

RICHLAND COUNTY PLANNING COMMISSION**April 1, 2022 Work Session**

[Members Present: Jason Branham, Christopher Yonke, Gary Dennis, Bryan Grady, Terrence Taylor, Mettauer Carlisle, Stephen Gilchrist, Beverly Frierson, John Metts]

Called to order: _____

CHAIRMAN BRANHAM: Okay, thank you everyone. I'd like to call the April 1, 2022 Richland County Planning Commission work session to order. Staff, if you could confirm that, as far as notice requirements under the Freedom of Information Act, that all those requirements have been met for this meeting.

MR. DELAGE: Yes, sir.

CHAIRMAN GILCHRIST: Okay, so this is a work session. This is a meeting that's open to the public. We will not be taking public input today, that is scheduled for April 4th which is just Monday, three days from now and so we look forward from hearing from the public again at that meeting. The primary purpose of this meeting is to have conversation, questions, answers and discussion between the Commission and the Staff regarding the Land Development Code and remapping. And before we get into that I do just want to, following down the Agenda, are there any additions or deletions to the Agenda? Okay, thank you. Do we need to call a roll for the meeting, Mr. Crooks?

MR. CROOKS: I don't believe so.

CHAIRMAN GILCHRIST: Okay, alright. The gang's all here for the Record. Alright, so if we could ask the Staff to provide just something of an introduction; we have obviously heard and studied this matter at length but at the same time we recognize that amendments to the proposed zoning map are occurring somewhat in real time by Staff as they receive public input, they are making adjustments. So if you could include in

1 whatever brief introduction you want to offer some information regarding changes that
2 have happened at least as of, between the time for our last meeting to today.

3 MR. CROOKS: Yeah, so in terms of what's occurred in the, the in-between since
4 the last Planning Commission meeting, so Staff has continued to hold meetings and
5 Staff has continued - what we mentioned previously was our reevaluation of the zoning
6 map. For the most part that is done, there are changes that have been published to the
7 zoning viewer app. The zoning maps themselves have been updated. We have
8 continued to receive other feedback since then, so over this past week from whence we
9 finished that reevaluation. So we may make a couple of recommendations as it relates
10 to a handful of areas, nothing kind of significant in terms of overall area but just a couple
11 of others where we gotten some additional feedback from folks since we've made our
12 changes to that overall recommendation. So there will be a couple and we can point
13 those out on Monday for sure if we do make any specific changes to that
14 recommendation. But we basically continue to take feedback, continue to hear, you
15 know, comments we've been receiving at the meeting, phone calls, emails. So we've
16 got, you know, we have reevaluated that recommendation, we have made some pretty
17 significant changes across the board as it relates to that recommendation and that is,
18 you know, that is available and that is what we will be presenting on Monday as well as
19 well as any of those additional changes that we may make from now to then.

20 CHAIRMAN BRANHAM: Are the, are the significant changes that you referenced
21 anything that you can summarize?

22 MR. CROOKS: Yeah, so, so for the most part it has been things related to more
23 so maintaining equivalent districts so thinking about level of density, level of intensity

1 that a current zoning district has versus what was initially being recommended. So for
2 instance in the area that was previously RSLD being recommended to R3 or a previous
3 area that was RSMD being recommended to R4, so where they would have essentially
4 jumped one potential level of intensity maintaining those where they are primarily
5 developed out for those areas. So you know, keeping things that were RSLD, R2
6 RSMD, R3, things like that. That's been a pretty, one of the more significant ones as
7 well as some changes as it relates to the more rural areas, so in particular Lower
8 Richland based on some feedback that we've been getting there. Rather than having as
9 much homestead or AG as we previously did, looking at a lot more R1 and RT instead
10 so keeping at a, at a similar intensity of what the, you know, residential capacity could
11 be based on some of the concerns that we had, some from folks in the Gadsden,
12 Hopkins area, looking at some of the things like that particularly as really good potential
13 for subdividing for children and things like that. So that was probably one of the other
14 bigger changes that may not be as noticeable on the map itself but a significant portion
15 of that was changed to reflect that specifically. Some areas to the northwest and the
16 northeast, again in the more rural areas so thinking about Spring Hill area, more HM or
17 AG than what previously was recommended. And then around the Blythewood area a
18 lot more R1 versus R2 and bit more RT there as well based on some of the feedback
19 that we, that we received. But then kind of thinking about across the board more so
20 going from what was RSLD to R3, more so maintaining an R2 at that point. Same level
21 of density that could be allowed, slightly less actually.

22 CHAIRMAN BRANHAM: Is that more or less in line with the equivalency chart
23 that was -

1 MR. CROOKS: Yeah.

2 CHAIRMAN BRANHAM: - part of the adopted Code.

3 MR. CROOKS: Yeah, so, yeah, so pretty much everything that was RSLD, you
4 know, has a density under that zoning district, 3.63 dwelling units per acre. So the R2
5 would be the most equivalent in terms of setbacks, density standard at three dwelling
6 units per acre, so the level of intensity, the overall units that could be developed would
7 be, you know, around the same from the current Code to the new Code. So where we
8 have developed areas for the most part keeping it at the level of intensity that it is now.

9 CHAIRMAN BRANHAM: Thank you. I want to open it to the Commission.
10 Obviously recognize you as you call my attention [inaudible].

11 MR. DENNIS: Mr. Chair?

12 CHAIRMAN BRANHAM: Mr. Dennis.

13 MR. DENNIS: Yeah, I got a question, it's a general question about the whole
14 process. When was the whole LDC process brought to the Planning Commission's
15 attention and who called for that? Cause I know that was before my term started so I,
16 I'm just curious who brought it forward. Was it, like a County Council vote or?

17 MR. CROOKS: So the process itself began in 2017, in February of that year. So
18 I'm not sure when it was specifically brought to the Planning Commission, that was also
19 before I started with the County as well. But it would have been brought to y'all around
20 that time as well, if anything just letting your guys know, hey we're starting this process,
21 here's what's going on. And then the assessment would have been brought before you
22 guys in February of 2018, so the Code assessment itself, so basically the big analysis,
23 that would have been February of 2018 or March 2018 somewhere around in the there.

1 And then the, basically the drafts as they were completed, you know, those
2 presentations were had, the presentations were done throughout that process as well.

3 MR. DENNIS: Who institutes all that? I mean -

4 MR. CROOKS: I guess.

5 MR. DENNIS: Is this something that County Council back then said, hey well let's
6 look at and let's move forward to do or?

7 MR. CROOKS: Yeah so, so, really kind of the, so going back to 2015, right? So,
8 new Comp Plan, Comp Plan looks at, you know, all the different elements but within that
9 Comp Plan there's several recommendations that look at, hey we need to do something
10 with the Land Development Code, we need to do something with the Land Development
11 Code, we need to do something with the Land Development Code. So there's several
12 specific recommendations in order to carry those things forward we need to make some
13 type of changes to the Land Development Code. And so that is basically, in the Comp
14 Plan itself that's the biggest direct recommendation in terms of a policy element of what
15 we needed to do to move them forward to implement the Comp Plan. So that is the
16 biggest direct thing is doing a re-write to the Land Development Code and due to all the
17 changes, everything else versus making kind of change here, change there, change
18 there, deletion, deletion, deletion, addition over time or, you know, piece-mealing it,
19 doing it all at once as part of this. And so that approval to do it would have, based on
20 the, the level of funding that was utilized, would have also had to come through County
21 Council as well.

22 MR. DENNIS: Okay, I have another.

23 CHAIRMAN BRANHAM: You have another?

1 MR. DENNIS: I have another.

2 CHAIRMAN BRANHAM: Okay, Mr. Dennis?

3 MR. DENNIS: I know we was talking about the R3, R4 and there's been a lot of
4 public comment about the multi-families in those areas. I was digging back through my
5 notes and I could have sworn in my notes we had it where it looked like R5 and R6 was
6 multi-family but I had wrote down R3, R4 was single-family.

7 MR. CROOKS: So, so that's -

8 MR. DENNIS: How did that happen?

9 MR. CROOKS: So multi-family specifically as it's defined in Code is R5 and R6
10 for residential districts. R2, R3 and R4 would allow for duplexes, triplexes and
11 quadraplexes. So those are not being considered multi-family uses with the Code. Also
12 with that is because of the density requirement if you have a lot size of a certain
13 acreage, depending on what that density is, you wouldn't be able to establish a duplex,
14 triplex or quadraplex. So for instance R2 has a density of three dwelling units per acre
15 so in order for you to have a duplex on a property, in order to establish that use, you
16 have to have at least .67 acres or greater in order to even try to establish it. You're still
17 going to have to meet setbacks, still any use standards, development standards, any of
18 that stuff in order to establish it, but you would still have to have a certain acreage in
19 order to have that use, in terms of a lot of existing record.

