Frierson, Carlisle, Dennis, Metts, Taylor; Absent: Branham,*
8 *Grady]*

9 CHAIRMAN GILCHRIST: And again, we are a recommending Body to County
10 Council. They will meet back in these chambers on the 26th of October. Please feel free
11 to come at that time.

12 MS. KELLEY: Thank you so much.

13 CHAIRMAN GILCHRIST: Thank you.

14 MR. DENNIS: I'm just saying my head hurt.

15 CHAIRMAN GILCHRIST: This has been one of those ones to make us think
16 today, right? No doubt. Okay. Moving right along.

17 **CASE NO. 21-033 MA:**

18 MR. PRICE: Yes, sir Mr. Chair, the next item we have is case 21-033 MA. The
19 Applicant Charles Eleazer. Hopefully I'm saying that correctly. The Applicant is
20 requesting to rezone about 3.23 acres from rural to general commercial. The property is
21 located along Rauch Metz Road. Staff took a look at this and we recommended
22 approval of this particular request as we find it to be consistent with the objectives
23 outlined in the Comprehensive Plan as this area is designated for neighborhood, and it

1 this also falls within the neighborhood activity center future land use designation. And
2 again also looking at this, I'm sorry, I'm looking at another piece but that, so, because of
3 those reasons Staff recommends approval.

4 CHAIRMAN GILCHRIST: This particular case 21-033 MA, do we [inaudible]
5 signed up to speak [inaudible]. So I guess my question to any Commissioners is -
6 question is that only the Applicant, you're fine, you're perfectly fine. Alright, Mr. Price.
7 Mr. Eleazer is the Applicant, you want to come and have anything to say to us about it?
8 Where are you? Okay, alright, did I get that name right?

9 **TESTIMONY OF CHARLES ELEAZER:**

10 ELEAZER: Eleazer.

11 CHAIRMAN GILCHRIST: Eleazer, alright, alright.

12 MR. ELEAZER: Very close.

13 CHAIRMAN GILCHRIST: Geo got it right.

14 MR. ELEAZER: Thank you for your time, Commission.

15 CHAIRMAN GILCHRIST: Yes, sir.

16 MR. ELEAZER: My name is Charles Eleazer, 1211 Rauch Metz Road, Irmo.
17 Yeah, we, we, we're just asking for rezoning to be consistent with the properties that are
18 kind of above us on that. As a result of some interstate improvement and interchange
19 improvements you'll see that little, where the road is gonna be located and it will kind of
20 separate that from a larger tract of land, and just want it to be consistent with the
21 neighboring parcels.

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

23 MR. ELEAZER: Thank you, thank you.

1 CHAIRMAN GILCHRIST: Chair will entertain a motion on this.

2 MR. DENNIS: Yes sir, I make a motion to send Case Number 21-033 MA to
3 County Council for approval.

4 MS. FRIERSON: Second that motion.

5 CHAIRMAN GILCHRIST: Okay, it's been moved and properly second that we
6 send Case Number 21033 MA forward to Council for recommendation of approval. All in
7 favor signify with a roll call vote, Mr. Price?

8 MR. PRICE: Alright. Those in favor, Gilchrist?

9 CHAIRMAN GILCHRIST: Aye.

10 MR. PRICE: Frierson?

11 MS. FRIERSON: Aye.

12 MR. PRICE: Yonke?

13 MR. YONKE: Aye.

14 MR. PRICE: Carlisle?

15 MR. CARLISLE: Aye.

16 MR. PRICE: Dennis?

17 MR. DENNIS: Aye.

18 MR. PRICE: Metts?

19 MR. METTS: Aye.

20 MR. PRICE: Taylor?

21 MR. TAYLOR: Aye.

22 *[Approved: Gilchrist, Frierson, Yonke, Carlisle, Dennis, Metts, Taylor; Absent: Branham,*
23 *Grady]*

1
2 CHAIRMAN GILCHRIST: And again, we are a recommending Body to County
3 Council. They will meet back in these chambers on the 26th feel free to come back at
4 that time. Thank you. Okay. Next case.

5 **CASE NO. 21-034 MA:**

6 MR. PRICE: Next case is, next item is Case 21-034 MA. The Applicant J.T.
7 Simpson and the Applicant is requesting to rezone 1.7 acres along, located at 517
8 Mason Road, from general commercial to light industrial. Staff recommends disapproval
9 of this request. It's not consistent with the 2015 Comprehensive Plan; the mixed
10 residential future land use designation provide for a range of land use supportive of
11 neighborhood commercial and employment needs. Single-family, multi-family, office/
12 institutional, commercial and recreational use is all appropriate. The requested zoning is
13 felt that it would encourage uses that are not compatible or in character with the uses
14 designated within the Comprehensive Plan, and many of the uses would be a little
15 intensive as compared to what is recommended. So again, Staff recommends
16 disapproval.

17 CHAIRMAN GILCHRIST: Okay. Any questions for the Staff on this case? Is J.T.
18 Simpson here? James Starnes? Alright. When you come to the podium just give us your
19 name and your address for the Record, please.

20 **TESTIMONY OF JAMES STARNES:**

21 MR. STARNES: James Starnes, 1001 Denton Drive. Mr. Chairman,
22 Commissioners, thank you so much for this opportunity. I rise as president of the North
23 21 Terrace Neighborhood Association in strong opposition to this proposal. While I'm a

1 big fan entrepreneurship and realize that businesses bring jobs, we strongly oppose
2 this, this proposal. If you come into the North 21 Terrace community from Fairfield Road
3 or from North Main, you'll find houses, single-family homes, you'll find churches and
4 you'll find our beloved John P. Thomas Elementary School which is right across the
5 street from this proposed property change. When people look to buy a house or if I were
6 to sell my house, potential buyers will be looking for a neighborhood that reflects what
7 that neighborhood was when I bought my house. We would not stand before you likely
8 to oppose another church coming to the community. We wouldn't come before you to
9 oppose a school coming into the community, but it is difficult to imagine how such a
10 business, a towing business, would enhance our community. Will it make it more safe?
11 Not likely with the new traffic that will come into the area, especially right across the
12 street from John P. Thomas where certain times of day the very street that comes into
13 Mason Road, Weston Avenue, is closed certain times of day to traffic, can only go one
14 way. And of course business in this area would certainly complicate that. The aesthetic
15 quality of having cars parked at a tow yard in our community is something that we really
16 can't imagine. So what we're asking is that we reject this and we are so pleased that the
17 Staff has recommended so. So we respectfully that you assist us in our efforts to
18 maintain the family nature of our community.

19 CHAIRMAN GILCHRIST: Thank you, Mr. Starnes.

20 MR. STARNES: Thank you so much.

21 CHAIRMAN GILCHRIST: Thank you, sir. Ms. Cynthia Lightner.

22 **TESTIMONY OF CINDY LIGHTNER:**

1 MS. LIGHTNER: My name is Cynthia Lightner. Excuse me. I live at 701 Mason
2 Road. And this proposed area where they're planning to put the tow truck parking area
3 is not a half of block from my house. In-between my house is a church and another
4 family who has an eight-year-old daughter. I don't want her out there playing next to a
5 junk yard. Second of all as Mr. Starnes stated the school is across the street. There's
6 two other family homes across from where he's planning to locate this. And I talked to
7 the original owner, Sue Morgan, who is in Albermarle, North Carolina who owned the
8 property and she stated to me that she was under the impression that a landscaping
9 company was going in at that location which was her property. That's not true. It's going
10 to be a towing company we understand. So me being a half a block away, my
11 neighbors, the school and everything, we appreciate you guys turning it down, or
12 disapproving it and we hope that you will continue to disapprove it because it is a
13 residential neighborhood and it's not for business. Thank you.

14 CHAIRMAN GILCHRIST: Thank you, Ms. Lightner. That's all we have signed up
15 to speak on this case. Chair will entertain any questions or motions? Mr. Dennis?

16 MR. DENNIS: [Inaudible] I didn't realize who owns that property or who did own
17 that property and I know them [inaudible] abstain from [inaudible].

18 MR. PRICE: Again we've, these things have come up periodically; typically if you
19 have a financial interest those are one of the main reasons for abstaining. Just because
20 you know someone, and we've had a number of people who served on our Commission
21 through their professional careers, a lotta realtors and so on, have known some of
22 everybody has been coming up here so but if you, unless if you feel that, you know,
23 your association with the property.

1 MR. DENNIS: I'll say this. I'm very deep with the family.

2 MR. PRICE: Okay.

3 MR. DENNIS: Of the Morgan Family and the, Mr. Morgan is like a second brother
4 to me so.

5 MR. PRICE: Okay.

6 MR. DENNIS: We do business together so I would like to.

7 MR. PRICE: Yeah, just so you know, just for clarity, just to go along again, you
8 know, if you run into these situations, you can just state your relationship and that it
9 would not affect your decision but if you have some type of financial stake in the matter
10 or financial obligations with, you know, the property owner that's probably the best time
11 to go recuse yourself.

12 CHAIRMAN GILCHRIST: Yeah.

13 MR. PRICE: Thank you.

14 CHAIRMAN GILCHRIST: So Mr. Dennis, you won't do any debate on it or votes,
15 okay? Alright. Any questions for the Staff? Chair will entertain a motion, and Mr. Dennis
16 if you will complete that for us, give that back to Staff. Motions?

17 MR. YONKE: I have a question for the Staff.

18 CHAIRMAN GILCHRIST: Of course, Mr. Yonke.

19 MR. YONKE: [Inaudible] that the elementary school directly across the street
20 from it and if you look at Google Street you get a [inaudible]. Are there any places
21 around the county where that's a problem, light industrial near schools, does that
22 happen?

1 MR. PRICE: I think that would take a little bit more work on Staff's part, we'd
2 basically you have to pull elementary and middle schools and look at the zoning around
3 them. I just can't think of any off the top of my head necessarily where there's an
4 elementary or middle school that's near an industrial area.

5 MR. CROOKS: I would say Mr. Yonke usually those are considered incompatible
6 land uses, so.

7 CHAIRMAN GILCHRIST: Okay.

8 MR. DENNIS: Chair, I do have a question about this. Is, does Ms. Morgan still
9 own this or does somebody else own it?

10 [Inaudible]

11 MR. DENNIS: She sold it? So she no longer has any interest in this property?

12 [Inaudible]

13 CHAIRMAN GILCHRIST: Sure, yeah.

14 MR. DENNIS: I mean, if she's already sold it then I don't need to recuse myself.

15 CHAIRMAN GILCHRIST: Okay.

16 MR. DENNIS: Cause there's no more interest.

17 CHAIRMAN GILCHRIST: So has she?

18 MS. LIGHTNER: After we found that the zoning sign went up, I too am friends
19 with the Morgans and you know that Mr. Morgan is in a home in Salisbury. I talked to
20 Ms. Morgan, Sue, and she told me that she had sold the property but she was under the
21 impression that she, it was sold to a landscaping company, not a towing company.

