

RICHLAND COUNTY PLANNING COMMISSION
February 6, 2023

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4 *[Members Present: Christopher Yonke, Beverly Frierson, Gary Dennis, Frederick*
5 *Johnson, II, John Metts, Charles Durant, Terrence Taylor, Chris Siercks (arrived during*
6 *short-term rental discussion)]*
7

8 Called to order: _____
9

10 CHAIRMAN YONKE: Okay, ready? Alright, I'd like to call to order the February 6,
11 2023 Richland County Planning Commission meeting. Staff, please confirm the
12 following: In accordance with the Freedom of Information Act a copy of the Agenda was
13 sent to the news media, persons requesting notification and posted on the bulletin board
14 located in the County administration building. Is that correct?

15 MR. PRICE: That is correct.

16 CHAIRMAN YONKE: Staff, can you take attendance for today's meeting?

17 MR. PRICE: Okay. For attendance: Yonke?

18 CHAIRMAN YONKE: Aye.

19 MR. PRICE: Frierson?

20 MS. FRIERSON: Aye.

21 MR. PRICE: Johnson?

22 MR. JOHNSON: Aye.

23 MR. PRICE: Dennis?

24 MR. DENNIS: Here.

25 MR. PRICE: Metts?

26 MR. METTS: Aye.

27 MR. PRICE: Durant?

1 MR. DURANT: Here.

2 MR. PRICE: Taylor?

3 MR. TAYLOR: Here.

4 MR. PRICE: Siercks?

5 CHAIRMAN YONKE: Thank you, Staff. Ladies and gentlemen, welcome to this
6 month's Richland County Planning Commission meeting. As Planning Commissioners
7 we are concerned residents of Richland County who volunteer our time to thoroughly
8 review and make recommendations to County Council. Our recommendations are to
9 approve or deny zoning map amendment requests. Per Title VI Chapter 29 of the *SC*
10 *Code of Laws*, Planning Commission may also prepare and revise plans and programs
11 for the development or redevelopment of unincorporated portions of the County. The
12 County's Land Development Code rewrite process conducted last year is an example of
13 this. Once again we are a recommending body to County Council and they will conduct
14 their own public hearing and take official votes to approve or deny map amendments
15 and text amendments on a future date to be published by the County. Council typically
16 holds zoning public hearings on the 4th Tuesday of the month. Please check the County
17 website for updated agendas, dates and times. Please take note of the following
18 guidelines for today's meeting. Please turn off or silence any cellphones. Audience
19 members may quietly come and go as needed. Applicants are allowed up to two
20 minutes to make statements. Citizens signed up to speak are allowed up to two minutes
21 each. Redundant comments should be minimized. Please only address remarks to the
22 Commission and do not expect the Commission to respond to questions from the
23 speaker in a back and forth style, this is not the purpose of this meeting. Please no

1 audience and speaker exchanges. No audience demonstrations or other disruptions to
2 the meeting are permitted nor are comments from anyone other than the speaker at the
3 podium. Please remember the meeting is being recorded. Please speak into the
4 microphone and give your name and address. Abusive language is inappropriate and
5 will not be tolerated. Please don't voice displeasure or frustration at a recommendation
6 while the Planning Commission is still conducting business. If you have any questions
7 or concerns you may contact the Richland County Planning Department Staff. Item
8 number 3. of our Agenda, are there any motions for additions to or deletions from the
9 Agenda? We'll also make any motions to amend the Agenda. Commissioners?

10 MS. FRIERSON: Mr. Chair, I have a motion, please.

11 CHAIRMAN YONKE: Yes, Ms. Frierson.

12 MS. FRIERSON: I move that we reorder the Agenda and place what is currently
13 number 9. to become number 5, the rationale being that we're not trying to eliminate
14 public comment under the short-term rentals, it's just more logical that we hear the brief
15 report first and then the citizens will be in a better position to provide their input. So it's
16 just the reordering of the Agenda whereby the current number 5. is moved, we hear the
17 report first and then we hear the input from the citizens.

18 CHAIRMAN YONKE: Commissioners, comments? Or a second?

19 MR. DENNIS: I second.

20 CHAIRMAN YONKE: So we have a motion and a second to reorder the Agenda
21 so that number 9. becomes number 5. Mr. Price, can you take a vote on that?

22 MR. PRICE: Alright, those in favor of the amendment, Taylor?

23 MR. TAYLOR: Aye.

1 MR. PRICE: Durant?

2 MR. DURANT: Aye.

3 MR. PRICE: Metts?

4 MR. METTS: Aye.

5 MR. PRICE: Dennis?

6 MR. DENNIS: Here.

7 MR. PRICE: Johnson?

8 MR. JOHNSON: Aye.

9 MR. PRICE: Frierson?

10 MS. FRIERSON: Aye.

11 MR. PRICE: Yonke?

12 CHAIRMAN YONKE: Aye.

13 *[Approved: Taylor, Durant, Metts, Dennis, Johnson, Frierson, Yonke; Absent: Siercks]*

14 MR. PRICE: Motion passes.

15 CHAIRMAN YONKE: Next, the Staff provided the Commission with copies of the
16 transcript of Commission's, some prior meetings here. Do any Commission Members
17 have any comments or concerns regarding these transcripts?

18 MR. PRICE: Excuse me, Mr. Chair?

19 CHAIRMAN YONKE: Yes.

20 MR. PRICE: If you look under the items for the Minutes under Item 4., you'll see
21 we have the December 5, 2022 on there. That was put on there kind of as a placeholder
22 cause we were hoping to get that in prior to today's meeting. Unfortunately, we didn't so

1 you'll be voting on Items a., b., c., and e., and d. will be moved to the next month's
2 meeting.

3 CHAIRMAN YONKE: Thank you, Mr. Price. So we'll look at these approval of
4 Minutes one at a time, so for Item number 4.a.?

5 MR. DENNIS: Mr. Chair?

6 CHAIRMAN YONKE: Yes sir, Mr. Dennis.

7 MR. DENNIS: Yeah, I have a motion.

8 CHAIRMAN YONKE: Yes.

9 MR. DENNIS: I have a motion to remove 4.d. from the Agenda.

10 CHAIRMAN YONKE: Do we have a second on that?

11 MR. DURANT: Second.

12 CHAIRMAN YONKE: Thank you. Alright.

13 MR. PRICE: Alright.

14 CHAIRMAN YONKE: Alright, let's take the vote.

15 MR. PRICE: Those in favor, Johnson?

16 MR. JOHNSON: Aye.

17 MR. PRICE: Dennis?

18 MR. DENNIS: 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: Frierson?

3 MS. FRIERSON: Aye.

4 MR. PRICE: Yonke?

5 CHAIRMAN YONKE: Aye.

6 *[Approved: Taylor, Durant, Metts, Dennis, Johnson, Frierson, Yonke; Absent: Siercks]*

7 MR. PRICE: Alright, motion passes.

8 CHAIRMAN YONKE: Alright, thank you. Item 4., Approval of Minutes, a., April 1st,
9 2022. Commissioners, do we have any comments or do we have a motion to approve
10 these Minutes?

11 MR. DURANT: I move that we approve the Minutes for April 1st, 2022.

12 CHAIRMAN YONKE: Do we have a second?

13 MR. JOHNSON: Second.

14 CHAIRMAN YONKE: Mr. Price?

15 MR. PRICE: Alright, those in favor of the approval of April 1st, 2022 Minutes,
16 Durant?

17 MR. DURANT: Aye.

18 MR. PRICE: Dennis?

19 MR. DENNIS: Aye.

20 MR. PRICE: Taylor?

21 MR. TAYLOR: Aye.

22 MR. PRICE: Metts?

23 MR. METTS: Aye.

1 MR. PRICE: Johnson?

2 MR. JOHNSON: Aye.

3 MR. PRICE: Frierson?

4 MS. FRIERSON: Aye.

5 MR. PRICE: Yonke?

6 CHAIRMAN YONKE: Aye.

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

8 MR. PRICE: Motion passes.

9 CHAIRMAN YONKE: Thank you. Okay number 4.b., October 3rd, 2022 Minutes,
10 motion on the floor please? Anybody make a motion to approve or deny these?

11 MR. DURANT: I move that we approve the Minutes from October 3rd, 2022.

12 CHAIRMAN YONKE: Thank you, is there a second?

13 ?: Second.

14 MR. PRICE: Alright, those in favor of the approval of the October 3rd, 2022
15 Minutes, Metts?

16 MR. METTS: Aye.

17 MR. PRICE: Durant?

18 MR. DURANT: Aye.

19 MR. PRICE: Dennis?

20 MR. DENNIS: Aye.

21 MR. PRICE: Johnson?

22 MR. JOHNSON: Aye.

23 MR. PRICE: Taylor?

1 MR. TAYLOR: Aye.

2 MR. PRICE: Frierson?

3 MS. FRIERSON: Aye.

4 MR. PRICE: Yonke?

5 CHAIRMAN YONKE: Aye.

6 *[Approved: Taylor, Durant, Metts, Dennis, Johnson, Frierson, Yonke; Absent: Siercks]*

7 CHAIRMAN YONKE: We appreciate the public's patience as we go through
8 these individually to give Commissioners time to make comments on each one. So
9 number 4.c., October 17th, 2022, motion please?

10 MR. DURANT: I move that we approve the October 2nd [sic], 2017 Minutes.

11 CHAIRMAN YONKE: Alright, thank you.

12 MR. METTS: Second.

13 CHAIRMAN YONKE: Thank you.

14 MR. PRICE: Alright, those in favor of the October 17th, of the approval of the
15 October 17th, 2022 Minutes, Johnson?

16 MR. JOHNSON: Aye.

17 MR. PRICE: Dennis?

18 MR. DENNIS: 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: Frierson?

3 MS. FRIERSON: Aye.

4 MR. PRICE: Yonke?

5 CHAIRMAN YONKE: Aye.

6 *[Approved: Taylor, Durant, Metts, Dennis, Johnson, Frierson, Yonke; Absent: Siercks]*

7 CHAIRMAN YONKE: Thank you. And ladies and gentlemen, if you look on the
8 screens we have the website up there where you can pull down these Minutes after we
9 approve these, so thank you. Our last one is 4.e., October 2nd, 2017, that's right?

10 MS. FRIERSON: Mr. Chair?

11 CHAIRMAN YONKE: Yes.

12 MS. FRIERSON: I move that we approve these Minutes. I was the only one I
13 think there at that time.

14 CHAIRMAN YONKE: Thank you, Ms. Frierson.

15 MR. DENNIS: Mr. Chair?

16 CHAIRMAN YONKE: Yes.

17 MR. DENNIS: Can I add to that motion?

18 CHAIRMAN YONKE: Yes.

19 MR. DENNIS: With the approval of that to state that the Planning Commission
20 was not, the rest of the Planning Commission was not on there, the only one that was
21 on there was Ms. Frierson. And I second that.

22 CHAIRMAN YONKE: Thank you. Whenever you're ready, Mr. Price, we're ready
23 to approve these Minutes.

1 MR. PRICE: Those in favor of the approval of the October 2nd, 2017 Minutes,
2 Dennis?

3 MR. DENNIS: Aye.

4 MR. PRICE: Taylor?

5 MR. TAYLOR: Aye.

6 MR. PRICE: Metts?

7 MR. METTS: Aye.

8 MR. PRICE: Durant?

9 MR. DURANT: Aye.

10 MR. PRICE: Johnson?

11 MR. JOHNSON: Aye.

12 MR. PRICE: Frierson?

13 MS. FRIERSON: Aye.

14 MR. PRICE: Yonke?

15 CHAIRMAN YONKE: Aye.

16 *[Approved: Taylor, Durant, Metts, Dennis, Johnson, Frierson, Yonke; Absent: Siercks]*

17 MR. PRICE: Alright, Minutes are approved.

18 CHAIRMAN YONKE: Alright. Now we are moving on to our new number 5.,
19 discussion on the short-term rentals. Staff, do you have any information for us about
20 this?

21 MR. PRICE: Okay, this is relatively short. County Council at one of their meetings
22 made a motion for the County to look at addressing short-term rentals, essentially come
23 up with some regulations regarding short-term rentals, and because this deals with land

1 use it was sent to the Planning Commission. At this time Staff has not prepared any
2 type of ordinance for you or any, we don't have any language on any particular direction
3 at this time, however, on the Agenda you notice we do have the public input. We would
4 allow that you can hear some of the comments from the citizens of Richland County, at
5 least at this time, cause there will be subsequent times for them to talk on this matter
6 and you can gather that information. Also Staff will also take into account some of the
7 information that they bring forward to us in our preparation of language that will address
8 short-term rentals. This may also require a potential workshop or work session, excuse
9 me, with the Planning Commission so that we can talk about this a little bit more and we
10 can discuss that later when y'all think it's most appropriate. So once that's addressed
11 then we'll determine when we will bring this back to the Planning Commission, again, so
12 the public can speak on it because it is an amendment so they will have an opportunity
13 to speak on that before you make your recommendation to County Council.