20 MR. DENNIS: And under the old code, did that fit in the old code also? The
21 duplex? The way that -

22 MR. CROOKS: Duplex, triplex and quadraplex are new uses specifically within
23 the Code. So we have - so two which is considered a two family so similar to the duplex

1 but it's kind of slightly different. But then otherwise the way that anyone would have had
2 to do that would have a, I think RMMD or RMHD in order to develop if they wanted to
3 put quadraplex or triplex on a single lot. Yeah.

4 MR. DENNIS: Quadplex, triplex they would have to go RM, okay.

5 MR. CROOKS: Yeah.

6 MR. DENNIS: That's all I got right now.

7 MR. GILCHRIST: Mr. Chairman?

8 CHAIRMAN BRANHAM: Mr. Gilchrist?

9 MR. GILCHRIST: Mr. Crooks, we're having a public session on April 4th, is that
10 right, to get public input about the LCD. Obviously as Commissioners we've all gotten
11 comments about what's been happening with LCD. We know Council has been having
12 public forums to answer citizens' questions. In the new LCD who are the winners and
13 losers in the new Code?

14 MR. CROOKS: What do you mean, sir?

15 MR. GILCHRIST: I want to know if you think that there were winners or losers in
16 this new Code? It's not a trick question just, you know.

17 MR. CROOKS: Well, I mean, I guess what would you consider a winner or loser?

18 MR. GILCHRIST: Well, I don't know, I mean I, I obviously we, we hear that the
19 public has great interest in this and, you know, I've heard a couple of comments about
20 the, the rural nature of our communities and more specifically - and I love your
21 perspective on exactly how, what was, you know, what was the designations in the rural
22 communities and then what did we change it to? And so, you know, for those who live in

1 communities that recognize and, and appreciate the rural nature of communities just
2 curious to know if anything we've done in the Code has impacted that in anyway?

3 MR. CROOKS: Yeah, sure, so I mean, I think in terms of winners or losers I think
4 that's very subjective for one, but in terms of thinking about that rural zoning district,
5 right? You know, that's one of the main ones that we have throughout the county, you
6 know, so about 80% right now is looking at this map. That RU zoning district it's one of
7 the things that tries to do a lot, doesn't do a lot of things very successfully. So, you
8 know, you could have 500 acre swine farm right next to it you could have, you know, 45
9 unit residential sub-division with three quarter acre lots. So you could go, you know,
10 back to back to back to back on each of those things. So you got a wide spectrum of
11 what can occur and how that development can happen. So, you know, it allows for very
12 suburban development, it allows for very rural development but it doesn't, in terms of
13 trying to be a rural district in that point, it doesn't become very successful in what it's
14 trying to achieve, what its purpose is. So what this Code then does, the new Code, is
15 basically those, takes that district that RU district, transforms it into four others so you
16 take say that 500 acre swine farm, that goes into the AG, agricultural district. Okay, and
17 then that, you know, three quarter acre residential sub-division that goes into R1. So
18 basically, taking the various components, character elements of the RU and then
19 breaking it up into more appropriate context specific districts within the Code. So there's
20 been some likes as it relates to that, there's been some concerns as it relates to that.
21 And I think it also goes back to in part the context of how we're looking at - so, so not
22 thinking about the rural zoning district but actual the rural character of our communities
23 within Richland County. So we've got a different context in the northeast than we do in

1 the northwest, than we do in the southeast. So each one of those are really different
2 context of what rural is and they also have different wants, desires for how, you know,
3 some of those -

4 MR. GILCHRIST: Is that different context under the new Code or is that
5 something that you're trying to fix in the old Code?

6 MR. CROOKS: Just in general.

7 MR. GILCHRIST: Okay, got it.

8 MR. CROOKS: So in terms of say let's, so, so like the northwest, you know, they,
9 they've probably been one of the areas that has been more in favorable of the AG or
10 HM cause you're looking at the potential for larger lots as part of a residential
11 development, having to have more space, more, you know, basically, you know, so one
12 unit under HM, one unit every three acres effectively. And so that's been something that
13 say for instance areas like Spring Hill have really been calling for, for the last several
14 years as part of the masterplan, as part of things like that. Places like Blythewood, you
15 know, they kind of like that as well but they still want to have, you know, more of a
16 residential character versus more so a strictly agricultural. And then you got places like
17 Lower Richland where you got a lot more so family land. So the AG and HM becomes
18 problematic from that perspective because then, you know, that's a larger investment,
19 that's a larger, you know, component of people's property as well; I want to be able to
20 sub-divide and give, you know, two or three acres to my kids. But if you got HM district
21 depending on how you're doing that sub-division that's a potential problem in that case
22 because then if you're doing a minor sub-division or exempt sub-division, something like
23 that you're going to have to have at least three acres as part of that sub-division. So if

1 you've got 10 acres, you've got four kids, you're going to have to have that zoning
2 district that's more intense than HM. So those are some of the different kind of
3 intricacies that we're trying to deal with on terms of our recommendation is, well how do
4 we have some of this work where we know we need some of these, you know, it needs
5 to be more so rural uses but we also need it to not have, you know, significantly large
6 tracts of land that you have to have for that. And so trying to be a little bit more specific
7 to the different, I'm going to say responses of the various community areas with kind of
8 what that feedback has been. So as I mentioned earlier, you know, based on some of
9 the feedback in the Lower Richland area, looking at more so RT where you get a lot
10 more of those uses that we, we see in that area, but then it doesn't have as intense of a
11 residential capacity but it's still would be about one and a half acre lots.

12 MR. GILCHRIST: If I live in Blythewood and I have a horse farm, boarding horses
13 in Blythewood, I, can I still do that under the new Code?

14 MR. CROOKS: So yes, so, I think this is one of them so, so that's going to be also
15 context for that too. So are you doing that as a primary use or are you doing that as an
16 accessory use? So is that something that you're doing on a personal basis where
17 you've got a horse or two that you just have that you ride around on your property or is
18 this something that you're boarding and stabling horses as part of a business?

19 MR. GILCHRIST: Can I get both of those? Can you give me an example of both?

20 MR. CROOKS: Yeah, yeah.

21 MR. GILCHRIST: Okay.

22 MR. CROOKS: So, so as it is an incidental or accessory to your residence so,
23 you know, you just got horses and this is, and this has probably been the most common

1 one that we've been getting, you know, throughout the County, you know, whether it's a
2 horse, whether it's goats, cows, chickens or Godzilla, you know, if it's part of your
3 residence and it's incidental or accessory to your residence that's fine. It'd be the same
4 way as a cat or dog or whatever, You know, in terms of the way that zoning is going to
5 be looking at it, it'd be the same way, that's why we've been, you may have been
6 hearing the reference of, well those are now considered pets now because in terms of
7 zoning as that, you know, that use is part of your residence, again goat, cow, chicken,
8 whatever that's basically in zoning's eyes that's, that's a pet. You know, we're not
9 necessarily regulating that as it relates to your use of the residence so, you know,
10 DHEC or Animal Control may have something to say about that but in terms of zoning
11 that's not something that we do. Getting into, you know, horses or chickens as it relates
12 to a principal use, we do regulate poultry farms but that's going to be a bonafied chicken
13 farm where you're basically, you're producing for Tyson kind of thing. It's not where
14 you've got 10 chickens in the backyard and you take them to the Farmers Market every
15 once in a while for your eggs. And then riding and boarding stables those are
16 considered principal uses in say the RT, HM, AG district, those more rural districts. So
17 those, so depending on the context of it, yeah, it's just going to be how it is. If it's one of
18 those things where say, you know, you were RU, you have one of those uses as a
19 principal use so that riding or boarding stable if you use as a business, you know,
20 people are coming to your property, people are boarding, people are riding etc., you
21 know, our intent is not necessarily to create those non conformities but say for instance
22 it did happen say, you know, that went from RU to, you know, R5, you know, so at that
23 point is you'd just become a legal non-conforming. And one the things that we're also

1 going to be recommending as it relates to the adopting ordinance for the map is we're
2 going to be recommending that, you know, cause there's certain provisions when the
3 Code is related to the map amendments so basically you have to have two acres or
4 greater but if you have less than two acres you have to meet certain criteria. One of
5 those is be made a non-conforming underneath this ordinance. So as part of the
6 mapping process of this, one of the things that we're going to be recommending as the
7 adopting ordinance would be waiving the fee for that specific element; so if you're made
8 a non-conformity under this ordinance, that you'd be able to come in and request a map
9 amendment but to have the fee waived. You're still going to have to go through
10 Planning Commission get a recommendation, get approval by Council but that's one of
11 the things that we're recommending.