22 CHAIRMAN GILCHRIST: Okay, thank you. Okay. Alright.

1 MR. PRICE: And sometimes even during the transactions of property it can take
2 a few months or longer for it to be reflected on our mapping service.

3 CHAIRMAN GILCHRIST: Any motions?

4 MR. YONKE: I'll make a motion.

5 CHAIRMAN GILCHRIST: Yes, sir.

6 MR. YONKE: To disapprove going along with Staff's recommendation.

7 CHAIRMAN GILCHRIST: Is there a second?

8 MR. TAYLOR: Second.

9 CHAIRMAN GILCHRIST: Okay. It's been moved and properly second that we
10 send case 21-034 MA forward to Council for recommendation of disapproval. All in favor
11 signify by roll call vote, Mr. Price?

12 MR. PRICE: Alright those in favor, Gilchrist?

13 CHAIRMAN GILCHRIST: Aye?

14 MR. PRICE: Frierson?

15 MS. FRIERSON: Aye.

16 MR. PRICE: Yonke?

17 MR. YONKE: Aye.

18 MR. PRICE: Carlisle?

19 MR. CARLISLE: Aye.

20 MR. PRICE: Dennis?

21 MR. DENNIS: Aye.

22 MR. PRICE: Metts?

23 MR. METTS: Aye.

1 MR. PRICE: Taylor?

2 MR. TAYLOR: Aye.

3 *[Approved to deny: Gilchrist, Frierson, Yonke, Carlisle, Dennis, Metts, Taylor; Absent:*
4 *Grady, Branham]*

5 CHAIRMAN GILCHRIST: And again, we are a recommending body to County
6 Council. They will meet back in these chambers on the 26th of October. Thank you.

7 MR. DENNIS: Mr. Chair?

8 CHAIRMAN GILCHRIST: Yes, sir?

9 MR. DENNIS: I just want to let everybody know that that property has been sold
10 so Ms. Morgan does not have any stake in it.

11 CHAIRMAN GILCHRIST: Okay.

12 MR. DENNIS: So that's why I got back into the game.

13 CHAIRMAN GILCHRIST: Yes, thank you. For the Record. Alright back to case
14 number 21-028 MA.

15 **CASE NO. 21-028 MA:**

16 MR. PRICE: Yes sir, Mr. Chair, again, next item is again Case 21-028 MA. The
17 Applicant is Matt Rains. The Applicant is requesting to rezone two parcels which total
18 about 121.52 acres from heavy industrial HI to single, residential single-family medium
19 density. Again, Staff recommends approval of this request as we feel it was in
20 compliance with the recommendations, excuse me, recommendations of the
21 Comprehensive Plan which supports medium to high density residential uses that are
22 secondary to employment uses and areas. Likewise, the Plan recommends that
23 residential uses should be located along primary road corridors approximate to

1 employment centers. And we felt that this particular request in this location met those
2 requirements, and again Staff recommends approval of this request.

3 CHAIRMAN GILCHRIST: Alright, before we get into this why did we move this to
4 the end of the agenda?

5 MR. PRICE: We moved this because someone was stating that it was their
6 property - a portion of the property was theirs that was subject before you, but it turns
7 out that they had the wrong property identified. And so we were able to confirm which
8 pieces we have and all the proper paperwork and ownership is in place.

9 CHAIRMAN GILCHRIST: Okay. Alright. Any questions for the Staff on this case?
10 We have a couple of persons signed up to speak. The applicant Matt Rains.

11 **TESTIMONY OF MATT RAINS:**

12 MR. RAINS: Good afternoon, my name is Matt Rains. I am at 4401 Leeds
13 Avenue, North Charleston. First want to thank the Commission for having us and then
14 also thank Staff. We had the pleasure of meeting with them on site and they gave us
15 some great recommendations on how to move the property forward and I'm here to
16 answer any questions you might have about the project.

17 CHAIRMAN GILCHRIST: Thank you. Questions for Mr. Rains? Okay. Thank you,
18 Mr. Rains. Tombo Milliken. Did I get that right?

19 **TESTIMONY OF TOMBO MILLIKEN:**

20 MR. MILLIKEN: Yes, sir.

21 CHAIRMAN GILCHRIST: Alright.

22 MR. MILLIKEN: Tombo Milliken, 18 Town Bee Court, Columbia. I'm of NAI
23 Columbia. I'm the listing agent for the property. This property has been marketed for

1 industrial use for some time. We've not had any industrial activity, or not any activity that
2 anyone here would want. So it has been zoned HI. We have met with Staff, had very
3 good productive meetings. And glad to answer any questions; before I do that the lady
4 that was here was a little confused, she also has an eight acre piece on the south side
5 of the property, not the north side of the property so that's why she was confused about
6 her property. So one has nothing to do with the other, I just wanted to make that very
7 clear. We would be interested in her property but not at the current price. So any way
8 but we have spoken with her but it has nothing to do with the other. Glad to answer any
9 questions.

10 CHAIRMAN GILCHRIST: Any questions for Mr. Milliken? Thank you, sir.

11 MILLIKIN: Thank you.

12 CHAIRMAN GILCHRIST: Appreciate it. Norma Wages. Is that right? Norman
13 Wages. Did I get that first name right?

14 **TESTIMONY OF HERMAN WAGES:**

15 MR. WAGES: Yeah.

16 CHAIRMAN GILCHRIST: Okay, alright.

17 MR. WAGES: Good afternoon. I just have a, Herman Wages at 1021 Valhalla
18 Drive, Columbia, South Carolina 29229. I just had one question; we own the property
19 across the street from that, the rezoning proposal. I have a small business there and a
20 rental property. Another question I had was the sewage coming from that proposed
21 neighborhood, right now there's a sewage processing unit I guess right across the street
22 from where we are and it's constant. So is the sewage going from that place to that

1 same processing unit and it's going to get worse or? That's my only concern with it. Far
2 as residential I have no issues with that.

3 CHAIRMAN GILCHRIST: Alright. Thank you, sir. And ma'am, you wanted to
4 comment on that case, is that right? You're welcome to do so.

5 **TESTIMONY OF ?:**

6 ? : Yes, hi, how y'all doing? I'm at 10523 Farrow Road. I'm right across the street
7 and that was my concern too was the sewer because you can smell it. I mean,
8 sometimes it's so awful even going up there, you know, that's unhealthy. There's
9 something going on if the sewer has to smell like that. So my, my problem was I just
10 wanted to know was that sewer part of development. I have no problem with them
11 developing out there but is that part of it and will it cause more problems with that
12 smell?

13 CHAIRMAN GILCHRIST: Okay.

14 ? : That was my problem.

15 CHAIRMAN GILCHRIST: Well thank you for addressing that. And, and one of the
16 things that I would just recommend to you, you certainly should find out who your
17 representative is for that area and have a conversation with them about it, for sure,
18 absolutely. And maybe, maybe Staff can help you determine exactly who that would be
19 and that way -

20 MR. PRICE: It would be Representative Derrick Pew.

21 CHAIRMAN GILCHRIST: Representative, Councilman Derrick Pew.

22 MR. PRICE: Yes sir, excuse me, yeah, represents the area. Councilman Derrick
23 Pew, District two.

1 CHAIRMAN GILCHRIST: So I would certainly encourage you to reach out to
2 Councilman Pew great guy. Alright, alright, I think that's it. Nobody else is signed up to
3 speak guys. I'll take a, Chair will entertain a motion on this.

4 MR. DENNIS: Mr. Chair, I make a motion to send this to County Council, Case
5 Number 21-028 MA, for approval.

6 CHAIRMAN GILCHRIST: Is there a second?

7 MR. TAYLOR: Second.

8 CHAIRMAN GILCHRIST: Alright, it's been moved and properly second that we
9 send Case Number 21-028 MA forward to Council for recommendation for approval.
10 Discussion? All in favor signify with a roll call vote, Mr. Price?

11 MR. PRICE: Alright, those in favor of the request, Gilchrist?

12 CHAIRMAN GILCHRIST: Aye.

13 MR. PRICE: Frierson?

14 MS. FRIERSON: Aye.

15 MR. PRICE: Yonke?

16 MR. YONKE: Aye.

17 MR. PRICE: Carlisle?

18 MR. CARLISLE: Aye.

19 MR. PRICE: Dennis?

20 MR. DENNIS: Aye.

21 MR. PRICE: Metts?

22 MR. METTS: Aye.

23 MR. PRICE: And Taylor?

1 MR. TAYLOR: Aye.

2 *[Approved: Gilchrist, Frierson, Yonke, Carlisle, Dennis, Metts, Taylor; Absent: Grady,*
3 *Branham]*

4 CHAIRMAN GILCHRIST: Again, we are a recommending Body to County
5 Council. They will meet back here on the 26th. Thank you, guys. Alright. Today has been
6 one of those days, man. Glad we didn't have to do the whole Agenda. Whew. Alright
7 guys, thank y'all for walking us through all that today.

8 MR. PRICE: Okay. Yeah, we, you know, we kind of give you an update before
9 we get to Item V for Land Development Code rewrite updates. This goes along with it.
10 Mr. Yonke was present last Tuesday when County Council -

11 CHAIRMAN GILCHRIST: Representing the Commission.

12 MR. PRICE: - yes, as County Council gave first reading approval to the Land
13 Development Code rewrite. I'm sure there's a little bit more discussion that's gonna take
14 place. The second reading and the third are scheduled, I think it's two weeks apart so
15 the second reading is actually scheduled for October the 19th and third reading
16 potentially is November the 16th and the reason why we selected those dates in that gap
17 in-between is because that would actually give Council a chance to, you know, look
18 over it and see if they had any other, other questions or if there was maybe even a
19 workshop that may be necessary for us to, to go over a few items on the, with the Code
20 rewrite. So just to kind of give us the time without rushing things and I think that's one of
21 the concerns of Council. One of, what you have before you is there were a couple of
22 sections of the Code of the Land Development Code that Council wanted Planning
23 Commission to look into to kind of come back with some suggestions or ideas about

1 how to address these. One was the map amendment signage posting requirements and
2 the other one was neighborhood pre-application meeting criteria. I'm gonna probably
3 end up turning this over to Mr. Crooks but right now this is really kind, we, again, we're
4 trying to get this in by the 19th for County Council so we can have, we're actually
5 prepared to have an extensive discussion on this now. It is listed as an action item so
6 that you would be able to vote. If not, this may require us to have a special call meeting
7 by the Chair at another time so that we could again, take these items up and take action
8 on a proposal to present to Council.