14 CHAIRMAN YONKE: Thank you, Mr. Price. [Inaudible] comments.

15 MR. DENNIS: Do you want comments from us before or after public input?

16 CHAIRMAN YONKE: Let's hear from the public. The Chair would open up the
17 floor for public input regarding short-term rentals, but none regarding specific cases on
18 the Agenda. Invitations for those comments will come when we talk about each
19 individual case.

20 MS. FRIERSON: Mr. Chair, we do have four or five people who've signed up to
21 speak under, about the short-term rentals.

22 CHAIRMAN YONKE: Thank you, Ms. Frierson. Go ahead and call –

1 MS. FRIERSON: The first one, and please forgive me, I'm gonna mispronounce
2 this name. Pam Sakinhaus.

3 **TESTIMONY OF PAM SULKINGHAUS:**

4 MS. SULKINGHAUS: Hey, good afternoon. I'm Pam Sulkinghaus, I reside at
5 1944 Marina Road in Irmo, South Carolina. I'm having trouble with Airbnb short-term
6 rentals in my neighborhood. It seems to me that investors are buying up houses with the
7 intention of turning them into motels and hotels in our residential areas. The problems
8 arise when these investors buy a house with the intention of renting it out for house
9 parties. The house next door to me is 2100 square feet, it has three bedrooms. The ad
10 on Airbnb allows events with 25 and more people. The new owner has put four to six
11 beds in each bedroom. They have multiple sleeper sofas throughout the house. It
12 seems to me that allowing this activity is the same as allowing a commercial zoning in a
13 residentially zoned area. This has effectively converted a single-family house into a
14 motel without being held accountable for standard safety precautions. You don't operate
15 a motel without sprinklers and without handicapped accessibility. This is also affecting
16 our sewer systems. I've done a little research on this and it seems that certain areas
17 have proposed zoning restrictions to simply limit the number of beds in these short-term
18 rentals. It seems a popular example would be to limit these to two occupants per
19 bedroom plus two, meaning you could have one sleeper sofa. So a three bedroom
20 house such as my neighbors would allow a maximum short-term rental of eight people
21 maximum. I could probably live with that. This would prevent the house parties that are
22 destroying our peaceful neighborhoods. The massive drunk pool parties at my
23 neighbor's house is a revolving door. I live next to Motel 6. It should also be pointed out

1 that these investors are driving up the prices of single-family homes. Y'all know there's
2 a housing shortage, this makes it harder for our own residents to afford a house. The
3 people next door to me overpaid for the house, they know they overpaid. They're a
4 bunch of investors who never go there. They're operating a motel. They can afford to
5 overpay because they are financially benefiting at my expense, my neighbors' expense,
6 also the expense of the County's own fire, EMS and sheriff. You're putting a strain on
7 these resources.

8 CHAIRMAN YONKE: That is your time, thank you.

9 MS. SULKINGHAUS: Thank you.

10 CHAIRMAN YONKE: Thanks for your time and your comments, appreciate it.

11 MS. FRIERSON: Our next speaker is Renie S. Garner.

12 **TESTIMONY OF RENE S. GARDNER:**

13 MS. GARDNER: Good afternoon Commissioners, thank you for hearing our
14 comments and concerns. My name is Rene Gardner. I reside at 208 South Springs
15 Road in Spring Valley subdivision. I purchased my property in 1990 after having rented
16 in Spring Valley for the year prior. I found the properties in the neighborhood very well
17 kept and the environment peaceful. I felt comfortable allowing my children to play
18 outside and not worry about who was occupying the property next door or down the
19 street. Recently Spring Valley has experienced rogue property owners who insist on
20 renting their properties out as party venues, much like the previous commenter stated.
21 Every weekend neighbors in close proximity suffer through all night parties with loud
22 music, light pollution from flood and strobe lights, damaged landscaping from the many
23 vehicles parking half on and half off the road. It puts a strain on our security, on the

1 Association's security and on Richland County Sheriff's Department having to be called
2 out multiple times for ordinance infractions. Moreover security and Richland County
3 Sheriff's Department are only successful in getting these annoyances dampened
4 temporarily. As soon as the officers leave the noise and other distractions return.
5 Property owners who purchased property in Spring Valley should not have to wonder
6 who their temporary neighbor will be and if it will be safe to walk their dogs, allow their
7 children to play and get the rest they need to function the next day. We do not object to
8 short-term rentals and the economic contributions these types of rentals may make to
9 the County. We do object to allowing short-term rentals to exist in peaceful subdivisions
10 of taxpaying citizens of Richland County intended for single-family residential purposes.
11 We ask that the County consider strongly the location of short-term rentals and keep
12 them in the zoning districts outlined in the Land Development Code County Council
13 adopted in November of 2021. We realize that the Land Development Code is not in
14 effect yet since the County put a pause on publishing a revised map of zoning. We
15 would appreciate any comments during your – well you've moved your Agenda Item
16 9.a., but we would, we're curious as to what the progress is of that project and when
17 county property owners will see the new map on the website like they had before.

18 Thank you.

19 CHAIRMAN YONKE: Thank you.

20 MS. FRIERSON: Next, Marty McNeil.

21 **TESTIMONY OF MARTY MCNEIL:**

22 MR. MCNEIL: Good afternoon. Thank you for the opportunity to address you
23 today. I am Marty McNeil. I reside at 305 Parkshore Drive East in Spring Valley. My

1 husband and I purchased the property in October of 2019. We immediately fell in love
2 with the character of the neighborhood and the beautifully maintained properties. We
3 appreciate and understand that a homeowner may have the need to rent their home for
4 periods of time. We also do not want to overly infringe on a homeowner's property
5 rights. However, we believe it's critical that HOAs are able to place restrictions on short-
6 term rentals in order to minimize the rate of turnover so as to ensure the safety and
7 stability of our neighborhood and to promote and preserve a sense of community. HOAs
8 need to be able to monitor and manage changes in their neighborhoods, especially the
9 presence of new residents. These restrictions are also important in maintaining property
10 values and the character of the neighborhood. It is our experience that renters tend not
11 to follow the rules of the community or care about the upkeep and maintenance
12 standards the same as homeowners, thus placing a burden on the association and
13 ultimately reducing property values. HOAs need to be able to have regulations in place
14 that discourage individuals and corporations from purchasing properties within
15 established residential neighborhoods for the sole purpose of short-term rentals. We
16 request that the Commission considers the effect of any proposed ordinance on
17 neighborhoods of single-family residences. If possible, we would also welcome the
18 opportunity to continue to provide input to your deliberations. I know that many of my
19 neighbors in our community of 1,139 single-family residences agree with my position
20 and they would've been here but for other obligations. Thank you.

21 CHAIRMAN YONKE: Thank you.

22 MS. FRIERSON: Roger and Carol Harris.

23 **TESTIMONY OF ROGER AND CAROL HARRIS:**

1 MS. HARRIS: Good afternoon. I'm Carol Harris. I live at 116 Parkshore Drive
2 West, across the island from her. And we moved into Spring Valley last year. I speak
3 from no notes, purely from my heart. My neighbors to the right are 96. Across the street
4 the lady is 100. We're an elderly little conglomeration of people. When we have these
5 house parties, loud all night, goings on, it disrupts the lives of our elderly in our
6 community. I've been a short-term homeowner. I know the destruction that comes from
7 having short-term rentals. I am glad to say that I am no longer a short-term homeowner.
8 I would ask that you consider the impact on the community itself. The safety, just two
9 nights ago we had a fire in our neighborhood right across the street. Had our street
10 been blocked with cars like it happens with the house parties I don't know how the fire
11 trucks could've gotten there. We just ask that you would really take into consideration
12 when coming up with your proposal as to how it will affect the over 1,100 homeowners
13 that live there. Thank you.

14 MR. HARRIS: Well since we only have two minutes I really can't add much to
15 what these people have said. My name is Rocky Harris and I live in Spring Valley also.
16 But it is difficult for people to come in to our neighborhood and create such a loud noise.
17 And we have restrictions against parking on our roads so everybody should park in their
18 driveways, but when they get more than two or three cars that can't happen. And I know
19 that from experience with the Fire Department and friends with people who make the
20 codes it really is difficult for the Fire Department to get through a street who has cars
21 parked on both sides. We appreciate your time.

22 CHAIRMAN YONKE: Thank you.

1 MS. FRIERSON: We have no one else who is signed up to speak. We have
2 something in writing, however.

3 MR. PRICE: Excuse me, Mr. Chair?

4 CHAIRMAN YONKE: Yes, Mr. Price.

5 MR. PRICE: We do have someone who missed the sign in sheet but they would
6 like to speak on this topic.

7 CHAIRMAN YONKE: Please come down and state your name and address.

8 **TESTIMONY OF DAVID BURGMAN:**

9 MR. BURGMAN: Thank you for allowing me to speak. My name is David
10 Burgman. I live at 1400 Anthony Avenue in Columbia. I'm a small business owner here
11 in Columbia and Richland County. I own a small business with my wife Wendy that
12 performs property management, specifically short-term rental management, it's named
13 Heartwood Furnished Homes. We manage a number of short-term rentals in the area.
14 We have 20 employees who work for us and we are in the short-term rental industry. All
15 of the jobs we have are living wage including our housekeeping and laundry staff. We're
16 very worried about them if something were to happen. It's our company's mission to
17 provide affordable temporary furnished accommodations to residents and visitors
18 coming to our area. I think it's a really important conversation that we're having and I
19 appreciate that the Council has brought this up. There is really a gray area here in the
20 County when it comes to this topic and it presents a real opportunity for us. I've spoken
21 with a number of people with the County in different positions and gotten a lotta different
22 answers on the rules for STRs, how we pay taxes, what the tax rates are and how
23 police will help us if we're dealing with some of the nuisance issues that have been

1 brought forward. We have a really strong short-term rental community here that's grown
2 out of a passion for providing temporary accommodations to military families, travel
3 nurses, professionals, USC professors and others who are coming to this area, and
4 myself and other people in the industry have really been working with the City on this
5 exact topic to develop a framework over the past two years that we believe is fair and
6 reasonable. I'd like to do the same thing here. I think that we're asking for many of the
7 same things that the neighbors are asking for, a limitation on occupancy, on parties, on
8 noise, on any other nuisances that are going on; all of us are in favor of that, too. We
9 don't want that stuff on our property. So I think there's an opportunity for us to kinda all
10 come together and figure something out here that's gonna be good for all residents.

11 CHAIRMAN YONKE: Thank you.

12 MR. BURGMAN: Thank you.

13 CHAIRMAN YONKE: I appreciate your comments. Do we have anyone else who
14 would like to speak? Someone who might've missed sign up? Mr. Price, we okay?
15 Alright, I'll open this up to the Commission for any comments. Or to the Staff if there's
16 any new information.

17 MR. PRICE: No sir, at this time, you know, we have received comments from the
18 citizens of the County, whether it be pro or against the short-term rentals, and we'll take
19 these in consideration and I'm sure that Planning Commission will too as we look to
20 draft an ordinance to address some of the concerns raised.

21 MR. DENNIS: Mr. Chair?

22 CHAIRMAN YONKE: Yes, Mr. Dennis.

1 MR. DENNIS: Yes, I prepared something on this topic since it was on there. So I
2 did a lotta research and I'm just gonna read what I wrote. So from what I found short-
3 term rental bans are a direct attack on property rights of individuals. People that own
4 secondary vacation homes in Richland County have the right to rent their properties out
5 to help offset the very high tax rate on a secondary or vacation home. Even primary
6 homeowners have the right to short-term rentals to help with any income to offset taxes
7 and the fundamental right to make money off their land. Richland County has a tourism
8 industry thanks to the colleges, universities, Riverbanks Zoo, rivers and Lake Murray,
9 and many state parks in our County. This Commission recently endorsed a tourism plan
10 for the Lower Richland County to promote tourism and now people are talking about
11 stripping those rights away of land owners to capitalize on that tourism plan. One of the
12 main things I heard about is trash, noise, parking, underage drinking, big parties.
13 Richland County and the State of South Carolina has ordinances and laws that are
14 already passed to address these issues and many people are citing them as reasons to
15 ban short-term rentals. If there is a problem then we need to get the legal system
16 involved with the people that are breaking those laws and ordinances. If someone
17 breaks them call the police, let them do their job. If the police aren't doing their job then
18 we need to address that. Many property rights lawyers have stated there are gonna be
19 a lotta constitutional challenges on the idea of banning and limiting short-term rentals.
20 Property owners from South Dakota, North Carolina and other states have won rulings
21 in the state supreme courts over limitations and banning of short-term rentals. Statewide
22 there's a current Bill in the South Carolina Statehouse that is set to make local
23 governments, can't enact or enforce any ordinance, resolution or regulation that

1 prohibits the rental of residential dwellings to a short-term guest. It would also strip the
2 right of the local government to assess or collect a secondary six percent property
3 assessment ratio for the qualifying real property. It would also make it illegal for the local
4 government to receive any distributions from that property's taxes. The Office of the
5 State Treasurer shall withhold the municipalities, counties or political subdivision state
6 aid to subdivisions act distribution until the ordinance, resolution or regulation and the
7 violation is repealed. That means our tax revenue that we rely on in this County would
8 take a huge hit and the impacts to citizens of Richland County would be negative.