12 MR. GILCHRIST: Let me ask you a question on that. So if I'm operating in an
13 non-conforming use, right, based on the new Code and I don't, I don't want to come in
14 and change, get a map amendment, what happens?

15 MR. CROOKS: So, so you're operating as a non-conformity you want to change.

16 MR. GILCHRIST: I don't want to change anything; I want to stay.

17 MR. CROOKS: Right, right so you want it, you want it to be a conforming use at
18 that point. So, so it would be the same process as now what we're recommending
19 instead is that that fee would be waived as part because you were made a non-
20 conformity under this ordinance. So we're recommending that a fee gets waived
21 basically for the first year as part of this.

22 CHAIRMAN BRANHAM: Mr. Gilchrist can I?

23 MR. GILCHRIST: Sure.

1 CHAIRMAN BRANHAM: Add an annual requirement then for a non-conforming
2 use to remain legal, that they apply annually?

3 MR. CROOKS: No, so, so the use so, okay, so, so I guess I want to make sure
4 we're not, so we're talking about how do you keep, how do you make that use
5 conforming or how do you continue your non-conforming?

6 MR. GILCHRIST: Right, that's what I was asking? How do you continue the non-
7 conforming?

8 MR. CROOKS: How do you continue the non-conforming? So, so.

9 MR. GILCHRIST: Correct.

10 MR. CROOKS: So you continue that use.

11 MR. GILCHRIST: Okay and there is no fee associated with that?

12 MR. CROOKS: Right.

13 MR. GILCHRIST: Okay.

14 MR. CROOKS: Right, I mean you're still going to have to - so if you're still
15 operating that as a business, to continue that use however, however you demonstrate
16 that, there's no fee associated with that. I mean you're still, you might have to have a
17 business license, pay property taxes, etc. So I mean you're going to have those things
18 that's going to be associated with that. But in terms of us, no. You're not going to have,
19 so I was in reference to if you're trying to do a map amendments to bring it into
20 conformity. For whatever reason, you know, that use isn't allowed in that district
21 anymore so you want to be in a district that then allows that as to bring it in non-
22 conforming, as a conforming use at that point. But in terms of being made a legal non-
23 conformity you just continue the use.

1 MR. GILCHRIST: How much of that are we going to have across the County? I
2 mean, are we going to have a lot of non-conforming uses that's been made that way
3 because of the Code?

4 MR. CROOKS: There could be. So our intent is to as much as possible bring
5 things into conformity versus creating non-conformities. The one's that we have made
6 as part of this recommendation have been very targeted.

7 MR. GILCHRIST: That's some pro-active zoning.

8 MR. CROOKS: Have been more so related to things like the commercial districts,
9 so.

10 MR. GILCHRIST: That would require some pro-active zoning, is that right?

11 MR. CROOKS: The MU, yeah, the MU2 and MU3 basically where do we apply
12 those districts and that's probably one of the most common ones as it relates to things
13 like say the rural district. You know, there may be some that occur but the way that we
14 have been looking at that those have typically, would be recommended for RT, HM or
15 AG due to the uses. And those that are principally would be, you know, a residential
16 district or a residential use rather. So just, it's just a residence on property, you know,
17 it's a residence on property. You just have a larger tract from what that intensity could
18 potentially, you know, have it relates to a minimum at that point.

19 MR. GILCHRIST: Okay, thank you so much for that, that clarity on that. Mr.
20 Chairman I have one more question, if I may?

21 CHAIRMAN BRANHAM: Sure, sure I was just, I was going to follow up on that
22 same topic, but if you're staying on the same topic.

23 MR. GILCHRIST: No, go ahead I can wait.

1 CHAIRMAN BRANHAM: Okay, so, the so you have a list of potential properties
2 that will become non-conforming uses?

3 MR. CROOKS: Not necessarily. No, so we don't have a list of what all could or
4 couldn't be. It's basically going to be, you know, what were you doing before, what was
5 your use, how was that, and then how did the Code change as it relates to what you're
6 doing.

7 CHAIRMAN BRANHAM: You indicated earlier that targeted -

8 MR. CROOKS: So it would be more so as it relates to - because we know the
9 differences between say the MU2 and MU3 district what those standards are versus just
10 the general commercial district, where the general commercial district doesn't have
11 things like design and form standards, doesn't have, so it has setbacks versus a build to
12 line, doesn't have, you know, you have to build within a certain percentage within this
13 build to zone, doesn't have those types of standards. So those may inherently create
14 non-conformities because of what that district tries to achieve and where it's applied. So
15 that's, so I mean, we have a, we have a good idea of where some of those are but we
16 don't have a specific list of what they are, does that make sense?

17 CHAIRMAN BRANHAM: You have a list by district?

18 MR. CROOKS: Yeah, yeah, we would have that.

19 CHAIRMAN BRANHAM: - parcel [inaudible] as it relates to this conversation
20 inherent, changes that may inherently lead to non-conforming uses?

21 MR. CROOKS: Yeah, I mean, we can, we can provide that. So are you just
22 wanting specifically anything that's going from say GC to MU2 or anything that is not
23 going to a district that is not the same that it is, I guess is the question?

1 CHAIRMAN BRANHAM: No, just the first.

2 MR. CROOKS: Okay.

3 CHAIRMAN BRANHAM: Yeah, the more limited scope. Sorry, Mr. Gilchrist, go
4 ahead.

5 MR. GILCHRIST: No, you're fine Mr. Chairman, nope you're fine. This is my, my
6 final question on this subject. So walk me through the process of approval for map
7 amendments and zoning once the new Code is enacted. So, so does someone still go
8 to the pre-planning meeting, then they come before the Planning Commission?

9 MR. CROOKS: Yeah.

10 MR. GILCHRIST: Then they go before County Council?

11 MR. CROOKS: It would be the same process as it is now. The only difference
12 would be if Planning Commission and then County Council makes some changes as it
13 relates to that pre-application meeting. That would be the only difference potentially, but
14 the way that that language is listed now is it'd be the same process internally.

15 MR. GILCHRIST: So someone can't just have a piece of property and it's just
16 rezoned and the Planning Commission or the County, the Council not be engaged in
17 this, right? Is that right?

18 MR. CROOKS: Say that again, Mr. Chair [sic]?

19 MR. GILCHRIST: I'm not the Chair.

20 MR. CROOKS: Sorry, sorry, Mr. Gilchrist, sorry.

21 MR. GILCHRIST: Don't put that title back on me. I guess what I was asking is
22 the, does the plan, does the Staff and the Council all still have a role in any rezoning
23 that takes place in the County?

1 MR. CROOKS: Yeah, yeah, it'd be the same process as what it is now. Council
2 would still be the one that approves or denies a map amendment. Planning Commission
3 would still review and make recommendation, Staff would still review and make a
4 recommendation but it's still County Council to approve or deny that map amendment.

5 MR. GILCHRIST: Y'all know that's a lot of conversation out there about that's not
6 the case, right?

7 MR. CROOKS: Well, so I think it's in part related to, you know, what is Council
8 looking at now. So Council is still doing a map amendment, they're just, rather than
9 looking at this individual property on an individual basis, looking at an area and looking
10 at all the properties as it relates to that area versus just one at a time. So Council is still
11 going to be the one approving or denying a map amendment, approving what that
12 zoning should or shouldn't be. So the process is still the same. Council's not losing any
13 ability of approval or denial for map amendments.

14 MR. GILCHRIST: Or the Planning Commission?

15 MR. CROOKS: Or the Planning Commission, yeah, yeah, Planning Commission
16 would still be the recommending body as it relates to this. Yeah.

17 MR. GILCHRIST: That's all I have for this moment.

18 CHAIRMAN BRANHAM: Mr. Taylor?

19 MR. TAYLOR: Question for the Staff. I know one of the concerns I also heard at
20 one of the meetings was, and I guess the questions would be is there, I don't know if
21 there is an maintenance plan moving forward. I know one of the concerns was that the
22 information that was gathered is obsolete at this point was what was stated. So I don't
23 know if the map amendments themselves or the request is a type of maintenance but I

1 know that was a concern, will that concern be addressed? The fact that I think you were
2 saying what the, back in 2017 was when this was initiated, the assessment was done,
3 but they're saying at this point, I know the concern from the public is that the data that's
4 being used to make the changes is now obsolete. Will that be addressed or that
5 concern be addressed?

