

RICHLAND COUNTY PLANNING COMMISSION
October 2, 2023

[Members Present: Christopher Yonke, Frederick Johnson II, John Metts, Charles Durant, Terrance Taylor, Chris Siercks, Bryan Grady; Absent: Beverly Frierson, Gary Dennis]

Called to order: _____

CHAIRMAN YONKE: Thank you, Staff. Okay, we'll just start from the top here with my Freedom of Information Act statement, question. Staff, is a copy of the Agenda, is it sent to the news, media, persons requesting notification and posted on the bulletin board located in the County administration building, is that correct?

MR. PRICE: Yes, correct.

CHAIRMAN YONKE: Thank you. Staff, can you please take attendance for today's meeting?

MR. PRICE: For the Monday October 2nd, 2023 Planning Commission meeting, those in attendance, Yonke?

CHAIRMAN YONKE: Here.

MR. PRICE: Frierson?

MS. FRIERSON: [Inaudible]

MR. PRICE: Johnson?

MR. JOHNSON: Here.

MR. PRICE: Dennis?

MR. DENNIS: [Inaudible]

MR. PRICE: Metts?

MR. METTS: Here.

1 MR. PRICE: Durant?

2 MR. DURANT: Here.

3 MR. PRICE: Taylor?

4 MR. TAYLOR: Here.

5 MR. PRICE: Siercks?

6 MR. SIERCKS: Here.

7 MR. PRICE: Grady?

8 MR. GRADY: Here.

9 MR. PRICE: Alright.

10 CHAIRMAN YONKE: Thank you, Staff. Ladies and Gentlemen, welcome to the
11 October 2nd, 2023 Richland County Planning Commission meeting. As Planning
12 Commissioners, we are concerned residents of Richland County who volunteer our time
13 to thoroughly review and make recommendations to County Council. Our
14 recommendations are to approve or deny zoning map amendment requests per Title XI
15 Chapter 29 of the *SC Code of Laws*. Planning Commission may also prepare and revise
16 plans and programs for the development or redevelopment of unincorporated portions
17 of the county. The County Land Development Code rewrite process conducted last
18 year, Council's looking at it now is an example of this. Once again, we are a
19 recommending body to County Council and they will conduct their own public hearing
20 and take official votes to approve or deny map amendments and text amendments on a
21 future date to be published by the county. Council typically holds zoning public hearings
22 on the 4th Tuesday of the month so please check the county's website for updated
23 agendas, dates and times. Please take note of the following guidelines for today's

1 meeting. Please turn off or silence any cell phones. Audience members may quietly
2 come and go as needed. Applicants are allowed up to two minutes to make statements.
3 Citizens signed up to speak are allowed up to two minutes each. Redundant comments
4 should be minimized. Please only remark, please only address remarks to the
5 Commission and do not expect the Commission to respond to questions from the
6 speaker in a back-and-forth style, that is not the purpose of this meeting. Please no
7 audience/speaker exchanges. No audience demonstrations or other disruptions to the
8 meeting are permitted nor are comments from any other than, any other than the
9 speaker at the podium. Please remember the meeting is being recorded. Please speak
10 into the microphone and give your name and address. Abusive language is
11 inappropriate and will not be tolerated. Please don't voice displeasure or frustration at a
12 recommendation while the Planning Commission is still conducting business. If you
13 have any questions or concerns you may contact Richland County Planning Department
14 Staff. We're gonna move on to number 3 on our Agenda today which is Additions or
15 Deletions to the Agenda. Are there any motions for additions or deletions, revisions?
16 Staff?

17 MR. PRICE: Yes, sir. I have three. I guess additions to the Agenda or revisions to
18 the Agenda. Under, under item 4 which is the Approval of the Minutes is listed but what
19 wasn't specifically placed was that it was for the September 7th, 2023 which you all did
20 receive your Minutes. So that's, that specifies which Minutes will be up for approval.
21 Also, we have the deferral of cases, which would be item 5.b.4., which is Case Number
22 23-033 MA, Kelly Spears, rural to general commercial off of Lib Lucas Road, and also
23 for Case Number 5, Case Number 23-034 MA, again that's also Kelly Spears going

1 from rural to general commercial off of Lib Lucas Road. So we have two requests for
2 deferrals for these two cases.

3 CHAIRMAN YONKE: Thank you, Staff. Do we go ahead and take a motion for
4 approval to update our Agenda?

5 MR. PRICE: Yes.

6 CHAIRMAN YONKE: Okay. With that said Commissioners we're looking for a
7 motion to approve the Agenda with making the changes of adding the dates to the
8 Minutes that we received, September 7th, 2023, and removing cases four and five as
9 deferred from Agenda number 5.b., 4 and 5.

10 MR. TAYLOR(?): So moved.

11 CHAIRMAN YONKE: Thank you. Second?

12 ? : [Inaudible]

13 CHAIRMAN YONKE: With that we have a second and will now take a vote,
14 please Staff?

15 MR. PRICE: Alright those in favor of the Additions and Deletions to the Agenda?
16 Yonke?

17 CHAIRMAN YONKE: Aye.

18 MR. PRICE: Johnson?

19 MR. JOHNSON: [Inaudible]

20 MR. PRICE: Dennis?

21 MR. DENNIS: [Inaudible]

22 MR. PRICE: Metts?

23 MR. METTS: Aye.

1 MR. PRICE: Durant?

2 MR. DURANT: Aye.

3 MR. PRICE: Taylor?

4 MR. TAYLOR: Aye.

5 MR. PRICE: Siercks?

6 MR. SIERCKS: Aye.

7 MR. PRICE: Grady?

8 MR. GRADY: Aye.

9 MR. PRICE: Motion passes.

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

12 CHAIRMAN YONKE: Thank you, Staff. With that we can move on to number 4,
13 which is the approval of the Minutes from September 2nd, September 7th, 2023 meeting.
14 Do any Commissioners have any comments or concerns regarding these transcripts?
15 Hearing none. The Chair makes a motion to approve the Minutes unless there's an
16 objection, do I have a second?

