

1 style, that is not the purpose of this meeting. Please no audience and speaker
2 exchanges. No audience demonstrations or other disruptions to the meeting are
3 permitted nor are comments from other, from anyone other than the speaker at the
4 podium. Please remember this meeting is being recorded. Please speak into the
5 microphone and give your name and address. Abusive language is inappropriate and
6 will not be tolerated. Please don't voice displeasure or frustration at the
7 recommendation while the Planning Commission is still conducting business. If you
8 have any questions or concerns you may contact the Richland County Planning
9 Department Staff. Alright, so that got us through one and two of the Agenda. Now we're
10 moving on to item number three, the special election per Section 2 of our Planning
11 Commission Rules of Procedure. Those of you out there wondering, we instituted a rule
12 that if we were having an officer vacate a spot, we would have a special election to fill
13 that spot. So also, at the end of this meeting we will be holding elections for our new
14 officers that will, that take immediately effect for the new year. So I prepared a little
15 statement to kind of walk through a few things. Alright so the special election per
16 Section 2 of the Planning Commission Rules of Procedures. We can hold an election to
17 have a chair present for just this meeting and the last, which is the last meeting of the
18 calendar year. The person voted into Chair would not conduct a meeting but just fill in
19 the spot in case the Vice Chair has to become sick during this meeting or not able to
20 finish the meeting that the Vice Chair has called to order. If we go this route, we would
21 also need to make a motion to have the new Acting Chair lead the meeting or not make
22 a motion and the person who call the meeting to order would then finish this meeting.
23 We can suspend the rule, this may take precedence of over any other motion that we

1 have in front of us. The only reason why this rule can be suspended is simple in
2 *Robert's Rules*; If we were to elect someone to the Chair position they would not be
3 acting as the Chair until the next meeting. Our next meeting is scheduled for February
4 and if we do have a meeting in January we would have an already elected new officers
5 at the end of this meeting for the calendar year. As Vice Chair and Acting Chair for this
6 meeting this could not have been pulled from the Agenda without the whole
7 Commission to decide a way forward because it is a rule of procedure. The Vice Chair
8 believes we are all equal members of this Commission so the Vice Chair wanted the
9 Commission to make the decision moving forward and put it to a vote. This will require
10 two thirds vote if we suspend the rule. This is only allowable because we have an
11 election at the end of this meeting to elect new officers for the 2023 year as this is our
12 last meeting for this year. If we had scheduled another meeting in December, we would
13 have to hold a special election today but since we do not the suspension of this rule
14 would be made whole again with the election at the end of the meeting for our new
15 officers overall. Now as far as moving forward it is up to the will of the Commission on
16 what you guys want to do. I'm fine with anything, I just wanted it to be known that there
17 are some multiple routes; we can either elect a new Chair or we can suspend and hold
18 the actual elections for the new officers at the end. If we do that then what we should do
19 is whoever is being voted on for Chair you tack on to make that effective immediately,
20 so therefore they would be there just in case if something did come up and we would
21 have a Chair and a Vice Chair sitting until 1 January and on 1 January they would
22 assume their natural role also. Or we can have two separate elections. So I mean, it's
23 kind of up to you guys.

1 MR. YONKE: Mr. Price?

2 VICE CHAIRMAN DENNIS: Yes sir? Mr. Yonke?

3 MR. YONKE: Does that all sound right? Can we do that where -

4 MR. PRICE: I'm going to defer to our parliamentarian.

5 MR. PATRICK WRIGHT: Mr. Vice Chair, may I speak?

6 VICE CHAIRMAN DENNIS: Yes, sir.

7 MR. WRIGHT: My name is Patrick Wright, the County Attorney. If you choose to
8 have the special election and elect a new Chair at this point, you can, basically they
9 would Chair, the only meeting left is this meeting for this year, so basically you can
10 either allow the current Vice Chair who began the meeting to continue or you can, once
11 elections take place allow the new person who was elected Chair to take over for the
12 rest of this meeting. And but, once you have the elections at the end of this meeting
13 whoever those people are that are the new officers they take over next year once they,
14 once you have your next meeting basically. So this you can do the special election, so
15 basically for all intents and purposes the Chair, if you, unless you allow the Vice Chair to
16 continue for the rest of this meeting, they would be the Chair for this meeting. And that's
17 basically all it would be is that they would Chair the rest of this meeting if you so choose
18 until the elections happen at the end of this meeting and then the next meeting the new
19 people will take over.

20 MR. YONKE: Thank you. Mr. Price?

21 VICE CHAIRMAN DENNIS: Mr. Yonke?

22 MR. YONKE: Unless there's any other discussion, I'd like to look at our Rules
23 Section 4 for the Vice Chair, it says the Vice Chairman shall exercise the duties the

1 Chairman in the absence, disability or disqualification of the Chair in the absence the
2 Chair or Vice Chairman or Acting Chairman shall be appointed by the members. I feel
3 like for this meeting our Vice Chair can get us through it and we can suspend the rule.
4 I'd be happy to hear from the Commission or second any motions to suspend? Motion
5 to suspend then.

6 VICE CHAIRMAN DENNIS: Alright, there is a motion on the floor to suspend the
7 rule and seconded?

8 MR. JOHNSON: Second. Mr. Johnson.

9 VICE CHAIRMAN DENNIS: Mr. Johnson.

10 MR. PRICE: We have a motion on the floor to suspend the rule for the Special
11 Election for the Chair. Those in favor, Dennis?

12 VICE CHAIRMAN DENNIS: Aye.

13 MR. PRICE: Yonke?

14 MR. YONKE: Aye.

15 MR. PRICE: Johnson?

16 MR. JOHNSON: Aye.

17 MR. PRICE: Frierson?

18 MS. FRIERSON: Aye.

19 MR. PRICE: Metts?

20 MR. METTS: Aye.

21 MR. PRICE: Durant?

22 MR. DURANT: Aye.

23 MR. PRICE: Taylor?

1 MR. TAYLOR: Aye.

2 MR. PRICE: Siercks?

3 MR. SIERCKS: Aye.

4 *[Approved: Dennis, Yonke, Johnson, Frierson, Metts, Durant, Taylor, Siercks]*

5 MR. PRICE: Alright, that motion passes.

6 VICE CHAIRMAN DENNIS: Motion passes and we'll move on to item four,
7 additions or deletions to the Agenda. Do you have any additions or deletions?

8 MR. PRICE: No, sir.

9 VICE CHAIRMAN DENNIS: Alright, so moving on we're going to go to the
10 approval of Minutes for 6 June 2022 and September 8th, 2022. Staff, I do have a
11 question before we move on to the approval of the Minutes. These minutes that we
12 have in front of us the 6 June 2022 work session, I thought we voted on those at the last
13 meeting, when I was looking over everything. I thought it was the regular meeting that
14 we needed the Minutes for?

15 MR. PRICE: Did you get the, the ones that you received was that for the -

16 VICE CHAIRMAN DENNIS: The ones in our packet was for the work session and
17 not the regular meeting.

18 MR. PRICE: We can, I can go back and look at that. Let me look at that, I'll
19 confirm but if you want to, if you don't mind, you can just approve the September and
20 hopefully by the end of the meeting I'll have a confirmation on which ones.

21 VICE CHAIRMAN DENNIS: Okay.

22 MR. PRICE: Or you could just defer this until the end of the meeting?

1 ACTING CHAIRMAN DENNIS: Alright, we can either have a motion to approve
2 these September 8th meeting and then defer the 6 June meeting until the end of this
3 meeting also. Do we have a motion on that?

4 MR. SIERCKS: Mr. Vice Chair?

5 VICE CHAIRMAN DENNIS: Yes, sir? You're recognized, sorry.

6 MR. SIERCKS: Move to approve the Minutes of the September meeting and wait
7 on the June meeting until either later this meeting or whenever they're available.

8 VICE CHAIRMAN DENNIS: Do I have a second?

9 MR. YONKE: Second.

10 VICE CHAIRMAN DENNIS: Alright, we have a motion on the floor and it's
11 properly seconded. That motion would be to vote on the 8 September 2022 Minutes and
12 at the end of the meeting see if we can clarify the 6 June minutes.

13 MR. PRICE: Alright, those in favor of approval of the September 8, 2022 minutes,
14 Dennis?

15 VICE CHAIRMAN DENNIS: Aye.

16 MR. PRICE: Yonke?

17 MR. YONKE: Aye.

18 MR. PRICE: Johnson?

19 MR. JOHNSON: Aye.

20 MR. PRICE: Frierson?

21 MS. FRIERSON: Aye.

22 MR. PRICE: Metts?

23 MR. METTS: Aye.

1 MR. PRICE: Durant?

2 MR. DURANT: Aye.

3 MR. PRICE: Taylor?

4 MR. TAYLOR: Aye.

5 MR. PRICE: Siercks?

6 MR. SIERKS: Aye.

7 *[Approved: Dennis, Yonke, Johnson, Frierson, Metts, Durant, Taylor, Siercks]*

8 MR. PRICE: Motion passes.

9 VICE CHAIRMAN DENNIS: Alright, moving on down the meeting we have the
10 Consent Agenda items. Do I have a motion - well, I'm going to walk y'all through this. If,
11 real quick, if it's for disapproval we pull them for discussion and any questions and if we
12 have anybody signed up, we also pull them to listen to the public and ask any questions
13 that we may have. Right now we currently have three that are for disapproval and then
14 we have one for approval but somebody has signed up to speak against Case Number
15 four so therefor it would also need to be approved. So I would need a motion to do that,
16 and keep in mind we do not have any road names in this packet.