6 MR. CROOKS: Okay, so you're saying in reference to basically the data that
7 used to inform the plan itself. So, so we, so I know, I guess this was back in 2020, 2019
8 at one point, and then we brought some information back to the Planning Commission
9 about, you know, how some of those, some of those statistics have been changing,
10 some of those things like that as it relates to the evaluation of the Comp Plan. So we,
11 you know, some of the data is in the process of being gathered and updated and so we
12 will be looking to make changes to the Comp Plan as an update, so more so data
13 specific things and then also changes to the future land use, future land use map itself
14 so but we're really waiting to finish this before doing that and in part using this to inform
15 some of those changes as well. But in terms of the data, you know, the data that's in
16 there, yes but also the data that's, that's there is not necessarily any different in terms of
17 basically the trends and things of that nature; some of the ways, you know, areas have
18 been growing, still within the last five years those are still have been the areas that have
19 been growing. Areas that have been losing population, those have still been the areas
20 that are losing population. So, you know, where we're seeing development and where
21 we're not seeing development, where we're seeing growth, where we're not seeing
22 growth, those are still, those trends are still, have still been the same. So in terms of the
23 data that's in the plan not necessarily being the most up to date, sure. But it's still the,

1 the way that that data has continued to play out is still, you know, on trend with what
2 that was showing.

3 MR. TAYLOR: And maybe that's just something good to state because again, I
4 know that's a concern.

5 MR. CROOKS: Right and that would be one of those things that we would be
6 looking at as part of the more specific update to the plan. And then also within I guess
7 next three years of this plan we're also going to be looking at doing a, you know, a full
8 update to the plan also. So one of the things that we're looking at in the interim would
9 be doing future land use map updates. I'm not sure if we've mentioned this to you all yet
10 but basically adding another layer to the future land use map. I know we've talked with
11 Council about it cause they, they had a motion through one of their committees as it
12 related to some of that. But that would be one of the things that we'd be looking at is
13 basically adding an additional layer to the future land use map in the interim and then
14 obviously going and looking at the full plan update for 2025 as well. But we're looking at,
15 we're looking to get this done more specifically before we really started hitting, hitting
16 that really hard but we are looking at certain things as it relates to that.

17 MR. TAYLOR: Thank you.

18 MR. DELAGE: If I may just a quick follow up to that? I think one thing that's
19 important to think of is with that Code assessment with those recommendations based
20 off the current Land Development Code, that text has not significantly changed since
21 that assessment was done. There have been some minor text amendments but it hasn't
22 significantly changed so those recommendations are still valid and, and based off our
23 current Land Development Code.

1 MR. CROOKS: And so Tommy's referencing the, the Code assessment itself, so
2 what when formed the draft, looking the Comp Plan, the current Code, all that stuff and
3 then help build into the draft of the text itself. So what are the things, what are the new
4 things to look at, what are the old things to look to take away, stuff like that?

5 MR. GILCHRIST: Mr. Chairman, I got just one other question if I may?

6 CHAIRMAN BRANHAM: Yes, Mr. Gilchrist.

7 MR. GILCHRIST: I remember when we first started this we talked about that one
8 of the interests was to make sure that we were creating an environment in the County
9 where we could see more economic development activity; and the Code being one of
10 the tools in the tool bag in order to be able to do that. Do you, do you feel like we've
11 kind of, we've done something to try and help with that in the current Code, the new
12 Code?

13 MR. CROOKS: So as it specifically relates to economic development? I think in
14 some ways, yes.

15 MR. GILCHRIST: And let me kind of further expand what I mean by economic
16 development, so I mean, so industrial development, manufacturing development, those
17 kinds of opportunities within the County, do you think we've been able to, to create an
18 environment where that might be possible? Because obviously we all know that we
19 have a very healthy and robust housing development market here. Some folk would
20 argue that it could be even more robust than what it is. But I, you know, one of the
21 motivations behind some of this was to try to create a balance when it comes to what
22 we experience on the tax side and, and the opportunity to be in a competitive
23 environment to attract business. So I'm just curious to know if, if you think we, you

1 know, what we've been able to put together thus far has in some way helped with that
2 scenario.

3 MR. CROOKS: Yeah, so I think, I think the Code - so, so the text itself, you know,
4 it's got a new zoning district, specifically the employment district. So that is particularly
5 kind of a, a hybrid industrial, commercial district. So similar to kind of how the M1
6 functions but it's also a lot different. So it's not going to be as commercial oriented, it's
7 going to be more so an employment, so more specifically looking at manufacturing,
8 processing, those types of uses. So, so in some cases it's kind of an amalgam of things
9 related to, say the heavy industrial but it doesn't have the noxious uses that you would
10 typically expect of that. So you're not going to be able to find things like scrap yards,
11 things that are going to be, you know, producing fumes, things like that. So you could
12 have heavier processing potentially but you could also have things related to, okay well,
13 as part of our overall site development that we're trying to do, well we also want to be
14 able to provide workforce housing with it. So we have the ability through the Board of
15 Zoning Appeals apply for a special exception for apartments or townhomes. So we
16 could co-locate, you know, our workforce, our factory and retail a little, basically more
17 sort of service retail, all as part of that employment district.

18 MR. GILCHRIST: So, so, kind of on a 30,000' level if, if, you know, high tech is a
19 big deal, a big thing right now and if the County wanted to pursue some major high tech
20 initiative or employment deal, does our Code in some way give at least some comfort to
21 a potential prospect that that's indeed, I mean, does our Code help support that,
22 something like that?

1 MR. CROOKS: Yeah, yeah, I think it would help business development in that
2 capacity, whether that's going to be through the employment district, whether that's
3 another so, you know, we've also got specifically now the planned development
4 employment campus. So if we had say someone who wanted to come in and do a
5 larger site development, you know, it's on a larger contiguous tract they can come in
6 and do it as PDD instead of, you know, just doing it as a regular PDD but hey we want
7 to be specific to employment. So we come in still have this mixture of uses through the
8 PD, what is it, PDEC I think is the abbreviation for it, so that, that planned development
9 employment campus come in have this larger, you know, I'm going to say -

10 MR. GILCHRIST: What if I don't want to do employment, what if I don't want to
11 do -

12 MR. CROOKS: You can still, you know, you can still look at the employment
13 district itself or variations of the other zoning districts that we have at a base level and
14 so there's a lot of features within there; new uses that we don't have currently within our
15 Code that allow for some of that, refinements to existing uses. So there's a variety of
16 different things that would help support some of those functions. So, yeah. I think, I think
17 the bigger question then is where do those get mapped as well.

18 MR. GILCHRIST: Right, yeah.

19 MR. CROOKS: So, and then I think in some cases we're looking at things related
20 to again, that future land use map as it relates to the economic development corridors
21 and center, you know, where do we put some of those employment uses. But then
22 again it also comes back to later on as we need some of those, you know, do we do that
23 proactive remapping as part of the County or do we just, you know, wait for someone to

1 come in and say, hey you know, you got the zoning that I want, there's some land right
2 here that, that will work for me, you know, and just they come in and request that
3 rezoning as part of, you know, whenever their trying to do that later on as well. So
4 there's some of those, those issues and some of those battles again because it's also,
5 well how does the community respond to it, how does the community not respond to it
6 as well but in terms of, you know, do we have that capacity now I think, I think we do.

7 MR. GILCHRIST: Who, who are the designations in the new Code that can
8 proactively rezone property?

9 MR. CROOKS: So, so who could, like initiate a map amendment request?

10 MR. GILCHRIST: Yeah.

11 MR. CROOKS: Yeah, so, so the Code allows for a map amendment request be
12 initiated through four ways one; is through County Council directly by a motion, the
13 other is by Planning Commission by a motion, and the other is going to be initiated by a
14 Staff, so technically the County Administrator or the Planning Director. The fourth way is
15 through directly by a property owner which is the most common way that that occurs.

16 MR. GILCHRIST: And if that occurs the process is still is the same, where if the
17 County Administrator -

18 MR. CROOKS: Yeah, so the only, the only difference would be that through
19 those ways, cause typically you're doing a larger area at that point, you wouldn't
20 necessarily have to post the properties themselves. Depending on the overall size we
21 still probably would, depending on how or when, but say things like this where you're
22 doing thousands of thousands of properties, you're typically not going to post those, you
23 still have to advertise and do all that but you're not going to have to necessarily post.

1 But say we did a hand full on a road kind of thing, we'd probably still at that point go
2 through and post them, so.

3 CHAIRMAN BRANHAM: Mr. Price, you had a comment?

4 MR. PRICE: Yes. And this is a little bit off topic here. But I'm not sure if y'all, if at
5 any of your previous meetings that we've had the opportunity to introduce you to our
6 Assistant County Administrator Eric Jenson. He is, part of his role within Richland
7 County, he is over the CP&D Department which includes our planning and zoning. He's
8 here right now, I'd just like to give him a moment to just address the Planning
9 Commission.