17 MR. DURANT(?): Second.

18 CHAIRMAN YONKE: With the motion and a second to approve the Minutes, may
19 we have a vote please?

20 MR. PRICE: Alright. Motion for approval of the Minutes, Yonke?

21 CHAIRMAN YONKE: Aye.

22 MR. PRICE: Johnson?

23 MR. JOHNSON: [Inaudible]

1 MR. PRICE: Metts?

2 MR. METTS: Aye.

3 MR. PRICE: Durant?

4 MR. DURANT: Aye.

5 MR. PRICE: Taylor?

6 MR. TAYLOR: Aye.

7 MR. PRICE: Siercks?

8 MR. SIERCKS: Aye.

9 MR. PRICE: Grady?

10 MR. GRADY: Aye.

11 MR. PRICE: Motion passes.

12 *[Approve: Yonke, Johnson(?), Metts, Durant, Taylor, Siercks, Grady; Absent: Frierson,*
13 *Dennis]*

14 CHAIRMAN YONKE: Thank you again, Staff. We are now going to move on to
15 number 5, our Consent Agenda. The Consent Agenda is an action item that allows the
16 Commission to approve road names and map amendment requests where either the
17 staff recommends approval, no one from the public has signed up to speak against the
18 amendment, or no Member of the Commission is need of further discussion on the
19 request. Today I'm gonna ask Mr. Grady what cases do we have to remove from our
20 Consent Agenda today because we have people signed up to speak.

21 MR. GRADY: Okay, so it would appear that, given the criteria you just specified,
22 cases number 1, 2 and 3 can be removed as the only speakers are in favor and the
23 Staff has recommended approval. Oh.

1 CHAIRMAN YONKE: Let's pass the list to Staff and have Staff have her sign up.

2 MR. GRADY: So in that case I believe we do not have any cases that can be
3 removed from the Consent, that can stay on the Consent Agenda rather.

4 CHAIRMAN YONKE: Right.

5 MR. GRADY: As they all either have Staff disapproval or opponents signed up to
6 speak.

7 CHAIRMAN YONKE: Thank you, Commissioner Grady. So we're gonna go
8 ahead and the Chair makes a motion to approve the Consent Agenda, which only has
9 the Road Names remaining on it. Unless there's an objection do I have a second?

10 MR. DURANT: Second.

11 CHAIRMAN YONKE: Second, I hear a second from Commissioner Durant. Can
12 we take a vote please, Staff?

13 MR. PRICE: Those in favor of the Consent Agenda, Yonke?

14 CHAIRMAN YONKE: Aye.

15 MR. PRICE: Johnson?

16 MR. JOHNSON: [Inaudible]

17 MR. PRICE: Metts?

18 MR. METTS: Aye.

19 MR. PRICE: Durant?

20 MR. DURANT: Aye.

21 MR. PRICE: Taylor?

22 MR. TAYLOR: Aye.

23 MR. PRICE: Siercks?

1 MR. SIERCKS: Aye.

2 MR. PRICE: Grady?

3 MR. GRADY: Aye.

4 MR. PRICE: Motion passes.

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

7 CHAIRMAN YONKE: Thank you, Staff. With that said, we will move on to our
8 map amendments today which is item 5.b. Now I take note that the first three cases are
9 all in very close proximity to one another so I'm wondering if it pleases the Commission
10 if we can learn about these collectively? Then maybe hear from the speakers. Or we
11 can at least hear from map amendments 1 and 2 since it's the same applicant? And
12 then we can hear from 3 separately. However, you guys want to handle it. Just as a
13 Planning Commission it seems like we should plan for this area, together. Right? So I'm
14 gonna say questions based off what I'm saying? No? Okay. Then take it away Staff.

15 **CASE NO. 23-027 MA:**

16 MR. PRICE: So are - we're hearing these individually or kind of as a whole?

17 CHAIRMAN YONKE: I'd like to hear it as a whole, if possible. Then we can hear
18 from the public as a whole.

19 MR. PRICE: Okay, yes, from a staff standpoint although all of our
20 recommendations were for approval for all of these - and I want to make sure I point out
21 again - we say Staff's recommendations, it is again a reminder from Staff of what the
22 Comprehensive Plan, which was recommended by the Planning Commission also being
23 adopted by Council, recommends for these areas. So it's not as our personal

1 recommendation but it's again just a reminder to all, this is what the Comprehensive
2 Plan calls for this area. But it will be our, our request that we make sure that we hear
3 these individually and the main reason behind that is because if you will look at the
4 discussion from Staff that we made certain points about each individual request that
5 probably should be taken into consideration for you as we go along.

6 CHAIRMAN YONKE: Okay, sounds good. Thank you, Staff. Let's here from our
7 Agenda 5.b.1 then. Case number 23-027 MA.

8 MR. PRICE: Okay, as you stated this is Case 23-027 MA. The Applicant is Mark
9 Meadows. The location is 1000 Killian Loop. The Applicant is requesting to rezone 4.27
10 acres from rural, which is RU, to general commercial, GC. Again, Staff recommends
11 approval of this request. It fits all of the objectives and the guidelines of the
12 Comprehensive Plan for an economic - parcel located within the economic development
13 center corridor future land use designation; thus we recommended approval. So, you
14 know, as I, as I have requested just a few moments ago we ask that you kind of look at
15 these separately because there are slight differences that we as a Staff looked at also.
16 But again our recommendations are always going to be based on the Comp Plan but
17 there are things that we will point out as we look, look at this. So this particular parcel as
18 we discussed, while it does fit within the economic development center corridor, one of
19 the reasons that we, we recommend, another reason why is as a Staff that, you know,
20 we, we thought that it was in line with the Comprehensive Plan is its location. That
21 particular section is commercial, as you can see there is the entrance to the Walmart
22 and that slim parcel that is between where the road is that will go into the Walmart,
23 Tommy if you could just kind of point to it, that one was recently rezoned by Richland

1 County to general commercial also so it's abutting a general commercial piece. Also,
2 one of the things that we did take into consideration is that it's also where Killian Road
3 goes from a four-lane road down to a two-lane road. So that's kind of, you know, we
4 look for, we look at areas where there's something to kind of clearly delineate to where,
5 you know, our opinion of where a zoning should begin and end. In this particular case
6 we were looking at the, where the road changes again, from four to two lanes. So again,
7 Staff's recommendation was for approval.

8 CHAIRMAN YONKE: Thank you, Staff. You just mentioned the parcel next to it
9 was changed by Richland County?

10 MR. PRICE: Yes.

11 CHAIRMAN YONKE: Can you elaborate on that? Did Council do that? Did we?

12 MR. PRICE: Yes, it did. I'm sorry. After a recommendation from the Planning
13 Commission Council voted to, to amend that parcel to general commercial.

14 CHAIRMAN YONKE: Commissioners, any questions for Staff? Hearing none, I'm
15 gonna go to Commissioner Grady to ask for any names signed up to speak.

16 MR. GRADY: Yes, we have two applicants signed up to speak in favor of this
17 rezoning request. First of those is the Applicant, Mark Meadows.