9 MR. CROOKS: So I just wanted to add, so both of these items were things that if
10 Planning Commission recalls y'all did make recommendations to them with certain
11 changes in regards to these. So for the posting signage requirements that was one of
12 the things that Planning Commission voted to make a change. So this was specifically
13 rather than one posting every 1,000' it was one posting every 150'. I think Council
14 actually really liked that but I think this has been one of the areas that we've been
15 hearing lots of comments on from the public in regards to how postings work, how those
16 things look. And so I think from our perspective it's really just how do we, you know,
17 how do we look at that requirement but how do we maybe add some things to it. So
18 rather than just 150' every, you know, every 150' of that property well maybe it's the
19 next major intersection or something like that, because we also still try to be relatively
20 flexible with our current postings. And we're also going to be doing some things
21 internally from Staff's end on how we actually have these signs set up in terms of the
22 design and the information that is provided on these signs because really the, the idea
23 is, you know, provide that notice that hey, something is going on versus trying to slam,

1 you know, a Staff Report onto a two foot by three foot sign. So just a little bit of some
2 more information there. And then the pre-application meeting criteria, again they at first
3 reading accepted the Planning Commission's recommendation to have this be as
4 optional but I think they, they liked the kind of comments that we had in regards to how
5 we could have this look because effectively I mean it is kind of a de facto requirement
6 as it exists now with Council. And so if this were to be something that is codified how
7 could we make that work and how could we make that look; again with the issue being
8 any applicant the way that it was previously written would have to have this. So even if
9 you were, you know, Joe Schmo out there who, you know, who is rezoning .2 acres of
10 something you would still have to hold this pre-application neighborhood meeting with
11 what you're rezoning. And so everyone would have to be treated equal so kind of the
12 way that we're positing this is we look at the application type. So how do we look at
13 certain application types being, meet these requirements; so do we put acreage
14 requirements on applications, stuff like that. In regards to the same way how do we treat
15 maybe a by right use pre-application meeting, how do we treat that maybe slightly
16 different than say a map amendment, because where one is, you're going to have that
17 ability to do no matter what but one is, you know, you're going to have this public
18 meeting, you're going to have the zoning public hearing before Council. So having this
19 before meeting as well, you know, how do we have those standards, how do we have
20 that look. So that's just kind of some more of that, that background in regards to kind of
21 what, what we had discussed with Council at that work session and kind of what we feel
22 some of their direction was in regards to that.

1 CHARIMAN GILCHRIST: What was Council's concern about the map
2 amendment signage posting requirements?

3 MR. CROOKS: So I think it really just boils down to some of the same concerns
4 that a lot of people have. So they like the amount the signs.

5 CHAIRMAN GILCHRIST: Right.

6 MR. CROOKS: But it's just kind of the way that they're set up or situated so I
7 think it's just we wanting to have more discussion with you all in terms of how that might
8 look, how that might function. But also is a blanket 150', is that really the most
9 appropriate? Should there be maybe little bit more flexibility or do we just go ahead and
10 say yeah, you have to have one every 150', but then do we also hit, you know, the end
11 of the roadway where there's an intersection. So that way if people don't necessarily
12 always drive by that or go down that road would they still have some of that?

13 CHAIRMAN GILCHRIST: I guess what Council's getting at is more visibility?

14 MR. CROOKS: Yeah, yeah, more visibility I think and really what that is. Cause
15 again, not necessarily looking at what the design of that sign is, I think that's something
16 that we'll be taking.

17 CHARIMAN GILCHRIST: Right.

18 MR. CROOKS: But how we are making those requirements for the posting be.
19 So right now, the way of the language is, is one every 150' of property frontage and so,
20 you know, if we've got a 300' front property we'd have to have two signs. If we've got
21 something like that, but then it's also how do we set those up? And so really for us, that
22 still gives us a little bit of flexibility and depending on, you know, the size of the property,
23 what the request is, we'd still probably over post as we do a lotta times. So take for

1 instance the Rabbit Run property, we, we posted everything that we had to post but
2 we're also putting things across the street, we're putting things down at the other
3 intersection, we've written things down at the other intersection so that way everybody
4 in the general area knows it, sees it. But you know, again, that's kind of the crux of that
5 conversation is more visibility to them is not a bad thing in regards to how those, how
6 those are set up.

7 CHAIRMAN GILCHRIST: Yeah, I, so let me kind of take a different twist to that if
8 I may. To think about if, if it's a certain community or certain area is there a way - and
9 y'all, I guess [inaudible] comment on it. We, do we inform neighborhoods within a
10 certain geographical area that a particular zoning is going to come about or somebody
11 just has to ride by and see a sign?

12 MR. PRICE: We don't necessarily inform a particular neighborhood group. What
13 we did was we, we do our standard, we post the property, we advertise it in the paper,
14 but we also send notifications to adjacent property owners of the sites.

15 CHAIRMAN GILCHRIST: Okay.

16 MR. PRICE: Letting, notifying them because, you know, would just assume with
17 all of the people being impacted would be the adjacent property owners. So we send it
18 to them and normally that gets, you know, the word out on a request.

19 MR. CROOKS: It's a certain radius.

20 CHAIRMAN GILCHRIST: I was going to ask you.

21 MR. PRICE: Yeah, within, I think it's 100'.

22 MR. CROOKS: I was thinking like 300.

23 MR. PRICE: Okay.

1 MR. CROOKS: So, but within a certain radius of the property notice is provided.

2 CHAIRMAN GILCHRIST: But, we, we said in our, in the rewrite that we would
3 look at every 150' right?

4 MR. CROOKS: So that's for the posting.

5 CHAIRMAN GILCHRIST: Right, that's from the, yeah.

6 MR. CROOKS: I'm not sure what the radius is but we carried that requirement
7 forward also as part of that.

8 MR. DENNIS: Chairman?

9 CHAIRMAN GILCHRIST: Yes, Mr. Dennis go ahead.

10 MR. DENNIS: I remember this actually quite extensively cause Mr. Branham and
11 I did a lot of research on that and I had a lot of the public input from watching all the
12 other videos and stuff like that. And I remember we was talking about that 150 versus
13 the 300 give more in site for people. And I remember you guys talking about how you
14 put it in the paper and mail all that and I think that's kind of why we just said more
15 signage so that people could see it. Instead of one every, you know, like 300' but, you
16 know, I think what you guys are doing, putting it down at the corner of the road and
17 stuff, that's even more than what we were looking at because quite frankly, you know,
18 that just gives somebody driving down the road that probably don't even go down that
19 road or that area visibility. So I mean, I thought we pretty much hit everything cause I
20 think we talked on that for about 45 minutes that day but I guess not. So I kind of see
21 what they're wanting but I don't know.

22 MR. CROOKS: Yeah, I just think it's, it's I think it's one part I don't necessarily
23 know, and again, can't speak for Council and what they're coming from. I think part of it

1 is just making sure that it's visible so I think one way is, you know, we just also internally
2 with Staff, you know, have that conversation, you know, do we post the sign here, do we
3 post the sign there in terms of like, right against the road way further back, kinda thing,
4 cause that's all some of the concerns that we've been hearing also cause I think
5 depending on who's posting it, you know, someone will place it in a different spot versus
6 somebody else.

7 MR. DENNIS: Doesn't it have to be a certain, 50' off the road or something like
8 that? I, I can't remember. It doesn't?

9 MR. PRICE: No, we typically try to put it, you know, back in my day when I was a
10 poster.

11 MR. DENNIS: I mean, I see what you guys do cause I ride by every site and you
12 guys are putting it out there.

13 MR. PRICE: Yeah, I -

14 MR. DENNIS: Very well.

15 MR. PRICE: I thank you for that but some of the sites that I've gone to I feel that
16 the sign should be placed in another location. Maybe a little closer to the road where
17 you clearly will see it as you're driving by. So that's one of the things that we're working
18 on, you know. One of the things that part of our discussions with Council is, you know,
19 the number, you know, you can put that number in there and I don't know if that -

20 CHAIRMAN GILCHRIST: Right.

21 MR. PRICE: - is always going to adequately give notifications, so.

22 CHAIRMAN GILCHRIST: Right.

1 MR. PRICE: You can take, you know, just looking at some of the ones that you
2 had today such as I think last item that was off of Farrow Road, that's a large tract of
3 land with very little frontage.

4 MR. CROOKS: Yeah.

5 CHAIRMAN GILCHRIST: Yeah.

6 MR. PRICE: So we might put, you know, one or two signs out there. There's no
7 guarantee anybody's gonna see that, especially driving on Farrow Road typically at
8 those speeds, there's nothing to really make you slow down to stop, you probably can
9 pass that, so. It is about where we place the signs probably a lot more than just the
10 number. And we make sure that if there's a neighborhood across the street that we put
11 that sign directly when you come out of that neighborhood and you see it. If you're
12 about to turn into the neighborhood or turn into an area, that you will see and so it's
13 more about location than just numbers from what we've deemed over the years.

14 CHAIRMAN GILCHRIST: Sounds like to me that Council was trying to get at this
15 idea of trying to inform as many people as possible about a particular zoning. Is that?

16 MR. CROOKS: Yeah, I think that would be a, be a fair assessment.

17 CHAIRMAN GILCHRIST: Fair assessment. And while signs I mean, I remember
18 being on this Planning Commission when I first came here and we talked about all of
19 the litter of signs everywhere in the county. I forget those, what do you call those
20 things?

21 MR. PRICE: Bandit signs.

22 CHAIRMAN GILCHRIST: Those real estate signs or whatever, whatever they
23 were, I forget what they were.

1 MR. DENNIS: That and tax signs.

2 CHAIRMAN GILCHRIST: Yeah, but all these signs all over the place and so we
3 talked about that. So we don't want to be in a position where we're littering the county
4 with, at least I don't think we do, with all that. But the question becomes, I think and I
5 think it's an appropriate question, is how do we insure that as many people as possible
6 in the county know what it is that's, that's being proposed and have an opportunity to
7 weigh in on some of that. And I don't know if I have the answer to that today. I don't
8 know if any other of my Commissioners do but, but I would surmise that we, we
9 probably need to look beyond just postage of a sign and to think about, you know, what
10 are some other ways that we can ensure that the community is as engaged as we
11 possibly can. And I mean, I don't know the answer to that but seems like to me that's
12 probably what Council is getting at with this statement.