17 MR. YONKE: Chair?

18 VICE CHAIRMAN DENNIS: Recognize, Mr. Yonke.

19 MR. YONKE: I make a motion to remove all map amendments onto, [inaudible]
20 There are no road names.

21 VICE CHAIRMAN DENNIS: Alright, we have a motion on the floor to remove
22 cases 1. through 4. for discussion and there's no road names to push forward. Do I
23 have a second?

1 MR. METTS: Second.

2 VICE CHAIRMAN DENNIS: Who was that? And it's been seconded my
3 Commissioner Metts.

4 MR. PRICE: Alright, those in favor of the motion, hear all of the cases under 6b.,
5 Dennis?

6 VICE CHAIRMAN DENNIS: Aye.

7 MR. PRICE: Yonke?

8 MR. YONKE: Aye.

9 MR. PRICE: Johnson?

10 MR. JOHNSON: Aye.

11 MR. PRICE: Frierson?

12 MS. FRIERSON: Aye.

13 MR. PRICE: Metts?

14 MR. METTS: Aye.

15 MR. PRICE: Durant?

16 MR. DURANT: Aye.

17 MR. PRICE: Taylor?

18 MR. TAYLOR: Aye.

19 MR. PRICE: Siercks?

20 MR. SIERCKS: Aye.

21 *[Approved: Dennis, Yonke, Johnson, Frierson, Metts, Durant, Taylor, Siercks]*

22 MR. PRICE: Motion passes.

1 VICE CHAIRMAN DENNIS: Motion passes, so that moves us on to 6b.1., we
2 have Case Number 22-036 MA.

3 **CASE NO. 22-036 MA:**

4 MR. PRICE: Okay.

5 VICE CHAIRMAN DENNIS: For staff?

6 MR. PRICE: Alright, again, the first item is Case 22-036 MA. The Applicants are
7 Anthony and Danyelle Timmons. The location is at 8350 Old Percival Road. The
8 Applicants are requesting to rezone three acres from the current zoning of RM-MD
9 which is residential multi-family medium density to RC which is rural commercial. Staff
10 recommends disapproval of this request and the basis for our recommendation is that
11 it's not consistent with the objectives outlined in the Comprehensive Plan. According to
12 the Plan commercial development or non-residential development may be considered
13 for locations along main road corridors and within a contextually appropriate distance
14 from the intersection of a primary arterial. This subject parcel is adjacent to
15 commercially zoned and developed parcels and is located along a main road corridor
16 but it is not located near the intersection of the primary arterial. The proposed zoning
17 designation would also permit uses that are inconsistent with the neighborhood scale
18 development pattern desired within the neighborhood medium density designation of
19 the Comprehensive Plan. Also in addition the intent of the RC district is to serve isolated
20 areas of the County. The area around the subject location is not in an isolated
21 agricultural or rural residential district, nor are the residents located beyond the limits of
22 service of the municipalities. For these reasons Staff recommends disapproval of this
23 map amendment request.

1 VICE CHAIRMAN DENNIS: Alright, Commissioners are there any questions for
2 Staff at this moment? Seeing none, do we have anybody signed up for this?

3 MR. YONKE: No, Mr. Vice Chair.

4 VICE CHAIRMAN DENNIS: Alright, so we have nobody signed up for 6.b.1.

5 MR. PRICE: I believe the Applicants are here. They may have missed signing in.

6 VICE CHAIRMAN DENNIS: And you're the Applicant? Please come to the
7 podium. Remember state your name address and you have two minutes.

8 **TESTIMONY OF ANTHONY TIMMONS:**

9 MR. TIMMONS: My name is Anthony Timmons. The address on which I'm
10 speaking on is 8350 Old Percival. We want to purchase the land and the structure to
11 bring a sports complex there. It's surrounded by neighborhoods, it's a lot of kids running
12 through there and it will be a great opportunity just to give them something to do through
13 the summer. I've been surrounded by basketball all my life. My sons play basketball, I
14 do kids fitness, kids training, I'm a personal trainer so I mean I can bring a lot of, a lot of
15 help over to that area. And the structure has been there for years abandoned. It was an
16 old church, it caught a fire they never restructured, I mean, they never did anything else
17 to it and I would love to take it and make it into something and use the opportunity to
18 help some kids that can use it. I'm actually doing it all myself, I am a general contractor
19 so I know people that are coming and we can put it together and I'm paying for it myself,
20 I'm not using the bank, I'm doing it all myself but I just want to show people that you can
21 do it. So that's all.

22 VICE CHAIRMAN DENNIS: That it, sir?

23 MR. TIMMONS: That's all I have.

1 VICE CHAIRMAN DENNIS: Thank you very much for your comments.

2 MR. JOHNSON: Mr. Vice Chair?

3 VICE CHAIRMAN DENNIS: Yes, Mr. Johnson?

4 MR. JOHNSON: Quick question for Staff. Looking at the chart for the adjoining
5 uses north, south, east and west, M1, RS3, RM, RS3 but am I not reading the site
6 correct, the map, three pages back? Immediately to the north, that's on my packet it's
7 red with GC?

8 MR. PRICE: Yes, yes sir, you're correct, those parcels are general commercial.

9 MR. JOHNSON: And it would be a higher zoning than what the Applicant is
10 requesting?

11 MR. PRICE: Yes sir, it would be.

12 VICE CHAIRMAN DENNIS: Do we have any other discussion? Do we have any
13 motions?

14 MR. DURANT: Mr. Vice Chair, one question before you go to a motion.

15 VICE CHAIRMAN DENNIS: Alright.

16 MR. DURANT: I just, question for Staff; I just want to make sure I understand
17 clearly what's represented here. Looking on the map on page six the, you have the site
18 indicated there and immediately to its right are RC designations, is that correct?

19 MR. PRICE: No, no sir, those would actually be GC which are general
20 commercial.

21 MR. DURANT: And – got it, thank you.

22 MR. SIERCKS: Mr. Vice Chair, question for Staff?

1 VICE CHAIRMAN DENNIS: Recognized, sorry I keep forgetting to say
2 recognized but you're recognized.

3 MR. SIERCKS: Are there any other zoning designations where that intended use
4 could potentially fall under that would meet the, that would be consistent with, with that
5 general area?

6 MR. PRICE: No, sir. The uses that would allow that use would be, I think rural
7 commercial is the least intense of those zoning designations. I mean, a lot of times
8 when we're looking at these things, you will come across adjacent properties or
9 properties in the area that you wonder how did those get there? You know a lot of things
10 that have been there for years. However, they would not be in compliance with the
11 Comprehensive Plan either. So in this particular location we're looking at the rural
12 commercial and so our Staff Report can change to a degree. Any of the rural
13 commercial, general commercial or anything higher, we would still recommend it,
14 disapproval. I think maybe the one difference may have been had the request come in
15 as a GC or, as a GC designation for example, we may still have recommended
16 disapproval but we may have pointed out like a however, the adjacent properties do
17 share the same zoning request or in some cases maybe even across the street if it was
18 maybe a light industrial.

19 MR. YONKE: Question for Staff, Vice?

20 VICE CHAIRMAN DENNIS: Recognize Commissioner Yonke.

21 MR. YONKE: What's the history of this parcel?

22 MR. PRICE: According to the zoning history for this parcel as found on page one
23 states that as with the adoption of the 2005 Land Development Code the RG1 zoning

1 designation, which it was formerly identified as, received the designation of RM-MD, so
2 it seems like this has been a residential portion for, probably from the beginning.

3 MR. JOHNSON: Mr. Vice Chair, Mr. Yonke's question about the subject parcels,
4 what about the two next to it that are GC? I mean that's, can you give the same
5 [inaudible]?

6 MR. PRICE: Looks like if we, normally when we don't identify a, a recent
7 rezoning of the parcel, when I say recent, we can go back, you know, 10 , 15 years if
8 not more, then that parcel may have already had the general commercial in place
9 probably during the adoption of zoning, like going back to '78.

10 VICE CHAIRMAN DENNIS: Recognized Commissioner Yonke?

11 MR. YONKE: I would entertain a motion of approval based on factors that we
12 looked [inaudible] looked like car lots. And right to the left, that's City of Columbia, that's
13 why it's not highlighted. I'm curious of the smaller parcels adjacent to it, cause that looks
14 like a house to be there, can't really tell.

15 MR. PRICE: It does look like it's a residential parcel, residentially used and
16 developed parcel.

17 MR. YONKE: So I don't think that would negate my motion of approval based
18 upon the surrounding area.

19 VICE CHAIRMAN DENNIS: Alright, we have a motion on the floor to send to
20 County Council for approval with reasons of the surrounding area.

21 MS. FRIERSON: I second the motion.

22 VICE CHAIRMAN DENNIS: And we have a second. Alright, it's been moved and
23 properly seconded, let's take a vote.

1 MR. PRICE: And I apologize Commissioner Yonke, but could you state again
2 what your reasons were for going against the recommendation?

3 MR. YONKE: All the factors that we look at with Planning Commission, one being
4 the surrounding area or maybe the justification or need for this type of neighborhood
5 commercial. Looking at it as if it's a blank property, we have City of Columbia to the
6 southwest, on the map you can see it has a neighborhood. And then to the northeast we
7 have two commercial developments. It gets greater as you go further from that
8 community, so asking for a neighborhood commercial makes sense to me versus him,
9 the Applicant asking for general commercial. There's a little bit of a buffer.