18 CHAIRMAN YONKE: Okay, Mr. Meadows, please come on down and state your
19 name and address. You'll have two minutes.

20 **TESTIMONY OF MARK MEADOWS:**

21 MR. MEADOWS: Thank you, as stated my name is Mark Meadows. I live at 239
22 Killian Road, Columbia, South Carolina. I, I've owned land and lived, lived in this area
23 for most of the past 65 years. Those of us that have lived in that area have seen a lot of

1 change when I-77 was built 40 plus years ago. We knew it was gonna change the area
2 and it has definitely changed the area. My sister and I now own the 1011, this piece of
3 property. I'm here today to request that 1011 Loop will be rezoned from RU to general
4 commercial. This property is approximately 1,000' from I-77 and about 100' from the
5 Walmart entrance. This property on the each side of me is, was recently rezoned
6 general commercial. Last March I received map amendment notices for proposed
7 rezoning, you know, the area, looking at the rewrite now as part of that proposed
8 rezoning at that time, this was recommended that that land be zoned general
9 commercial. The 2015 Code shows that this property is in the economic development
10 center corridor. I've applied to have this property rezoned from RU to general
11 commercial. I appreciate you guys doing the job that you do and letting me speak in
12 front of you. I'm requesting that you vote on it. Thank you.

13 CHAIRMAN YONKE: Thank you, sir.

14 MR. GRADY: We also have speaking in favor Shirley Gaines.

15 CHAIRMAN YONKE: Come on down, Ms. Shirley. Okay, thank you.

16 MR. GRADY: Alright and we have one speaker signed up to speak against this,
17 this change and that is Grace Dow. Gina?

18 CHAIRMAN YONKE: Come on down, Gina. State your name and address.

19 **TESTIMONY OF GINA DOW:**

20 MS. DOW: Okay, so my name is Gina Dow and own property at 1107 Killian
21 Loop, 108 Lib Lucas and 112 Lib Lucas. So all of this property that we're considering is
22 right on top of my real estate. We've been in this building, in this room three or four
23 times at least already. We actually took Gretchen on a two-hour tour of the devastation

1 in our area and I was informed that these would all be deferred until further investigation
2 was done on the already devastated area, washed out roads, ditches. This, this
3 commercial development is flooding my home, the one I currently live in. And so it has
4 been stated to me, I don't even know why we're here to be honest, because all of this is
5 supposed to be deferred until the DOT and the County takes further look into all of this
6 commercial development that is happening that is destroying my property and all of us
7 that live down Lib Lucas, Governors Pond, and Killian Loop. And if you look at where
8 this property is, it's literally on top of a home. All of this property is on top of homes. This
9 Kelly Spears property is literally across a single lane dirt road where two houses that I
10 own is located, literally in front of my houses. So, and I know Mr. Price is aware from my
11 understanding of all this conversation about deferring all this until we do a much better
12 job of road maintenance. We currently have cones and caution tape on Governors Pond
13 Road where most of the road is completely gone so that those families don't fall off of
14 the road when they drive in and out of the property. So my question would be, I don't
15 even know why we're here talking about it if it's being deferred? And it just keeps
16 coming back up and coming back up while I'm being told it's being deferred until we
17 come up with a solution for the infrastructure. That's where I'm at with it, thank you.

18 CHAIRMAN YONKE: Thank you. Thank you.

19 MR. GRADY: We have no further speakers on this.

20 CHAIRMAN YONKE: Alright, we said we weren't going to have a back-and-forth
21 conversation so we have to keep it down back there. Staff, we did have other properties
22 that were deferred today. But today since were looking at them individually we are
23 talking specifically about 1000 Killian Loop, which is on the northeast side of Killian

1 Loop and Killian Road. Commissioners, do we have any questions, comments,
2 discussion? This is now on the floor.

3 MR. GRADY: Mr. Chair?

4 CHAIRMAN YONKE: Yes, Commissioner Grady?

5 MR. GRADY: Thank you. I, I would like for Staff to provide comment on what we
6 just heard from the most recent speaker as to your sense of, of where this stands and
7 perhaps your, your perspective on the chronology here.

8 MR. PRICE: Yes sir. Alright so, going back to, you know, as the Planning
9 Commission you are appointed by Council, by Council to hear amendments, especially
10 Chapter 26 regarding mapping, and to make a recommendation to Council. Once it to
11 gets to Council, you know, Council often will decide if they want to defer a matter, take
12 action on it, you know, they can also deny but there are a number of directions that they
13 can take as far as, as each matter comes before them. For this particular area, and I do
14 know that there's certain other parcels that fall within District 7 which is under
15 Councilwomen Barron, there are things that she wants to look at. So going forward she
16 made decide that she wants to defer for specific reasons, but that in no way implies that
17 you as a, as the Planning Commission should not go forward with whatever
18 recommendations that you want to make for this matter. The decision to defer will come
19 from Council at that point.

20 CHAIRMAN YONKE: Thank you, Staff. Yes, we are a recommending Body to our
21 County Council. Commissioners, any further discussion on this?

22 MR. DURANT: Mr. Chair?

23 CHAIRMAN ONKE: Yes, Commissioner Durant?

1 MR. DURANT: This, this particular parcel has not been deferred, is that correct?

2 MR. PRICE: It was scheduled to come, I think last month, September, but it was
3 deferred. You know, Staff took a look at this and we contacted the Applicant after
4 discussing with them, decided to defer till this month. So it was deferred but it was not,
5 again County Council does not dictate when a matter should be deferred by the
6 Planning Commission. Any deferrals that you receive would need to be done by the
7 applicant or administratively by the zoning administrator. But for this particular case is
8 scheduled as normal, it was just deferred previously again by the request of the
9 Applicant in September, and it might have been July if I'm correct, but it was deferred by
10 the Applicant in this case before you properly.

11 CHAIRAMAN YONKE: Thank you, Staff. And as a follow up that means signs
12 have been posted on this property and the public's been notified that we were going to
13 have a meeting?

14 MR. PRICE: Yes.

15 MR. TAYLOR: Mr. Chair?

16 CHAIRMAN YONKE: Yes, Commissioner Taylor?

17 MR. TAYLOR: A question for Staff. If approved and there are DOT assessments
18 or any kind of planning by the county that needs to be done, approval doesn't suspend
19 any kind of studies that may still need to be done, correct?

20 MR. PRICE: No sir, you're correct. When it comes, you know, what you have
21 before you is a change of zoning. Even with the current zoning there are certain uses
22 that could take place on this property that still would be under the review of, whether it
23 be Staff's review, the Richland County Staff for development of this site, along with

1 working with DHEC, DOT and other agencies to make sure there's no, hopefully there's
2 no potential impact on adjacent properties.