9 There's also a South Carolina Vacation Rental Act in place to protect consumers and
10 property owners of private residential property short-term rentals. This act was passed
11 to protect tourism in our State. When it comes to short-term rentals it's not just the taxes
12 that the County receives, the local businesses receive a boost as well. Recently Joseph
13 Von Nesson, a PhD research economics from the Darla Moore School of Business at
14 the University of South Carolina published an economic study on short-term rentals. It
15 showed that \$4.2 billion in economic output, \$1.4 billion in labor income, 50,231 jobs
16 were added just in this State. Short-term rentals also generate over \$1.8 billion in
17 annual revenue for property owners. That money in turn is spent back in our economy.

18 In the Columbia region short-term rentals produce \$155 million in economic output,
19 \$54.4 million in labor income and has created 1,866 jobs. South Carolina is located in
20 the heart of the Southeastern United States which is the region of the country projected
21 to experience the highest population growth over the next two decades. This gives us
22 the idea that short-term rentals will be needed more in the future. I recently went to
23 Airbnb and VRBO websites and looking over that site it listed that no parties are

1 permitted. However, there are some things on there that says you can have 20 to 30
2 people per house. So when I look at that I do recognize that there is a need to limit
3 certain things for safety. And I know DHEC has those laws so we need to start working
4 with DHEC to enforce those laws. But when it comes to limiting property rights of ours
5 it's something not taken lightly for a lotta people. I do not believe that we can ban or limit
6 short-term rentals with zoning. The reason to me is the given right by the Constitution of
7 the United States of America and the Constitution of the State of South Carolina. In my
8 eyes there are gonna be a lot of legal hurdles on this issue. It's gonna cost money and
9 time and for that right should not be in jeopardy. That's why I believe we should not
10 pursue this topic as a Richland County Planning Commission. If the County Council
11 wants to go against those rights, let them. Let them create an ordinance and not a
12 zoning requirement. But this is not a zoning issue as I stated. As I see overlooking the
13 state laws the American dream has many meanings but the one that I believe in the
14 most is, after living and fighting all over the world for this Country, is owning your own
15 land and the rights that you should have to do with that land. That's it.

16 CHAIRMAN YONKE: Thank you Mr. Dennis. Commissioners, do we have any
17 other follow up concerns, comments?

18 MR. JOHNSON: Mr. Chairman.

19 CHAIRMAN YONKE: Yes, Mr. Johnson.

20 MR. JOHNSON: The comments really tend to focus more on procedure, not so
21 much about property rights but about procedure. I would appreciate I guess before we
22 come back with some formal recommendations that we at least come back maybe with
23 some guidance in terms of [inaudible] considering addressing this. Certainly occupancy

1 limits, you know, one thing that did not come up in the conversation tonight from the
2 public is the issue of registrations and licensing. I certainly would, before we're asked to
3 vote on something, I would like the shout across the bow to see how Staff is thinking
4 about tapping into it. So you know, when it comes to, you know, whether it's to the quiet
5 times, you know, whether or not we're gonna make any differentiations between those
6 short-term rentals where it's the entirety of the property versus ancillary dwelling units
7 like garages, garage apartments or basements and that sort of thing. I think that there
8 are a number of different finer points on short-term rentals that need to be looked at and
9 delve into and I'd just like the courtesy of having the chance to get some of that
10 feedback of where Staff is going before we're asked to vote on it.

11 CHAIRMAN YONKE: Thank you, Mr. Johnson. Staff, any comments?

12 MR. PRICE: No, we agree. And again anything that we bring to the Planning
13 Commission it may be better addressed at a workshop so that we can have some
14 discussion about the best route to go forward as we prepare any type of draft ordinance
15 for the Planning Commission.

16 MR. DENNIS: Mr. Chair?

17 CHAIRMAN YONKE: Yes, Mr. Dennis.

18 MR. DENNIS: Yeah, in my statement, I just wanna be perfectly clear, that's how I
19 see it and since these are looking to limit stuff or ban it outright, you know, that was my
20 take on it. I do, however, agree with Commissioner Johnson that there are cases that
21 should be looked at and I hinted on it with the DHEC thing, like there should be a limit
22 on some houses. I mean, I cannot, when you build a house there's a limit of people that
23 you're supposed to have in that house so if you're going at it from a safety standpoint

1 that's fine and I would like to hear more what's in line with an ordinance but I don't think
2 we should address it as zoning. I really think an ordinance for this would be better but
3 ultimately, I mean, we need to look at the safety aspect. And then also I would like to
4 see what the Sheriff's Department and all these other agencies have to say that are
5 really involved in this more than just us, but that's kinda where I'm at with it.

6 MR. JOHNSON: Mr. Chairman, I did omit one point –

7 CHAIRMAN YONKE: That's fine.

8 MR. JOHNSON: - just for feedback. The last speaker raised a point that I had not
9 necessarily thought about in the context of short-term rentals, but this work session I
10 would like to, give the Planning Commission a little bit of an educated distinction
11 between what we traditionally think of as short-term rentals versus executive housing
12 which is on a six or 12 month basis [inaudible – mic cutting out].

13 CHAIRMAN YONKE: Thank you, Mr. Johnson.

14 MR. PRICE: Yes, sir.

15 MR. DURANT: Question, Mr. Chair.

16 CHAIRMAN YONKE: Yes.

17 MR. DURANT: Has, I guess this is directed at Staff, has County Council asked
18 the Planning Commission for a draft ordinance?

19 MR. PRICE: It was sent forward for us to work on language, yes. They wanted
20 some language to address short-term rentals and it was advised that because this
21 would deal with land use that it would come to the Planning Commission. So they were
22 looking which avenue would be available to address short-term rentals, but it was

1 determined that because, again because it deals with land use that it should come to
2 the Planning Commission.

3 MR. DENNIS: Mr. Chair?

4 CHAIRMAN YONKE: Yes, Mr. Dennis.

5 MR. DENNIS: Yeah, as far as the land use portion I don't agree with that. I really
6 am questioning County Council to why are they putting this on this Commission when
7 the Council of the City of Columbia is doing something? Why aren't they working to
8 mirror something with them, because they're almost done with theirs. And they put
9 together a community outreach working with members on both sides of the community
10 versus a Planning Commission. I'm just really curious, I would like to know why County
11 Council went that way, tasking it with us, cause I don't see it as land zoning, at all.

12 CHAIRMAN YONKE: Thank you, Mr. Dennis. [Inaudible] thoughts on this as we
13 have this in front of us. It's a good time to get public input, get more information from the
14 Staff, so thank you everyone. Do we have any other comments, concerns from the
15 Commission on short-term rentals?

16 MR. DENNIS: Mr. Chair?

17 CHAIRMAN YONKE: Yes, Mr. Dennis.

18 MR. DENNIS: Yeah, and the reason why I take this stance, because I followed
19 the City of Columbia very extensively on what they've done and they went at it from a
20 community standpoint, putting together community leaders to draft this with the
21 Councilmen, so it's a little bit different the way they did it versus the way we're doing it.
22 And I wholeheartedly believe the way they did it is more in line with the way it should be
23 for an ordinance because as I looked through everything I could find, you know, we're

1 supposed to do zoning laws and stuff like that, but when it comes to ordinances we
2 really don't do the ordinances; that's County Council.

3 MR. JOHNSON: Mr. Chairman, I don't wanna belabor this –

4 CHAIRMAN YONKE: Yes, Mr. Johnson.

5 MR. JOHNSON: - so we can go on to the rest of the Agenda, but matters of land
6 use and under Article II, §2(h), since Staff did provide us with our duties and
7 responsibilities, consider as matters referred to it by County Council within such
8 timeframe as may be specified by Council. I mean, so it's landed on our plate and we
9 still can have a public process that my colleague is asking for. I just think if we have our
10 work session that we're gonna work through it and then engage in some public input
11 that we can [inaudible] public output. And you all know I'm very big on public input, so.

12 CHAIRMAN YONKE: Thank you, Mr. Johnson. Mr. Price, please let us know
13 when you're ready to schedule that work session and we'll get that worked out so we all
14 get together. Thank you.

15 MR. PRICE: Yes, sir.

16 CHAIRMAN YONKE: I wanna make one last call to talk about short-term rentals.
17 Commissioners, anything else? Alright, thank you. Good discussion, thank you
18 everyone. We're gonna move on to number 6., our Consent Agenda. And I'm gonna go
19 ahead and explain this, the Consent Agenda is an action item that allows the
20 Commission to approve Road Names and Map Amendment requests where, one the
21 Staff recommends approval, two no one from the public has signed up to speak against
22 the amendment, and three no Member of the Commission is in need of further
23 discussion on the request. Ms. Frierson, which cases do we have people signed up to

1 speak or Staff recommends disapproval and we need to remove from the Consent
2 Agenda today?

3 MS. FRIERSON: We have someone signed up to speak on each of the cases,
4 but have we already dealt with the Road Names? We have?

5 CHAIRMAN YONKE: No one seems to be signed up for the Road Names, yes.

6 MS. FRIERSON: I mean, I think we have to make a motion about the Roads.

7 CHAIRMAN YONKE: The Chair will take a motion on the Road Names. I would
8 like as the Chair to make a motion to approve the Road Names. I'll take a second.

9 ?: Second.

10 CHAIRMAN YONKE: Thank you. We have a second on approving Road Names
11 and removing everything else from the Consent Agenda.

12 MR. PRICE: I just wanna point out one, I guess one error on the Road Names
13 and, which will be minor and we can address this, but on page two for the development,
14 the proposed Abbot's Glen Phase V and VI, it's listed as the Council District as
15 Chakisse Newton when that should be actually Jason Branham in District One. But
16 again, that has no effect on the Road Names, I was just wanting to point out that typo.

17 CHAIRMAN YONKE: Thank you. Mr. Price, with that being part of our Agenda
18 packet we don't need to make a motion on fixing that, do we?

19 MR. PRICE: No.

20 CHAIRMAN YONKE: Okay. We'll take a vote then for approval of the Road
21 Names and removing everything else from the Consent Agenda.

22 MR. PRICE: Alright, those in favor of, Metts?

23 MR. METTS: Aye.

1 MR. PRICE: Siercks?

2 MR. SIERCKS: Aye.

3 MR. PRICE: Taylor?

4 MR. TAYLOR: Aye.

5 MR. PRICE: Dennis?

6 MR. DENNIS: Aye.

7 MR. PRICE: Johnson?

8 MR. JOHNSON: Aye.

9 MR. PRICE: I'm sorry, Durant?

10 MR. DURANT: Aye.

11 MR. PRICE: Frierson?

12 MS. FRIERSON: Aye.

13 MR. PRICE: Yonke?

14 CHAIRMAN YONKE: Aye.

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

16 CHAIRMAN YONKE: Did you get Mr. Siercks?

17 MR. PRICE: I did.

18 CHAIRMAN YONKE: Awesome. Make a note Mr. Siercks has joined us since our
19 discussion started on short-term rentals. Glad to have everybody here. Alright. So we
20 will begin with our first Map Amendment which is Item 6.b, number 1., Case No. 22-040
21 MA.

22 **CASE NO. 22-040 MA:**

1 MS. FRIERSON: We have two people who've signed up to speak. First Marnie
2 Corley.

3 CHAIRMAN YONKE: First let's hear from the Staff, Ms. Frierson.

4 MS. FRIERSON: I'm sorry, I apologize.

5 CHAIRMAN YONKE: No worries. Go ahead, Mr. Price.

6 MR. PRICE: Okay. As you stated the first case is Item 22-040 MA. The Applicant
7 is Mark Meadows. The location is at 311 Killian Road. The Applicant is requesting to
8 rezone about one acre tract of land from rural to general commercial. Staff recommends
9 approval of this request as this particular parcel lies within the economic development
10 center corridor future land use designation as found within our Comprehensive Plan and
11 the requested zoning designation would support all of the recommendations and
12 guidelines of that particular designation. Looking at this, and it's noted within the zoning
13 history, the parcel south of the subject site, many of those have been rezoned either
14 from light industrial to general commercial over the past maybe 10 years, actually
15 maybe 20 years, excuse me. And further west there were a couple of parcels that came
16 in that were rezoned from rural to general commercial back under Case 19-020. So
17 that's kind of the basic history of this particular area.