10 MR. PRICE: The request is for, the actual request is for, that actual request is for
11 rural commercial.

12 MR. YONKE: Rural commercial.

13 MR. PRICE: Not neighborhood commercial.

14 MR. YONKE: Thank you. Rural commercial.

15 VICE CHAIRMAN DENNIS: Staff, did you get that?

16 MR. PRICE: I did.

17 VICE CHAIRMAN DENNIS: Okay. And Commissioner Frierson you still second,
18 correct?

19 MS. FRIERSON: Correct.

20 VICE CHAIRMAN DENNIS: Alright.

21 MR. PRICE: Okay.

22 VICE CHAIRMAN DENNIS: Can we take a vote on that?

1 MR. PRICE: Yes sir, just kind of getting my thoughts together here. So okay, one
2 thing, and again I want to make sure that I'm, so I'm kind of caught here - one, I don't
3 want to make a similar like I'm guiding you in any way, I need to point that out, but I also
4 need to point out that there was something zoned, as we're talking that was left off of
5 your zoning history, and so I apologize for that, where what something that should have
6 been included on your zoning history is that under case, under Case 22-034 MA in
7 which appeared before the Planning Commission in November, the request was also,
8 essentially it was right down from this, and the request was for the same request and
9 Planning Commission recommended denial. Just wanted to point that out.

10 MR. JOHNSON: Which case was that please, sir?

11 MR. PRICE: What was that?

12 MR. JOHNSON: Which case was that?

13 MR. PRICE: It was case 22-034 MA.

14 MR. JOHNSON: Show it on the map?

15 MR. PRICE: It's 8442, 8442 Old Percival. I think where it's highlighted, that's
16 bordered by, the aqua color is the property that I'm referring to that you had last month
17 and I believe Mr. Smith has the hand on the mouse on the subject parcel.

18 MR. JOHNSON: Will you turn the layers on, please sir? Mr. Vice Chair, just, the
19 reason that Mr. Yonke's rationale makes sense to me, my heartburn was with those two
20 GCs next door coming in asking for, like you have a stronger rationale to go for a higher
21 zoning, they're coming in for a lower zoning. So that's why Commissioner Yonke's
22 rationale makes sense to me in terms of the methodology. I specifically remember that
23 case [inaudible].

1 VICE CHAIRMAN DENNIS: Is there any more discussion on this? Cause we do
2 have a motion and it has been seconded so we will have to take a vote, but we still have
3 the time to discuss before the votes taken. Is there any other discussion?

4 MR. YONKE: Mr. Vice Chair?

5 VICE CHAIRMAN DENNIS: Recognized.

6 MR. SIERCKS: Thank you. Looking at the map as it currently stands, I mean, I
7 can understand the desire and even need for the intended use, but as things currently
8 stand I don't see that we can put this square peg into a round hole of the, what would be
9 appropriate under the Comprehensive Plan, much though we all may like to. Thank you.

10 VICE CHAIRMAN DENNIS: Anymore discussion? Recognized.

11 MR. TAYLOR: In going back to look at the one that you 22-034 MA, the one that
12 was denied was the request to go from OI to RC?

13 MR. PRICE: Yes, it was.

14 MR. TAYLOR: So it's not totally the exact same thing, correct?

15 MR. PRICE: Right, it was a case not so much of what it's going from, it's a matter
16 of what it is going to is what we were more focused on.

17 MR. JOHNSON: Thank you.

18 MR. YONKE: Vice Chair?

19 VICE CHAIRMAN DENNIS: Recognized.

20 MR. YONKE: What was the other parcel trying to go to?

21 MR. PRICE: Rural commercial. They were trying to go from OI which is office
22 and institutional to RC which is rural commercial. Again, I apologize I wish we had just

1 included that, I think we just probably just missed that but that is something I thought
2 was important enough to bring to your attention.

3 VICE CHAIRMAN DENNIS: Alright, well we have a motion on the floor. Let's go
4 ahead and, if there's, barring no more discussion, let's take a vote on it.

5 MR. PRICE: Alright, those in favor of -

6 MR. DURANT: Excuse me, Mr. Vice. Price? Could we have Mr. Yonke restate
7 his motion?

8 MR. YONKE: Sure thing. Motion of approval based on the surrounding tracts in
9 the area, it's right next to GC parcel [inaudible] RC.

10 MR. PRICE: Alright.

11 VICE CHAIRMAN DENNIS: Alright, let's call for the vote.

12 MR. PRICE: Those in favor of approval for Case 22-036 MA from RM-MD to
13 RC? Those in favor, Dennis?

14 VICE CHAIRMAN DENNIS: No(?).

15 MR. PRICE: Yonke?

16 MR. YONKE: Aye.

17 MR. PRICE: Johnson?

18 MR. JOHNSON: Aye.

19 MR. PRICE: Frierson?

20 MS. FRIERSON: Aye.

21 MR. PRICE: Metts?

22 MR. METTS: [Inaudible] No(?).

23 MR. PRICDE: Durant?

1 MR. DURANT: Aye.

2 MR. PRICE: Taylor?

3 MR. TAYLOR: Aye.

4 MR. PRICE: Siercks?

5 MR. SIERKS: No.

6 MR. PRICE: Alright, that motion passes 5/3.

7 *[Approved: Yonke, Johnson, Frierson, Durant, Taylor; Opposed: Dennis, Metts, Siercks]*

8 VICE CHAIRMAN DENNIS: For the Applicant, just remember we are a
9 recommending body, County Council will have the final approval on this. Alright, moving
10 on to Case Number 22-037 MA, 1000 Kelly Mill.

11 **CASE NO. 22-037 MA:**

12 MR. PRICE: Okay.

13 VICE CHAIRMAN DENNIS: What you got for us?

14 MR. PRICE: Alright, so again we have request item 22-037 MA. The Applicant is
15 Kevin Steelman, the location is 1000 Kelly Mill Road. The Applicant is requesting to
16 rezone a little less than 50 acres, actually 49.98 acres, from RU which is rural district to
17 RSE which is residential single-family estate. Staff recommends disapproval of this
18 request being that we, in the opinion of Staff that the proposed rezoning is not
19 consistent with the objectives outlined in the Comprehensive Plan for this area.

20 According to the Plan these areas are identified as a transition from neighborhood low-
21 density to more intense mixed residential high-density, urban environments. I will point
22 out you'll note because I was disclosing at the last case, you know, there's sometimes
23 when Staff is looking at these and while we have to restate what the recommendations

1 of the Comprehensive Plan are, there some things we may point out. This is interesting
2 is that however the uses and densities allowed under the RSE district are not consistent
3 with the recommendations of the Plan, however, the request would be consistent with
4 the density and/or lot area of the established and proposed developments of the
5 adjacent subdivisions north of Kelly Mill Road, which would be two developments which
6 is Baymont and Crickentree. Mr. Smith, if you would click on the Baymont Development
7 which is right in front of the road on Kelly Mill, right above that, go to your left, no, not,
8 yeah right there, so that is the Baymont Development which is actually zoned rural.
9 However, with the application of the open space revisions of our Code they were able to
10 develop it with by reducing the lot sizes. And the parcel, the Crickentree subdivision
11 which you see is kind of I guess the purple color is zoned RS-LD, however, the lot sizes
12 exceed the 12,000 square foot minimum lot size for that district and they are more in
13 line with the RSE as far as lot sizes, you know, going from at least 20,000 square feet
14 which is the minimum for the RSE zoning designation. But again based on the
15 inconsistency of the request as it relates to the Comprehensive Plan, Staff recommends
16 disapproval of the map request.

17 VICE CHAIRMAN DENNIS: Alright Commission, is there any questions for Staff?

18 Alright being none, I do want the public to know that we did receive a letter on this.

19 MR. PRICE: From the property owner.

20 VICE CHAIRMAN DENNIS: From the property owner.

21 MR. PRICE: The property owner.

22 VICE CHAIRMAN DENNIS: Okay, the Commission received, should we read this
23 in front of the public or -

1 MR. PRICE: We have it. We just wanted you to have it. Normally we only
2 verbalize or really allow for the applicants to come in and speak but just wanted - but if
3 somebody sends in a letter we will provide it to the Planning Commission and we'll put
4 in the file.

5 VICE CHAIRMAN DENNIS: Okay. Alright, so we do have people that are here
6 signed up, correct?

7 MR. YONKE: Yes.

8 VICE CHAIRMAN DENNIS: Alright, if you could call those names up, I just want
9 to remind you when you come to the podium please say, state your name, address and
10 you have two minutes.

11 MR. YONKE: Okay first Mr. Vice Chair, we have the Applicant, Mr. Kevin
12 Steelman.

13 **TESTIMONY OF KEVIN STEELMAN:**

14 MR. STEELMAN: Good afternoon, thank you for your time. Kevin Steelman, 120
15 Harborside Circle. I'm the president of Land Tech, a residential land developer in
16 Columbia. I'm a resident of Lake Carolina. I've lived in Lake Carolina since 2003 and
17 our company was involved with the original planning and development of Lake Carolina,
18 and I've been with the company since 2000. And we've contracted to purchase this
19 property across the Kelly Mill Road to the north of Lake Carolina and once we had the
20 property under contract, you know, the first thing we did was try to evaluate the area to
21 figure out what the proper zoning and use was for the property. And while the south of
22 Kelly Mill is obviously the Lake Carolina PPD as a higher density, everything to the west
23 is, as, as Mr. Price pointed out, is RS-LD which could have been a, that was one of the

1 uses we considered but then as we evaluated kind of our land plan of what we, what
2 yield we were looking for out of it, the RSE seemed more appropriate to us. It was
3 somewhat of a transition down to a lesser zoning. If you look at the property, everything
4 to the east and to the north is rural and you're heading into Kershaw County where,
5 where their zoning is far more restrictive. And so generally speaking densities I think
6 will, will lessen as you go further east on Kelly Mill or north towards Langford Road. So
7 we felt like the RSE was, was an appropriate land use for the area and it's sufficient to
8 accommodate our plans and so we made the application accordingly. So we would just
9 ask for, for your support on it and just be happy to answer any questions that you have
10 for us.