13 MR. DENNIS: Mr. Chair, what you said was exactly what we deliberated during
14 that meeting and I don't think we really came up with a great thing.

15 CHAIRMAN GILCHRIST: Yeah.

16 MR. DENNIS: Because I mean it goes, you guys post it, these meetings are
17 posted, everything's, I mean, people gotta look and I hate to say it but people actually
18 have to take a little initiative. I would love for everything to be handed to me and that
19 don't that happen in life, but.

20 CHAIRMAN GILCHRIST: Right.

21 MR. DENNIS: I just, I don't know of a better way to do it other than door knocking
22 on everybody's door that lives within five square miles but we don't, we don't have that
23 means.

1 CHAIRMAN GILCHRIST: That's why I was asking about.

2 MR. DENNIS: I don't know.

3 CHAIRMAN GILCHRIST: Whether or not neighborhood groups or.

4 MR. CROOKS: So, Mr. Chair, so the language within the proposed Code, so that
5 mailed or electronic notice requirements, so all land within a radius of 100' from the
6 property line of the subject parcels. So, you know, everything within 100' radius of that,
7 that's A. B would be anybody who's registered to receive notice so kind of, you know,
8 as, as we send out the agendas and stuff like that, that would also go out to everybody
9 else. And then C is any neighborhood associations or other groups specified by County
10 Council. So what we would probably do in that case then is we have, when I say we I
11 mean the county as a whole or Government Community Services Department we would
12 probably just work with them whenever we have something coming up or whenever we
13 have the agenda just go ahead and send it to them and then just, you know, send that
14 out. We're also in terms of that we're working on a, hopefully working on something with
15 that department specifically in terms of a neighborhood registry so that way we have
16 some of that information more specifically so that way when we do things like this, have
17 these send them and stuff like that it's more, a little bit easier and efficient and we have
18 some of that things maps specifically versus saying hey, Mr. Davis what, what are the
19 neighborhood associations that are over here that y'all have on y'all's list. And so we'd
20 just be able to pull that automatically and be able to send that out directly. But, so in
21 terms of the neighborhood association it does look like that language is included for this
22 Code.

23 MR. TAYLOR: So A, B and C was presented to Council?

1 MR. CROOKS: That was, that was the language that was, that was already in
2 there, yes sir. So that was what Council approved at first reading, the change the
3 Commission made was related to the posted notice requirements and it was rather than
4 have a sign every 1,000' it was changed to 150'. So I just wanted to some of that stuff
5 that we're talking about is already included within that.

6 MR. TAYLOR: Right. But you said they like that idea, right?

7 MR. CROOKS: Yeah, I think they did, yeah, they I believe it was the more signs
8 the better was, I think -

9 MR. TAYLOR: Well if A, B and C was presented they liked the difference with the
10 150 versus 1,000, I'm slightly confused on what they'd like for us to take a look at.

11 CHAIRMAN GILCHRIST: That's what I was getting ready to ask, I mean if we -

12 MR. DENNIS: That's what I was about to say.

13 MR. PRICE: Well, I mean, go ahead Tommy.

14 MR. DELAGE: So I think some of the issue comes into is what we post, meaning
15 that our signage, you know, kind of the content, the image of that. You know, that's kind
16 of more of administrative function of Staff but could be codified. But again, you know,
17 I'm not sure the value of codifying that you have to have a four by ten sign and it's gotta
18 be this color with this information. You know, Staff is currently researching what kind of
19 signs would work best, what other jurisdictions do. As part of that as we hope to revamp
20 our signs cause they are from the road, they get people out obviously cause people
21 show up to the meetings if they really want to but there are, it's hard to get all that
22 information if you're driving by at 45 miles an hour. Some of our research has shown
23 that, you know, you put a V out, a Z out or an A out or something else like that with just

1 a contact number, they contact you, they still get the same information cause they're
2 normally wanting to contact us anyway to say hey, what is this RU to RMHD. So we're
3 kind of researching that kind of behind the scenes to see if we can change that and I
4 think that's part of their concern as well.

5 MR. DENNIS: So I know when we talked about changing it to the 150 the reason
6 why we did that cause we knew kind of what size most signs were and, instead of, and
7 that's why we did that 150 so you could see all the signs. Like that one property that
8 had, Ms. Frierson was talking about that was about a quarter mile away, that ended up
9 being 11 signs so I mean that's going to scream hey something is going on here versus
10 the one sign that would have been there originally cause of a thousand well, almost two
11 signs but when you got 11 signs and you go to two.

12 MR. CROOKS: Yeah, I think it's just, I think it's just more so what additional
13 language in terms of that signage should we be looking at if any? And if there's not any
14 that y'all think that we need to I think that also works too, cause then that's still, like I
15 said leaves us some of that flexibility we know, you know, if we need to post at this
16 intersection we can post it, if we need to post, you know, directly in front of a sub
17 division entrance post there, and just do some of those extra things versus that
18 automatically being codified.

19 CHAIRMAN GILCHRIST: I think I will yield to you all. As a matter of fact, just to
20 be clear, so what Commissioner Taylor asked those three things, A, B, and C -

21 MR. CROOKS: Those things are currently included within the, the language.

22 CHAIRMAN GILCHRIST: Okay, well I would yield to the Staff, when y'all figure
23 something out let us know.

1 MR. CROOKS: Yeah.

2 CHAIRMAN GILCHRIST: Tell us what you want us to tell the Council.

3 MR. DENNIS: Well, I mean, seeing y'all's signs I think because we don't, when
4 you guys post those signs things change.

5 MR. CROOKS: Yeah.

6 MR. DENNIS: If you start putting all that information on there then it's just gonna
7 create, it's gonna create a headache in here when they show up, and that's all they got
8 to go off of.

9 MR. CROOKS: Yeah, so -

10 MR. DENNIS Minus -

11 MR. CROOKS: - we're required on the signs to have three things. So what the
12 changed proposed is, the property affected and the case number, and then the time,
13 date and place of, of the public hearing, public meeting, that's it.

14 MR. DENNIS: Exactly, cause I mean that's all we know.

15 MR. CROOKS: So. And so what Tommy mentioned is, so if you take a look at -
16 and this is the ones that I think are probably are some of the most aesthetically
17 pleasing, if you look at the Atlanta Regional Commissions so the, the Planning
18 Commission for Atlanta, they redid their signs a couple of years ago when they had a
19 new director come in and I think those are some of the ones that probably look the best
20 that I've really seen; you know, they're big, they're bright, they're aesthetic they've got
21 one giant letter on it as Tommy mentioned. So if it's a zoning thing it's says Z, if it's an
22 administrative thing it says A, if it's a Board of Zoning Appeals thing, if it's a variance it's
23 a V, you know, if it's a special exception it's got, you know, something else on there.

1 MR. DENNIS: I think you really need to look at that if you decide to make a
2 bigger sign cause you wouldn't want to put out that many signs if they're -

3 MR. CROOKS: Yeah, yeah, so -

4 MR. DENNIS: Cause we're also looking at cost of things, too, what kind of signs
5 are they going to be, who's going to be making them cause -

6 MR. CROOKS: Yeah, that's another thing that with, with some of signs and some
7 of the Councilpersons have been using I think they work great in terms of what
8 information is there and how you can set those up, but I don't know if they would
9 necessarily be cost effective in terms of how many that we would have to do and also
10 how often we have to do those, so that's a little bit of a barrier there. And that would
11 also be something that we would probably be noting to Council, you know, with how this
12 goes or how this doesn't go, you know, if we're increasing the, you know, this signage it
13 maybe just be a minimal thing but if we're saying, alright well we're going to do this
14 much larger, this different material, that's gonna be one of those things that's going to
15 have budget implications.

16 MR. DENNIS: If you're doing a 4 x 6 sign you wouldn't put that every 150'.

17 MR. CROOKS: Right.

18 CHAIRMAN GILCHRIST: Right.

19 MR. CROOKS: So. And that would be one of those things again, that, and I think
20 that's part of this conversation is, you know, again if that is on the, you know, consider,
21 you know, if we did a larger sign cause I, I really think for us if we, you know, in terms of
22 the sign, I think overall the signage that we have size wise I think a 2 x 3 works. If
23 anything, we'd probably go up to a 3 x 4 cause I think in general that's, that's really kind

1 of the, the largest you would see printing wise, so about 48 x 36 I mean that's, that's a
2 pretty large, large sign, so.

3 MR. DENNIS: I mean I really like the idea of just putting the big Z on there.

4 MR. CROOKS: Yeah, and that's -

5 MR. DENNIS: For zoning.

6 MR. CROOKS: - really what we've discussed internally so far is, is really making
7 something that's a little bit aesthetically different, you know, different color for alright, Z
8 for Planning Commission, Z for County Council different color, kinda like we have now.
9 Same way with some of the Board of Zoning Appeals stuff and anything else that we
10 have -

11 MR. DENNIS: I think that would be great cause I just recently road down the road
12 the other day going to one of these things and the tax sale notice sign was up and I was
13 like what is that? And I only stopped because I thought it was one of ours and I was like
14 I don't remember seeing this in the packet, so I stopped and looked and I was like -

15 MR. CROOKS: Yeah.

16 MR. DENNIS: - oh that's for a tax sale or something like that.

17 MR. CROOKS: Right, right.

18 MR. DENNIS: So I mean maybe, yeah, I kinda like that.

19 MR. CROOKS: Yeah, like Mr. DeLage said really, you know, I know I think for us
20 it's about providing that notice that hey something's happening, here's who you call to
21 get the information versus trying to fit all that information on the sign, so.

22 MR. DENNIS: Don't know the best way to do that.

23 CHAIRMAN GILCHRIST: Yeah.

1 MR. CROOKS: And I think, and I think, you know, even if we don't have
2 necessarily anything to give to Council before third reading, you know, we'll still be
3 going through that zoning process and so as we're figuring things out internally what
4 may work, work doesn't work, you know, looking at applications, looking at that stuff,
5 there may be additional tweaks that we need to ask Council, hey we need to go ahead
6 and make some of these amendments before we have it in effect and then after it goes
7 into effect.

8 MR. DENNIS: What's the cost of the sign that we make now?

9 MR. CROOKS: Is it?

10 MR. PRICE: I want to come back with you. I don't, we don't, I don't have that
11 specific information.

12 MR. DENNIS: Yeah.

13 MR. CROOKS: The stakes it's like \$100 a bundle and it's like a bundle is like two
14 hundred or something like that, I think.