18 CHAIRMAN YONKE: Thank you, Mr. Price. We will take comments from the
19 public now. Ms. Frierson, first name please?

20 MS. FRIERSON: Okay, our first speaker is Marnie Corley.

21 CHAIRMAN YONKE: Please state your name and address. Thank you.

22 **TESTMONY OF MARNIE CORLEY:**

1 MS. CORLEY: Good afternoon. My name is Marnie Corley and my address is
2 311 Killian Road, Columbia, South Carolina. First I wanna thank the committee,
3 Commissioner, for considering my approval for my rezoning of my property from
4 residential to general commercial. I hope that you all approve this based on my
5 household experiences. There's commercial property that is to the left of me, behind
6 me, in front of me, down the road and up the road. The traffic is terrible over there. It's
7 dangerous for me and my daughter. When we leave and come back in we get honked
8 at, we get cursed at, we almost get hit from behind and if you don't believe me just
9 come visit. There is growing and the growth is visible there. Thank you for my
10 consideration to turn my property to commercial. Thank you.

11 CHAIRMAN YONKE: Thank you.

12 MS. FRIERSON: Next we have Demeka Corley.

13 **TESTIMONY OF DEMEKA CORLEY:**

14 MS. D. CORLEY: Good afternoon. My name is Demeka Corley and I live at 311
15 Killian Road. Thank you for the opportunity to allow me and my mother to speak in
16 regards to changing it from rural to commercial. I would say living in this area now has
17 become very dangerous. As mentioned by my mother we do get honked at. I have to
18 turn my signal light on at the light at Walmart in order for the drivers behind me to know
19 that I'm about to slow down and get ready to turn home. Also there's times where
20 people just pull on the side of the road and they'll block our driveway. I will have to tell
21 them to move. They get an attitude with me and of course I get called everything but a
22 child of God. Also we had an incident not too long ago where the side of Walmart,
23 someone's tire went flat, two gentlemen came in our back yard to get a cinderblock to

1 heist up the car to change the tire. And I saw them, they did not have the common
2 courtesy to come to the door to knock or anything like that and when I asked them to
3 leave, of course, I got called everything but a child of God once again. Also I do
4 recommend, there is on the right side of the road once you leave out of Walmart and
5 our driveway, there's a sign that says, Do Not Pass, I recommend that maybe that sign
6 can get changed to Merge Left because the drivers come outta Walmart, they don't pay
7 attention, they don't see me or my mom turn into the driveway going home and that's, I
8 just wanna avoid an accident, so. Also the shrubbery between our driveway and turning
9 to Walmart, it would be nice if that could get cut down so both parties can see each
10 other coming in and out. Thank you.

11 CHAIRMAN YONKE: Thank you. Anyone else?

12 MS. FRIERSON: No, we don't have anyone else who is signed up to speak on
13 this issue.

14 CHAIRMAN YONKE: Okay, I'd like to open this case up to the Commissioners
15 for comments, concerns, motions.

16 MR. DENNIS: Mr. Chair?

17 CHAIRMAN YONKE: Yes, Mr. Dennis.

18 MR. DENNIS: I have a motion. I would like to send Case No. 22-040 MA to
19 County Council for approval.

20 MR. JOHNSON: Second.

21 CHAIRMAN YONKE: We have a second, Mr. Johnson, thank you. We have a
22 motion and a second for approval. Mr. Price, can you conduct a vote?

23 MR. PRICE: Alright, those in favor of the approval of Case 22-040, Johnson?

1 MR. JOHNSON: Aye.

2 MR. PRICE: Dennis?

3 MR. DENNIS: Aye.

4 MR. PRICE: Metts?

5 MR. METTS: Aye.

6 MR. PRICE: Durant?

7 MR. DURANT: Aye.

8 MR. PRICE: Taylor?

9 MR. TAYLOR: Aye.

10 MR. PRICE: Siercks.

11 MR. SIERCKS: Aye.

12 MR. PRICE: Frierson?

13 MS. FRIERSON: Aye.

14 MR. PRICE: Yonke?

15 CHAIRMAN YONKE: Aye.

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

17 MR. PRICE: Motion passes.

18 CHAIRMAN YONKE: Thank you. And we're a recommending Body. County
19 Council will have their meeting on the 28th.

20 MR. PRICE: Yeah, 7:00pm.

21 CHAIRMAN YONKE: 7:00pm, February 28th, 7:00pm. We're gonna move on to
22 Case 2., under 6.b.2., Case No. 22-041 MA. Mr. Price?

23 **CASE NO. 22-041 MA:**

1 MR. PRICE: Again, we have Case 22-041 MA. The Applicant is Heather Leigh.
2 The location is 11020 Two Notch Road. The Applicant is requesting to rezone 30 acres
3 of land from rural zoning designation to general commercial. Staff recommends
4 disapproval of this request based on the recommendations of the Comprehensive Plan.
5 Per the Plan which designates this area as neighborhood medium density, uses may be
6 considered for location along main road corridors within a contextually appropriate
7 distance from the intersection of a primary arterial. The proposed request is not located
8 along a main road corridor or within an appropriate distance from an intersection of a
9 primary arterial. Additionally the plan states that the commercial uses should be located
10 within neighborhood activity centers and that land uses should not result in strip
11 commercial development or fragmented leapfrog development patterns. This site is not
12 within a neighborhood activity center and again for those reasons Staff recommends
13 disapproval.

14 CHAIRMAN YONKE: Thank you, Mr. Price. Ms. Frierson, do we have anybody
15 signed up to speak?

16 MS. FRIERSON: Yes, we have one person. Heather and it says /Greenhaven, so
17 I guess it's Heather Leigh who lives on Greenhaven I imagine?

18 **TESTIMONY OF HEATHER LEIGH:**

19 MS. LEIGH: No, there's 650 other people that live there. I'm the only living one.

20 CHAIRMAN YONKE: Thank you. State your name and your address, please.
21 Thank you.

22 MS. LEIGH: Good afternoon Councilmembers, thank you for your time and
23 commitment to our communities. My name is Heather Leigh and I am the general

1 manager of Greenhaven Memorial Gardens located at 11020 Two Notch Road, Elgin –
2 so you're just getting it, right? [Laughter] I've shared with Mr. Christopher that I didn't
3 wanna be on the short-term because, you know, we don't do short-term at the
4 cemetery. Anyways, Greenhaven Memorial Gardens is locally owned, a perpetual care
5 cemetery that consists of 31.8 acres that was established in 1992. It operates under the
6 *South Carolina Code of Laws*, Title 40, Chapter 8. Chapter 8 defines what a perpetual
7 care cemetery is and the products and services that we can provide related to end of life
8 and funeral services. Perpetual care cemeteries are also governed by the South
9 Carolina Labor, Licensing and Regulation Department. Perpetual care cemeteries go
10 through an annual audit and fiscal inspection of property. Perpetual care cemeteries
11 cannot and will not be used for anything other than burial and funeral services to the
12 community, which brings me to why I'm here today. The current office building that we
13 utilize was brought in in 1992 as 20 x 15' and approximately 30 years old. We have an
14 office staff of four sharing two rooms which leaves little privacy for conversations with
15 family, an outside staff of six with no physical office space. To say the least we are
16 busting at the seams. A visit to the zoning office to request a building permit revealed
17 that the property had never been rezoned properly after the initial construction in 1992.
18 Under the current zoning classifications of residential I am unable to change or add
19 additional buildings necessary for the growth of our business. What does this mean for
20 me and our community? It means I have no safe secure space to store a backhoe,
21 equipment. I've already had several equipment stolen from a little storage shed that was
22 on the property when I took over. I have no covered structure for, like, for Ft. Jackson.
23 That was something that we wanted to do was make a permanent structure so families

1 could come and utilize that instead of tents and chairs which also reduces my liability.
2 Without the proper buildings we are limited and hindered on the best practices to our
3 community for the services that we offer. I noticed today when I came in of the
4 disapproval, I was unaware of that until now. So we need to have some sort of leverage,
5 some sort of compromise because right now I have nothing that I can utilize to increase
6 my office staff.

7 CHAIRMAN YONKE: Thank you. I'll open this up to the floor for the Commission.
8 Do we have any discussion or questions for Staff?

9 MR. JOHNSON: Could Staff put the adjoining land use map on the screen?

10 CHAIRMAN YONKE: Mr. Johnson. [Inaudible] for discussion or any comments
11 from anybody. Thoughts.

12 MR. DURANT: Question for the Staff. Mr. Price, this area is primarily used for a
13 cemetery. What zoning do cemeteries usually have? Is it RU?

14 MR. PRICE: Sorry, I was just looking at that. A cemetery is allowed in the rural
15 zoning designation. They are also allowed – also allowed in all of the commercial and
16 industrial zoning designations of Richland County.

17 MR. JOHNSON: Mr. Chairman?

18 CHAIRMAN YONKE: Yes, Mr. Johnson.

19 MR. JOHNSON: Conversation, my challenge or struggle is the Applicant makes
20 a very valid and appropriate argument in the challenge of pulling a permit to establish
21 office space, but we are not supposed to use the intended use as a basis for a rezoning
22 because once it's entitled it's entitled. And that's a fundamental problem we've run into
23 on a number of cases, but once we zone it to general commercial it's zoned general

1 commercial. So we can't allow intended use to be the basis of our rationale for the
2 approval.

3 CHAIRMAN YONKE: Thank you, Mr. Johnson.

4 MR. DENNIS: Mr. Chair?

5 CHAIRMAN YONKE: Yes, Mr. Dennis.

6 MR. DENNIS: So cemeteries are allowed in RU, correct.

7 MR. PRICE: Correct.

8 MR. DENNIS: But they cannot have what they need as far as a building wise in
9 RU for this according to who?

10 MR. PRICE: Let me just get the information. So a lotta times when you look –
11 simply if you were, you have a permitted use and you were doing something that's
12 ancillary to the use, let's say a shed, okay that would be permitted. You know, that's
13 ancillary to it. We're looking at the file again, but if there were some other uses that
14 might seem similar but they would typically fall under a different use type that would be
15 what would require the rezoning. So, you know, we're gonna look at this but I'm
16 assuming that there was more during the pre-application that was – again, we like to
17 hear what they're doing to make sure that we guide them correctly, but there may have
18 been some other uses that would not be considered ancillary, just ancillary to the
19 existing cemetery and may have required a rezoning.

20 MS. FRIERSON: I have a motion.

21 CHAIRMAN YONKE: Yes, Ms. Frierson.

22 MR. PRICE: Mr. – excuse me.

1 MS. FRIERSON: I move that we defer this case until Mr. Price and his Staff have
2 had the opportunity to investigate this matter further.

3 CHAIRMAN YONKE: Okay. Mr. DeLage, do you have some information?

4 MR. DELAGE: Thank you, Mr. Chair. Yeah, so kind of what Mr. Price was
5 alluding to earlier, certain uses are permitted with a cemetery. Once you kinda go
6 beyond just the typical burial grounds, you know, adding a larger office, adding
7 gathering areas, that kinda gets outside of what that use is that's allowed in RU. So if
8 they were to provide any other services outside of burial they would need a commercial
9 zoning district such as a general commercial, neighborhood commercial or a office and
10 institutional district to be able to expand to kinda do those future uses that were
11 discussed.

12 CHAIRMAN YONKE: Thank you. Alright, so we do have a motion to defer on the
13 floor. I would need a second for that.

14 MR. PRICE: Again, from Staff's standpoint could we restate the purpose of the
15 deferral?

16 MS. FRIERSON: I was just listening to what you said about you'd have to look
17 back at the application. See, I'm confused a little bit because I just heard what he said
18 but I also heard when you looked in that notebook that there were some other areas
19 wherein modifications could be made. It was something that you read a little earlier.

20 MR. PRICE: Different zoning designations?

21 MS. FRIERSON: Right, right, right.

22 MR. PRICE: Right, so different zoning designations would allow different uses
23 and so again as Mr. DeLage was stating if it's something that's clearly ancillary to the

1 cemetery, again storage sheds, something that's ancillary to it, that would be permitted.
2 But if you are looking to establish an office or if you're establishing a facility for
3 gatherings for, maybe for the families, then that would fall in under a different use type
4 and it may not be allowed as a permitted use under the rural zoning designation, thus it
5 would need a rezoning. And that's what Mr. DeLage was stating based on the notes that
6 we have from our pre-application.

7 MS. FRIERSON: So just for clarification after looking at the notes, the Applicant
8 or the person representing the management company indicated they needed to expand
9 the space for storage so is that different from what the pre-application notes indicate?

10 MR. PRICE: Seems based on what Mr. DeLage stated that there were other
11 uses that were also desired for the site.

12 MS. FRIERSON: As the Applicant indicated when he or she applied.

13 MR. PRICE: Yeah, the Applicant's here, the Applicant can state maybe, you
14 know, if not necessarily, you know, we try to advocate for during a rezoning request, but
15 the Applicant can clearly state what their intended uses are.