11 ACTING CHAIRMAN DENNIS: Thank you, sir.

12 MR. YONKE: We have Don Sanders?

13 **TESTIMONY OF DON SANDERS:**

14 MR. SANDERS: Good afternoon, I'm Don Sanders. I live at 107 Reunion Lane,
15 Columbia 29206. My purpose for being here is I represent Mr. Kennedy in the sale of
16 this property, this 90.71 acres. That's an area on the original document. It's a little over
17 90 acres total on this tract. I also lived in Mr. Derrick Hughes' district for 20 years. I lived
18 in another PDD, Cobblestone Park, so I'm very familiar with the Blythewood area and
19 the real estate business and land development. I've also been a land developer myself
20 and my company developed Woodlands Links, we've developed Silver Lake at
21 Wildewood. We built a full-service car wash out on Two Notch Road, Luxury Car Bath it
22 was called and then it was called, I'm not sure, it's been sold off. I was involved in the
23 development of Cobblestone Park with Ginn Clubs and Resorts but we sold all the

1 properties out there. So we, I agree with Mr. Steelman, RSE would be an excellent
2 rezoning, and I don't disagree with the summation of the Planning Commission group
3 there when they said need to keep rezoning consistent with the Comprehensive Plan
4 which directs RS-LD to be consistent with Baymont and Crickentree that y'all just went
5 through. While our application is for RSE, the seller would not be disappointed if you
6 pushed it to RS-LD; either one would be sufficient for him to sell this property and get it
7 developed according to the plans and Comprehensive Plan with the County. And I thank
8 you for your time and service. I served on the Blythewood Planning Commission for
9 three years so I know what you're going through.

10 VICE CHAIRMAN DENNIS: Thank you very much, sir.

11 DON SANDERS: Thank you.

12 VICE CHAIRMAN DENNIS: Commissioner Yonke, we have?

13 MR. YONKE: That's all we have.

14 VICE CHAIRMAN DENNIS: Alright. Commissioners, do we have any questions
15 for Staff now that we've heard testimony? No questions. Do we have a motion?

16 MR. YONKE: I have a question for Staff.

17 VICE CHAIRMAN DENNIS: Alright, recognized.

18 MR. YONKE: Thank you. I'll try and word it right, so the, the concern here is RS-
19 LD versus RSE? And it comes with [inaudible], correct?

20 MR. PRICE: Yes, if the request was for RS-LD then we would have
21 recommended approval based on the recommendations of the Comprehensive Plan.

22 MR. YONKE: It's a denser zone? Correct?

23 MR. PRICE: Yes.

1 VICE CHAIRMAN DENNIS: Do we have any more questions?

2 MS. FRIERSON: I have a question?

3 VICE CHAIRMAN DENNIS: Recognized.

4 MS. FRIERSON: After listening to the witnesses or the people that testified and I
5 heard them say that they would be satisfied with it being rezoned to the classification
6 that was just mentioned; would it be appropriate to defer this case and allow there to be,
7 you know, an adjustment wherein it would be within the Comprehensive Plan if it was
8 changed to the other category that was just mentioned?

9 MR. PRICE: I'm assuming that's for Staff?

10 VICE CHAIRMAN DENNIS: Absolutely for you.

11 MS. FRIERSON: Yes.

12 MR. PRICE: I think in this particular case I would say no. And, and again, I don't
13 wanna say whether it would be appropriate or not, the conversation that we're having
14 and that you're having now regarding RSE, RS-LD is a conversation that Staff has
15 already had with the Applicant. So the Applicant was fully aware of which way we would
16 recommend, which zoning designation would receive this support of Staff based on the
17 Comprehensive Plan. So the choice was for RSE. Also, I would also just kind of taking
18 this point, I would also recommend that, you know, that the Planning Commission take
19 the cases that are before them, the actual request itself and based on your decision, the
20 applicant can decide if they want to come back with another zoning designation as
21 opposed to in anyway indicating what you may support in the future because they may,
22 they may withdraw the request to come back in based on what they think that you're
23 saying that you want to see.

1 MS. FRIERSON: I just have one question and I appreciate your comments. So I
2 know the Applicant is not here and the Applicant sent representatives so I understand

3 MR. PRICE: The applicant is here.

4 MS. FRIERSON: Huh?

5 MR. PRICE: That applicant is here, Mr. Steelman is here.

6 MS. FRIERSON: Oh, I'm sorry, I'm sorry. So the representation that we heard a
7 few minutes that the Applicant would be satisfied either way, that's not correct?

8 MR. PRICE: No, what I'm not, that's not what I'm saying. I mean, I'm sure the
9 applicant would be fine either way. What I'm just saying is that the Applicant was, we've
10 had the discussion regarding the two zoning designations that would probably fit for this
11 area, either the RSE which is what the Applicant is requesting, or the RS-LD and so the,
12 they were aware that Staff would not support RSE if that were the request, but we would
13 support the RS-LD. But they chose to go with the RS-LD [sic] for the reasons that they
14 stated to you previously.

15 MS. FRIERSON: Thank you, I appreciate it.

16 MR. TAYLOR: They went with RSE.

17 MS. PRICE: RSE, excuse me. RSE, thank you.

18 MS. FRIERSON: Thank you.

19 MR. DURANT: Question for staff, Mr. Vice?

20 VICE CHAIRMAN DENNIS: Recognized.

21 MR. DURANT: Yes, Mr. Price, in the Staff's conclusion, if I'm reading this
22 correctly, obviously you said that you're recommending disapproval because it doesn't,
23 it's not consistent with the Comprehensive Plan. But if I move to you however, you're

1 saying that it would be consistent with the density and/or lot area of the established
2 proposed developments. Is that, looking on the map, is that speaking to the
3 development to the northwest primarily?

4 MR. PRICE: Yes sir, the developments that were, that Staff was referring to
5 would be the Crickentree subdivision which has the RS-LD zoning designation which of
6 course is supported by the Comprehensive Plan, but just letting you know that the lot,
7 the build out of the lots were a lot larger than what the minimum standards were for the
8 RS-LD. I think most of those lots are at least half an acre to maybe even an acre.
9 However, if you go down to the Baymont subdivision which has a rural zoning
10 designation, again which isn't in compliance with the Comprehensive Plan however, the
11 density that's there is in line with what the request, is similar to what the request is
12 before you.

13 MR. DURANT: And going back to the previous development, you said the lots
14 actually turned out larger than what?

15 MR. PRICE: Yes, so the lots in purple.

16 MR. DURANT: Yes.

17 MR. PRICE: The property's zoned RS-LD, that, that development is RS-LD which
18 the minimum lot size is 12,000 square feet but you can look, a lot of the lots are a lot
19 larger, you know, as Mr. Smith is showing; just randomly picking one, that lots almost an
20 acre. So they've overbuilt but the ones that are in the Baymont subdivision were built
21 under the open space provision under the current rural zoning designation and the rural
22 zoning designation were .32 units per acre versus the RSE which is 2.2 units per acre
23 so it's more in line with that.

1 MR. DURANT: Got you, thank you.

2 MR. YONKE: Question for Staff?

3 VICE CHAIRMAN DENNIS: Recognized.

4 MR. YONKE: Did we hear anything from the schools on this one? With it being
5 right across the street from Kelly Mill Middle?

6 MR. PRICE: Again, one of the, the schools are aware of all rezoning requests,
7 they received that on the agenda page where there are a lot of the, the staff member for
8 Richland School District Two also receives the full package. So they're aware of all
9 rezoning requests that are taking place within that area. And just to, we did not receive
10 any response from them on, on the request.

11 MR. DURANT: Mr. Vice, I have a question for Staff. Following up on what you,
12 Mr. Yonke's question there, do you ever receive any input from schools, school districts
13 on schools when you're considering a rezoning?

14 MR. PRICE: Not, not too frequently. Every so often something may come up and
15 they may have additional questions regarding the request. I believe the schools are
16 more, especially with District Two, they're, they really just want to know what's coming
17 so they can start preparing for it. I don't know if they necessarily are totally against any
18 developments taking place, I don't want to speak for them, however, they, they're the
19 main purpose of them receiving that information regarding requests, is so they can be
20 prepared in the future and for future schools and, and redrawing the district lines.

21 VICE CHAIRMAN DENNIS: I'm going to piggyback on what Mr. Price said, in my
22 four years they have only come to one meeting and they asked us some questions. Do

1 we have any more discussion or any more questions? I would entertain a motion or
2 more discussion.

3 MR. YONKE: Mr. Vice Chair?

4 VICE CHAIRMAN DENNIS: Yes sir, Commissioner Yonke?

5 MR. YONKE: I'll do it. I would make a motion to approval, the question here is
6 density, like what they're requesting isn't dense enough. I feel like this is an appropriate
7 request, smart road for this area, for the schools and for the traffic along this route.

8 MS. FRIERSON: I second the motion.

9 VICE CHAIRMAN DENNIS: Alright, we have a motion that has been presented
10 and properly seconded for approval. Discussion? No discussion, let's take a vote.

11 MR. PRICE: Alright, so we have a motion for the approval of Case 22-037 MA
12 from rural to RSE, which is residential single-family estate. And just for clarification, well
13 the correct, what you have before you is, it is 90.79 acres, sorry I misspoke on the 49
14 acres but it's actually 90.79 acres. But those in favor of that motion, Dennis?