15 MR. PRICE: Yeah.

16 MR. CROOKS: I don't, it's one of those things that you don't really look at all the
17 time but you look at it.

18 MR. DENNIS: You start to go up bigger I know it's going to cost a lot more. It's
19 going to cost a lot more.

20 MR. CROOKS: So it's also dependent on, you know, are we using the wooden
21 stakes that we're stapling them or are we doing like the ones that you got the, the H
22 signs, the H stakes?

23 MR. DENNIS: Yeah.

1 MR. CROOKS: Cause the H stakes somehow those are really expensive. So,
2 and those are the ones that, you know, you see the political campaigns ones which we
3 got a lot out front right now. So it's that same type of style but those are a little bit more
4 expensive than just stapling it onto a stake too, so.

5 MR. PRICE: And those are relatively, those are a lot smaller than what we would
6 need. What you see for some of the [inaudible] or the political signs so that's additional
7 costs to try to hold, you know, maybe a 4 x 6 sign.

8 MR. DENNIS: On those H signs you got, I mean, it's 5,000 of one sign before
9 you get a good deal.

10 MR. PRICE: Okay.

11 MR. DENNIS: Speaking from experience.

12 MR. PRICE: Alright.

13 MR. YONKE: I'm sitting on some comments I need to I guess, I don't know if it's
14 necessary but if it's admin stuff, design wise, are we using newer tech analogy like QR
15 codes or?

16 MR. CROOKS: I think that would be one of the intents is, you know, adding
17 whatever, you know, so I think QR codes at least kind of from what we've been sending
18 out in terms of planning services. We're always adding a QR code to it now as much as
19 we can so that way, you know, folks that know, know how it is, know how to use it, that
20 information is there.

21 MR. YONKE: Or maybe a number they could text?

1 MR. CROOKS: Yeah, and so, something like, I think that's something that we
2 can definitely look into. I think our intent right now is to include, include QR codes as
3 possible but again, I think for some of it if you're driving down the road -

4 MR. YONKE: That's what I'm thinking.

5 MR. CROOKS: - you're not necessarily gonna be able to scan a QR code.

6 MR. YONKE: Going out to McEntire there's a massive paragraph sign or some
7 DOT thing. If I didn't drive by that thing three or four times I wouldn't have been able to
8 see it. I have to pull my phone out and take a picture and look at it later. So for the
9 people who are interested okay, the signs are they just out there temporarily? Like, I
10 don't want to litter the county but aren't you guys or a team of people in the county
11 responsible for picking them back up? I think a sign at a major intersection outside of
12 the neighborhood of what's going on would serve a broader purpose for people who are
13 interested.

14 MR. CROOKS: Okay, yeah.

15 MR. YONKE: And the, you know, the stakeholders, you know, the Ridge Road
16 project from a couple of years ago, that ended up being word of mouth but, you know,
17 we had players like the air base nearby and Fort Jackson who eventually found out
18 about it and were like whoa, we didn't have time to send out a memo. But if you had a
19 spot on Garners Ferry and even if it was a little sign almost like a real estate sign, with
20 an arrow that way -

21 MR. CROOKS: Yeah so that's, I think, I think the Ridge Road case that is good
22 zone, good example of kind of what we're talking about. So rather than just posting that
23 property specifically where, you know, Ridge Road is relatively well traveled but it's not,

1 you know, it's not a major thoroughfare. You know, most people are going to be going
2 down Garners Ferry directly or Lower Richland Boulevard. And so using that Ridge
3 Road case well what's maybe, we'd probably maybe post something at the top of Ridge
4 Road and Lower Richland and then Ridge Road and Garners Ferry. So that way as
5 you're going past those two major entrances or passing by those, you'd have an idea
6 okay, hey something's happening down here. And then someone said what's, going on,
7 somebody calls the county and says what's going on, there's something happening
8 around Ridge Road kind of thing. And so then we'd be able to, alright there's a 200 acre
9 property off of Ridge Road that's being proposed to rezone from X to X, you know. So
10 using that example I think that's where, you know, again, 150', for only about 150' of
11 frontage we would only have to post one sign and that's what we would be required to
12 do. And so what could we have done, you know, else wise to, to do that also. So I think,
13 you know, again leaving that flexibility or adding that into the Code language specifically
14 that hey go ahead post another sign at the major, closest major intersection to that, to
15 that road. So using Ridge Road case Lower Richland and Lower, Ridge Road and
16 Lower Richland Boulevard, Ridge Road and Garners Ferry Road so that next major
17 road way off of that property. So I think, that would be kind of some of the criteria I think
18 maybe, you know, language wise or just, you know, leaving that flexibility up to us to
19 make that decision.

20 MR. DENNIS: You guys posted like at the major intersection if it's over a mile
21 away, or because I'm an avid motor cycle rider so I ride through this county and there's
22 some roads -

23 MR. CROOKS: That's a good question.

1 MR. PRICE: There was one, that was actually my concern as this discussion was
2 going to forward.

3 MR. CROOKS: Yeah.

4 MR. CROOKS: How far away we are willing to put a sign to, you know, to notify
5 for property. We've actually had a couple of instances, Council's had a couple of
6 meetings and signs have been a mile away from, if not more, from the actual subject.

7 MR. DENNIS: The reason why I say that is cause riding motor cycles through
8 here I didn't know there's certain roads in this county that even existed and I'm a realtor.
9 And it blew my mind some of the stuff out in Lower Richland and up towards the Chapin
10 area. [Inaudible] I see that, that's why I was asking like maybe there should a minimum
11 of how far away cause I mean cause a mean a mile away -

12 MR. CROOKS: Yeah, and I think that would be and that could be where, you
13 know, I think, from here, you know, what we could do is we could propose some
14 additional language from Staff and bring that back to y'all, get some more input. So that
15 way, you know, maybe we do include this intersection requirement but what's too short,
16 what's too far, you know, is it based on again, you know, the size of that parcel kind of
17 thing. So if it's again, if it's a .2 acre tract that's requesting to be rezoned from RMHD
18 from RMMD is that ever worth having another sign besides the 150' one. You know,
19 cause it's going to only have 50' frontage. It's only 120' deep. Is that, you know, is that
20 one of those, that area of impact is that worth having that additional posting in regards
21 to that.

22 MR. DENNIS: When are we looking at getting this recommendation to Council? I
23 know we wanna do it soon.

1 MR. PRICE: It just depends. If we, we can try to get this to them on the 19th or we
2 can at least try to maybe get it to them before the 16th of November. Just a matter of -

3 MR. DENNIS: We can do it before the 16th of November [inaudible].

4 CHAIRMAN GILCHRIST: Alright.

5 MR. PRICE: Okay.

6 MR. DENNIS: That would give you guys a lot of time and also give me some time
7 to go back and look through all my notes from the last time and then go from there
8 cause, I mean -

9 MR. PRICE: Yeah.

10 MR. DENNIS: - I think this is going to be more admin.

11 CHAIRMAN GILCHRIST: Right. Yeah, yeah, I think, I mean, my recommendation
12 would be y'all just send us something, I mean.

13 MR. DENNIS: Yeah.

14 MR. PRICE: Well, I mean, we have one as we've expressed to Council, you
15 know, one of the things we don't want to do more so with this current Code that we're
16 operating under is we just kind of sat on it for years; and what I mean by that is we
17 really haven't made any changes as we've seen things that are necessary or as trends
18 have changed. We really haven't done a lot of amendments. In our previous code, the
19 Planning Commission along with Council, even Staff, we used to do text amendments
20 on a regular basis to try to address some of these concerns. So again, even if we don't
21 get everything done now, we still, we should be looking at this going forward. You know,
22 looking, I think one of the other things I would suggest too is we probably should be
23 looking at the number of cases we've had over the last few years, especially I guess

1 you could call the controversial cases, but really just overall how many cases have we
2 really had that have gone before the Planning Commission also the County Council
3 where the public will say, we didn't know about this meeting? You know, I think that we
4 have really done a good job over the, you know, over the last few years posting the
5 properties, everyone's been notified. I just don't know any cases where somebody just
6 pops up and says, we didn't know about this so, you know, whether it be the Ridge
7 Road, whether it be the, the Crickentree Golf Course, you know, or some of the others
8 ones, I thought we've done a good job with that. But as we look, I think these tie
9 together, as we talk about posting requirements I think you almost have to determine if
10 there's going to be a mandatory pre-application meeting for a rezoning because I think
11 they'll tie together because if there's going to be a required mandatory meeting prior to
12 an applicant going before County Council we, we can probably require the applicant to
13 do a lot more too as far as giving notification. We have to really look at those because -

14 MR. CROOKS: And I think that would be a part of it too, because that
15 requirement, I mean, it's a pre-application neighborhood meeting so they haven't even
16 submitted at that point the request to rezone. So they're basically doing it before they've
17 submitted, anything exist, so they're basically putting the, the community on notice that,
18 hey here's kind of our intention, you know, we're looking to do this, we're trying to get
19 some, you know, a response from you all going into this and saying hey, here's what
20 we're thinking about, here's what we're thinking about doing, you know, we don't have
21 an idea.

22 MR. PRICE: Is it before a Council or Planning Commission?

1 MR. CROOKS: I think it would be both cause it's a pre-application neighborhood
2 meeting so it's -

3 MR. PRICE: But our pre application meeting is targeted toward ZPH on
4 everything that we do.

5 MR. CROOKS: Yeah, well I mean it would, and this is just where some of the
6 language is just fuzzy anyway.

7 MR. DENNIS: So if they did that, you were kind of like wanting them to reach out
8 the community and stuff cause -

9 MR. PRICE: We are, but we can't just tell them, make sure you reach out to the
10 community.

11 MR. DENNIS: Right.

12 MR. PRICE: We're gonna have to come up with some criteria on what this pre
13 application meeting would look like; distance from, from the subject site, where the
14 building going to be, you know.

15 MR. DENNIS: See I understand that because, you know, being in the line of work
16 I am when you're going to do certain things and you're looking at instances like in
17 Kershaw County when I'm helping out clients and I'm looking at properties and what it's
18 zoned for for what their wanting to do and they're trying to reach out to the land owners
19 that is not as easy as it seems.

20 MR. PRICE: Exactly. And one of the concerns, and I don't want to get to far off
21 this but, you know, one of the discussions that we've had with, you know, Staff is when
22 you go before, if you're an applicant and you go before a community, what are we
23 asking the applicant to actually provide to that, that group. Do you say, I have a piece of

1 property that's zoned rural and I want to rezone it to, I'm just making this up, let's say
2 RSLD or maybe some cases GC, and the community says, well we need, what is it, let
3 me see your plans, what is it going to look like? So is that going to be requirement as
4 part of it, because if you're going to have a meeting and you aren't going to provide
5 them some specifics of what you're planning on doing - and remember we can't hold
6 them to it - but the specifics, you know, what are we, what is it that the community will
7 get other than the person's just asking for a rezoning and the plans will come at a later
8 time.