16 CHAIRMAN YONKE: Ms. Frierson, would you like to hear from the Applicant
17 again? Can we do that?

18 MS. LEIGH: Let's do it again.

19 CHAIRMAN YONKE: I think the question is the intended use for going from RU
20 to GC.

21 MR. DENNIS: Mr. Chair?

22 CHAIRMAN YONKE: Yes.

1 MR. DENNIS: I have a question for her. So you currently have a building there,
2 correct?

3 MS. LEIGH: Yes, we have, I did bring an image if I may share? So the building
4 that was [inaudible] restroom and [inaudible].

5 MR. PRICE: We are recording this and we want this to be transcribed, the
6 Applicant would definitely need to speak into the microphone.

7 MS. LEIGH: Oh, I'm sorry.

8 MR. DENNIS: For those in the public she just showed us a picture of the actual
9 building that's on there, it's a two room with a bathroom in it, basically to conduct
10 business of the cemetery. I mean, I really don't have any questions. My thing is I looked
11 through this stuff over the weekend and, like when it talks about cemeteries, you know,
12 nothing really, I couldn't find anything that broke down what a cemetery truly is other
13 than burying people and mausoleums and stuff like that. But you know, when I look at
14 cemeteries I've seen cemeteries in many different ways where you got a place where
15 you can hold funerals in it, it's more of a religious or non-religious, depending on what it
16 is, but it's just, it's a cemetery. I'm having a hard time right now figuring out, you know –

17 MS. LEIGH: So right now – if I may interject. I've already had equipment stolen
18 from a storage shed, we had an aerator that was stolen, so we don't have any safe
19 space in order to put the necessary equipment to do our land maintenance. Our land
20 maintenance overall is over \$50,000 a year just to maintain the current seven acres that
21 are in use for burial. We do have 31 acres as required by law to have 30 acres to
22 operate a perpetual care cemetery, which means that over a period of time while we
23 may only be doing 30 burials per year right now, over the growth of Richland County

1 and in our particular area we know right down the road they just put in 1700 homes, so
2 that is going to increase. What I have on the property right now is not going to support
3 our community needs and be able for us to provide the necessary services that families
4 may require. So right now we are really struggling with space with four individuals
5 working out of a two room office. And that was the initial intent was to come down, get a
6 permit so that I could turn the current building into the maintenance, for our
7 maintenance crew cause they don't even have an office, turn that in for them and then
8 utilize the other building to expand our services. We don't have room for families to
9 come in and have private conversations about what their needs are at the end of life.

10 CHAIRMAN YONKE: Commissioners, other discussion? Do I have any motions?

11 MR. TAYLOR: Mr. Chair?

12 CHAIRMAN YONKE: Yes, Mr. Taylor.

13 MR. TAYLOR: I do have a question for Staff and it may or may not be true, but
14 the Applicant said they didn't realize that it was disapproved until she got here. Is there
15 a process by which they're notified of disapproval for the application, just out of
16 curiosity? And you may have done but she just said that she didn't –

17 MR. PRICE: Normally we send out a notification to all of the applicants as we do
18 adjacent property owners putting the agenda, you know, giving them a link for the
19 agenda on there and that typically has, should have the Staff recommendation for it.

20 MR. TAYLOR: And normally when an applicant could send a request, Staff is
21 usually at their disposal to discuss any kind of, I guess options, special use categories
22 that might accommodate them other than the current one they're applying for? Do you
23 ever, does Staff make recommendations?

1 MR. PRICE: Okay, we try not to but if you don't mind let me expand upon that.
2 We've had, this comes up a good bit. So when an applicant comes in and they identify
3 the parcel of land, you know, in some cases the applicant actually knows exactly what it
4 is they want to rezone it to, so they've done some research on that. And then there are
5 other times where they may outline what they intend to do and we as a staff will identify
6 the zoning designations that will allow that use. But at no time do we recommend
7 specifically what they should go to. We can provide some of the pros and cons for each
8 zoning designation, probably as it relates to the likelihood of it getting approved. But we
9 do not recommend which zoning designation they should go to. If you don't mind, so to
10 kind of touch on Ms. Frierson's motion cause I believe that's what you have before you
11 for a deferral, I mean, I think Mr. Johnson kind of stated earlier, you know, this seems to
12 come up quite often. Alright, so what you have before you is a request for general
13 commercial, you know, again ideally does it fit, is it an appropriate request, do you
14 recommend approval, denial, whichever motion, whichever way you decide to go.
15 Regardless of that we will, again we can still talk to the applicant to try to get an idea of
16 exactly, you know, get a little more information and maybe there's a way around this
17 and then they can make a decision prior to going to the zoning public hearing. So we
18 can have some further discussion as to what it is the intended use is. Maybe there's a
19 way that the current rural zoning will allow for it. But what you have before you is a
20 request for general commercial for this particular area.

21 CHAIRMAN YONKE: Thank you, Mr. Price.

22 MR. DURANT: Question for Staff, Mr. Chair.

23 CHAIRMAN YONKE: Yes.

1 MR. DURANT: Mr. Price, you mentioned earlier that the existing use is for a
2 cemetery and you said that it's permitted for ancillary buildings or services to be put
3 there. What the Applicant seems to be seeking to do is add additional space and
4 buildings to better serve the process of interring people who've passed. So I guess my
5 question to you is what's ancillary, where do you draw the line from ancillary services of
6 buildings to what the Applicant is seeking?

7 MR. PRICE: It is for really the, more the maintenance and the upkeep of the
8 principal use. So the, so when we talk about sheds, for example as she stated, it would
9 be really for the upkeep of the cemetery and the maintenance of the cemetery, which is
10 a permitted use. Once you start getting into offices and places for, you know, families to
11 come together or to work out a family matter and have those discussions, those typically
12 fall into a different category, it's not a cemetery, that's something that could be its own
13 standalone use, thus the request, the need for a rezoning.

14 MR. DENNIS: Mr. Chair?

15 CHAIRMAN YONKE: Yes, Mr. Dennis.

16 MR. DENNIS: Yeah, is there any way to bring up Ordinance 69-10 HR,
17 cemeteries and mausoleums? I've been trying to get it, I tried to get it all weekend and
18 couldn't get it up so I just kinda wanna know what that ordinance is, because our land
19 use code that we're supposed to be going off refers us to that ordinance and I can't pull
20 it up.

21 MR. PRICE: What was that again, 69-10?

22 MR. DENNIS: 069-10 HR, and there's also 1116-10.

1 MR. PRICE: I don't know if we have the, those are actually ordinances, I'm not
2 sure we actually have those. We can double check.

3 MR. DENNIS: That's what it says in our current Land Development Code,
4 ordinance, so I mean, I'm trying to piece this together. I was on that website, but
5 [inaudible] and that's something I do not have. I'm wondering if it's something that we're
6 just missing that's simple, because the ordinance, I mean, it refers to that but I can't pull
7 it up.

8 MR. JOHNSON: Mr. Chairman?

9 CHAIRMAN YONKE: Yes, Mr. Johnson.

10 MR. JOHNSON: While he's pulling that up can I just share a quick thought?
11 Okay, cause I want to make sure that the Applicant and the public know, I mean, I think
12 it's, the request is appropriate in terms of what the desired objective is, but in terms of
13 our legal obligation to rezone based upon the intended use, entitling it handcuffs us. So
14 rather than a negative vote that might prevent them coming back for a period of time if I
15 could recast the Vice-Chair's motion for deferral to allow them a chance to confer with
16 Staff and see if there is a path forward, that's my thinking. And so if my colleagues at
17 some point are ready once we look at this ordinance, you know, I don't have an issue
18 with bringing something like that forward [inaudible] back to the Vice-Chair's motion.

19 CHAIRMAN YONKE: Can I ask, is that a second, Mr. Johnson?

20 MR. JOHNSON: That's a second.

21 CHAIRMAN YONKE: Alright.

22 MR. JOHNSON: It's a very long second, sorry.

1 CHAIRMAN YONKE: Gotcha, it's alright. So we do have a motion on the table to
2 defer with a second.

3 MR. JOHNSON: Again, that's not anti the request, it's meant to be a help.

4 MR. PRICE: If you'll just give me one moment.

5 CHAIRMAN YONKE: Yes, thank you Mr. Price. Appreciate everybody's patience,
6 thank you.

7 MR. PRICE: Okay. So we have a motion for deferral.

8 CHAIRMAN YONKE: Yes.

9 MR. PRICE: Okay, those in favor of the motion for deferral, Frierson?

10 MS. FRIERSON: Aye.

11 MR. PRICE: Johnson?

12 MR. JOHNSON: Aye.

13 MR. PRICE: Durant?

14 MR. DURANT: Aye.

15 MR. PRICE: Dennis?

16 MR. DENNIS: Aye.

17 MR. PRICE: Taylor?

18 MR. TAYLOR: Aye.

19 MR. PRICE: Metts?

20 MR. METTS: Aye.

21 MR. PRICE: Siercks?

22 MR. SIERCKS: Aye.

23 MR. PRICE: Yonke?

1 CHAIRMAN YONKE: Aye.

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

3 CHAIRMAN YONKE: This motion passes for deferral. Mr. Price, it means it'll
4 come back to us in the future.

5 MR. PRICE: It may come back to you.

6 CHAIRMAN YONKE: Alright, thank you. I'm going to move us ahead then, move
7 us forward. We are still on Agenda Item 6.b., the Map Amendments, number 3., Case
8 No. 22-042 MA. Back to Mr. Price for information.

9 **CASE NO. 22-042 MA:**

10 MR. PRICE: Okay again as stated Case 22-042 MA. The Applicant is Samantha
11 Kozlowski. The location is 2630 Clemson Road. The Applicant is requesting to rezone a
12 little bit less than four acres, 3.99 acres according to the records, from RS-MD, which is
13 residential single-family medium density, to OI, which is office and institutional. Staff
14 recommends approval of this request. So if this looks familiar to you, this request, at
15 least this parcel was before you last year with a request to go to general commercial.
16 And so the Applicant request was denied by Council, however, they are able to come
17 back for a different request and not have to wait a year for the same request. So looking
18 at this we feel that this, the request is, meets the objectives of the Comprehensive Plan
19 for the community activity center. Within the community activity center you typically want
20 to have your larger scale developments more at an intersection, and if you look at
21 Longtown and Clemson Road that's ideally for your heavier commercial zoning
22 designations so you're looking at more your GC and in some cases light industrial M1.
23 But again, as you transition away from that you go to less intrusive I guess is the

1 appropriate terminology commercial, so maybe neighborhood commercial, office and
2 institutional. So looking at this and kinda showing you how Staff looks at some of these,
3 if you take a look at the adjacent parcel which contains the Vive Church across the
4 street is a bank and next to that or east of that is elementary school. And so we were
5 looking at that as a transition away from the general commercial which you typically find
6 at the intersection and lends itself to more neighborhood oriented zoning designation
7 such as what is requested. And so for that Staff recommends approval.

8 CHAIRMAN YONKE: Thank you, Mr. Price. We're gonna open this up to the
9 Commission for discussion. Comments, questions for Staff? Looking for any motions.

10 MS. FRIERSON: We have one person signed up to speak.

11 CHAIRMAN YONKE: Oh yes, thank you Ms. Frierson.

12 MS. FRIERSON: We have Samantha Kozlowski.

13 **TESTIMONY OF SAMANTHA KOZLOWSKI:**

14 MS. KOZLOWSKI: Good afternoon. Samantha Kozlowski, 1695 Twelve Mile
15 Road, Berkeley, Michigan 48072. Thank you again for letting me bring this Map
16 Amendment in front of the Planning Commission. Thank you Mr. Price for presenting
17 the history around this. Our intention here is to put a 12,000 square foot daycare facility.
18 So as you may remember when we were here last year we were looking to have two
19 users on this site, we were looking to add a drive-thru coffee shop and a childcare
20 facility. So since then we've kind of taken back this proposal just a little bit. We've had a
21 bunch of time to kind of think about what would best suit the neighborhood to the east
22 and then the general commercial uses to the west and we think that the childcare facility
23 solely will be a better use for this parcel. Again, looking to request the Map Amendment

1 for office institutional and I'm open for any questions on the operation of the daycare
2 facility, and thank you again for reviewing our application, we appreciate it. Thank you.