15 VICE CHAIRMAN DENNIS: Aye.

16 MR. PRICE: Siercks?

17 MR. SIERKS: Aye.

18 MR. PRICE: Taylor?

19 MR. TAYLOR: Nay.

20 MR. PRICE: Durant?

21 MR. DURANT: Aye.

22 MR. PRICE: Metts?

23 MR. METTS: Aye.

1 MR. PRICE: Frierson?

2 MS. FRIERSON: Aye.

3 MR. PRICE: Johnson?

4 MR. JOHNSON: [Inaudible] Aye(?).

5 MR. PRICE: Yonke?

6 MR. YONKE: Aye.

7 *[Approved: Dennis, Yonke, Johnson, Frierson, Metts, Durant, Siercks; Opposed: Taylor]*

8 VICE CHAIRMAN DENNIS: Passes 7/1.

9 MR. PRICE: Six to, yes 7/1, sorry.

10 VICE CHAIRMAN DENNIS: Alright moving on to case number three, 22-038.

11 **CASE NO. 22:038 MA:**

12 MR. PRICE: Okay, next item is Case 22-038 MA. The Applicant is Drew
13 Huddleston. The location is off Hardscrabble Road. The Applicant is requesting to
14 rezone 2.72 acres from rural to general commercial. Staff recommends disapproval of
15 this request principally because it's not consistent with the objectives outlined in the
16 Comprehensive Plan as the Comprehensive Plan recommends non-residential
17 development along main road corridors and within a contextually appropriate distance
18 from a primary arterial. The subject site is not located along a main road corridor or
19 within a distance of a primary arterial. However, the request to rezone would be
20 compatible with the adjacent land uses and the current development pattern for
21 commercial development in this area. In addition the current, the current district zoning
22 of rural is inconsistent with the objectives of the Comprehensive Plan designation for
23 this area. And also just, you know, want to make sure we highlight these things. You'll

1 take note that under the zoning history for the general area under the first, the first
2 sentence where it says the general commercial district parcel north of the site was
3 rezoned under case 20-032 MA, but that would be the parcel adjacent to it. General
4 commercial, I'm sorry. It was rezoned to general commercial. It was, I think it was
5 zoned rural and it was rezoned to general commercial.

6 MR. TAYLOR: Oh okay, got you.

7 VICE CHAIRMAN DENNIS: Alright, Commissioners do we have any questions
8 for Staff?

9 MR. TAYLOR: I have a question.

10 VICE CHAIRMAN DENNIS: Recognized.

11 MR. TAYLOR: Under the conclusion [inaudible] if I'm understanding the
12 conclusion correctly, the current RU is inconsistent and the recommended, or the
13 requested, the requested is compatible, correct?

14 MR. PRICE: No, sir. The rural zoning designation is not compatible with the
15 current recommendations of the Comprehensive Plan for this area, neither is the
16 request of general commercial consistent with the recommendations of the
17 Comprehensive Plan for this area.

18 MR. TAYLOR: So it's compatible with current land uses but not compatible with
19 the Comprehensive Plan?

20 MR. PRICE: Correct.

21 MR. TAYLOR: Okay.

22 MR. PRICE: And -

23 MR. TAYLOR: What's the path forward to get things -

1 MR. PRICE: I was about to address that, Mr. Taylor.

2 MR. TAYLOR: Yeah.

3 MR. PRICE: As we go forward once we go back to revisit our Comprehensive
4 Plan we'll, one of the things that what we will definitely do is take a look at requests that
5 have come before the Planning Commission in which we've either recommended
6 against it and the Planning Commission has gone against our request, I mean our, our
7 recommendation, or there are cases where the Planning, you know, the other way
8 around also; that we'll go back and revisit those areas, you know, that may be more
9 appropriately identified with the Comprehensive Plan.

10 VICE CHAIRMAN DENNIS: Questions? Have anybody signed up for this?
11 Alright. Go ahead. Please state your name, address, who you're representing and you'll
12 have two minutes.

13 **TESTIMONY OF NICOLE SCOTT:**

14 MS. SCOTT: Thank you, hopefully I won't take two minutes. My name is Nicole
15 Scott. I'm with Nexsen Pruet in the Charleston office at 205 Kings Street, Charleston,
16 South Carolina and I'm here representing the Applicant. In my used to life I was a
17 county attorney so I sympathize with Staff's, sympathize might not be the word but I
18 understand Staff's analysis of any zoning request under the com plan, which as you all
19 probably noted was, is a little bit out of date at this point cause it's coming up on it's 10
20 year anniversary. A couple of things that I just want to kind of emphasize is the however
21 that Mr. Taylor pointed out, that these properties, this property is surrounded on three
22 sides by general commercial so the use is compatible. The PD residences behind the
23 house are, these uses that are proposed would, would support and be beneficial I

1 believe to, to those residences. They're proposing a drive-thru restaurant and a dental
2 office. So I think that in the interest of shortening trips as much as possible, a
3 commercial use adjacent to it a neighborhood use is in the best interest of the County.
4 The other thing that I would like to point out is that this property was originally zoned RU
5 in 1977, some 45 years ago, so obviously the County and the uses in the County have
6 changed extensively since then and as pointed out are no longer consistent with the
7 Comp Plan. Now we do believe while this use is inconsistent with the Comp Plan, it is
8 more consistent with what is happening and more consistent with what's, it's closer to
9 consistency than the current zoning designation. I did take my two minutes, I apologize.

10 VICE CHAIRMAN DENNIS: Thank you, questions? Questions to the Staff or
11 Applicant? None. Do I have a motion?

12 MR. METTS: Mr. Vice Chair?

13 VICE CHAIRMAN DENNIS: Recognized.

14 MR. METTS: I make a motion to approve. The basis for this would be as been
15 discussed that although it may not be consistent with the Comprehensive Plan, I think it
16 is more consistent with the adjacent uses and the current nature and patterns of the
17 current uses in the surround area.

18 MR. JOHNSON: Second.

19 VICE CHAIRMAN DENNIS: Alright, we have a motion that has been put on the
20 floor and properly second. Any discussion? No discussion. Let's call for the vote.

21 MR. PRICE: Those in favor of the motion for approval for case 22-038 MA,
22 Taylor?

23 MR. TAYLOR: Aye.

1 MR. PRICE: Durant?

2 MR. DURANT: Aye.

3 MR. PRICE: Siercks?

4 MR. SIERKS: Aye.

5 MR. PRICE: Johnson?

6 MR. JOHNSON: Aye.

7 MR. PRICE: Yonke?

8 MR. YONKE: Aye.

9 MR. PRICE: Frierson?

10 MS. FRIERSON: Aye.

11 MR. PRICE: Metts?

12 MR. METTS: [Inaudible] Aye(?).

13 MR. PRICE: Dennis?

14 VICE CHAIRMAN DENNIS: Aye.

15 *[Approved: Dennis, Yonke, Johnson, Frierson, Metts, Durant, Taylor, Siercks]*

16 VICE CHAIRMAN DENNIS: Alright, that motion passes for approval to County
17 Council. Remember County Council will have the final say. Alright, we're moving over to
18 Case Number 22-039 MA, case number four. Staff, can you let us know what we want
19 to do?

20 **CASE NO. 22-039 MA:**

21 MR. PRICE: Alright, so we have, the next item is Case 22-039 MA. The Applicant
22 is Richland County. The location is on Bluff Road and Longwood Road. The Applicant is
23 asking to rezone 318.57 acres from light-industrial which is M1, the current zoning, to HI

1 which is heavy-industrial. Staff recommends approval of this request as it is consistent,
2 deemed to be consistent with the objectives of the 2015 Comprehensive Plan as the
3 plan encourages development of manufacturing, industrial, flex space and office uses
4 that would minimally affect surrounding properties. The proposed zoning district would
5 be consistent with the industrial zoning districts in the immediate area. Additionally,
6 further guidance under the economic development center corridor, future land use
7 designation notes industrial and business parks are the preferred land uses for these
8 areas where the subject parcel is part of the Pineview Industrial Park. For these reasons
9 Staff recommends approval.

10 VICE CHAIRMAN DENNIS: Alright, do we have any questions for Staff?

11 MR. DURANT: Mr. Vice, one question for Staff.

12 VICE CHAIRMAN DENNIS: Recognized.

13 MR. DURANT: Yeah, this is land owned by the County?

14 MR. PRICE: Yes.

15 MR. DURANT: Okay. Thank you.

16 MR. TAYLOR: Question?

17 VICE CHAIRMAN DENNIS: Recognized.

18 MR. TAYLOR: Just so I understand for future, so on page 30, page 30, the area
19 marked as the site and on page 25 the corresponding tax map numbers reside, are they
20 sectioned off or can you have more than one tax map number in the, the site area?
21 Cause I counted, I thought I counted nine tax map numbers on page 25, should I see
22 nine parcels on, on page 30 or could some of the tax map numbers be combined within,
23 or am I counting wrong?

1 MR. PRICE: Counting along with you just to confirm here. Should be in nine
2 parcels there, 22.

3 MR. TAYLOR: Just for, so they should be nine separate parcels, there may be, I
4 just, I may have miscounted but I -

5 MR. PRICE: Yeah, there are.

6 MR. TAYLOR: - Just wanted to be sure.

7 MR. PRICE: There are nine separate parcels, yes.

8 MR. TAYLOR: Okay. And then also the little triangular shape within it, is that a
9 different zone designation because most of it appears to be, what is it?

10 MR. PRICE: Yes, yes sir, okay, and we'll clarify that as we go forward to the point
11 to County Council but the kind of gray areas, I believe that you're referencing, little
12 triangular piece, those actually should be M1. I think it was, they were formally part of a,
13 a parcel that was subject to a rezoning to heavy industrial. It should have been sub-
14 divided from but I think the tax map numbers just carried over, but those should actually
15 be zoned M1.

16 VICE CHAIRMAN DENNIS: Anymore questions for Staff?

17 MR. METTS: Mr. Vice Chair?

18 VICE CHAIRMAN DENNIS: Recognized.

19 MR. METTS: Question for Staff, maybe I'm just not seeing the last one, I'm only
20 counting eight on, eight parcels on [inaudible] map on page 20.