3 CHAIRMAN YONKE: Thank you, Staff. Other discussion? Or any motions from
4 the Commissioners?

5 MR. DURANT: Question, Mr. Chair?

6 CHAIRMAN YONKE: Yes, Commissioner Durant?

7 MR. DURANT: Question for Staff. Mr. Price, your last statement you mentioned I
8 think for the study on the property [inaudible]. Alright, your last statement was that
9 studies may occur to try to show whether rezoning of this property would have any
10 impact on adjacent properties.

11 MR. PRICE: I'm sorry, let me clarify that. The rezoning is separate from the
12 development of the site. What I was referring to is, is any site that's developed you're
13 required to provide site plans for Staff to review which would include engineer plans and
14 other development plans that would go along with it. That is something that we would
15 then review whenever the site's developed regardless of the zoning because each
16 zoning designation does allow a certain number of uses. So before anything is
17 developed on this site a review of how it's being developed will take place.

18 MR. SIERCKS: Chair?

19 CHAIRMAN YONKE: Commissioner Siercks?

20 MR. SIERCKS: Question for Staff. Mr. Price, kind of going on that last point our
21 mission as the Planning Council [sic] is not to look at or make decisions based on the
22 potential future uses, it's to, our decision should be based on what's compatible with the
23 Comprehensive Plan and the surrounding area. And related to that with regard to future

1 uses there is no guarantee as to what any future use should be, so it should not really
2 factor into our decision, whatever the future use is. Our decision should be based on
3 those criteria that are in our mission statement, correct?

4 MR. PRICE: That is correct.

5 MR. SIERCKS: Thank you.

6 CHAIRMAN YONKE: Thank you, Commissioner Siercks. Further discussion?
7 How do you feel about this Commissioner Johnson?

8 MR. JOHNSON: You know when I'm debating, don't you? The challenge I think
9 is that the, the visitor who spoke and raised the issues of the impact off site raises valid
10 issues. The problem is I think that they're outside the purview of our ability to act. I
11 mean in terms, we've had one situation where, that I remember in my tenure, where
12 storm water, not storm, flood plain issues in a future development came up as issue but
13 those were existing that we could see an infrastructure issue. [Inaudible] I don't see that
14 we really have a lot of flexibility in that standpoint other than that, again at either the
15 Council level or somewhere else in the regulatory process that somebody can intervene
16 and, and address that. One just nitpicky question just to confirm, based on the adjoining
17 property being rezoned it's just the fact that our maps are just old, correct? Cause the
18 map in our packet still shows -

19 MR. PRICE: Yes sir, I apologize and we can get that - you're correct that that is
20 showing as rural but it should be red to reflect general commercial. However, on page 9
21 under the zoning history -

22 MR. JOHNSON: Yes.

1 MR. PRICE: - it, it does state that, that that parcel was rezoned. So I apologize,
2 we will get that corrected as it goes forward to Council.

3 MR. JOHNSON: Mr. Chairman, I guess in terms of legal basis, I mean, it's a valid
4 request with the adjoining being GC and across the street being GC, again I just hope
5 that some other regulatory bodies can address the off-site implications. But I would
6 advance a motion that case 23-027 be advanced to County Council with a
7 recommendation for approval.

8 CHAIRMAN YONKE: Thank you, Commissioner Johnson. With that motion is
9 there a second?

10 MR. SIERCKS: Second.

11 CHAIRMAN YONKE: Heard a couple seconds there. I think Siercks, got to it first,
12 Commissioner Siercks, second. Staff, can you go ahead and take a vote, please?

13 MR. PRICE: Alright, those in, those in favor of the motion for approval of Case
14 23-027 MA. Grady?

15 MR. GRADY: Aye.

16 MR. PRICE: Siercks?

17 MR. SIERCKS: Aye.

18 MR. PRICE: Taylor?

19 MR. TAYLOR: Aye.

20 MR. PRICE: Durant?

21 MR. DURANT: Aye.

22 MR. PRICE: Metts?

23 MR. METTS: Aye.

1 MR. PRICE: Johnson?

2 MR. JOHNSON: Aye.

3 MR. PRICE: Yonke?

4 CHAIRMAN YONKE: Aye.

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

7 CHAIRMAN YONKE: Thank you, Staff. That takes the property at 1000 Killian
8 Loop for approval to County Council, recommendation from the Planning Commission.
9 They will still have their public hearing meeting I think on the fourth Tuesday of the
10 month.

11 MR. PRICE: Yes, sir. I do believe again to, as Ms. Dow raised, the point she
12 raised, I do know Council, the Council representative for this area, Councilwoman
13 Barron more than likely will want to defer this matter to look at this wholly. You know, I
14 think as you were discussing earlier, but I believe that she will want to look at this matter
15 wholly, so there's a chance that this won't appear the fourth Tuesday of October of the
16 Zoning Public Hearing, maybe at a later time when she's ready to take the whole, the
17 matter up.

18 CHAIRMAN YONKE: Thank you, Mr. Price. We can go ahead and move on now
19 to item b.2, Case Number 23-029 MA.

20 **CASE NO. 23-029 MA:**

21 MR. PRICE: The next item is, for you is Case 23-029MA. The Applicant is Mark
22 Meadows and Mr. Meadows is requesting to rezone three parcels which comprise three
23 acres along Killian Road from rural to general commercial. Again, this falls within the

1 economic, falls within the economic development center corridor future land use
2 designation. And again for this Staff did recommend approval. Going back to what we
3 stated earlier, you know, ideally you would look for something to delineate where a
4 transition should occur from a commercial to maybe another least intense zoning.
5 However, one of the things that we do take into consideration that while at this point you
6 can see where Killian Road does start to narrow, start to become a two-lane road, the
7 three parcels adjacent to it on the left, or west of it, as you can see Mr. DeLage is
8 showing in red, were previously rezoned to commercial. And so for that reason, we do
9 support the recommendations of the Comprehensive Plan for this request.

10 CHAIRMAN YONKE: Thank you, Staff. Questions from Commissioners? I hear
11 Commissioner Johnson?

12 MR. JOHNSON: I guess question for Staff or fellow Commissioner Members is,
13 again it does have adjacent zoning next door and across the street which would support
14 this, but my question is given that the transition in the road infrastructure there that
15 there's got to be some serious concerns as to what point in the process would we have
16 when Staff approves a potential site plan on this that there's some requirements for
17 deceleration lanes or what have you going in it, because that road narrows substantially
18 [inaudible] that size parcel is a GC is a little bit of a concern.