3 CHAIRMAN YONKE: Thank you very much. Questions? Any motions?

4 MR. SIERCKS(?): Mr. Chair?

5 CHAIRMAN YONKE: Yes.

6 MR. SIERCKS(?): I move to forward this request to County Council with a
7 recommendation of approval.

8 MR. DENNIS: Second.

9 CHAIRMAN YONKE: Got a second from Mr. Dennis, motion on the floor. Mr.
10 Price, can you conduct a vote?

11 MR. PRICE: Those in favor of the motion for approval of Case 22-042, Taylor?

12 MR. TAYLOR: Aye.

13 MR. PRICE: Dennis?

14 MR. DENNIS: Aye.

15 MR. PRICE: Siercks?

16 MR. SIERCKS: Aye.

17 MR. PRICE: Johnson?

18 MR. JOHNSON: Aye.

19 MR. PRICE: Metts?

20 MR. METTS: Aye.

21 MR. PRICE: Durant.

22 MR. DURANT: Aye.

23 MR. PRICE: Frierson?

1 MS. FRIERSON: Aye.

2 MR. PRICE: Yonke?

3 CHAIRMAN YONKE: Aye.

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

5 MR. PRICE: Alright, that motion passes.

6 CHAIRMAN YONKE: Thank you. And we're a recommending Body to County
7 Council on that one and the meeting for that will be February 28th 7:00pm. We're gonna
8 move on to our next item which is number 4., Case No. 22-043 MA. Mr. Price?

9 **CASE NO. 22-043 MA:**

10 MR. PRICE: Alright, Case 22-043 MA. The Applicant is requesting to rezone, the
11 Applicant Sergey Pikalov, sorry for that. The location is at 6505 North Main Street. The
12 Applicant is requesting to rezone five acres from general commercial to light industrial.
13 Staff recommends disapproval of this request. The subject parcel lies within the mixed
14 residential or high density designation of the Comprehensive Plan and within that
15 designation the objectives are to have use, full range of uses that are supportive of
16 neighborhoods, community and regional commercial and employment needs where
17 single-family, multi family, office and institutional, general and neighborhood commercial
18 and recreational uses are appropriate. The request for light industrial will promote uses
19 that, due to the intensity of uses, would not be supportive of any of the
20 recommendations or guidelines of the Comprehensive Plan, thus Staff recommends
21 disapproval of this request. This parcel as stated in your package was rezoned from
22 rural to general commercial back in 2020. The surrounding properties are mostly in the
23 City of Columbia, just kind of this little doughnut hole here. West of the site is a church,

1 Second Calvary Baptist Church, and the parcels north of it are currently under
2 development for multifamily use, again through the City of Columbia. But even looking
3 at the current zonings that the City has we feel that the light industrial is not compatible
4 with any of the surrounding uses or zonings of this area.

5 CHAIRMAN YONKE: Thank you, Mr. Price. Do we have some names who
6 signed up?

7 MS. FRIERSON: We have a number of people who have signed up. In an
8 attempt to balance I'm gonna call for/against, for/against. Okay, so our first person is
9 Gwendolyn Singleton. Or maybe it's Singletary, I'm not sure.

10 **TESTIMONY OF GWENDOLYN SINGLETARY:**

11 MS. SINGLETARY: Hello and thank you for this opportunity. I'm Gwendolyn
12 Singletary, I live at 1018 Juniper Street, I'm the executive director of the Wiley-Kennedy
13 Foundation as well as the president of the United Alliance of North Columbia
14 Neighborhoods which is homeowner associations in that community of churches, small
15 businesses and nonprofits, and we work together to make sure our community stays
16 intact and we keep it safe. We are totally and vehemently against the rezoning. This
17 actually is our fourth time dealing with this issue of that property of 6505 Main Street,
18 North Main Street. We have concerns because of what he's trying to do there. Before
19 the process was to park 18-wheelers, to park RVs and boats. I understand that has
20 changed now to go to a car wash. But being that it is designated to be light industrial it's
21 still the same things in terms of parking 18-wheelers and stuff can still be there, which
22 we think will cause a lotta problems in terms of prostitution, potentially sex trafficking,
23 drug abuse and that sorta thing. For our area to continue to grow we have 288

1 apartments across the street from this facility, we're next to one church that's Second
2 Calvary but there are other, three or four other churches in that community. It's right
3 across the street from some property that's owned by Richland County School District
4 One, so we don't know what's gonna go there but we would anticipate it has something
5 to do with our youth rural area. There's a Pace Academy down the street and several
6 other schools. We don't think this is the kinda thing that we want in our neighborhood,
7 we're trying to rebuild our neighborhood, take control of our neighborhood, make sure
8 it's safe for our residents, rebuilding the homes there and bringing it back to a level of
9 which it used to be. We are vehemently against it. Before I go any further I will tell you I
10 have seven, four letters here from other folk that can't be here today. Do you wanna
11 handle those? Just so you know the people who are here for this one stand up and
12 raise your hand or something so we'll know how many people are here. We are so
13 against this process because we have a, really plan for us to go forward and to really
14 make that area back to what it used to be. Thank you for your time.

15 CHAIRMAN YONKE: Thank you.

16 MS. FRIERSON: Before I call on the next person I think there's a confusion on
17 this sheet. On the sign in sheet there's a left side that says for and the right side that
18 says against, and as I listened to the lady's statement it was under the against. So I was
19 just wondering, people signed up, did they just sign up just in order or did they pay
20 attention to the for and against? I'll just go down the list then.

21 CHAIRMAN YONKE: Thank you, Ms. Frierson. Mr. Price, do we have the
22 Applicant here?

23 MR. PRICE: Yes, the Applicant's here.

1 CHAIRMAN YONKE: Alright, let's request that the Applicant comes up. Usually
2 when we hear from a Map Amendment the Applicant comes up first, so.

3 MS. FRIERSON: The Applicant's name's not on this sheet.

4 CHAIRMAN YONKE: Your name and address, please. Thank you.

5 **TESTIMONY OF SERGEY PIKALOV:**

6 MR. PIKALOV: My name is Sergey Pikalov, 6505 North Main Street. Alright, first
7 of all I think people really confused what we're trying to do. We're not doing the truck
8 stop. We're not doing the truck wash. We're asking so we can put a factory, little factory,
9 which is we're gonna build smoked sausages, smoked meat. Little small factory. No
10 truck stop, no truck wash, nothing like that. I don't know why they're still thinking about
11 it. That was a past, last time when we change it. On the first [inaudible] last year, we
12 tried to change the zoning. But not for, again, truck wash or truck stop. Unfortunately if
13 somebody else do a little bit more homework they will see it's zoning right now GC
14 which has already allowed us to put a truck stop or truck wash and I don't even have to
15 go through this. I just gotta submit the plan to the state and tell them, here's my truck
16 wash, here's my truck. That's not what I'm doing. People got confused by somebody
17 else. We not do any truck wash, again only thing we do we wanna put a small factory
18 down there. Meat factory so we can smoke the meat. There's about half a mile from the
19 highway, no actually, yeah it's just about, less than a mile from the highway. Around us
20 big zoning area for the commercial. Church doesn't just allow – are you guys all the
21 same church, right, what I was understand.

22 CHAIRMAN YONKE: Sir, just talk to us, thank you.

1 MR. PIKALOV: So somebody getting confused. That's it. Again, no truck wash,
2 no truck parking, a factory, smoked meat factory.

3 CHAIRMAN YONKE: Thank you.

4 MR. PIKALOV: Thank you, sir.

5 CHAIRMAN YONKE: Going back to Staff, Mr. Price, anything that was stated, if
6 you just clarify, is that true with the – how the zoning's laid out, the way that it's zoned
7 currently is GC versus OI, the uses. Just give me a little information for the Commission.

8 MR. PRICE: I'm sorry, I wanna make sure I understand your question.

9 CHAIRMAN YONKE: Yes. Concern of the truck wash and everything. Is that a
10 permitted use under its current GC?

11 MR. PRICE: Yeah, truck wash, under our Code truck, medium and heavy truck
12 washes is a permitted use in the GC.

13 CHAIRMAN YONKE: Thank you, Staff. Okay, we'll go to the next name on the
14 list.

15 MS. FRIERSON: James C. Starnes.

16 **TESTIMONY OF JAMES C. STARNES:**

17 MR. STARNES: Good afternoon Honorable Commissioners. I am James
18 Starnes, president of the North 21 Terrace neighborhood association. The property
19 address is 1001 Denton Drive. At North 21 Terrace we are, we take no pleasure in
20 thwarting anyone's business dreams. I associate myself with the comments made by
21 Mrs. Singletary earlier so I will not be repetitive. North 21 Terrace is simply interested in
22 maintaining the residential integrity of our neighborhood. We've heard several plans for
23 this property, we've had zero communication with the Applicant. Our concern is that if

1 we ring the bell it's hard to unring the bell. We are not interested in light industry as we
2 enter a neighborhood which on the other side of the street is going to be potentially a
3 300 multifamily unit across the street from property owned by Richland District One
4 which is likely to be used for something for the school. So we ask you to please honor
5 the recommendation of the very wise Staff who all deserve raises and reject this
6 request. I would like to close by, I didn't know this was going to be on the Agenda but I
7 want to associate myself with my Spring Valley neighbors who have asked you to
8 please not allow these Airbnbs. I purchased the property at 133 Southlake Road
9 because of the serenity, the space and the security of Spring Valley. And while that
10 property would be perfect for a large Airbnb I would never do that to my neighbors. But I
11 would ask you as I transition or before I transition to a cemetery, tie my son's hands,
12 don't let him do that. Thank you very much.

13 CHAIRMAN YONKE: Thank you. Appreciate your comments.

14 MS. FRIERSON: Next person Judy Davis.

15 CHAIRMAN YONKE: The next name, please.

16 MS. FRIERSON: Alright, Joyce Mason.

17 **TESTIMONY OF JOYCE MASON:**

18 MS. MASON: I'm a member, my name is Joyce Mason and I'm a member of the
19 North 21 Terrace neighborhood association, and I'm in agreement with my fellow
20 concerned citizens that this gentleman's factory should be denied. Thank you.

21 CHAIRMAN YONKE: Thank you.

22 MS. FRIERSON: Patricia Gold.

23 **TESTIMONY OF PATRICIA GOLD:**

1 MS. GOLD: I thought it was the sign in sheet, I didn't sign in to speak.

2 MS. FRIERSON: No problem.

3 CHAIRMAN YONKE: No, you're good, thank you.

4 MS. FRIERSON: Okay, Tracy Truitt.

5 **TESTIMONY OF TRACY TRUICK:**

6 MS. TRUICK: Good afternoon Commissioners. I also agree with Staff in
7 disapproval of the changing on the zone.

8 CHAIRMAN YONKE: Please give your name and address.

9 MS. TRUICK: Oh, okay. My name is Tracy Truick and I am in Greenview at 412
10 Floyd Drive. Should that be on Record like that? Your address? I'm just not familiar with
11 that.

12 CHAIRMAN YONKE: That's the process, we have to get the name and address.

13 MS. TRUICK: Okay, thank you, it's just a little scary for me with all this privacy
14 issues but okay. So needless to say I absolutely disapprove of a changing of the zone
15 to light industrial. I am just learning that it's gonna be a factory, but I don't see how that
16 benefits our community. I am also the president of North Columbia Civic Club which is
17 the neighborhood council for a neighborhood and this proposal would in no way
18 positively benefit our community. It will also cause serious traffic hazards in this 29203
19 area. So I disapprove of the request for rezoning and I thank you for your time.

20 CHAIRMAN YONKE: Thank you.

21 MS. FRIERSON: Dwight Moffett.

22 **TESTIMONY OF DWIGHT MOFFETT:**

1 MR. MOFFETT: My name is Dwight Moffett, I live at 1714 East Buchanan Drive
2 in Columbia. I attend Second Calvary Baptist Church. I wanna be clear I'm not speaking
3 in any kind of official capacity for that church. I just feel I echo what so many other
4 people have said. I don't feel like this is an appropriate use for that parcel of land being
5 that the area around it is so residential and it seems to be going further that direction
6 with the construction of the apartment complex. I'm a little confused, if it's appropriate to
7 ask a question. The parcels zoned GC, general commercial, however Staff is
8 recommending that this commercial use not be approved? Is there actually an effort to
9 change the zoning going on here?

10 CHAIRMAN YONKE: [Inaudible] in front of us we have GC to LI, that's what
11 we're looking at right now. We did the whole Land Development Code rewrite and
12 [inaudible] talk on the changes to the zoning. Staff, any comments?

13 MR. MOFFETT: I guess the request is now allowed under the current zoning
14 designation, the owner's request. It would require a zoning change.

15 CHAIRMAN YONKE: That's for the factory –

16 MR. MOFFETT: For the factory.

17 CHAIRMAN YONKE: - that we're talking about. Yes.

18 MR. MOFFETT: Alright. That's, that's all I have to say. I just, it doesn't seem to
19 go with the character of the neighborhood at all. Thank you.