21 MR. PRICE: Yeah, so counting the tax map numbers that are on your agenda
22 page, there are only eight parcels. So there's 18900-02-22, 1, 16100-03-17, which is

1 two, 16100-30-05, 3, 16100-02-03, 4, 16200-03-02, 5, 16100-02-22, 6, 18900-01-01, 7
2 and 16100-02-07 which would be eight.

3 VICE CHAIRMAN DENNIS: Staff, I got a question for you, so on those tax map
4 numbers which one didn't belong on here? If there's nine on here, which one does not
5 belong?

6 MR. PRICE: I'm sorry, there's eight, there should be eight, as I was counting the
7 ones, so they all belong. What I think, if you look at the triangular piece and if you look
8 at what Mr. Smith is kind of pointing to those two pieces, if you don't mind, those two
9 pieces, actually should be M1, they're showing up, cause I think they were a carry over
10 when they were formerly of the parcel across the street during that rezoning request.

11 VICE CHAIRMAN DENNIS: Oh okay, I'm following now. Gotcha.

12 MR. PRICE: And again, that will be corrected prior to this going before Council
13 for the Zoning Public Hearing.

14 VICE CHAIRMAN DENNIS: Alright, do we have any more questions for Staff?
15 Alright, no questions. Let's, do we have anybody signed up?

16 MR. YONKE: I'm sorry, but it's Lab Brook UC, 8350 Old Percival Road, that must
17 be for a different case?

18 VICE CHAIRMAN DENNIS: That was the person that -

19 MR. YONKE: I'm on the wrong sheet. Okay. Then we have a Stewart White?
20 There we go.

21 VICE CHAIRMAN DENNIS: I just want to remind you, please, state your name,
22 address and then you have two minutes.

23 **TESTIMONY OF STEWART WHITE:**

1 MR. WHITE: Thank you Commission for allowing me to speak. My name is
2 Stewart White, I live at 4845 Carter Hill Drive, Columbia, 29206. My main concern here,
3 this just kinda hit my radar in the last couple days, but my main concern is the, the
4 erosion of the ecosystem services that are provided through properties like this when
5 we move to a high density type of, or a high industrial use type of use of the property,
6 more impermeable surfaces or run off into our watersheds. And you know, as you can
7 see from, from your map it shows the wetlands and, and waters of that particular piece
8 of, pieces of property, it's several different parcels, contain wetlands. Mill Creek runs
9 through that, which feeds to the Congaree River. Mill Creek is already a very challenged
10 stream as it is and, you know, we're just seeing more and more industrial run off into
11 these, into these areas. Those ecosystem services account for sustaining our drinkable
12 water sources downstream and surface water, and the quality of river and tourism and
13 the quality of wildlife and fisheries. And, and addition to that you also have to consider
14 when these lands can't absorb large amounts of water like they do now, when they're
15 paved over and they're adding to the, the overflow of these streams and pollutants into
16 it, you're also affecting residents downstream with, possibly exacerbating flood
17 situations. Thank you.

18 VICE CHAIRMAN DENNIS: Thank you. Do we have anybody else signed up?
19 Alright, do we have any more questions for Staff?

20 MR. DURANT: Yes Mr. Vice, one question?

21 VICE CHAIRMAN DENNIS: Recognized.

1 MR. DURANT: Staff, following up on the speaker's point has there been any kind
2 of environmental impact study or whatever regarding the future uses of this property
3 should it get rezoned to heavy industrial?

4 MR. PRICE: No sir but, but, but those are things that, you know, we would look at
5 during the development of the site. That's why we do a review of, we'll do a review of all
6 the site plans that are submitted. And also looking, we're working with DHEC also to
7 insure that there shouldn't be any, we hope not to have any damage to, you know, to
8 the environmental, sensitive environmental areas that are either adjacent to or located
9 along the same parcel as the development.

10 ACTING CHAIRMAN DENNIS: Alright, do we have any other questions for Staff?
11 If not, I would entertain a motion.

12 MR. JOHNSON: Motion to approve the request.

13 VICE CHAIRMAN DENNIS: Alright, we a motion on the floor for approval. Do I
14 have a second?

15 MR. METTS: Second.

16 VICE CHAIRMAN DENNIS: Alright, motion has been properly seconded.
17 Discussion? Alright, there's no discussion, let's go ahead and call for the vote.

18 MR. PRICE: We have a motion for approval of Case 22-039 MA, from M1 light-
19 industrial to HI which is heavy-industrial. Those in favor, Metts?

20 MR. METTS: [Inaudible] Aye(?).

21 MR. PRICE: Siercks?

22 MR. SIERCKS: Aye.

23 MR. PRICE: Frierson?

1 MS. FRIERSON: [Inaudible] Aye(?).

2 MR. PRICE: Taylor?

3 MR. TAYLOR: Aye.

4 MR. PRICE: Johnson?

5 MR. JOHNSON: [Inaudible] Aye(?).

6 MR. PRICE: Dennis?

7 VICE CHAIRMAN DENNIS: Aye.

8 MR. PRICE: Durant?

9 MR. DURANT: Aye.

10 MR. PRICE: Yonke?

11 MR. YONKE: Aye.

12 *[Approved: Dennis, Yonke, Johnson, Frierson, Metts, Durant, Taylor, Siercks]*

13 VICE CHAIRMAN DENNIS: Alright, that motion passes. That's all the map
14 amendments we have. So moving on, we have the Chairman's Report. The only thing I
15 have on the Chairman's Report is I know we're still working on Minutes, there's some,
16 still some Minutes that are missing. I'm going to continue to work with Staff to get those
17 missing Minutes done. I, I know I wanted them done personally and some Council
18 Members want them done before the beginning of the new year. Don't look like we
19 made it to that. However, I'm going to keep at and we will get them done as soon as
20 possible. Other than that there's nothing that I have on the for the Chairman's Report.
21 So that would move over to the Planning Director's Report.

22 MR. PRICE: The only thing we have is just, if you notice on page 33 of your
23 Agenda the report of Council from the November Zoning Public Hearing.

1 VICE CHAIRMAN DENNIS: Mr. Price, on that report from Council, everything
2 went well on that? From what I remember seeing online did they have any questions?

3 MR. PRICE: No, no sir.

4 VICE CHAIRMAN DENNIS: Alright so moving on, other items for discussion. We,
5 I had watched the County Council's last meeting and they talked about short-term
6 rentals, so I wanted it placed on here so it gets on our radar. Councilman Malinowski
7 asked us to look at creating an ordinance that restricts short-term rentals to properties in
8 the general commercial zoning categories only, and in that it was penalties for violation
9 should be included; that was on the November 15th, 2022 County Council meeting. Hold
10 on, let me, I'm not looking for any action on this, I just wanted this to be brought in front
11 of everybody, and then I wanted to kind of pave a way forward. And I have somebody
12 here that can possibly shed some light on that and, but I don't think that the
13 Commission should move forward on this from looking at it from a Vice Chair cause I
14 think there's a lot of other things that's going along with this that we'll have to see. And
15 imagine Mr. Price is going to fill us in.

16 MR. PRICE: Yes. Okay, so the original motion that was, that was on the Agenda
17 it was as you stated that was specifically with the general commercial zoning
18 designation. However, during discussion from the, from Councilman Malinowski whether
19 you really, it's, he's requested I guess from Staff, through working with the Planning
20 Commission is to just try to come up with some rules and regulations for short-term
21 rentals. So regardless of the zoning designation just to come up with some rules. One of
22 the things Staff will be working on I guess going into your February meeting is, you
23 know, we'll do some research and try to come up with some language that will be

1 appropriate for any type of ordinance that we may purpose for short-term rentals and
2 then present it to the Planning Commission, and we'll kind of determine whoever may
3 be the Chair or Vice Chair about potentially having a work session to discuss those or
4 we can just take it up at the regular scheduled meeting. But that is something Staff will
5 be working on to bring before the Planning Commission for your discussion and
6 ultimately for your action.

7 VICE CHAIRMAN DENNIS: That's the only reason why I wanted it placed on
8 here so you guys know about it because there's going to be, there's a lot of stuff out
9 there for you guys to research and look up and good luck with it. So if we have a motion
10 to do anything like to get opinions or anything like that, that can be made but this is not
11 ready to make a motion per kind of what Mr. Price was talking about. But if we want to
12 have Staff do anything for us at this time would be the appropriate time to do that, but it
13 looks like they also have directions from County Council to get us that. So just wanted
14 to be aware.

15 MR. JOHNSON: Mr. Vice Chair?

16 VICE CHAIRMAN DENNIS: Recognized.

17 MR. JOHNSON: Just a question for Staff, can you define short-term rentals for
18 me?

19 MR. PRICE: Good question, that is probably something we will definitely look to
20 make sure it's in our Code but typically for short-term rentals it's more transient use of a
21 property in which you know no one's establishing a legal residence on the property or
22 just living there, it's more self, transient use, residential property.

23 VICE CHAIRMAN DENNIS: Recognized.

1 MR. JOHNSON: Thank you, such as Air BnB basically but what I was going to
2 state is that Mr. Malinowski, it is my understanding that he intends to amend his motion,
3 so I think he understands that there needs to be some changes. So I believe he attends
4 to amend it.