19 MR. PRICE: Yes, you know, kind of getting away from the actual map
20 amendment part of this, during the development process applicants are required to
21 submit to DOT, and Staff will discuss with DOT certain issues that we may see. And if
22 DOT feels that particular uses are, as the site is developed, require certain

1 improvements along that area, those will be a requirement for them in order to get
2 approval. So those things are taken into consideration.

3 CHAIRMAN YONKE: Thank you, Staff. Any other questions for Staff here?

4 MR. DURANT: Yes, Mr. Chair.

5 CHAIRMAN YONKE: Yes, Commissioner Durant?

6 MR. DURANT: For Staff. Mr. Price, if you look at the map you can see the trend
7 here is that whole corridor is going general commercial. My question is on the south
8 side of the current property there has been development. There's a, I think there's a
9 Tractor Supply and then on, further east there's a large car dealership. Do we know
10 whether those developments have caused any impact to the surrounding adjacent
11 properties that was a concern listed in the last property?

12 MR. PRICE: At this time I cannot confirm whether they have or not.

13 CHAIRMAN YONKE: Okay, thank you Staff. If there's no other questions we can
14 move on to our speakers. Commissioner Grady, do we have people signed up to
15 speak? Do we have an Applicant?

16 MR. GRADY: We do, yes. The Applicant again is Mark Meadows. If you're
17 interested in speaking again?

18 CHAIRMAN YONKE: Come on down, Mr. Meadows. Two minutes again. Please
19 state your name and address just one more time for our Staff, thank you.

20 **TESTIMONY OF MARK MEADOWS:**

21 MR. MEADOWS: Alright, again my name is Mark Meadows and I live at 239
22 Killian Road. Like I said previously the other piece of property, you know, I've lived in
23 this area for better part of 65 years and all the things I said about the other property are,

1 you know, apply to this property also except for this one is different; the west side of me
2 is already zoned general commercial and Tractor Supply is, their drive way is almost
3 directly across the road from my, my piece of the property. And one of those [inaudible]
4 my sister-in-law so it's across from our property. I think that's about the main difference.
5 I know there's been a lot of concern about the flooding and we're going to be talking
6 with Ms. Barron also about, you know, what she's found concerning that area and all.
7 This is a November the 6th, 2019 FEMA flood map for the area that shows - the lady that
8 spoke on her house, it shows my house and all of our pieces of property if anybody
9 would want to look at the closer. Now again, the, I need to mention that, that this area
10 and the map rewrite material is designated economic development center corridor area,
11 so I would just like to be able to, you know, hopefully not negatively impact any of my
12 neighbors with what I would like to do but I would, you know, I feel that this would be the
13 highest and best use of my property at this time. Thank you.

14 CHAIRMAN YONKE: Thank you, sir.

15 MR. GRADY: We also have Kelly Spears.

16 **TESTIMONY OF KELLY SPEARS:**

17 MS. SPEARS: Hello, my name is Kelly Spears. I'm at 318 Tellwater Bend in
18 Lexington, South Carolina and I'm actually here representing my dad. He's James
19 McKenzie and he's the sole owner of four tracts of land right in the middle of Mr.
20 Meadows', several of his tracts. His, his two pieces are actually already general
21 commercial. They are tax map numbers, I don't have the, actually I do but they're the
22 two GCs that are already currently there in-between, which would be right next to Mr.
23 Meadows. My dad is, he's blind, he's got dementia and he's in assisted living. I'm his

1 power of attorney so I'm here speaking on his behalf because he can't, in support of Mr.
2 Meadows and his efforts to get his property general commercial. It's raw land, so I'm not
3 sure how, you know, right now it's really not, I don't know if it's impacting, any kind of
4 issues, no one's brought to my attention. In fact, the land seems to be elevated so I'm
5 not, I haven't seen any water run off or anything like that. Mr. Meadows said that he
6 hasn't seen anything like that. In fact, because of that being a concern I passed out
7 today, you know, and we hired an engineer to come and look and do an evaluation of
8 the area and basically just said, you know, what Mr. Johnson was saying was that
9 anytime any kind of developments move forward in Richland County there's a whole list
10 of things that has to be done with DOT and, and everything that it evolves, but. So I'm
11 just here representing him in support of Mr. Meadows. Thank you.

12 CHAIRMAN YONKE: Thank you.

13 MR. GRADY: And again, we have Gina Dow.

14 CHAIRMAN YONKE: Come on down.

15 **TESTIMONY OF GINA DOW:**

16 MS. DOW: Again, I'm Gina Dow. 1107 Killian Loop and other properties. One,
17 one of the things I want to say is I keep hearing everybody in the room talk about how
18 when a person develops a piece of property that guidelines are followed to develop that
19 piece of property. But what we fail to realize is there are adjacent properties that suffer
20 when you pour a five-acre piece of asphalt in front of my house. So as Ms. Spears just
21 stated it's elevated and the Killian Road land is elevated substantially higher than all of
22 the rest of us that live downstream. In the 2015 flood that happened, we have a 17 acre
23 lake in our backyard that Mr. Meadows also lives on that the dam was ruptured, took out

1 Killian Road, crossed the street and went to the pond that is located at 248 Killian Road
2 which happens to be my grandmother, it's been there 55 years. So when we talked
3 about Tractor Supply and its detriment to surrounding areas my grandmother's driveway
4 stays washed out and stays flooded because of Tractor Supply. She is literally beside it,
5 to the right side of Tractor Supply is Elizabeth Davis, that's my grandmother. So yes, it
6 does affect, it affects us all. And I've spoken with Gretchen and our opinions as the
7 residents that live below, the lower level of all this property, the only way to correct this
8 problem is to put back Crescent Lake, put the dam back in its original structure because
9 that's what retained the water. Now we have water going from Walmart, Killian Road,
10 down my road, into my yard. I have ditches. I literally had to put ditches in on both sides
11 of my yard that divert the water from Killian Loop and Killian Road through my property
12 to an empty lake in my backyard. This is how bad this is. So as I advised to Gretchen it
13 would be great for you guys to come out and visit and drive around. When I say the
14 devastation that is below that property is unbelievable how it's affected our property.
15 And Ms. Spears also doesn't let everybody know that the property that her father owns
16 that they're due to inherit from is being conjoined with what Mr. Meadows has to form
17 what we've been told to be a condominium complex. So big infrastructure, big impact on
18 all of us people, and I've been there 55 years, on that road of my life.