20 CHAIRMAN YONKE: Thank you. Anyone else signed up to speak, Mr. Frierson?

21 MS. FRIERSON: No, that's all.

22 CHAIRMAN YONKE: Alright. Okay, come on down, sir. Yes. Please state your
23 name and address.

TESTIMONY OF ANTHONY DICKS:

1 MR. DICKS: Good evening ladies and gentlemen and to this Staff who has done
2 so much hard work preparing for this meeting. I'm Anthony Dicks. I live at 4120 Colonial
3 Drive, Columbia, South Carolina 29203. I own the funeral home across the street from
4 the subject property that we just spent right at a million dollars in up fitting that location.
5 The taxes are rather high over that side, but I thought that that community and the kinds
6 of cohesiveness of that community was where I needed to be. They had spoken so
7 profusely with the City of Columbia in getting the changes made in that particular
8 neighborhood. Anytime I hear the name home I'm always thinking about relaxation, the
9 safety of the children and the wife, the visitation of the grandchildren and the
10 grandmother. And to subject them to having to come through an area where there is
11 industry is just not as welcoming to our home as it ought to be. There ought to be places
12 where we can walk and gather and share and walk the dog rather than hearing the
13 sound of tractor trailers and other heavy industry or light industry in an area. I would
14 hope that this Commission would stick with the recommendation of the Staff. Thank you
15 ladies and gentlemen.

17 CHAIRMAN YONKE: Thank you, sir. Alright. Thank you everyone. Anyone else
18 like to speak who didn't have a chance to sign up? I'll give you two minutes, can I have
19 your name and address?

TESTIMONY OF DAVID LEWIS:

21 MR. LEWIS: Yes. Good afternoon. My name is David Lewis, I stay at 816
22 Cosleberry Drive. And to respond to my neighbors as well as others members that's
23 outside our neighborhood I wanna say thank you to them, thank you to the council. To

1 correspond with what was just mentioned, also to respond, and please excuse my
2 choice of words, the Applicant that requested this is, in my own opinion, a professional
3 liar. He come in and say one thing and does another. He comes in and say a factory
4 [inaudible], why didn't he come to a neighborhood association and present those if he
5 wanna put a factory of any kind and what that purpose would be when he was called in
6 and disapproved twice with the City of Columbia. So whatever reason why he's trying
7 alternative means of getting approved is not for the benefit of the neighborhoods that's
8 around as well as North 21 Terrace. And I'd like for each one of you to take under
9 consideration that you do your own research on the reality of his background, see of his
10 alternative motive is to do for self no matter what it takes. I ask you to definitely stay
11 with this that's been disapproved based on his background as you can check and
12 provide the truth from.

13 CHAIRMAN YONKE: Thank you, sir. I'd like to open this up to the Commission
14 for discussion or questions for Staff.

15 MR. DENNIS: Mr. Chair?

16 CHAIRMAN YONKE: Yes, Mr. Dennis.

17 MR. DENNIS: I got a question for Staff. So the Applicant's looking to go from GC
18 to LI and he was stating he wanted to do something with meat processing. I'm just
19 curious, according to our use table a meat market, that's eligible to be in GC from what
20 I'm seeing here. Is that just to sell or?

21 MR. PRICE: Yeah, by a meat market you're primarily referring to the retail sale of
22 meats.

23 MR. DENNIS: I didn't know cause, you know –

1 MR. PRICE: Yes, not necessarily the manufacturing or processing of it, that
2 would just be for the retail sale of the meats.

3 MR. DENNIS: Okay. So basically a meat market would be something, just where
4 you would go in, buy your meat, they chop it up right there, you get your cut that you
5 want versus somebody trying to mass produce, like sausages and stuff like that.

6 MR. PRICE: I was gonna say, yes you go buy the sausages from the meat
7 market but you make them at the industrial plant.

8 MR. DENNIS: Okay. That's, I just wanted to double check. That's all I had on that
9 question.

10 CHAIRMAN YONKE: Thank you, Mr. Dennis. Any other comments, questions?

11 MR. JOHNSON: Question for Staff, Mr. Chairman.

12 CHAIRMAN YONKE: Yes Mr. Johnson, go ahead.

13 MR. JOHNSON: Mr. Price, the last speaker may have connected the dots but
14 there was a disconnect between the first speaker and the Applicant as it relates to prior
15 applications that may have preceded my time on the Commission. But the Applicant
16 said that they purchased the property within the last year but I've heard other speakers
17 say there've been multiple applications brought before.

18 MR. PRICE: I think what everybody's referring to as I stated earlier there was a
19 rezoning in the unincorporated area of Richland County for this parcel to go from rural
20 zoning designation to its current general commercial. There were, at least there was an
21 application with the City of Columbia for potential rezoning/annexation of the property
22 and that may be what they're referring to.

23 MR. DENNIS: Mr. Chair?

1 CHAIRMAN YONKE: Yes, Mr. Dennis.

2 MR. DENNIS: So the annexation, that failed, the City of Columbia did not get
3 there, correct?

4 MR. PRICE: That's correct.

5 MR. DENNIS: Okay.

6 CHAIRMAN YONKE: So today Commissioners we're looking at an existing
7 property that's zoned general commercial and it's proposed light industrial. Any other
8 comments, concerns or motions?

9 MS. FRIERSON: I have a motion.

10 CHAIRMAN YONKE: Yes, Ms. Frierson.

11 MS. FRIERSON: I move that Map Amendment 22-043 be referred to County
12 Council with a recommendation of disapproval as indicated by our Staff.

13 CHAIRMAN YONKE: Thank you, Ms. Frierson. Do I have a second?

14 MR. SIERCKS: Second.

15 CHAIRMAN YONKE: Second by Mr. Dennis. Or Mr. Siercks, thank you. With the
16 motion on the floor with a second we'll conduct a vote, Mr. Price, please.

17 MR. PRICE: Alright, so we have a motion for disapproval of Case 22-043 MA.

18 Those in favor of the motion for disapproval, Metts?

19 MR. METTS: Aye.

20 MR. PRICE: Siercks?

21 MR. SIERCKS: Aye.

22 MR. PRICE: Taylor?

23 MR. TAYLOR: Aye.

1 MR. PRICE: Durant?

2 MR. DURANT: Aye.

3 MR. PRICE: Johnson?

4 MR. JOHNSON: Aye.

5 MR. PRICE: Dennis?

6 MR. DENNIS: Aye.

7 MR. PRICE: Frierson?

8 MS. FRIERSON: Aye.

9 MR. PRICE: Yonke?

10 CHAIRMAN YONKE: Aye.

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

12 MR. PRICE: Alright, that motion passes.

13 CHAIRMAN YONKE: Thank you again everyone who spoke and the Applicant.

14 And County Council should have their meeting February 28th at 7:00pm. We're gonna
15 take a brief moment as I see the crowd getting up. Moving on to number 5. Alright,
16 thank you again everyone for their patience in this meeting. We're gonna go ahead and
17 move on to Case No. 5. on our list which is Case No., first one for this year, 23-001MA.
18 Mr. Price, please.

19 **CASE NO. 23-001 MA:**

20 MR. PRICE: Okay. Next item is Case 23-001MA. The Applicant is Heather
21 Bounds. The Applicant is looking to rezone property located off of Hardscrabble Road
22 which consists of 78 acres from M1 which is light industrial to RS-HD which is
23 residential single-family high density. This particular parcel is located within the

1 economic development center corridor. Staff recommends approval of this request as
2 the proposed rezoning would be consistent with the objectives of the Comprehensive
3 Plan for economic development center corridor future land use as this plan
4 recommends employment uses integrated adjacent to medium and high density
5 residential uses that are secondary to employment uses. The Plan recommends that
6 residential uses should be located along primary arterial roads proximate to
7 employment centers. The subject parcel is located nearby major employment and
8 likewise access to the site is contextually appropriate to Farrow Road which is a primary
9 corridor for the area. For these reasons Staff recommends approval. Just kinda looking
10 at the map there really hasn't been a lot of rezoning in this particular area, at least from
11 a historical standpoint. However, the parcel to the west which is in that kind of olive
12 color was rezoned in '21 from rural to RSE which is residential single-family estate. That
13 is it.

14 CHAIRMAN YONKE: Thank you, Mr. Price. Ms. Frierson, do we have anyone
15 signed up to speak?

16 MS. FRIERSON: We do, we have two people but it is our general practice to call
17 on the Applicant first even though she didn't sign up. So would Heather like to speak?
18 Heather Bounds.

19 CHAIRMAN YONKE: Let's see [inaudible] so go with our first name then.

20 MS. FRIERSON: Alright. Bree Dautry.

21 CHAIRMAN YONKE: Please state your name and your address.

22 **TESTIMONY OF BREE DAUTRY:**

1 MS. DAUTRY: Good evening. I'm Bree Dautry from 340 Hamilton. I actually
2 came, now that I see exactly where the rezoning is literally by my house, a street over,
3 and I disapprove it. I'm a new homeowner, I've been here for the last three years. I
4 purposely purchased my home as a millennial on the 30 who wanted something that
5 was less traffic in the area because Hardscrabble is a lotta traffic to get to work and for
6 school for kids. And to build this up to add more subdivision will increase my property
7 taxes. Yes, the value will increase, we appreciate that, but it'll increase our property
8 taxes, the taxes on our land and cars, it'll give us more sewer issues and water issues,
9 and continue to mess up our roads that we are having issues with and I continue to call
10 the County about for fixing the potholes. So I disapprove.

11 CHAIRMAN YONKE: Thank you.

12 MS. FRIERSON: The next person Will Smith.

13 **TESTIMONY OF WILL SMITH:**

14 MR. SMITH: Yeah, my name's Will Smith. I live in Blythewood, South Carolina
15 and I've been coming down this road all my life going right by that Hardscrabble. And
16 there's an exit, there's not really an exit ramp there but there's – what I want done and I
17 got a vision in my mind, is all the way from Killian Road all the way up to 555 on both
18 sides of the road I'd like to see a frontage road with shops where the family could go
19 shop and stuff back in there. So I think everything should go commercial and that's just
20 my vision of it. And it's kinda like, well it would eliminate crime I think. I mean, and I
21 have a little bit of property in that area and I thought I would pass that on to you. And
22 right there where that, it's not got an exit ramp there where Hardscrabble and 77 is
23 located at, but I would like to see a ramp put right there and like I say all the way from

1 Killian down to 555 on both sides of the road put a frontage road with shops and stuff for
2 people coming into town or outta town, they could always shop in it. So just zone the
3 whole thing commercial on both sides of the road and put some shops there. It'd be
4 pretty simple. So I just wanted to put that in your ear.

5 CHAIRMAN YONKE: Thank you, sir.

6 MS. FRIERSON: There's no one else signed up to speak.

7 CHAIRMAN YONKE: Would anybody else like to speak that might've missed the
8 signup sheet? No? Alright, thank you. Oh yes? Come on down, sir. Please state your
9 name and your address. Everyone gets two minutes to speak.

10 **TESTIMONY OF ROBERT E. STUDDER, JR.:**

11 MR. STUDDER: Robert E. Studder, Jr., 225 Hamilton Drive. I'm currently the
12 president of the Washington Heights community association and I came to see exactly
13 what they wanted to put there, because I been living there since 1990. And if we gonna
14 put the high density, I don't know what the means, but whatever it means it sounds like
15 you're gonna change it from residential to commercial. That, is that the gist of it, what
16 you're trying to do?

17 CHAIRMAN YONKE: What we have in front of us is zoning M1 to RS-HD which
18 is residential, high density, correct Mr. Price?

19 MR. PRICE: Yes, sir. To answer his question the current zoning is light industrial
20 which is a zoning designation that supports some commercial types but also really
21 supports industrial uses, more light industrial uses, those that go without any fumes,
22 smells, smoke, those type things, warehouses that you may think of. But that's what's
23 allowed within the M1 zoning designation. The request is to single-family, to a zoning of

1 single-family development, and the high density is the number of units that potentially
2 would be allowed on the site.

3 MR. STUDDER: So do you know exactly what they're talking about, how many?

4 MR. PRICE: We don't really get into the plans necessarily but we can look at the
5 potential build out, which is showing based on the current acreage of the parcel and the
6 density that is proposed could come, would be 679 dwelling units.

7 MR. STUDDER: Wow.

8 MR. PRICE: Of course, that doesn't take into, you know, we always make the
9 note that that does not take into consideration site constraints, infrastructure or the sort
10 which potentially take 20 to 30% of the site as far as what's being developed.

11 MR. STUDDER: Well right now we're having a hard time even getting sewer,
12 we've having problems with our sewer, we're having problems with our water and I think
13 that's going to put a bigger strain on where we area already. Thank you.

14 CHAIRMAN YONKE: Thank you, sir. Staff, can we pull the map up again, the
15 Richland County map, and put on some of those hazards, environmental, wetlands?

16 MR. PRICE: Yes, sir. Excuse me, Mr. Chair.

17 CHAIRMAN YONKE: Yes.

18 MR. PRICE: We have an attorney, but you know, one of the things that – this is
19 similar to some other requests that we've had before and to kinda bring y'all into the
20 world of Staff when we're looking at these things, you know, if this parcel – we kinda
21 went a lotta different ways on this – but if this parcel was, say had no zoning to it and
22 they wanted to come in and rezone into light industrial we would not recommend light
23 industrial either because I think as one of the other gentleman stated there's no direct

1 access to the interstate, you know, the roads really aren't sufficient for that type of use.
2 So you could argue that even the current zoning is probably not appropriate where it is.