10 CHAIRMAN GILCHRIST: Mr. Gilchrist is that okay if we pause from comments
11 and questions?

12 MR. GILCHRIST: Oh, sure, yeah absolutely.

13 CHAIRMAN BRANHAM: Okay, thank you, yes sir. Yes, Mr. Price. Mr. Jensen,
14 was it? Welcome.

15 MR. JENSON: It's a pleasure.

16 MR. DENNIS: Mr. Jenson, hold on one second.

17 CHAIRMAN BRANHAM: Would you pause for just one moment. That's what
18 we're going to work on.

19 MR. JENSON: There it is. If you painted it read it would be a lot more obvious.
20 I'm just kidding. Again, Assistant County Administrator Eric Jenson for the Record. Just
21 wanted to very briefly give you a couple of words of advice cause I've done this five, six
22 times for different jurisdictions in my career, the most recent was for the City of Reno,
23 Nevada, that's where I came before the County found me. Took us five years to go

1 through this process from the start of the Comprehensive Plan until the Code was
2 updated and adopted. So yes, your process has been a little bit longer but for a
3 jurisdiction, a community of this size it's not unusual. Again, I was hired in 2016 by the
4 City of Reno. They had just started their masterplan, Comprehensive Plan update. It
5 was the first time they had done a Comp, a comprehensive update of that in almost 20
6 years. It took us two, two years and change to finish that process, that masterplan
7 process. Again, this is a community of 250,000. And then took another two and half
8 years after that to update the Code to reflect what had been adopted in that two-and-a-
9 half-year Comprehensive Plan process. And we had a significant consultant helping us
10 through that whole process to the tune of north of \$500,000, so understand even with
11 professional help of a national firm it takes a long time to wade through all these issues.
12 So when you hear the folks, when you get the phone calls, when you wake up at 4:00 in
13 the morning. We appreciate that, we understand it just takes a lot of time cause you're
14 dealing with people's lives and their property. For a lot of people their home is their
15 single largest investment so they're going to be sensitive about those things from an
16 economic standpoint, but there also going to be sensitive from a personal standpoint
17 because it's theirs's families. It's the place they go home where they rest their head at
18 night. So this is normal. It's painful but that's why we have public transparent processes
19 is so that everybody can get their say and they can weigh in on a process that affects
20 them personally. So I just wanted to share that with you, you have a great team, you
21 have a great planning team, I'm happy to be here working with them. I don't get to
22 spend as much time with them or with you as I would like. This is what I've done most of
23 my professional career as both a planner and as a developer. I've worked in the public

1 sector, I've worked in the private sector. I've been a contractor, I still dip my toes in the
2 water every so often doing projects. I, I literally started in the private sector doing
3 development that the developers weren't doing; literally urban style mixed used
4 development back before that was popular and before, you know, the banks found a
5 way to finance that, you had to be very creative. And so my father was an attorney and
6 a real estate broker in Los Angeles and he had clients and I would use their funds on
7 these projects that the banks wouldn't fund. So I did a lot of cutting edge things in small
8 communities in Utah. So that's my personal passion, my passion is for communities, it's
9 for people, and if I can do anything to help you at any time, you know, just contact me.
10 But really you have a great Staff here. They're good people, they work hard, they're
11 dedicated to this, and you can rely on them to, to give you good information. Part of the
12 question or part of the challenge though is asking the right questions because if you
13 don't ask the right questions, you're not going to get the right information and so, and
14 I'm hearing some good questions today. I think one of the things that you're not asking
15 that maybe you should is not who are the winners and losers because as, I can't
16 remember if it was it Mr. Crooks or if it was Mr. Price said that's completely subjective.
17 You know, increasing the density in some area may really make some people happy,
18 people who want to have an accessory apartment or who want to, you know, subdivide
19 some of their property and give it to their children, but there next door neighbor might
20 may say, hey you know what, I don't want my neighbor to subdivide their five acres, I
21 want them to keep them as five acres because I don't want more houses next to me.
22 And yet that same person, that person right next door is saying, no I have two children
23 and I want to give them each an acre to build a house next to me. And so it is not

1 winners and losers, it's what is changing and it's how is it changing and are the people
2 involved and are they getting their say on the issues. So thank you so much, I really
3 appreciate your time. I apologize, I have to step out to another meeting now but I
4 appreciate your service and you're great people, so thank you very much.

5 CHAIRMAN BRANHAM: Thank you for being here Mr. Jenson.

6 MR. GILCHRIST: Chairman, I would just like to, thank you Mr. County
7 Administrator, Assistant County Administrator for sharing those comments. You and I
8 have something similar, we both were administrators for counties and so I'm delighted
9 that you're here in Richland County. Thank you for also referencing my comment. My
10 hope was that Mr. Crooks would have responded and said the tax payers are the
11 winners because that is who we are trying to serve. And I think that Council, I think
12 would agree with that, that is exactly the whole impetus for why we're doing what we do.
13 So thank you so much for being here. Mr. Chairman, thank you for allowing to me
14 comment.

15 CHAIRMAN BRANHAM: Yeah, absolutely. I can't imagine a bigger change in the
16 continental US that going from Reno to Columbia, South Carolina. So Godspeed in your
17 transition from one place to another. We don't even agree on how we say the state
18 name, Nevada.

19 MR. JENSON: Nevada.

20 CHAIRMAN BRANHAM: There, there you go.

21 MR. JENSON: No, no it's not. It's really Nevada. I just wanted to placate you, no,
22 it's really Nevada. If you're a local it's Nevada.

1 CHAIRMAN GILCHRIST: I don't know if I can trust anything you say anymore.
2 Thank you for being here.

3 MR GILCHRIST: Thank you, sir.

4 MR. DENNIS: Mr. Chairman?

5 CHAIRMAN BRNAHMA: Yes, I'm sorry.

6 MR. DENNIS: I want to piggy back on Gilchrist, on his -

7 CHAIRMAN BRANHAM: Let me hang tight and let me just make sure Mr.
8 Gilchrist doesn't have anything else right now.

9 MR. GILCHRIST: I can't even remember what else I was talking about. Mr.
10 Jenson just threw me all off. But I don't know what I was talking about, really.

11 CHAIRMAN BRANHAM: So okay, we got time. Mr. Dennis?

12 MR. DENNIS: So your question kind of goes along with mine. You know, I was
13 looking through here and I was seeing how the commercial zoning, how are we looking
14 forward on that compared to the residential and you kind of answered a couple of those
15 questions. But how does this affect the up zoning in areas, how does this affect some of
16 the areas that these potential companies could come in? Does it hurt us in some areas
17 or should we kind of sit back a little bit and wait on the private sector and entice them to
18 come in?

19 MR. CROOKS: So in reference to commercial development? So, so specifically
20 commercial uses, industrial uses, things like that or?

21 MR. DENNIS: How we're looking towards the areas of residential up zoning as
22 we go out versus some of areas that we could potentially bring in some industries? I
23 mean, I mean, it could be a Chevrolet plant, or BMW or something else.

1 MR. CROOKS: So I think from our current recommendation the, the amount of
2 up zoning that we would be recommending from a residential perspective is significantly
3 decreased. So we still are looking at a, a limited amount but that has been significantly
4 decreased from the previous recommendation. But where those up zonings would occur
5 I think it would be more so areas where it's either been in the process of growing, been
6 in the process of developing or is, you know, an area that is, I'm going to say ripe for
7 that to occur because you're kind of, there's some of those other areas that's, where
8 you're starting to get the things that that growth could finally happen. So whether that is
9 interest from say, you know, from school perspective, interest as it relates to
10 infrastructure, those type of things that would then support that development whether it
11 hasn't been historically in the past. And so a lot of that also coincides too where if
12 there's also a, I'm going to say, a fresher market for some commercial development
13 cause if you know, is typically we, you know, typically commercial is going to follow
14 residential. And so that's one of the things where, you know, where there hasn't been
15 this, I'm going to say synergy of, you know, residential capacity for that, well okay, well if
16 we do get some of this where we have some areas that are being up zoned well that
17 allows for the potential to increase some of that commercial aspect as well. But that
18 also, depending on where it is because the way that some of those areas are set up say
19 let's take the North Central for instance, so that Wilson Boulevard, Fairfield kind of
20 things south of Blythewood, west of 77, a lot of that's, you know, in terms of a access
21 perspective, those are fairly large roads, large capacity as it relates to them. So you're
22 also looking at an area that has the ability to support commercial, industrial or
23 residential uses for the most part. So, you know, those would be one of those areas that

1 you could see, you know, the benefit from an up zoning where we have been seeing
2 more interest for housing, more interest, but also more interest for some more
3 commercial as well because that interest in residential has been occurring. And so
4 those are one of those where you're looking at it from a variety of different perspectives
5 where you could have that industrial come in for that larger, you know, economic
6 development project or things of that nature as well as, you know, having the residential
7 to support it and then other commercial aspects that also go along with that too. So I
8 think, you know, it's mostly just, it's really just going to be where is that going to be and
9 is there already going to be some of that frame work to support that commercial as well.
10 So in other areas, you know, maybe not so much some of the industrial components but
11 maybe some of this more so smaller scale commercial. So still, you know, things that
12 would be more so general commercial but, you know, not just going to be, you know, an
13 intersection here or there as say, neighborhood mixed use or something like that, so.
14 Does that answer?