9 MR. DENNIS: That's hard because a lot of counties put a building design after
10 you can get the zoning changed.

11 MR. CROOKS: Yeah, and I think that's, I think that's where, you know, a lot of
12 our concern was coming from that, that required neighborhood application meeting,
13 cause one it's for the zoning and so not just okay, hey, we're, you know, Mr. Price said
14 we're putting this before the public as this is what we're planning to do, like it's set in
15 stone. Well that purchase could fall through, that developer could not want to pursue it
16 anymore, they could lose financing, whatever, you know, a regular old citizen they can
17 just be well, Dad got sick and the kids took it over and the kids said I don't want to do
18 this. So and I think that's, that's one of the things that a lot of times people miss is, you
19 know, it's this range of possibilities versus what that person originally intended it for.
20 And so I think that's also where with these meetings having multiple types of these
21 meetings, you know, you have them for your pre-application neighborhood, or you have
22 them for the zoning stuff and then you also have them for those by right development
23 uses but you have it at a certain stage where you're not necessarily doing engineering

1 drawings but it's hey go to the community, get some thoughts, get some feedback or
2 just provide notice. And again, I think that goes back to, what is the purpose of this, is it
3 to get input that you don't necessarily, you know, if someone saying well we want you to
4 put a public park in the community. Well it's still their private property and they have the
5 ability to do with it as they can within the Code and so we can't require them that, okay
6 you gotta make that, that thing that you're doing, we were going to be doing a
7 community center but for the HOA now you got to open it up to the public as well. That's
8 not a requirement that we can enforce of them.

9 MR. PRICE: Or the density that you plan to have.

10 MR. CROOKS: Yeah.

11 MR. PRICE: Required buffering, those are basically design -

12 MR. CROOKS: It's where, you know, at least have that conversation of, well we
13 didn't necessarily think about that thing, you know, we didn't think about doing the
14 development this type of way but based off of input, you know, we, we can see if we can
15 make it work, you know, oh that thing that you put forth, that makes a little bit of sense.
16 And so I think for us it's how does these meetings look, how do these meetings function
17 and what's the purpose of those meetings cause again, you know, for the by right uses
18 it's a by right use but at what stage do we do it before there's a whole lot of money
19 invested, there's still ability to do it so, you know, do we do it at the sketch phase versus
20 doing preliminary phase kind of thing. And so, you know, I think that's, that's one of
21 those things where it's basically hey yeah here's our rough concept on what we're trying
22 to do but, you know, you spent, you know, not a whole lot of money versus a whole lot
23 of money and -

1 MR. DENNIS: I mean, [inaudible] Richland County so there's gonna be a lot of
2 people that are entrepreneurs that are not gonna have some of that money at these big
3 corporations and big developers have and it's, that's gonna hinder them.

4 MR. CROOKS: Yeah.

5 MR. DENNIS: So we [inaudible] look after everybody.

6 MR. CROOKS: So I think where it's - and we'll probably definitely be bringing
7 this back to y'all more specifically but I think we noticed, we noted it a little bit in that
8 summary table of all the changes of how this could work. And I think it really goes back
9 to size and type and things like that, cause even if you got a 100 acre tract and you're
10 regular Joe well, you still might have to do it even if you don't have a plan necessarily.
11 But it's letting folks know that hey, here's what, you know, I'm doing this to do this here's
12 my reason why, you know, I don't have a plan behind it but this is why I'm looking to do
13 it, you know, I'm old, I'm tired of farming, I'm doing that kind of thing, you know, or
14 whatever reason.

15 CHAIRMAN GILCHRIST: So Council did, so what was, I guess I asked the same
16 question.

17 MR. CROOKS: So I think for them it's they like this idea of having it. And, you
18 know, as I mentioned earlier, you know, they kind *de facto*, they *de facto* required this
19 generally for rezonings. But I think they also like it for the by right uses too, because
20 rather than, you know, something got zoned 10 years ago nothing ever happened with
21 it, everybody forgot about it, so there's this collective amnesia of, you know, well I
22 thought that property was rural, well it's been sitting for GC for the last 10 years and so
23 now that it's ready to be developed for whatever reason and now people are moving

1 dirt, people are cutting trees, etc., everybody's well what's going on, what's happening
2 kind of thing. I mean, it's the same way with, you know, kind of think about the Rabbit
3 Run property that we had, you know, it's been zoned a PPD since, what, 2006, 2007 but
4 now that there's water and sewer available down there and the market's a little but more
5 favorable again but everybody's, when did this, when was this able to be zoned as this,
6 you know, when was this development able to take place? Well the development's been
7 there for a while it's just they haven't been able to actually get there and do it. And so
8 the, the things with these by right uses is basically providing that additional notice or at
9 least getting some of that input on, well how much you want that, that overall design to
10 be where you're going to lessen impacts here, you know, maybe concentrate some
11 things here, stuff like that. But I think ultimately it's more so that notice versus collective
12 input trying to change what that sub division sign plan is.

13 CHAIRMAN GILCHRIST: Council give any guidance on how to organize these
14 neighborhood pre application meeting?

15 MR. CROOKS: Yeah, and I think that's -

16 MR. PRICE: The question is that, if you take something to the public, I'm sure
17 that the public typically thinks that they have some input into this as far as they can
18 make a change. I mean, you know, developers will say, well no I don't plan to change
19 that, I don't want to change the numbers, I don't plan to change this. You know, the
20 questions out, you know, we can pretty much outline the questions that are typically
21 gonna be asked for a sub division, you know, price point, number, the, you know, is it
22 going to be brick or is it vinyl siding, are you targeting toward low income, you know, all
23 of these things, those are the kind of questions that will asked. And, you know, our

1 concern is what happens with the community when, you know, they ask these questions
2 and maybe they don't get the responses that they're looking for, maybe the applicant,
3 the developer doesn't want to change or the applicant doesn't want to change what he's
4 fully allowed to do.

5 MR. CROOKS: Yeah. So those are some of the things that we're playing around
6 with.

7 CHAIRMAN GILCHRIST: Yeah.

8 MR. PRICE: But, again, if this is going to be a requirement -

9 MR. CROOKS: Then what should that look like?

10 MR. PRICE: - then we need to have some criteria so that the developer or the
11 applicant, I keep saying the developer, I apologize, but that the applicant can check A,
12 B, C, D, E and when they ask Staff do they do this, yes, they've done it, as opposed to
13 keep moving the goal post, you know, well, no you need to go and expand that range
14 another mile or two. Oh, no, you need to have another meeting because some people
15 say they didn't know about it, those type things. So we need to have that criteria in
16 place if this is gonna be a requirement. And I think as Brian was stating I think this is
17 something Council wants because this is something that in a way this is what they're
18 doing now.

19 MR. CROOKS: I think to one of the points you made earlier it goes back to that
20 engagement but I don't know if it's as much engagement it's definitely information based
21 so.

22 MR. PRICE: And again, I'm going to go back to, are - this is gonna be big - is the
23 applicant gonna be required to provide a plan of what they're planning on doing with the

1 site, because I've been to those meetings, so. I'm going to tell you what they don't have
2 it, they don't, especially if the community is against a particular zoning request, they're
3 not happy about that because they don't feel that it's something that, sorry.

4 CHAIRMAN GILCHRIST: Is it a pre application thing or is it once an applicant
5 has filed and then you meet with the neighborhood about -

6 MR. CROOKS: So, so the way that the language is, is this is would be before you
7 filed. So this would be before you submitted based on the way that the current language
8 is and again, this is optional, too. So the way that it's currently written but I think this is
9 where ultimately I think, I think Council wants to potentially modify it. But then how do
10 we modify it and what is that, what do those modifications look like.

11 CHAIRMAN GILCHRIST: I would think that it probably makes more since
12 particularly for the applicants to do it after they filed with you and then have a meeting
13 with the neighborhood about it.

14 MR. PRICE: Prior to the Planning Commission or prior to Council?

15 CHAIRMAN GILCHRIST: Yes. Prior to? Say that again.

16 MR. PRICE: Is it prior to the Planning Commission or prior to the Zoning of Public
17 Hearing?

18 CHAIRMAN GILCHRIST: Oh, I think it's prior to the Planning Commission
19 meeting.

20 MR. DENNIS: I agree with that.

21 MR. PRICE: Okay, so.

22 CHAIRMAN GILCHRIST: And the reason for that is because I've been around
23 here a little while and I've seen, you know, as we're talking about this, y'all will probably

1 appreciate it, you old timers have been here for a long time, but I remember when I got
2 on the Planning Commission for the first time - and so for those of you who don't know
3 I'm a former county administrator and so Westinghouse came in here to, to I think it was
4 Westinghouse, to do a rezoning some years ago and the place was packed with people.
5 And the developer got up and, you know, we were all in favor of the development, Staff
6 had recommended approval, and everybody got up and gave their two cents about not
7 wanting the thing. And I just asked a simple question, you know, I'm new on the
8 Planning Commission so I asked a question I said, well did these guys talk to the people
9 in the community, and everybody in the audience said no, they didn't talk to us, they
10 didn't talk to us. And so but, but, but here is what was interesting about that meeting,
11 the developer then said we didn't have to talk to them. We, we didn't have to talk to
12 them. And so, now there may be some validity to that but that wasn't the appropriate
13 time for the developer to say, we didn't have to talk to them.

14 MR. PRICE: It wasn't, and I will you that I actually went to that meeting. They
15 ended up having a community meeting.

16 CHAIRMAN GILCHRIST: Yeah, they did.

17 MR. PRICE: And so I went to that meeting and it was, and again, you know, the
18 people really didn't want it anyway. So there was a lot of arguments about that whole -

19 CHAIRMAN GILCHRIST: Yeah.

20 MR. PRICE: And then it really turned into, you know, a number of other items,
21 you know, well, what about jobs in the community, what about, what have you given
22 back to the community as far as like a park or something, you see where I'm going?
23 And they had nothing, I don't know if that necessarily that should be tied to a rezoning

1 request. And these are the kind of things that I've seen on some of these that concern
2 me on what is actually presented, what is expected, not only from the applicant but also
3 from the community which we will not be addressing in our Code. And all everything that
4 we will be doing is what we're presented by the applicant, not for the community on
5 what their expectations are we, I don't know.