3 MR. DENNIS: I mean, I was gonna say what Geo said but he already said it. I
4 mean, there's no main arterial way to get on the interstate for light industrial. That's one
5 of the key ingredients for light industrial or, you know, commercial of that sort, so I
6 mean, the way it's zoned right now technically is not correct based off what we go by.
7 So, but Geo said it for me.

8 CHAIRMAN YONKE: Thank you, Mr. Dennis. What I see as our in-house map
9 guy, so what I do outside of here, usually I'm out a bit Hardscrabble Road, 77, there's
10 no on-ramp. Just north of it you have Crane Creek which is a barrier and then that's the
11 southern end of the dealerships that go up to Killian Road, beyond there. We are in an
12 economic corridor with the future land use map and plan. So these are all factors with
13 this piece of property. I'd like to open this back up to the Commission for more
14 comments, concerns, questions. Also interested in any motions.

15 MR. DENNIS: I got one question for Staff. I've had a lotta public ask me, and
16 when we look at stuff like this do we get input from whoever's doing the water and
17 sewer? I know it kinda says it in here but, like do we really get good input from them?

18 MR. DELAGE: Very rarely have we had anyone reach out to us about it. Typically
19 they're gonna wanna see some engineered plans and something on paper before they
20 make a decision or a comment, whether that they would be able to basically provide
21 service to that parcel.

22 MR. DENNIS: Copy. That's kinda what I was figuring. And that's the same with
23 schools, too, cause yeah.

1 MR. DELAGE: That's correct.

2 CHAIRMAN YONKE: [Inaudible] Commissioners busy studying this property
3 again. Any thoughts?

4 MR. DENNIS: Mr. Chair, I have a motion.

5 CHAIRMAN YONKE: Mr. Dennis?

6 MR. DENNIS: Unless somebody else has got something they wanna say before I
7 say this motion. Alright, I would like to send Case No. 23-001 to County Council for
8 approval, based off of Staff's recommendations.

9 CHAIRMAN YONKE: [Inaudible] over there?

10 MR. METTS: Second.

11 CHAIRMAN YONKE: Alright, Mr. Price I've got a motion for approval, Mr. Dennis
12 made the motion and Mr. Metts made the second. So with the motion on the floor we're
13 going to take a vote.

14 MR. PRICE: Alright, we have a motion for the approval of Case 23-001MA.
15 Those in favor, Dennis?

16 MR. DENNIS: Aye.

17 MR. PRICE: Taylor?

18 MR. TAYLOR: Aye.

19 MR. PRICE: Siercks?

20 MR. SIERCKS: Aye.

21 MR. PRICE: Johnson?

22 MR. JOHNSON: Aye.

23 MR. PRICE: Metts?

1 MR. METTS: Aye.

2 MR. PRICE: Durant?

3 MR. DURANT: Aye.

4 MR. PRICE: Frierson?

5 MS. FRIERSON: Aye.

6 MR. PRICE: Yonke?

7 CHAIRMAN YONKE: Aye.

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

9 MR. PRICE: That motion passes.

10 CHAIRMAN YONKE: This closes our portion with the Map Amendments. Again,
11 County Council will have their meeting on these February 28th at 7:00pm. [Inaudible] our
12 recommendations. This moves us to Chairman's Report. I would just like to thank my
13 fellow Commissioners for putting your faith me and Ms. Frierson as your Chair and
14 Vice-Chair as we begin a new year. I'm excited to hold the position. My primary goal is
15 to promote debate and conversation amongst the Commissioners as well as provide
16 time for public participation. I expect to hear feedback from you how we can make the
17 most of 2023 as a Commission and serve Richland County the best we can with the
18 short time we have. It does go by fast, I'm on my third year already so thank you
19 everyone. We'll go forward to our Planning Director's Report, Mr. Price.

20 MR. PRICE: The only thing included in your package were your Rules of
21 Procedure. We just ask that you take a look at those, maybe make some notes. You
22 know, everyone on here I would say is new, relatively new and even looking at the date
23 when those rules were first adopted I think nobody else was on here so it would be

1 good to have some new eyes put on those. And we can look to take those up maybe, if
2 you would like we will put it on the Agenda for March for any potential amendments that
3 you may wanna make to those rules.

4 MR. DURANT: Mr. Chair?

5 CHAIRMAN YONKE: Yes.

6 MR. DURANT: Question for Mr. Price on those rules. Just have a question for
7 clarification mostly. As I look through them and I think it's Article III, §5 talks about
8 voting, it says every member shall vote unless recused as a result of §6 which is
9 conflicts of interest. I read that to say unless we got a conflict of interest that causes you
10 to recuse yourself you have to vote on any motion presented to the Commission. My
11 question to you is, is abstention considered a vote? Or it has to be a yay or nay or aye
12 or nay?

13 MR. PRICE: I'll kinda, you know, I don't wanna say I'll defer to him but I would
14 love to hear from our *Robert's Rules* Commissioner, Mr. Dennis. But it's my
15 understanding that if you, those who stay silent during a vote, their vote goes along with
16 the motion.

17 MR. DENNIS: Mr. Chair?

18 CHAIRMAN YONKE: Yes, Mr. Dennis.

19 MR. DENNIS: Yeah, *Robert's Rules* when you look into that, I wish it was cut and
20 dry but when you abstain that's kinda like recusing yourself. That's the way I was taught
21 when I went through some training. That would be something in our rules that we would
22 need to think about, because remember, our rules are our rules and our rules refers to
23 *Robert's Rules*, and to get away from *Robert's Rules*, if we created our own rule we

1 don't have to use that rule in *Robert's Rules*. That's the rule and that's why I dislike this
2 book.

3 MR. PRICE: But I think that's the point of, you know, asking each one of you to
4 kind of look at it in those type of questions that you just raised would be something good
5 for discussion to see if that's something we could just address in the rules so when that
6 situation arises it's addressed.

7 CHAIRMAN YONKE: Thank you. Mr. Price?

8 MR. PRICE: And I guess I could ask this while we're doing this, and I think it's
9 just something as a Planning Commission to think about, cause we do – this occurs a
10 little bit more frequently than normal where we're starting to get requests that come
11 before you, but I think after some discussion between the applicant and commissioner,
12 it's like let's see if we can make this fit. You know, maybe it's just something we need to
13 do on our end at the pre-application meeting, is there something we could provide to
14 you, you know, as part of the package, I'm not sure. But you know, we do the pre-
15 application to ensure what is before you and I think that's the request that you have, not
16 necessarily to, you know, trying to make it work, because some of those things could
17 easily change. And I'm not saying that's the case that happened today, but you know,
18 some of the things that may be said to you are things that weren't said to Staff as we're
19 taking in the application. So if it goes forward based on, you know, the discussion that's
20 had before the Planning Commission, you know, the applicant does have an opportunity
21 to make a decision going forward to Council. You know, they could always withdraw and
22 say I wanna work with Staff, they could ask for a deferral before they go to County
23 Council to also talk to Staff and maybe come up with something else. But I think it's very

1 important that we kind of stick with what is before you as opposed to trying to make a
2 particular use work, which is typically something that the Board of Zoning Appeals looks
3 at. The Board of Zoning Appeals typically deals with the use on a parcel whereas what
4 you have before you is a little more comprehensive, not only for that parcel but for that
5 particular area.

6 CHAIRMAN YONKE: Thank you, Mr. Price. Yes, Mr. Taylor, go ahead.

7 MR. TAYLOR: Mr. Price, and I agree with you and that's usually the mindset
8 coming in but obviously whenever we get more information at the podium it's hard to
9 ignore the extra information we get aside from just what's right, you know, directly in the
10 packet. I think it, you know, makes a healthy dialogue but I do understand exactly what
11 you're saying and definitely try to stick to that. But I will say as a Commissioner it's hard
12 to hear that kinda detail and not, you know, go to that approach. But again, for future
13 reference I'll definitely try to do that.

14 CHAIRMAN YONKE: Thank you, Mr. Taylor. Alrighty, we'll move on to number
15 9., which is Other Items for Discussion. We already discussed short-term rentals.
16 Commissioners, was there any other items we need to add to our next agenda?

17 MS. FRIERSON: I just have a concern again about the parking. We keep talking
18 about the stickers, but nothing ever gets done about it. And parking is a major problem
19 when we come to these meetings.

20 MR. PRICE: So I can tell you that Richland County has gone through a brief
21 change with our parking, especially for employees at this time. I will get with our Risk
22 Management Department and I'll definitely have a, hopefully a good resolution for you,
23 Ms. Frierson and the other Members by the next meeting. But definitely I will take that

1 up with them on how they want to look to accommodate members of the boards, the
2 boards and commissions that come in during the day.

3 CHAIRMAN YONKE: Okay Commissioners, anything else? Alright if not – yes,
4 Mr. Dennis?

5 MR. DENNIS: Going back to that short-term rental real quick, and we talked
6 about that work session, do we have to have a work session or – my head was looking
7 at some things in here – or could we possibly do a committee so not everybody has to
8 be here and then have that committee present something at our meetings? Like get one
9 to start working with, kinda see what the City of Columbia's doing, try to dig a little
10 deeper so that we can have more discussion when we come to have those work
11 sessions. I mean, it don't have to be done, and there's no vote that has to be taken
12 cause the Chair can appoint that if he wants to, so I was just kinda throwing that out
13 there to think about.

14 CHAIRMAN YONKE: Thank you, Mr. Dennis. Commissioners, any thoughts on
15 committees? This would be something I haven't seen us do in my three years but is a
16 tool that we can use in our shed.

17 MR. PRICE: I've never seen it done before. And that's not necessarily to say
18 that's not a good idea, but it's never been done before. But I would also recommend
19 that if there are certain angles or areas you want us to look into regarding this, please,
20 you know, you can email us, email Staff and we'll take notes on those. And that was
21 something else that, you know, again we're gonna look to address this even if we took
22 this up at the next meeting, not necessarily with a full ordinance or draft but we could
23 actually hear ideas. That was the point of the work session so we could actually have a

1 discussion and even going into that we can pull information, whether it be from the City
2 of Columbia, how others are doing it, you know, some state regulations, anything that
3 you can bring forth that we as a Staff can gather and put together for you, hopefully to
4 help you make a better informed decision.

5 MR. DENNIS: Mr. Chair?

6 CHAIRMAN YONKE: Yes, Mr. Dennis.

7 MR. DENNIS: I would encourage Staff to get with our business economic people
8 for licensing and I would encourage you to get the most current copy that they, I think
9 they change today or will be changing tomorrow from the City of Columbia. And that
10 would probably give us a good way forward to find a way to not ban it but make it better
11 for all parties.

12 MR. PRICE: Right, so I think what you have before you, I mean, as I tend to take
13 any motion from Council typically we will draft for approval or to allow the uses and
14 establish what those regulations may be. You also as a Body could, I think you could
15 easily just make the motion that you don't think this is a good idea and outline why and
16 send that back. But I will tell you over the time that I've been here typically when
17 something comes from Council they at least want to see some language that potentially
18 would allow it and then they'll decide whether it's appropriate to adopt it or deny the
19 motion.

20 CHAIRMAN YONKE: Mr. Dennis?

21 MR. DENNIS: Yeah, I would love to get a work session on the books so
22 whenever you get that up just y'all let us know and then we can go from there whether
23 we wanna, whatever the Chair wants to do.

1 MR. PRICE: Again, if you'd just allow, it may take a little time because again this
2 effects other departments so we will definitely be working with other departments and
3 divisions within the County to try to get as much information and language available so
4 that when we bring this to you you'll be better informed.

5 CHAIRMAN YONKE: Thank you, Mr. Price. Thank you, Staff.

6 MR. DURANT: Mr. Chair?

7 CHAIRMAN YONKE: Yes.

8 MR. DURANT: Are we under any kinda timeframe for that, Mr. Dennis [sic]?

9 MR. PRICE: No, not that I'm aware of.

10 MR. DURANT: Mr. Price, not Mr. Dennis.

11 MR. PRICE: Yeah, you looked at me so I knew.

12 CHAIRMAN YONKE: Commissioners, anything else? If not, I would move on to
13 number 10 which is adjournment.

14 MR. DURANT: Motion to adjourn.

15 CHAIRMAN YONKE: I'd make a motion to adjourn.

16 MR. DENNIS: Second.

17 CHAIRMAN YONKE: Alright, raise your hand for a vote.

18 MR. PRICE: Those in favor, it's unanimous.

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

20 CHAIRMAN YONKE: Alright, thank you Mr. Price. Meeting is adjourned.

21
22 *[Meeting Adjourned]*