15 MR. DENNIS: Like the other part of it, how you explained that, how have we
16 worked with other parts of government like the schools and things like that? So if we got
17 these maps and we're trying to project areas and trying to project growth, how can we
18 assure infrastructure is going to support this sort of stuff?

19 MR. CROOKS: So, so we can come after that from a, from a couple of different
20 angles. So, so I'll start with the Comp Plan, for instance okay, so the Comp Plan has the
21 future land use map, future land use map is basically here's this 20 year, you know,
22 time horizon for where and how we should be growing. So looking at that, you know,
23 that's what we have typically shared with the school districts when they've been doing

1 their pre-plannings. So I think Rich-Lex 5 started doing it at, I think two years ago when
2 they did it and then I think school district 2 did it recently as well with some of their stuff
3 and I know school district 1's been paying attention to a lot more recently because of
4 the housing development that's been occurring around Lower Richland. So I think
5 they've been starting to pay attention to that a little bit more but, you know, in terms of
6 what we're recommending and typically what we reference as it relates to that future
7 land use map typically coincide with one another. So any future growth, future
8 development that would be occurring under the new zoning would not necessarily be
9 anything different from that future land use map would be recommending otherwise. So
10 in terms of levels of intensity, levels of development, types of development could be
11 occurring would still coincide with that. And so you're also looking at things, so from a
12 traffic perspective the COG so they serve as the MPO they look at development as it's
13 regularly occurring. So they on an annual basis they look at, you know, building permits,
14 things like that and they project out populations for the future. That's also what is then
15 tied to funding, transportation improvements as part of that. So, you know, we meet with
16 them on a regular basis. They're looking at it on a regular basis as well. So you know,
17 also part of that is, you know, we have a fragmented system as it relates to utilities,
18 services, things like that; you know, we got school boards, we got three different school
19 boards each one of those is their own decision-making body. So, you know, same way
20 with DOT, DOT owns probably at least 70% of the roads in the County and most of
21 those are going to be our major, major roads and thoroughfares. So, you know, DOT's
22 going to have the final say on things like that, school's districts are going to have final
23 things, final say on things related to, you know, when and where and how to build

1 schools so all we can do is, you know, share the information with those other bodies,
2 those other decision makers, and we do. You know, we make sure they're informed
3 about what's going on, if they have questions we provide them answers, if they're doing
4 their own planning processes we're typically involved with them and we share what
5 information we have, what we can. So in terms of, you know, how all that occurs and
6 how we're looking at some of those things, you know, we do that on a regular basis.
7 There's also the component from the development itself. So, you know, we typically
8 think about, you know, the Land Development Code, we don't think about that the Land
9 Development Code is basically made up of three parts. You got the zoning, you got
10 development and then you've got the subdivision. So each one of those are their own
11 specific standards and so, you know, the zoning is alright what are those uses, what's
12 the intensity of those uses. The development standards are, okay well how does that
13 actually occur, what is actually done as part of the development itself. And the
14 subdivision obviously how do you subdivide the land? So as it relates to those
15 development standards, that's where you have things related to traffic impact,
16 environmental impacts, and those types of things are reviewed and addressed during
17 the actual development process itself because then it's, it's well we know there's
18 wetlands here, there's a stream here, you know, this type of development because of
19 what the use is, what the level intensity of that use is because of how it's actually being
20 developed we know okay, it's going to have this level of impact on this section of road.
21 So we can say, okay well, alright we if it's a County road or DOT, if it's a DOT road has
22 the ability to say, okay we're going to add in a signal here, we're going to add in a new
23 turn light, we're going to add a in center turn lane and a side access lane; so have the

1 ability to address those impacts on the overall system. But things like, you know, again,
2 school, that's gonna still be up for the school board to decide how they do that. Same
3 way with DOT. So, you know, so that fragmented system is a bit of a hurdle at times but
4 it's one of those things where, you know, everybody plays together, you know, we're not
5 necessarily shut off in a corner, you know, doing everything just all by ourselves.
6 Everybody's interacting with one another as everybody's having these conversations,
7 so.

8 MR. DENNIS: What I was trying to get at is, you know, if we're looking forward to
9 the future are we ahead or behind these other parts of government? And are they ever
10 going to catch up to help us out? Because I would hate to waste people's tax, not
11 people's, let's just say what it is, hate to waste tax payers money if we can't, if we move
12 forward with things but we can't get it.

13 MR. CROOKS: Well, I think that's also, I mean, that's a good question but I think
14 that's also how do we want to view it too, cause let's say, you know, a lot of this is also
15 chicken and egg, you know, what do we say comes first? Alright, well we know it's a
16 growing area, we know there's going to be this demand and so okay well let's go ahead
17 a build up the infrastructure. But then let's say for whatever reason some other
18 component doesn't occur well what happens then. You know, let's just say, alright let's
19 look at Lower Richland for instance, you know, that's why all that development is
20 coming along online now is because we have the sewer and water infrastructure down
21 there where previously, you know, 20 years ago that didn't exist but that's when all
22 those approvals occurred. So when we had those rezonings, when we, you know, when
23 those ideas were played out, okay we had that, but then what happens if, you know,

1 infrastructure never came then, does that development then, you know, do they go a
2 different direction. So, you know, we could say, alright well let's widen every road that
3 we're expecting development to, you know, 17 lanes but then happens when we spend,
4 you know, a billion dollars to do that but then X, Y or Z things happens and then that
5 development that we were expecting doesn't occur, cause you are going to have pay for
6 things in a certain way whether that's typically through a bond but you're going to have
7 to pay that bond back as well. So thinking about it from a fiscal perspective yeah, but
8 you also have to be careful in terms of that because you don't want to over build to then
9 have the lower demand than what you're expecting so you kind of want to time it on a
10 more so even basis where you have some of that. And that's typically what happens
11 with, with most of the infrastructure that we see.

12 MR. DENNIS: Thank you, cause I really, I'm not a bond type guy. Taxes come in
13 I say we got to make due what we pay then, I don't want to do something that would
14 cause bonds to be voted on to try and do what we're looking to do in future. Or not do in
15 the future. Just trying to look out for the people.

16 CHAIRMAN BRANHAM: Are there, are there instances in the proposed zoning
17 map that include reassigning something that was previously maybe non-commercial or
18 non-industrial, manufacturing to industrial, commercial?

19 MR. CROOKS: Or say like employment, light industrial, heavy industrial? Some
20 employment I think and that would be more so in areas where as it relates to the Future
21 Land Use Map or the way that other development around it had been occurring whether
22 say you got a gap between, you know, three or four properties that okay, this is
23 industrial, this is commercial, what can these become, become in between? You know,

1 there's been things like that but on a whole scale basis, not necessarily changing
2 something from say residential to industrial, there's probably been more instances
3 where we've changed something from industrial or commercial to residential based on,
4 you know, how that area has been growing, how that area has been developing but
5 there, so I'm not going to say no outright but certain cases, yes.

6 CHAIRMAN BRANHAM: Okay. What kinds of sets of lists or information do you
7 have that can help us look at some of these targeted changes that are occurring?

8 MR. CROOKS: Could you elaborate that, Mr. Chair?

9 CHAIRMAN BRANHAM: Yeah, I mean just kind of the request that I just, for
10 information that I just made, would you have a list of parcels or some sort of a map that
11 we could look at that we would show it went from non-commercial, industrial,
12 manufacturing to -

13 MR. CROOKS: Yeah, I mean we can create that. I mean we've, I mean, basically
14 I mean we're using a giant data base essentially, you know, is where, is where all the
15 information is stored. So I mean we can, you know, query that, hey you know, we want
16 to see everything that was heavy industrial, light industrial, what all was previously
17 zoned to that, how much of that went to a residential district, how much of that went to
18 a, you know, similar zoning district, how much of that stayed the same, kind of thing.
19 You know, so we can look at everything that is HI, how much of everything that was HI,
20 you know, what, what was down zoned from that? You know, we can see, you know,
21 some of those percentages, things like that and we can provide that list but I think it also
22 just goes back to, you know, you know, we'd have to make less first. But we have all

1 that data in the data base that we could, we could essentially query on, you know, what
2 it is that we wanted to find.