19 CHAIRMAN YONKE: Thank you. Staff, could we turn on the flood plain layer and
20 get a date on that again? Was this before or after the flood? After, I mean before?
21 Cause that's what the lake looked like. I have been through the area.

22 MR. DELAGE: So are we -

1 CHAIRMAN YONKE: It's an image service. This is my world of mapping, it
2 probably takes a minute to load, zoom out?

3 MR. PRICE: Mr. DeLage can pull that up but he can answer your question while
4 that's populating.

5 MR. DELAGE: Again, I just wanted to give a little bit of clarity as far as for on the
6 question, are you talking about when was the effective date of the map or?

7 CHAIRMAN YONKE: For the date of layers? Just when we're looking at the flood
8 plain data set, is that from before the flood or after?

9 MR. DELAGE: So the maps became effective on December 21, 2017. It may not
10 have taken into account the actual blowing out of the dam, even though the map did
11 come out afterwards. I'd have to dig into it a little bit more. But it's still showing a wide
12 flood way where, you know, typically when those maps are revised after a new study is
13 done, kind of similar to Lake Elizabeth, you'll see kind of a shrinking of the flood plain, if
14 it's no longer retaining water but I'm on, that's, you know, I'm guessing just based off of
15 what I see here.

16 CHAIRMAN YONKE: Commissioner Grady, do we have anyone else signed up
17 to speak?

18 MR. GRADY: No, not on this case.

19 CHAIRMAN YONKE: Okay. Commissioners on the floor for discussion,
20 questions? Any possible motions as well that could turn into discussions? Might start
21 calling on people.

22 MR. TAYLOR: Mr. Chair?

23 CHAIRMAN YONKE: Yes, Commissioner Taylor, how you doing?

1 MR. TAYLOR: I'm doing good. I recommend that we send Map Amendment 23-
2 029 MA per Staff recommendation to approve, to County Council for approval.

3 CHAIRMAN YONKE: Thank you, Commissioner Taylor. With that do we have
4 second?

5 MR. METTS: Second.

6 CHAIRMAN YONKE: Second, from Commissioner Metts. Staff, can you please
7 take a vote? This will be for approval.

8 MR. JOHNSON: Mr. Chairman?

9 CHAIRMAN YONKE: Yes.

10 MR. JOHNSON: Before the vote, one quick comment to the public, I mean, I
11 think our hands are tied in the same fashion as the previous case so from a rationale I
12 just want that on the Record.

13 CHAIRMAN YONKE: Thank you, Commissioner Johnson.

14 MR. DURANT: Chair?

15 CHAIRMAN YONKE: Yes, Commissioner Durant?

16 MR. DURANT: I understand the constraints that we are living with with what the
17 Commission can do and I know we aren't to make any decisions based on what kind of
18 future development may occur in these properties, but I'd hate to see us start something
19 that turns out bad down the line by okaying this and then development occurs and
20 substantial impact to the additional properties do occur. Now I understand that's actually
21 irrelevant to our vote but I did want to make that comment.

1 CHAIRMAN YONKE: Thank you, Commissioner Durant. Appreciate the
2 comments. Any other final thoughts before our vote? I'm open for it. We're a Planning
3 Commission I like to hear from our Commissioners.

4 MR. SIERCKS: Mr. Chair?

5 CHAIRMAN YONKE: Yes, Commissioner Siercks?

6 MR. SIERCKS: One question for Staff before we take a vote because I think, I
7 think it may also be something to, may or may not be something to consider in one of
8 the next applications. In this Staff Report under desired development pattern it, there's a
9 couple of references to, you know, single use employment develop, developments
10 located along major roads and in the next sentence, secondary, commercial and
11 residential use should be located along primary road corridors, corridors approximate to
12 employment centers. I guess how much weight should we give that and what, is there a,
13 a specific criteria that defines what a primary road corridor is and what a major road is,
14 because that seems to be one of the, one of the issues here with this intersection,
15 specifically where the road goes from, looks, what looks like four lanes to, to two.

16 MR. PRICE: I'm going to tag team on your, to give you an answer, so you asked
17 questions about the road and the classification so I'm going to turn it over to Mr. DeLage
18 and then I'll come back and answer further your question.

19 MR. DELAGE: So the roads are defined by their functional class by DOT typically
20 what's considered a, a principal road or an arterial road would kind of meet that
21 definition for basically a primary road.

22 MR. PRICE: To kind of answer your question, I mean, if not we can expand upon
23 that, I'm sure.

1 MR. SIERCKS: I mean, for my own purposes I guess it, it, I mean, is between
2 major roads and primary roads I, I think I get, you know, the gist of what a primary road
3 is and, and looks like but is there some kind of little more certain or clear definition in
4 terms of, I don't know, number of lanes or, you know, cars per hour, that, that type of
5 thing?

6 MR. DELAGE: Sure, so while a road can be designated in cases like this to
7 where you have a change from like a five lane divided or excuse me four lane divided
8 into a two lane, sometimes that can change the class but they, they have two lane
9 primary arterials and two lane minor arterials. The big key is in the number of cars that
10 they can service so that the level of service, the number for it, and depending on what
11 that number is for the type of road; like an A for two lane might have, you know, 70,000
12 less cars than say a C per two lane for that particular class. And actually we can kind of
13 take a look at the, what DOT has to see if it does change there.

14 CHAIRMAN YONKE: As you're pulling that up, Staff, I just want to make to note
15 I'm looking at my phone as I'm looking at the street view and I'm curious also what
16 Killian Loop is labeled as. And I also see that it's currently no outlet so it doesn't go
17 anywhere.

18 MR. DELAGE: Yeah, so the Killian Road as it narrows it still stays a minor
19 arterial, it just goes from four lanes to two. And then it looks like they have Killian Road
20 listed as a local. And as Mr. Spence has pointed out as you cross the interstate
21 interchange, get over to the other side, it actually changes again to a principal arterial as
22 well. So there's a couple of changes on this section of Killian Road.

1 CHAIRMAN YONKE: Any thoughts Commissioners? Did he answer your
2 questions?

3 MR. SIERCKS: My understanding was Mr. Price was going to take the second
4 part of my two-pronged question which was what if any consideration do we give that?