5 VICE CHAIRMAN DENNIS: Yeah and the only reason why I wanted this up there
6 and I want the public to be very aware and all the Commissioners be very aware, it was
7 brought up and I wanted us to have it put in front of us not to rule with iron fist to make a
8 decision right now, I want us to think about it in the future because this is our last
9 meeting until February so this gives homework is kind of the only reason why I wanted it
10 brought up. But other than that that's all I have on it. Anybody else have anything or
11 we're just, or we're fine with waiting until the next meeting to take it up? It was just for
12 discussion so we don't even have to take anything so if we don't have anything then we
13 can move on to other items of discussion with action on 10.a. Alright, so we have the
14 Election of Officers. Election of Officers we do in the December now so that beginning
15 of the year we can have a new Chairman, Vice Chair and Secretary. And this also gives
16 the time for the newly elected Chair, Vice Chair or, and however we decide to do
17 secretary a chance to really talk with the Chair and Vice Chair and see kind of how they
18 went forward and also give them time to talk to Staff to come up with a new way of
19 business cause not everybody runs things the same. Mr. Branham ran it one way, I
20 think I'm a little more lax with my way of doing things when I do it, and everybody else
21 will go from there. So with the Election of Officers I'm going to open up the floor for any
22 nominations for Chair.

23 MR. JOHNSON: I nominate Mr. Yonke for Chair.

1 MS. FRIERSON: Second the motion.

2 VICE CHAIRMAN DENNIS: Alright, so we have a nomination for Mr. Yonke. Now
3 this is a little bit different than motions I'm going to have, since we have one person
4 that's already there I'm going to have to call for this three times according to *Robert's*
5 *Rules*, alright? Do I have any nominations for Chair? Do I have any nominations for
6 Chair?

7 MR. JOHNSON: In addition to my nomination of Mr. Yonke, or do I need to make
8 that again?

9 VICE CHAIRMAN DENNIS: No, if you've already recommended him, I just have
10 to call it for three times, make sure we have no other. Do I have any recommendations
11 for Chair? Alright, that was three, with none other than Mr. Yonke. We just need to take
12 a vote.

13 MR. PRICE: Alright, those in favor of Christopher Yonke for Chair for Planning
14 Commission for the 2023 year, those in favor, Dennis?

15 MR. DENNIS: Aye.

16 MR. PRICE: Yonke?

17 MR. YONKE: Aye, makes sense.

18 MR. PRICE: Johnson?

19 MR. JOHNSON: Aye, I'm sorry.

20 MR. PRICE: Frierson?

21 MS. FRIERSON: Aye.

22 MR. PRICE: Metts?

23 MR. METTS: Aye.

1 MR. PRICE: Durant?

2 MR. DURANT: Aye.

3 MR. PRICE: Taylor?

4 MR. TAYLOR: Aye.

5 MR. PRICE: Siercks?

6 MR. SIERKS: Aye.

7 *[Approved: Dennis, Yonke, Johnson, Frierson, Metts, Durant, Taylor, Siercks]*

8 VICE CHAIRMAN DENNIS: Alright, congratulations Mr. Yonke on being elected
9 the 2023 Chair.

10 MR. YONKE: Thank you, everyone.

11 VICE CHAIRMAN DENNIS: Alright, moving on, we're going to have a Vice Chair
12 nominations, I'm opening up the floor for Vice Chair, do I have any nominations?

13 MR. YONKE: I nominate Ms. Frierson.

14 MR. TAYLOR: Second.

15 VICE CHAIRMAN DENNIS: Alright, we have nomination for Mrs. Frierson, Ms.,
16 sorry, I, Ms. Frierson. Alright, so I'm going to have to call three more times to see if we
17 have any other. The floor is open for nomination for Vice Chair. Do I have any
18 nominations for Vice Chair? Do I have any nominations for Vice Chair? There's no
19 more. We have Ms. Frierson and let's call for the vote.

20 MR. PRICE: Alright, those in favor of Beverly Frierson for Vice Chair, Dennis?

21 VICE CHAIRMAN DENNIS: Aye.

22 MR. PRICE: Yonke?

23 MR. YONKE: Aye.

1 MR. PRICE: Johnson?

2 MR. JOHNSON: Aye.

3 MR. PRICE: Frierson?

4 MS. FRIERSON: [Inaudible]

5 MR. PRICE: Metts?

6 MR. METTS: Aye.

7 MR. PRICE: Durant?

8 MR. DURANT: Aye.

9 MR. PRICE: Taylor?

10 MR. TAYLOR: Aye.

11 MR. PRICE: Siercks?

12 MR. SIERKS: Aye.

13 *[Approved: Dennis, Yonke, Johnson, Frierson(?), Metts, Durant, Taylor, Siercks]*

14 VICE CHAIRMAN DENNIS: Alright, congratulations Ms. Frierson.

15 MS. FRIERSON: Thank you all so much.

16 VICE CHAIRMAN DENNIS: Alright and then that gets us down to the last thing,
17 secretary. So there's two of ways of doing this. We can either nominate a secretary or
18 we can nominate Staff. In the past staff has always won this secretary. The floor is open
19 for secretary.

20 MR. JOHNSON: [Inaudible] practice, I nominate Staff.

21 VICE CHAIRMAN DENNIS: Rodger that, we have Staff nominated.

22 MR. TAYLOR: Second.

1 VICE CHAIRMAN DENNIS: And we have it seconded. Alright, so make another
2 call. Floor is still open for secretary. Do I have any nominations for secretary? Do I have
3 any nominations for secretary? Alright, we have Staff that has been nominated, no other
4 nominations were presented. Let's call for the vote.

5 MR. PRICE: I'm assuming Staff can't decline, right?

6 MR. JOHNSON: That is correct, they cannot.

7 MR. PRICE: Alright, those in favor of Staff for secretary? Branham? Excuse me,
8 sorry, Dennis?

9 VICE CHAIRMAN DENNIS: Aye.

10 MR. PRICE: Yonke?

11 MR. YONKE: Aye.

12 MR. PRICE: Johnson?

13 MR. JOHNSON: [Inaudible] Aye(?).

14 MR. PRICE: Frierson?

15 MS. FRIERSON: [Inaudible] Aye (?).

16 MR. PRICE: Metts?

17 MR. METTS: Aye.

18 MR. PRICE: Durant?

19 MR. DURANT: Aye.

20 MR. PRICE: Taylor?

21 MR. TAYLOR: Aye.

22 MR. PRICE: Siercks?

23 MR. SIERKS: Aye.

1 *[Approved: Dennis, Yonke, Johnson, Frierson, Metts, Durant, Taylor, Siercks]*

2 MR. PRICE: It passes 8/0.

3 VICE CHAIRMAN DENNIS: Alright, so we have our new officers elected for the
4 2023 calendar year. Moving on, adoption of the 2023 calendar. That's towards the end
5 of the packet on page 35, like I said towards the end, it is getting near. Staff, do you
6 have anything to present for this? I mean, I know we have some new members.

7 MR. PRICE: No sir, just to let you know that one of the things that we, when
8 we're preparing the calendar for the following year we take into account elections, the
9 election in November, we're taking into account holidays, and we take into the
10 availability of chambers also in determining which days are, that are more suitable for
11 us to have our meetings. And so we do try to keep it along the lines of the first Monday
12 of each month. So what you have before you is, is, those dates, that's what we took into
13 consideration in determining.

14 VICE CHAIRMAN DENNIS: Alright, is there any discussion on this matter from
15 the Council or from the Commission?

16 MR. YONKE: Yes, Staff. The calendar in reverse here, December of next year, I
17 already know I'll be out of town on that date. I was wondering if we could look at
18 December 11th, if that's okay. I believe the following Monday? [Inaudible]

19 MR. JOHNSON: I'm impressed that you know what you'll be doing a year from
20 now.

21 MR. YONKE: That's my birthday.

22 MR. JOHNSON: Okay.

23 MR. YONKE: We planned a trip.

1 VICE CHAIRMAN DENNIS: I don't have any say in that cause I mean, I still have
2 to reapply if I decide to stay on past September, so that's past the September timeframe
3 for me to make any, make anything, so I'm just going to go with whatever y'all decide.

4 MR. PRICE: Yeah, the only thing I would point out is that more than likely it's
5 going to fall within the few days before the Zoning Public Hearing, which they more than
6 likely will follow suite as they have over the last few years and we'll probably have it on
7 the 14th which, you know, of course will be a couple of days before. And I only bring that
8 up because sometimes that, regardless of whether it's the 4th or the 14th excuse me,
9 the 4th or the 11th, the applicant will still have to appear before Council if they were going
10 to defer or, or maybe in some cases even ask for a withdrawal. But it does kind of
11 shorten that time period in which they can determine what, how they want to petition
12 Council for their request.

13 MS. FRIERSON: Mr. Chair-Elect, if you're going to be cruising or whatever on
14 December the 4th, I'll be happy to preside for you on the 4th, as your Vice Chair.

15 MR. YONKE: Thank you, I'm happy that we're planning ahead.

16 MS. FRIERSON: What did you say, I didn't hear I was laughing too much.

17 MR. YONKE: Agree with you, thank you.

18 MS. FRIERSON: You're quite welcome.

19 VICE CHAIRMAN DENNIS: Alright. So I mean, we're looking at this going
20 forward. I will take a motion, if there's no other discussion on this.

21 MR. PRICE: This will be for the calendar as presented? Okay.

22 VICE CHAIRMAN DENNIS: It would be, or if somebody wants to do something, I
23 mean.

1 MR. YONKE: I make a motion to approve the calendar, as presented.

2 VICE CHAIRMAN DENNIS: Do I have a second?

3 ? : Second.