3 CHAIRMAN BRANHAM: Okay, that'd be great.

4 MR. CROOKS: So, so basically what all was industrial, so HI or LI then gets
5 down zoned or what was residential that then gets up zoned to industrial?

6 CHAIRMAN BRANHAM: Probably more so the up zoning piece and again, just to
7 be clear we're talking about increasing intensity of use or density of development. And,
8 and to state the obvious it's, this is a ton of information, you know, thousands of
9 properties in unincorporated Richland County that are being touched by this rezoning
10 plan. And as many hours as I know we've all spent on it it's still, it's still a lot and so, you
11 know, hence that request for some assistance in ordering things up. And of course any
12 time you're looking at up zoning people really perk up, just because it's a change from
13 the status quo, so. I appreciate you sharing that information with us. What percentage, if
14 you kind of had to guess or whatever you want to say as to the land map that's the
15 subject of this zoning map would you say is experiencing up zoning?

16 MR. CROOKS: How much, like how much percentage?

17 CHAIRMAN BRANHAM: Yeah. Let's just presume that the equivalency map and
18 the Code does not constitute up zoning? That an equivalent transition is not up zoning.
19 Outside of that how much would you say is up zoning?

20 MR. CROOKS: Somewhere between probably 10 and 20 % and most of that
21 would be related to residential. Other 10% would probably be going from a rural district
22 to something else, probably R2 at that point for the most part. And that'd probably be
23 roughly maybe seven and a half to ten, just off the top of my head. So yeah, I'd say

1 roughly 10 to 20% percent gets up zoned. Probably half of that would be residential and
2 half of that commercial or industrial.

3 MR. DENNIS: That 10, 20% half commercial and half residential?

4 MR. CROOKS: Yeah, and then just opposite that 65% of the County gets at least
5 down zoned. So majority of that goes to RT, HM, AG from the current RU.

6 MR. GILCHRIST: Chairman, piggyback on what Mr. Dennis was referring to
7 earlier regarding the schools. So just help me understand this a little bit better, so the
8 schools in their bailiwick can just decide that they want to zone a certain piece of
9 property for a school and that's it.

10 MR. CROOKS: No, so they would still have to go through the approval process
11 for that.

12 MR. GILCHRIST: How often have we turned schools down for zoning?

13 MR. CROOKS: Well yeah, I mean, schools are pretty much allowed in most
14 zoning districts anyway. Same way with most institutional uses. I think there's a hand
15 full of districts that they aren't.

16 MR. GILCHRIST: So the new Code in no way changed that?

17 MR. CROOKS: Not necessarily. I'm not sure where the, where all they would
18 have previously. There may be certain nuisances as it relates to that so, let's see here,
19 institutional.

20 MR. GILCHRIST: Is that typical. That schools can just [inaudible]?

21 MR. CROOKS: I mean, for the most part. I mean, unless you're going to have
22 something that's highly specific or highly exclusionary then yeah, because it's one of
23 those things where, you know, do you just want schools on major thoroughfares or do

1 you want, you know, say neighborhood schools of old where they're going to be tucked
2 into a community potentially, you know, and things like that, you know. So you know, it's
3 one of things where it's also, you know, if you look at the permissions most of it is
4 special requirements so there will be certain requirements that they're going to have to
5 meet in order for that to be established. I think, let's see, for ours you're typically looking
6 at a minimum size, where you can have recreation spaces and how the access for the
7 school is done in certain zoning districts. So as it relates to that you will have certain,
8 certain restrictions for it but they're still allowed kind of across the board for the most
9 part.

10 MR. GILCHRIST: Do we determine, do we determine a density capacity for
11 schools, is that what you're saying?

12 MR. CROOKS: No, so the schools, so the schools is institutional use so the
13 density requirement wouldn't apply to them.

14 MR. GILCHRIST: Wouldn't apply, okay.

15 MR. CROOKS: So, but, but then this we're saying that in order for the school to,
16 to be built, so in order to establish a school at that location you have to have at least two
17 acres.

18 MR. GILCHRIST: Okay.

19 MR. CROOKS: So if you're building a school from scratch you have to have at
20 least two acres for elementary, middle or high school. And then recreation spaces
21 basically have to be behind the school, can't be in front or side. And I think primary
22 access has to be from a, let's see, let's just look at it, scroll back up, I think it's collector,

1 yeah collector thoroughfare roadway, so primary access has to be from one of those
2 two types of roadways.

3 MR. GILCHRIST: Thank you, sir.

4 CHAIRMAN BRANHAM: Anything else?

5 MR. GILCHRIST: No. Y'all are going to have the public weigh in again right, Mr.
6 Chairman?

7 CHAIRMAN BRANHAM: Yes, on April 4th and I want to make sure we cover that
8 in that next steps items on the Agenda.

9 MR. GILCHRIST: Okay.

10 CHAIRMAN BRANHAM: So Staff, would be okay if we just send you an email
11 request with the rest of the Commission included for any sets of information we might
12 ask from you?

13 MR. CROOKS: Sure.

14 CHAIRMAN BRANHAM: Okay.

15 MR. CROOKS: Yeah. Just I guess I would ask that if there's additional
16 information that y'all need, cause I'll, you know, go and make this today, otherwise it's,
17 probably wouldn't be getting it until Monday morning.

18 CHAIRMAN BRANHAM: Right.

19 MR. CROOKS: Or probably before the meeting, so.

20 CHAIRMAN BRANHAM: Yeah, I think - Ms. Frierson?

21 MS. FRIERSON: I'm sorry, I do have a concern. I remember at the last meeting,
22 in fact you and I talked about at this at the end, when I did the prayer and I mentioned
23 something about freedom for the people of Ukraine or something of that nature. Excuse

1 me. A gentlemen went to the microphone and he I think really was sincere, he thought
2 that we, well me, were taking away the freedom of the citizens of Richland County. I
3 didn't take it personally, it's just that unfortunately sometimes when we have reports
4 from the, you know, Staff people, some of the people in the public really do think that
5 we've already made a decision. And I know that when Mr. Gilchrist was Chair he tried to
6 make it clear and he read the statement at the beginning, and I know that you as Chair
7 will try to make it clear, but it concerns me that we've really got to make it clear to the
8 public that we are, you know, an advisory board and that we really are listening to them
9 and we're trying to be fair because I know, say, I mean, I live in the County too of
10 course, if people think that we're some Lord high executioners and we don't care what
11 they're saying, we're not evening listening it would make them angry. So please let's
12 always do our best if we hear people getting the wrong impression that we're not
13 listening or that we've already made up our minds let's try politely correct them because
14 I know that, at least I think that man was sincere. He really did think I was trying to
15 snatch away freedom and that's the last thing I would do to anybody, you know. So I
16 just wanted to say that.

17 CHAIRMAN BRANHAM: Thank you, thank you very much. It's true, it can be a
18 tricky situation especially for protracted matters such as this. And it's protractive for
19 good reason. It's important and it deserves review by the public, by the Commission, by
20 Council. And being an advisory body and, and also being a quasi-judicial body, you
21 know, we're, we're a little different from elected officials and so it's, it is tricky sometimes
22 feeling like we're holding our tongues till the appropriate, you know, moment in the
23 process. And I hope you all agree as I would that it's been nice to have this work

1 session today so that we can, you know, voice some things that, that we wanted to
2 share based on our own review and based on the public input and, and that this being
3 the appointed time for us to be able to share that. We look forward to continuing to hear
4 public input again on April 4th for any and all that might want to be here. You are also
5 welcome to submit anything in writing that you might like to the Planning Commission.
6 You're welcome to do that before the meeting on Monday.

7 MR. GILCHRIST: Mr. Chairman, if I may?

8 CHAIRMAN BRANHAM: Yes, Mr. Gilchrist.

9 MR. GILCHRIST: I just wanted to - if we could get from Staff any other dates of
10 any public meetings, any dates that would warrant us to have to make, for example,
11 when is this is going before Council, when does the Planning Commission have to take
12 this up? Do we, do we have kind of a calendar of any of this stuff?

13 MR. CROOKS: Yeah, sure I mean, so Monday the 4th would be, you know,
14 coming before you guys and so, you know, that's when y'all have the ability to make a
15 recommendation. We've also, we've advertised for the 26th. So that's the Zoning Public
16 Hearing that we would have for this.