5 MR. PRICE: So I mean, I think whenever we're looking at the Comprehensive
6 Plan especially, you know, as a Staff when we're preparing the agenda for the Planning
7 Commission we, we really go back and we look at, we do look at the land use in
8 character for that particular designation, we look at the desired development pattern for
9 that designation. And one, another thing we look at is the recommended land uses for
10 that area. So we take all of that into consideration. Again, anytime we talk about a
11 designation within the Comprehensive Plan, you've probably heard me say this 100
12 times if you've been here for a while is, is broadly painted. I mean, we didn't go down a
13 particular line and say you should stop here, it's broadly painted. So one of things that
14 as a Planning Commission you do take into consideration is when you look at this area
15 and say well is that still appropriate, it may fall within that designation but you are saying
16 does that, does the request help support the desired development pattern and the
17 recommended land uses of that district. And if it does, you know, a lotta times you
18 maybe support one way and if it doesn't, you can, your motion can, it may that manner
19 so you should take those into consideration.

20 MR. SIERCKS: Thank you.

21 CHAIRMAN YONKE: Commissioners, if there's no other discussion, we do have
22 a motion on the floor for approval with a second. I'll take in mind our decision, I mean,
23 our conversations here as we make our decision. So if we're comfortable I'd like to go

1 ahead and make that vote since we have the motion on the floor. Staff, whenever you're
2 ready?

3 MR. PRICE: Okay, so we have a motion for the approval of Case 23-029 MA.

4 Those in favor of that motion, a yes would be in support of it, Taylor?

5 MR. TAYLOR: Aye.

6 MR. PRICE: Metts?

7 MR. METTS: Aye.

8 MR. PRICE: Siercks?

9 MR. SIERCKS: Aye.

10 MR. PRICE: Durant?

11 MR. DURANT: Aye.

12 MR. PRICE: Grady?

13 MR. GRADY: Aye.

14 MR. PRICE: Johnson?

15 MR. JOHNSON: [Inaudible]

16 MR. PRICE: Yonke?

17 CHAIRMAN YONKE: Aye.

18 MR. PRICE: Alright, that motion passes.

19 *[Approved: Taylor, Metts, Siercks, Durant, Grady, Johnson(?), Yonke; Absent: Frierson,*
20 *Dennis]*

21 CHAIRMAN YONKE: That's a recommendation of approval from the Planning
22 Commission going to County Council for their next Zoning Public Hearing whenever it's
23 deferred or not. That agenda will be posted on the website and you can talk to Planning

1 Staff if you have any questions. We're going to go ahead and move onto Case Number
2 3, Case Number 23-032 MA.

3 **CASE NO. 23-032 MA:**

4 MR. PRICE: Okay, next item Case 23-032 MA. The Applicant is Kelly Spears.
5 The Applicant is requesting to rezone .8 acres along, off of Killian Road from rural to
6 general commercial. Again, Staff recommends approval of this just based on the
7 parcel's location within the economic development center corridor for future land use.
8 However, and this is one of the reasons why we wanted to separate these cases and
9 not just look at them as one, but if you'll take note within the conclusion within your
10 package Staff does note that however, while the two parcels directly east of this subject
11 site were rezoned to GC under case 19-020 MA the subject site for the proposed map
12 amendment can be viewed as an encroachment which will allow for incompatible land
13 uses with the existing residential uses nearby. So if you kind of go back a little bit with
14 Mr. Siercks, you know, cause you, one of your questions yeah, I mean, it's for us we try
15 to stay very consistent with the Comp plan; this is what the Comp plan says, this is what
16 it says, however, when it gets to the Planning Commission and of course ultimately
17 County Council I think y'all do have a lot more discretion as what you're looking at,
18 you're looking at the Comp plan but you're also looking at the character of the area and
19 the appropriateness of that zoning there more so then what Staff does.

20 CHAIRMAN YONKE: Thank you, Staff. Mr. Grady, do we have anyone signed up
21 to speak?

22 MR. GRADY: We do. First would be the Applicant, Kelly Spears.

23 **TESTIMONY OF KELLY SPEARS:**

1 MS. SPEARS: Kelly Spears, 318 Tellwater Bend Lexington, South Carolina. So
2 we decided to bring this one to get rezoned general commercial because it's actually, it
3 has a road off of Killian Road that actually gives direct access, it's the only access to Mr.
4 Meadows' property, the house that he lives on. It's an easement that's been there for
5 like 100 years he said. In addition to that track giving him access off of Killian Road to
6 his property it's, it also owns Governors Pond Road, the access to, it also owns
7 Governors Pond Road, the road that, that goes back there off of Killian Road. So it just
8 kind of made sense to kind of keep that in line with Mr. Meadows' property that he lives
9 on and then the two GCs and then of course the other three that he is trying to get GC.
10 It just kind of made sense and so yeah, really it's just, it, it says in the, the Staff like their
11 conclusion that there's not access but it is, but that's actually, there is access, there's a
12 road right there off of Killian Road to get to his property, so. It's how he gets, it's how he,
13 it's his drive way and Mr. Meadows I think he's going to talk and he can kind of speak
14 more on that.

15 CHAIRMAN YONKE: Thank you.

16 MR. GRADY: As previously noted, we have Mark Meadows here to speak.

17 CHAIRMAN YONKE: Name and address once again. Thank you.

18 **TESTIMONY OF MARK MEADOWS:**

19 MR. MEADOWS: My name is Mark Meadows. I live at 239 Killian Road. And as
20 Ms. Spears had said her piece of property that we're looking at here, my main driveway,
21 I do have access from Governors Pond Road here and also from Lib Lucas Road on the
22 back, so my piece of property actually has three different points of access. And one of
23 the prior meetings that you had that you guys approved that I had applied for my land

1 back here because I'm stranded on two sides by general commercial and I had, the lake
2 is gone, I talked to the owner and he says it's not coming back. He's not spending a
3 dime on it, the last time I talked to him. The lake's gone, that was the main reason why I
4 originally bought my piece of property, the lake has now grown up. You're welcome to
5 come out and look at my piece of property. No other piece of property can, can see my
6 piece of property or Kelly's piece of property cause of the way it's grown up. Then when,
7 what she's talking about is the, the main road goes right now this side of her piece of
8 property to my piece of property. That was the original road, Governors Pond was not
9 here, Governors Pond Road came here and went down through, went down this way. It
10 was moved in the '70s, sometime in the '70s or '80s I think, but that was the original
11 main road that accessed Killian that goes back over 120 years possibly as much as 140
12 years. That was a logging road when timber was part of the reason that area was
13 developed out there was timber was big thing. But anyway I, I support Ms. Spears'
14 request to have that piece zoned general commercial. It's not, I don't see where it's
15 suitable for any residential, but anyway I support it, thank you.