4 VICE CHAIRMAN DENNIS: It's been moved and properly second.

5 MR. PRICE: Alright, those in favor of the adoption of the 2023 Planning

6 Commission calendar, Dennis?

7 VICE CHAIRMAN DENNIS: Aye.

8 MR. PRICE: Yonke?

9 MR. YONKE: Aye.

10 MR. PRICE: Johnson?

11 MR. JOHNSON: Aye.

12 MR. PRICE: Frierson?

13 MS. FRIERSON: [Inaudible]

14 MR. PRICE: Metts?

15 MR. METTS: Aye.

16 MR. PRICE: Durant?

17 MR. DURMAT: Aye.

18 MR. PRICE: Taylor?

19 MR. TAYLOR: Aye.

20 MR. PRICE: Siercks?

21 MR. SIERKS: Aye.

22 *[Approved: Dennis, Yonke, Johnson, Frierson(?), Metts, Durant, Taylor, Siercks]*

1 VICE CHAIRMAN DENNIS: Alright, passes. Next, we have on here the Planning
2 Commission Rules of Procedure.

3 MR. PRICE: Again, I believe at your request Vice Chair Dennis, we ask that we
4 include that in the package.

5 VICE CHAIRMAN DENNIS: Oh, yeah.

6 MR. PRICE: Which we did. You know, over the years, if you don't mind, over the
7 years we've talked about making, you know, revisiting those things and making some
8 potential changes if need be. You know, years ago we proposed some changes but we
9 never acted on those so, you know, whichever direction y'all choose to go but I believe
10 if you have those now it would give you a good chance to review those and as we come
11 back into the new year we can take this up of any potential changes that y'all may see
12 or recommend.

13 VICE CHAIRMAN DENNIS: So I'd asked for this to be on there and, because in
14 the past there's been things in here that people want to change and not so basically this
15 is just a way forward for the new year. And considering we had talked about some
16 things, like Mr. Price said, but then it got drowned out because the LDC, it's just a way
17 forward for you guys to look and see if there's any way to improve the rules for the
18 Commission in the future. I'm not saying you have to change it but it's, I'm a firm
19 believer in always looking at your rules and procedures to see if it can be bettered
20 because laws and things do change and things happen and you can learn from past
21 things that can make it better in the future so that's all I'm asking. Other than that, I don't
22 have anything on that. Does anybody have anything for the Commission's rules and
23 procedures up front, any discussion? Alright, if not, right before adjournment I just got a

1 quick thing to say to everybody. Thank you for allowing me to serve as your Vice Chair
2 for this year, it really helped me grow in the world of running these things. There's many
3 different ways of running them and I will gladly say that Henry M. Robert, III has given
4 me a lot of reading, and for the new Chair and Vice Chair good luck because there are a
5 lot of things in there that you think you are going the right way and then there's a
6 statement or something that points you in another direction and then you got to consult.
7 So thank you allowing me and look forward to serving under the new Chair and Vice
8 Chair. Alright, that's all I had, does anybody else have anything?

9 MR. PRICE: Mr. Chair?

10 VICE CHAIRMAN DENNIS: Mr. Price?

11 MR. PRICE: Two things I wanted to go back to, the Minutes for June. We just ask
12 that we just defer that since we have a few more for the rest of the year and from talking
13 to our transcriptionist we expect to have all of the minutes caught up by the February
14 meeting. So I'll see some of you in January, some of you in your well lite driveways, but
15 I will have that to you so that hopefully by the time the end of our February meeting that
16 we will have all of our Minutes on line for the public, at least from 2017 up to 2022.

17 VICE CHAIRMAN DENNIS: Alright, so that was for that June 6th meeting. I just
18 need a motion to defer the June 6th approval of the Minutes.

19 MR. YONKE: Vice Chair, I make a motion to defer the approval of the Minutes for
20 June 6th 2022.

21 VICE CHAIRMAN DENNIS: Alright, I have a motion, do I have a second?

22 MR. METTS: Second.

23 VICE CHAIRMAN DENNIS: And it's been properly second. Take a quick vote?

1 MR. PRICE: Okay, those in favor, Dennis?

2 VICE CHAIRMAN DENNIS: Aye.

3 MR. PRICE: Yonke?

4 MR. YONKE: Aye.

5 MR. PRICE: Johnson?

6 MR. JOHNSON: [Inaudible] Aye(?).

7 MR. PRICE: Frierson?

8 MS. FRIERSON: Aye.

9 MR. PRICE: Metts?

10 MR. METTS: Aye.

11 MR. PRICE: Durant?

12 MR. DURANT: Aye.

13 MR. PRICE: Taylor?

14 MR. TAYLOR: [Inaudible] Aye(?).

15 MR. PRICE: Siercks?

16 MR. SIERCKS: Aye?

17 *[Approved: Dennis, Yonke, Johnson, Frierson, Metts, Durant, Taylor, Siercks]*

18 VICE CHAIRMAN DENNIS: Alright.

19 MR. PRICE: Excuse me, Mr. Chair, excuse me, if you don't mind. One other
20 thing, looking at the, the Minutes that are left, while we do have primarily 2022, I think
21 there are maybe a couple left from 2021, 21' may be addressed also but I just, I guess I
22 wanted to take an opportunity because while we have Council here, cause I know this
23 question comes up a good bit, not only with the Planning Commission but we've had

1 other boards too regarding approval of Minutes when you are not necessarily there at
2 the meeting. So I would just ask that he be allow to speak on that to the Commission.

3 VICE CHAIRMAN DENNIS: Recognized, sir.

4 MR. PRICE: Thank you.

5 MR. WRIGHT: Regarding approval of minutes, it is not a requirement that you
6 have, you were a part of the meeting. As a current member, you have the obligation to
7 approve the minutes and if there's a reason why you don't think you should approve
8 them you can specifically speak to what you think is not appropriate or is wrong in the
9 minutes. But whether you were here or not here, a part of the meeting or a part of
10 Commission at that time, part of the duties of Commissioners are to approve minutes
11 from previous meetings so, if you were not at that particular meeting or even if you were
12 not a member of the Commission at that time, approval of minutes are still, you know, a
13 part of your duties.

14 VICE CHAIRMAN DENNIS: Anybody have any questions?

15 MR. JOHNSON: Yeah, one question Mr. Price I know in past meetings when,
16 we're asked to approve them and the three new Commissioners weren't there, I
17 remember we generally abstained. Is there anything that needs to be done to go back
18 and correct that as you're saying that we're supposed to vote on the minutes?

19 MR. WRIGHT: Right, I don't think that you necessarily have to go back to try to
20 correct from the previous meetings but just have the understanding that you do, as
21 Commissioners, it's part of the duties to approve minutes. If you look them and see that
22 okay, something is incorrect, then you can point that out but otherwise, yes, approve the
23 minutes.

1 VICE CHAIRMAN DENNIS: Recognized Mr. Johnson?

2 MR. JOHNSON: Mr. Vice Chair, I understand it's part of our duties to do that but
3 not necessarily being, embracing the idea of opining to something that I have no
4 knowledge of. So it's a matter for receiving for information, I'm fine to receive it for
5 information.

6 MR. WRIGHT: You're not opining or anything you just approving what has been
7 presented as far as, excuse me, either the transcript or the notes from the previous
8 meetings. So you're not saying you agree or disagree with anything, you're just
9 approving those minutes from the previous meetings. And the thing about it is that
10 whether or the Commission or Council, a lot of times there can be a vast change and
11 you may not even have a quorum to be able to approve minutes, so you would never be
12 able to approve minutes. Or say that you had a meeting and half of you weren't here but
13 then the next meeting there's only one person, you have a quorum but there's only one
14 person that was at the last meeting, you would never be able to approve meetings, I
15 mean approve minutes. So that's the thing is that you're not required to have been at
16 that particular meeting in order to approve them, you just approve what has been
17 presented if it, to your knowledge, is accurate or you don't see something that's clearly
18 in inaccurate.

19 VICE CHAIRMAN DENNIS: Basically we're just making sure that the general
20 nature of those minutes look correct as [inaudible] as you would be on a Commission,
21 you would look down through it and say that looks correct, even if you wasn't there, you
22 don't agree with how the votes went, you're just saying they look like they procedurally
23 did everything and everything's in line, even if you don't know what the discussion is.

1 MR. WRIGHT: Correct.

2 VICE CHAIRMAN DENNIS: Okay. Questions?

3 MR. DURANT: [Inaudible]

4 VICE CHAIRMAN DENNIS: Anything.

5 MR. DURANT: I just have one question, what happens to the vacant spot on the
6 Commission now?

7 VICE CHAIRMAN DENNIS: For?

8 MR. DURANT: Didn't Mr. Branham resign?

9 VICE CHAIRMAN DENNIS: Oh, so we will have, I imagine there's people that's
10 applied as same thing you went through, and I'm pretty sure Mr. Price can talk to us a
11 little bit more maybe if they're looking at doing something sooner or later?

12 MR. PRICE: So Mr. Branham did submit his resignation from the Planning
13 Commission and that was sent to you our Clerk of Council. So the Clerk of Council will
14 notify our Rules and Appointments Committee, they will do the advertisements for the
15 Planning Commission slot and they will do the interviews as Mr. Dennis was just stating,
16 do the interviews and someone will be appointed to his position. Now when that takes
17 place, I'm not sure if that's going to take place, I don't know if the Rules and
18 Appointment Committee will have adequate time to, to advertise, interview and appoint
19 because Council typically doesn't meet for, meet in January. So more than likely a new
20 person will come in probably March, at the earliest. If you know of anybody, please ask
21 them to apply.

1 VICE CHAIRMAN DENNIS: Any other questions? Alright, so we're looking at this
2 packet right here. It is 4:46 PM, nothing else. I would love to entertain a motion for
3 adjournment.

4 MR. PRICE: Just a reminder to everyone, when meetings end give us a chance
5 to turn everything off first, all the recordings is off before we really get into our relaxed
6 period.

7 VICE CHAIRMAN DENNIS: Alright, so just a quick raise of hand.

8 MR. PRICE: Alright, those in favor.

9 VICE CHAIRMAN DENNIS: Adjournment, alright, not in favor? Nobody? Okay.
10 Alright, we are adjourned.

11 [END OF MEETING]