6 CHAIRMAN GILCHRIST: Yeah, well, again that's another one that I, I think we
7 need to think about but I, you know.

8 MR. PRICE: So what we're proposing, cause it sounds like y'all will be willing to
9 take this up in our next ZP, excuse me, PC meeting. So what we can do is we can kind
10 of, kind of give you an outline of the areas that are - I'm talking more, more specifically
11 for the neighborhood pre application meeting requirement criteria, kind of give you an
12 outline of areas that we feel should be addressed. You know, we aren't going to tell you
13 specifically which is going to say, you know, just list those things, and I think those
14 would be good discussion points for the Planning Commission. And then we can kind of
15 fill in the blanks from there.

16 CHAIRMAN GILCHRIST: I agree. Very good. So that's what we'll do? Next
17 Planning Commission meeting? Cool.

18 MS. FRIERSON: Mr. Chair and Staff, I have a comment. If you will look at §26-
19 2.4 item three, procedure, letter A, meeting time and location. Now, not talking about
20 what we just talked about extensively, but a little while ago Mr. Chair I think you
21 mentioned that what we want to do is to make sure that the community is as engaged
22 as it possibly can be. And I'm wondering, and I know we can probably not solve this
23 right now, we need to think about it, but is 3:00 o'clock in the middle of the day on a

1 weekend the best time to really ensure that our community is as engaged as it should
2 be. So I'd like for us to give that some serious consideration. I don't think it is but that's
3 just me.

4 CHAIRMAN GILCHRIST: Well, you know, well we, we I'm smiling because we've
5 talked about that quite a bit, about the need to, to possibly have meetings in the evening
6 so that the public can be more engaged. You know, we did change it from, what time,
7 from 1:00 o'clock, used to be 1:00 o'clock for those of you who are, and of course we
8 know people can't get here at 1:00 o'clock in the afternoon. I mean, that's just, for some
9 particular people in the community, I mean, that's just tough. So we modified it to 3:00,
10 but we've often said, Ms. Frierson you've been around here a long time as have I, that
11 we want to make sure that if these are public meetings that we give the public the ability
12 to be able to come. So yeah, I've been a champion for that for a long time to say how do
13 we, how do we do that, and that maybe something Council may have some interest in
14 that could potentially help mitigate some of the other concerns that, that may be kind of
15 a good balance there on some of those other things.

16 MS. FRIERSON: Mr. Chair, cause if you look at it, we even, written in this,
17 meeting shall be held after 6:00 on a week day etc., so if we do that it just seems
18 counterintuitive that we do less at this level.

19 CHAIRMAN GILCHRIST: Right, I hear you. Let's talk about that.

20 MR. DENNIS: But that's for the pre application, that's not for our meeting.

21 CHAIRMAN GILCHRIST: No, that's not for our meeting.

22 MS. FRIERSON: I understand that but I just meant that made, you know, a light
23 bulb go off. I understand that.

1 MR. PRICE: Well, I think this is something that as the Planning Commission you
2 have a little time to, to look into because as, because of the Council giving first reading
3 to the Land Development Code it also enacted a moratorium on rezoning requests. So
4 anyone who has not submitted an application prior to the 1st of October, which was
5 Friday, we will not be receiving any further rezoning requests. That will give us the time
6 to get the Code in place and also start doing the mapping process without kind of
7 convoluting it with current, you know, new requests coming in. So probably the way
8 things are going you'll probably, you'll get some in November and December so going
9 into 2022 [sic] we shouldn't have unless there's, you know, deferral on your behalf but
10 we shouldn't have any more zoning requests going to, let's say January or February
11 and March if I'm correct. And so that will be a good time, you know, as we get into a
12 number of items that will addressed by the Planning Commission including - right, yeah,
13 cause of the map amendments, yeah, so what we're looking at is, you know, you start to
14 deal with your normal Planning Commission business; election of officers and those
15 type things, you can all look at establishing a time, a new time, if that is, you know, if
16 that is the desire of the Planning Commission. But we just need to know as much in
17 advance because one of the things we would definitely have to do is make sure that,
18 especially if we're meeting in public, in person that facility is available so we can go
19 ahead and lock that down.

20 MR. DENNIS: Okay, so talked about that signage thing and then the pre
21 application, and you guys are going to get that back to us, right? And then we'll address
22 this at next meeting, those two items?

23 CHAIRMAN GILCHRIST: Right.

1 MR. DENNIS: Okay. And then now we're talking about possibly something else.

2 CHAIRMAN GILCHRIST: Well, Ms. Frierson just brought up the potential time
3 change.

4 MR. DENNIS: I just want to make sure I'm, okay, okay. I just want to make sure
5 cause I'm putting my notes in here.

6 MR. CROOKS: Well, so I think, I think Mr. Chair, Commissioners, I think that's
7 something we can add to the agenda for next meeting.

8 CHAIRMAN GILCHRIST: Yeah.

9 MR. CROOKS: Or if anything the December meeting cause the way it's going as
10 Mr. Price kind of said next, the next meeting is probably going to be more so business
11 as usual meeting, and then December we'll probably actually do more of like a
12 workshop type meeting with y'all, because at that point hopefully the zoning map would
13 be ready and available so that's where we can then go and have that kind of big
14 discussion about the zoning map thing and if we wanted to maybe talk about some rules
15 stuff as well, cause I know there's some potential changes that was discussed, things of
16 that nature. And this would fall under article two, excuse me, article three section one
17 time and place. I mean, there's not a specified time so really Planning Commission can
18 have, you know, a time as they really saw fit. But, you know, I think that's something we
19 can potentially take up for December as part of some of those other conversations too,
20 where it's we're not having a focus on map amendments and kind of business as usual
21 but can focus on some of these other things. Same way with February, that meeting
22 also. And then ultimately March is kind of the target where you guys are gonna have the

1 big meeting with the map, is kind of what we're anticipating if not then, then likely March
2 or likely April, but hopefully should be March.

3 MR. PRICE: Do we want to have a work session then prior then rolling out the
4 map?

5 MR. CROOKS: Well, I think that's kind of what, what that December meeting
6 would be ultimately is -

7 MR. PRICE: Okay.

8 MR. CROOKS: - more so of a work session about the map versus having to have
9 one in in, and we could do that again in February once we've had some of those
10 meetings and stuff like that, that we're planning.

11 MR. DENNIS: I really wanna talk about a few things but this is going in the
12 direction. So I think the next meeting we need to look at talking about our rules and
13 agendas and really start going through them.

14 CHAIRMAN GILCHRIST: Yeah, we talked about that at our last meeting briefly. I
15 think Commissioner Branham made a couple of recommendations to our rules at our
16 last meeting but I, you know, that might be a good thing to put on the agenda. And that
17 sorta kind of leads me on to the Chairman's Report, I mean, I think that along with this,
18 you know, we talked about email addresses, you know, we talked about the possibility,
19 are we zooming our meetings and on YouTube anymore?

20 MR. PRICE: No, we're not.

21 CHAIRMAN GILCHRIST: But all of that kinda stuff to me is, are opportunities to
22 have as much exposure to the community as possible. And so all of, you know, we can,

1 we can, we can probably take a look at some of that, you know, you had a comment
2 Dennis?

3 MR. DENNIS: What's the reason why we're not streaming these on YouTube
4 anymore?

5 MR. PRICE: That, that, you know, a number of things changed once we got
6 started meeting in person, but those are things that we can look into, to determine, you
7 know -

8 MR. DENNIS: Cause we used to do it.

9 MR. PRICE: - if that's something the county wants to do.

10 MR. DENNIS: We used to do it prior to COVID.

11 MR. PRICE: No.

12 CHAIRMAN GILCHRIST: No, we didn't.

13 MR. PRICE: No sir, no, sir. The only, the only meetings that were, were streamed
14 were -

15 CHAIRMAN GILCHRIST: I use to argue to that.

16 MR. PRICE: - was County Council.

17 CHAIRMAN GILCHRIST: We didn't do it.

18 MR. PRICE: And County Council only did it for the regularly scheduled meetings,
19 they didn't do it for the Zoning Public Hearing.

20 MR. DENNIS: I remember sitting down there watching myself on YouTube up
21 here and watching people comment on meetings. It was happening.

22 CHAIRMAN GILCHRIST: You have to [inaudible]

1 MR. DELAGE: We did zoom some meetings for the Module One or Module Two.
2 We used live stream for a while. I'm not sure if that was maybe quite those meetings or
3 not.

4 MR. PRICE: For the Land Development Code but not for the -

5 CHAIRMAN GILCHRIST: Yeah.

6 MR. DELAGE: Right.

7 MR. PRICE: - the regular Planning Commission meetings.

8 CHAIRMAN GILCHRIST: Back to what Council is asking us to at, I mean, I think
9 that stuff to me is, I mean, we're in the 21st Century, there's no reason why we shouldn't
10 be having public meetings and the public not be able to sit at home and watch
11 meetings. COVID has, I don't think COVID's going anywhere, and so it gives us the
12 ability to be able to, to have that in place if in fact we end up in a situation again where
13 we have to be removed from the chambers. So anyway, I mean, some of that stuff is
14 important. But beyond that, last thing I'll just mention in my comments is the - I asked
15 the County Administrator if it was okay if we get access to the bathroom. I mean, we
16 would appreciate that.

17 MR. PRICE: Oh, didn't know that was locked. I apologize for that. You should've
18 said that at the beginning of the meeting.

19 CHAIRMAN GILCHRIST: Well, we did we told, we told a couple of people but we
20 don't know what happened.

21 MR. PRICE: Yeah.

22 CHAIRMAN GILCHRIST: Oh, the policemen went out and he came back and
23 said they said no deal.

1 MR. PRICE: Okay, we can, well, we can talk about that.

2 CHAIRMAN GILCHRIST: We didn't argue with the cops.

3 MR. PRICE: Yeah, going along with your lines, Mr. Chair, we will ask, too, a
4 couple of things we will look into and have a discussion regarding the emails but if you
5 don't mind, we'll just save that for our next meeting when we can talk about that. We'll
6 have information about streaming these. But also if you, if anybody else has any, any
7 other ideas about what they think will be better as far as, especially for reaching the
8 public, please you know, give us a call, email, text, whichever way, you know, you
9 choose so we can include that on the agenda or at least some things we can look at
10 when we come back again so we'll be able to discuss this.