17 CHAIRMAN BRANHAM: County Council.

18 MR. CROOKS: For County Council, yeah so.

19 CHAIRMAN BRANHAM: Zoning Public Hearing.

20 MR. CROOKS: Zoning Public Hearing but I think there's also potential that -

21 CHAIRMAN BRANHAM: 26th.

22 MR. CROOKS: - say Geo, I didn't know if you wanted to talk to this one directly?

1 MR. PRICE: As we've pretty much stated it would be, I guess after the 26th is
2 when we'll have a better schedule.

3 MR. GILCHRIST: Okay.

4 MR. PRICE: Because until we see what Council decides at their Zoning Public
5 hearing, we really can't give you any ideas of, you know, when the next meeting will
6 occur or what's going to be required of Staff.

7 MR. GILCHRIST: Will we have to vote this out on the 4th for the Zoning Public
8 hearing?

9 MR. PRICE: Okay? You're, it's on your schedules, your schedule on the 4th to
10 take action on the mapping. You could - and it's for recommendation - so you could
11 recommend approval, you can recommend approval with certain, you know, other
12 recommendations about, for your approval. You could recommend denial of this.

13 MR. GILCHRIST: That's the same day we're getting public input?

14 MR. PRICE: Yes. You also, you also could defer it. You could defer it until either
15 another meeting, you could establish a special called meeting or you could just defer it
16 until, let's say the May meeting. But understand that 30 days after an item appears
17 before the Planning Commission that County Council could then pull it from the
18 Planning Commission after that period, but that wouldn't be until after your May meeting
19 if you took the position that you wanted to defer it so you do have some options before
20 you. But again, I would also request, you know, not just with the Planning Commission,
21 it's also with Council, that any actions, especially for, you know, deferral, just using that
22 is that you be kind of specific as to what it is you're looking to accomplish with your

1 motion for deferral and what it is you may need to Staff to address prior to the next
2 meeting.

3 CHAIRMAN BRANHAM: Confirm again that Zoning Public hearing that's
4 currently scheduled for the 26th in front of County Council there will be public input?

5 MR. PRICE: Yes.

6 CHAIRMAN BRANHAM: And I don't know if they'll be happy I said it but they're,
7 they're elected officials so they're available now, you know, if you want to reach out to
8 them County Council is there to be heard from on this matter. It will be before them
9 sooner or later. Okay. Any other questions about next steps? I guess we covered
10 additional discussion. No, no other next steps conversation?

11 MR. CROOKS: Chair?

12 CHAIRMAN BRANHAM: Yes, Mr. Crooks?

13 MR. CROOKS: No, as it relates to that point. So I know I mentioned earlier, you
14 know, we, we're going to be going back through looking at some additional properties
15 that we've gotten some questions about and some of those areas related to that, those
16 properties. So we'll probably have a couple of questions about a couple of specific
17 changes that we'll look to make again with the recommendation. So we'll probably do
18 that today and have those, they'll be uploaded as it relates to the viewer for Monday's
19 meeting, but we can note those when we get to that. Also wanted to note that, you
20 know, based on some of the feedback that we've been receiving we're also going to be
21 looking text changes as well, and so those likely wouldn't come before you all until the
22 May meeting anyway. But we're going to be looking at a variety of text changes as it
23 relates to certain items, so things related to clarifying language, so things related to

1 definitions as well as things related to certain use permissions or certain development
2 standards as well based on things that, you know, have been brought to our attention or
3 as we're thinking about this in a little bit less of a theoretical perspective but, you know,
4 someone did come in, someone did submit or, you know, or how would this actually
5 play out, you know, we're seeing some of those nuances a little bit more, things that we
6 need to tweak. So we're going to be looking at certain items as it relates to some of the
7 feedback that we've been getting so we will be bringing those back to you all. So things
8 that's we're going to need to address immediately we'll likely bring back before y'all in
9 May and then things that, you know, probably want to see how they play out a little bit
10 more, probably wait a couple of months as it relates to some of those things. But things
11 that we know we need to go ahead do now we're going to be bringing a few probably
12 your May meeting.

13 MR. PRICE: And also, just want to make sure we're clear on this, that as part of
14 your recommendation on the 4th you could tie certain text amendments to your
15 recommendations.

16 MR. DENNIS: Chair? Those text amendments that would be to the LDC itself?

17 MR. CROOKS: Yes.

18 MR. DENNIS: Okay.

19 MR. CROOKS: Yeah, so say for instance things related to duplexes, triplexes
20 and quadraplexes where those may or not be allowed or things related to the
21 "character". So, you know, if that means it's related to a designer form standard with
22 how those work or the overall use permission themselves or something related to the
23 neighborhood compatibility standards. So we're looking at couple different things as it

1 relates to, you know, some of that feedback that we've been hearing. We haven't
2 necessarily, you know, made any type of, you know, final recommendation of what way
3 we may go with it or not and so we're still having some discussion internally about that.
4 But we're going to be bringing that certain based on, you know, different items,
5 concerns, things like that, that we've been, we've been hearing, so.

6 CHAIRMAN BRANHAM: Thank you very much. I'll just go ahead and ask now
7 again if you could provide a list of properties being up zoned on the new map, you
8 know, not including what we stipulated about the equivalency chart and the LDC stuff
9 that would be up zoned outside of that.

10 MR. CROOKS: So, so is that everything that's being up zoned? Or just up zoned
11 as it relates to a – cause originally I think it was just the industrial type of properties so
12 this is anything that's being up zoned?

13 CHAIRMAN BRANHAM: Yeah, if you're saying it's about 10 to 20% of the
14 County I'd appreciate it if that's just something that you could sort and provide.

15 MR. CROOKS: Okay, alright so everything, alright, so basically everything that's
16 being up zoned.

17 CHAIRMAN BRANHAM: Yeah, yeah.

18 MR. CROOKS: Okay, alright

19 CHAIRMAN BRANHAM: We recognize that there's not perfect equivalency from
20 the old Code districts to the new Code districts and so.

21 MR. CROOKS: So basically, everything that's not going to be, so not, not the
22 R2's, the RSLD's considering that a down zone. Okay, alright. But, and not considering

1 from going from R5 to or going from R4, you know, RSMD to R5 that would, we would
2 be considering that an up zoning.

3 CHAIRMAN BRANHAM: Yes, thank you so much.

4 MR. CROOKS: Okay, alright, just want to make sure.

5 CHAIRMAN BRANHAM: Anybody else, anybody else want to request anything
6 right now from Staff? Alright, thank you all for the discussion. Mr. Crooks, a lot heavy
7 lifting in your explanations today and, and to the rest of the Staff we do appreciate you
8 guys and what you're doing. If nothing further, Chair will entertain a motion.

9 MR. DENNIS: Chair, I got, is there a way that we can get a printed copy of the
10 table from this LDC? I've tried to print it at home and it's not working correctly. I didn't
11 know.

12 MR. CROOKS: Principal use table, Principal use table?

13 MR. DENNIS: Yes.

14 MR. CROOKS: Yeah, yeah we can do that. Yeah, if y'all want to stick around we
15 can print some of those out.

16 MR. DENNIS: Cool.

17 CHAIRMAN BRANHAM: Alright. Motion to adjourn?

18 MR. DENNIS: Motion.

19 MR. GILCHRIST: Second.

20 CHAIRMAN BRANHAM: Alright, thank you. Moved and properly seconded.

21 MR. PRICE: Actually, if y'all can, if y'all would just stay here for a few minutes we
22 can give you this little package that we kind of created.

23 CHAIRMAN BRANHAM: Okay.

1 MR. PRICE: Which would include that matrix for it.

2 CHAIRMAN BRANHAM: Okay.

3 MR. PRICE: If you just give us a couple of minutes, we can get that to you.

4 CHAIRMAN BRANHAM: Alright. Meanwhile would Staff take a vote on the
5 motion to adjourn?

6 MR. PRICE: Motion for adjournment? Those in favor Yonke?

7 MR. YONKE: Aye.

8 MR. PRICE: Mr. Carlisle?

9 MR. CARLISE: Aye.

10 MR. PRICE: Frierson?

11 MS. FRIERSON: Nay. I'm just joking, Aye.

12 MR. PRICE: Metts?

13 MR. METTS: Aye.

14 MR. PRICE: Branham?

15 CHAIRMAN BRANHAM: Aye.

16 MR. PRICE: Grady?

17 MR. GRADY: Aye.

18 MR. PRICE: Taylor?

19 MR. TAYLOR: Aye?

20 MR. PRICE: Gilchrist?

21 MR. GILCHRIST: Aye.

22 MR. PRICE: Dennis?

23 MR. DENNIS: Aye.

1 *[Approved: Yonke, Carlisle, Frierson, Metts, Branham, Grady, Taylor, Gilchrist, Dennis]*

2 CHAIRMAN BRANHAM: We're adjourned.

3 *[Meeting Adjourned]*

4