11 CHAIRMAN GILCHRIST: Yeah, I remember when Tia, is it Tia Rutherford?

12 MR. PRICE: Yes, sir.

13 CHAIRMAN GILCHRIST: When she was here years ago and this was, I worked
14 with her on this even before I got on the Planning Commission, but she had put together
15 a very comprehensive neighborhood list of all the neighborhood leaders in the county
16 and she kept that updated periodically. Matter of fact I was looking at that not long ago, I
17 mean, it's obviously old now but she sent that to me years ago, and I thought that was
18 just a wonderful tool to have in the county so that when you're trying to do stuff like this,
19 I mean, it gives you the ability to be able to get connected to those folk. And I remember
20 using that list many, many times for lots of purposes but that may be something, that
21 may be a very good project to work on, particularly with all the neighborhoods we got
22 popping up in Richland County to, to look at that. So anyway, any comment on that, Mr.
23 Price?

1 MR. CROOKS: I was gonna say, I mean, that's something that, so what I
2 referenced earlier with government community services what they have, they have a
3 comprehensive list of all the homeowners associations, who their kind of neighborhood
4 leader is and stuff like that. We within IP, we have something similar but it's not as
5 robust as theirs is, ours is more reactive to people that either attend events, apply for a
6 matching grant and stuff like that, but government and community services their list and
7 what I was talking about in terms of kind of create this larger registry, that would be
8 something that we're partnering in with them and trying to have that be a little bit more
9 robust and accessible for, not just Staff but also the public or, you know, policymakers,
10 Commissioners, anybody kind of who needs access to it.

11 CHAIRMAN GILCHRIST: [Inaudible] have to weigh in on it. Anything else? Any
12 other business?

13 MR. PRICE: We didn't have, normally under the Planning Director's Report we'll
14 include, we'll notify you with what happened with the, at the Zoning Public Hearing
15 meeting. However, when that took place, we'd already had the agendas prepared so,
16 but we'll have that item for you the next, for the November Planning Commission
17 agenda. But we did make note of the, probably one of the most important things that
18 happened, that's the Land Development Code so you've been notified of that. Also, just
19 kind of take this opportunity while we're here, you've hung in here long enough but we'd
20 like to introduce you if we haven't done it already to our new, and I hate the word new
21 cause he's been here for long enough that we can go ahead and brush that off but
22 Assistant County Administrator who's, he's actually over the CP&D Department, we
23 report to him, Eric Jenson. He's been able to sit back here and I'll just speak, I'll speak

1 briefly on him before he gets up and introduces himself to you. I guess we will be
2 recording. You know, most people come in and, you know, and you hear about, okay
3 who's this person, who's this guy and all of that but, you know, one of the things that
4 kind of excites me and I have, don't say that about a lot of people working with them
5 over the years, is the knowledge they bring in. And Mr. Jenson seems to be a jack of all
6 trades when it comes to all aspects of our CP&D Department. So we're talking about
7 from zoning to planning to building to the assessors, community development, just all
8 over. And I think he's going to be a great value to us in helping us go forward. But
9 again, I'll turn it over to Mr. Jenson right now.

10 CHAIRMAN GILCHRIST: Okay. Great.

11 MR. JENSON: Oh, trust me I believe you will. Yeah, my name is Eric Jenson, I'm
12 the, as Geo said I'm the newer Assistant County Administrator. And just to give you a
13 little bit of back ground about me, I'm originally from the LA area, grew up in Santa
14 Monica, west LA. Went to the University of Utah, it's both my parent's alma mater, and
15 met my wife there after being in Argentina for a couple of years. And she was from there
16 and I had family in the area so I never went back to LA. And so we lived there for 20-ish
17 years. And, and then I did a bunch of different things from, I was a community
18 development director for about 12 years there and some other planning related things,
19 worked in the private sector in development, worked for a boutique development
20 company. So we did urban infill projects, a lot of stuff that planners wanted to do but
21 nobody was building cause they couldn't get financing. So we did, you know, we were
22 the pioneers in small scale mixed used development, you know, commercial on the
23 main floor with residential above it stacked. My partner was GC and, you know, about

1 10, 15 years older than I am, he had gone through the trenches and he kind of
2 pioneered a construction standard on how we could do the fire separation standard
3 cause for any of you who've known, who've worked in the business when you go from a
4 commercial use to residential use you have to have a two-hour fire separation typically.
5 And, and one of the big challenges on doing urban style mixed use was that they
6 couldn't figure out how to go from that commercial use on the bottom to the residential
7 use on the top and make it work from a financial, from a construction standpoint plus
8 other details shared parking and other things. So we did some really cool projects in the
9 Salt Lake area in addition to some really boring things like storage units and other
10 things like that. But my last project I did before I left was a 50 unit on a half-acre
11 downtown, street car projects and we only had half a stall per unit. Again, 50 units on a
12 half-acre is pretty dense and, and so we were on the redline in Downtown Salt Lake and
13 that's how we made it all work. But we were pretty scary putting together our finance
14 package because nobody wanted to lend on a project that only had a half a parking stall
15 per unit. That's kind of, you know, was cutting, even in Salt Lake which is more urban
16 than we are here but wildly successful. Wish I had put some money into that project
17 cause it just made hand over fist just to be honest. But it was great project in the
18 downtown area. My dad's a real estate broker, an attorney in the LA area but as I tell
19 people he's a sole practitioner and an honest attorney so we're not wealthy by any
20 means. We drove Ford Taurus's and Arrowstars as a kid growing up. So, but that's
21 where I cut my teeth was in his law office, you know, as a kid and so, so I've kind of
22 been all over the place. Long story short after five years in Reno as a community
23 development director and the revitalization and grants manager, my wife died from

1 cancer this spring, in March. It was a thing, it happened all of sudden last September
2 they found a lump on her shoulder, they biopsied and it and they said this is not good,
3 two years. By Christmastime it was six months to a year and then she passed on by
4 March, so it was that fast. So, and it was about that time that Richland County contacted
5 us or contacted me, just the recruiter did and just, you know, they said how would like to
6 come be an assistant county manager in Richland and I said where's that, I mean,
7 literally. And she said to me it's in South Carolina are you still interested? Those were
8 here words. And I said, sure let's talk, and so we did and it worked out and, and I'm
9 pleased to be here. I brought with me two of my kids, my oldest Emily is, will graduate
10 this semester from Weaver State with her bachelors in nursing, and my son Matthew
11 was at University of Nevada Reno in his third year. Columbia let him come here for a
12 year, or for a semester, so he's one semester in transit at USC and they'll let all his
13 credits transfer so he'll go back to Nevada in the spring semester, finish up there. And
14 then my youngest Elizabeth is 12 and she's at Crayton. So we're happy to be here, and
15 as Geo said I've kind of been everywhere. I was a CDBG manager for a county at one
16 point early in my career. I was a long-range planner for the second largest city in the
17 State of Utah for part of my career. Community development director for a small
18 community for 10 years. I did economic development, I wore all the hats, you know, so
19 I've done a little bit of everything, so. But I'm happy to be here and so it's a good thing
20 so thank y'all.

21 CHAIRMAN GILCHRIST: Well welcome aboard. Yeah, no doubt, and delighted
22 to have someone with your expertise. I would love to, as a former county administrator, I
23 would love to sit down and pick your brain at some point.

1 MR. JENSON: You buy me lunch and I'll do it, let's do it.

2 CHAIRMAN GILCHRIST: Absolutely.

3 MR. JENSON: I'm just kidding.

4 CHAIRMAN GILCHRIST: No doubt we'll make that happen.

5 MR. JENSON: We'll go Dutch it's all good.

6 CHAIRMAN GILCHRIST: And the CDBG stuff I'm glad to hear that. I'm very
7 curious about what Richland County has been up to with that. And so delighted to know
8 that we have somebody with some expertise in that arena.

9 MR. JENSON: Well, it's going to have to be like two lunches, maybe.

10 CHAIRMAN GILCHRIST: Yeah, I'm sure.

11 MS. FRIERSON: Excuse me, where did you say your little 12-year-old is?

12 ERIC JENSON: She's at Crayton.

13 MS. FRIERSON: Okay, okay. And welcome to South Carolina.

14 ERIC JENSON: Thank you, I appreciate that.

15 MS. FRIERSON: I was curious as to why you left beautiful California, but you
16 explained.

17 MR. JENSON: Well, well what happened was I went, I left LA, I went California to
18 Utah and there was a lot of snow there and we stayed there because of my wife. But
19 that wasn't, even though I knew Utah and I had family, that wasn't my place to be. So
20 we went to Reno and Reno had less snow and it better but this is even better with no
21 snow.

22 CHAIRMAN GILCHRIST: There you go. Well don't count your chickens before
23 they hatch, you know.

1 MR. JENSON: Yeah, this isn't snow, okay.

2 CHAIRMAN GILCHRIST: Well, listen it was great meeting you, man.

3 MR. JENSON: Likewise.

4 CHAIRMAN GILCHRIST: Welcome aboard, no doubt.

5 MR. JENSON: Thank you all.

6 CHAIRMAN GILCHRIST: Thank you.

7 MR. JENSON: Yeah.

8 CHAIRMAN GILCHRIST: Alright. Anything else, Mr. Price?

9 MR. PRICE: No, sir.

10 CHAIRMAN GILCHRIST: Okay, good deal. Well, thank you all for a very healthy
11 Planning Commission meeting today. Chair will entertain a motion to, oh, you about to
12 say something? Go ahead.

13 MR. PRICE: [Inaudible]

14 CHAIRMAN GILCHRIST: Oh, gosh.

15 MS. FRIERSON: Before you do, just one quick thing Mr. Chairman.

16 CHAIRMAN GILCHRIST: Yeah.

17 MS. FRIERSON: We still keep putting off a decision or a discussion about
18 coming into the 21st Century and getting laptops or some type of computer. And we
19 need to go ahead, not today, but make a decision and come into the 21st Century in my
20 opinion.

21 CHAIRMAN GILCHRIST: That can also be another piece that we can add to our
22 list of, of -

23 MR. PRICE: That will also be included.

1 CHAIRMAN GILCHRIST: Okay, that will be included.

2 MS. FRIERSON: Thank you.

3 CHAIRMAN GILCHRIST: Yeah. Tell you what I'm going to miss being on the
4 Planning Commission, all these great things y'all about to do. Anything else, Mr. Price?

5 MR. PRICE: No, sir.

6 CHAIRMAN GILCHRIST: Chair will entertain a motion to adjourn.

7 MR. TAYLOR: So moved.

8 CHAIRMAN GILCHRIST: Is there a second?

9 MR. YONKE: Second.

10 CHAIRMAN GILCHRIST: All in favor raise your hand. We're adjourned, thank
11 y'all. Oh, boy.

12 *[Meeting adjourned at _____]*