16 CHAIRMAN YONKE: Thank you, sir. Commissioner Grady anyone else?

17 MR. GRADY: Yes again, Gina Dow.

18 CHAIRMAN YONKE: Come on down, Ms. Dow.

19 **TESTIMONY OF GINA DOW:**

20 MS. DOW: Gina Dow, 1107. I feel like this is a theatre show. It's okay, I've said
21 everything I have to say. And Gretchen Barron has already messaged me that it will all
22 be deferred so I'm good. Thank y'all for doing what y'all do.

1 CHAIRMAN YONKE: Thank you. Commissioners, this is now on the floor for
2 discussion, questions from Staff? Let's talk about this one. I'll say my opinion of this one
3 is it's at the edge of the development. The Staff did mention some encroachment on the
4 back neighborhood, that should probably stop at some point. That's my thought.

5 MR. DURANT: Chair?

6 CHAIRMAN YONKE: Yes, Commissioner Durant?

7 MR. DURANT: This one looks obviously different from the previous parcels we've
8 looked at where it's not adjacent to any GC. I do agree with Staff in their last paragraph
9 where they said could be encroachment allowed for incompatible land uses as it's it
10 would be, if we approve this or if it went forward and got approval by County Council it
11 would be a GC parcel located right in the middle of the RU so it seems like it would be
12 out of place.

13 CHAIRMAN YONKE: Thank you, Commissioner Durant. Comments, anyone
14 else?

15 MR. PRICE: Mr. Chair?

16 CHAIRMAN YONKE: Yes, Staff?

17 MR. PRICE: And I apologize I thought we had, I'm pretty sure I had this
18 information I just don't have my other book in front of me, and maybe the Applicant, well
19 I guess maybe Mr. Meadows can answer this, but the parcel that's actually north of this
20 site, that particular parcel did come before the Planning Commission in June. But I don't
21 believe that County Council has taken action on this at this time for a rezoning request
22 to commercial.

1 CHAIRMAN YONKE: Came before us just this past June? And what was our
2 recommendation?

3 MR. PRICE: The recommendation, the recommendation was for approval, 8/0.

4 MR. DURANT: Mr. Chair?

5 CHAIRMAN YONKE: Yes, Commissioner Durant?

6 MR. DURANT: Mr. Price, which parcel are we talking about that was approved
7 back in June?

8 MR. PRICE: That one Mr. DeLage has just clicked on. The one that's highlighted.

9 MR. GRADY: Mr. Chair?

10 CHAIRMAN YONKE: Yes, Commissioner Grady?

11 MR. GRADY: I would move that we recommend Case 23-032 MA to County
12 Council with a recommendation for approval for the reasons Staff specified.

13 CHAIRMAN YONKE: Do we have a second.

14 MR. METTS: Second.

15 CHAIRMAN YONKE: Second, from Commissioner Metts. No other discussion?
16 Staff, go ahead and take a vote.

17 MR. PRICE: Okay, those in favor of the motion, excuse me, those in favor of the
18 motion for approval of Case 23-032 MA, a yes would be in agreement with the request,
19 Grady?

20 MR. GRADY: Aye.

21 MR. PRICE: Metts?

22 MR. METTS: Aye.

23 MR. PRICE: Siercks?

1 MR. SIERCKS: Aye.

2 MR. PRICE: Johnson?

3 MR. JOHNSON: [Inaudible]

4 MR. PRICE: Taylor?

5 MR. TAYLOR: Aye.

6 MR. PRICE: Durant?

7 MR. DURANT: Aye.

8 MR. PRICE: Yonke?

9 CHAIRMAN YONKE: No.

10 *[Approved: Grady, Metts, Siercks, Johnson(?), Taylor, Durant; Opposed: Yonke;*

11 *Absent: Frierson, Dennis]*

12 MR. PRICE: Motion passes.

13 CHAIRMAN YONKE: Thank you, Staff. That goes as a recommendation of
14 approval to County Council for their next meeting that they're going to take that up. So
15 with cases 4 and 5 deferred that moves us to number 6. We are out of the Killian
16 corridor. Case Number 23-037.

17 **CASE NO. 23-037 MA:**

18 MR. PRICE: Again, we're here for item, Case 23-037 MA. The Applicant is
19 Ernesto Martinez. The location is 226 Jamaica Street. The Applicant is requesting to
20 rezone a little less than half an acre parcel, to be exact .46 acres, from general
21 commercial to residential multi-family medium density. Staff recommends, based on the
22 Comprehensive Plan, disapproval of this request as it does not meet the desired
23 location recommendations of the designation. According to the neighborhood medium

1 density designation multi-family development should occur near activity centers and
2 within priority investment areas, which this particular site is, does not meet either of
3 those requirements or recommendations. However, the proposed rezoning would be
4 consistent with the current land uses, development pattern and current zoning districts
5 located within the area. But again, based solely on the Comprehensive Plan Staff
6 recommends disapproval.

7 CHAIRMAN YONKE: Thank you, Staff. Do we have any questions for Staff,
8 Commissioners? Hearing none Commissioner Grady, do we have anyone signed up to
9 speak?

10 MR. GRADY: So the first person signed up to speak is the Applicant, Ernesto
11 Martinez.

12 CHAIRMAN YONKE: Please come on down. You have two minutes, please state
13 your name and address.

14 **TESTIMONY OF ERNESTO MARTINEZ:**

15 MR. MARTINEZ: Good afternoon, I just would like to get commercial while it's
16 zoned to be residential.

17 CHAIRMAN YONKE: Just for the Record, state your name please.

18 MR. MARTINEZ: Oh, my name is Ernesto Martinez.

19 CHAIRMAN YONKE: And your address.

20 MR. MARTINEZ: 1724 Suwanee Drive, that's where I live at.

21 CHAIRMAN YONKE: Okay.

1 MR. MARTINEZ: So I just want it to become residential. Mainly that is a
2 residential area in, in that neighborhood. I'm probably the only business on that road, so
3 taking that into consideration I appreciate if you let me have my residential status, okay?

4 CHAIRMAN YONKE: Thank you, sir.

5 MR. MARTINEZ: Alright.

6 MR. GRADY: And we also have, you'll have to excuse me, I can't read the, the
7 first name but the last name is Peach?

8 **TESTIMONY OF NANCY PEACH:**

9 NANCE PEACH: I feel like we're bringing - I'm Nance Peach. I also live at 1724
10 Suwanee Drive, if you do not approve this property as residential they'll never get rid of
11 me because I actually live with my sister and brother-in-law and was planning on
12 securing a mortgage and renovating this little place to be my home so, thank you for
13 listening.

14 CHAIRMAN YONKE: Yes.

15 MR. GRADY: We have no other residents registered to speak.

16 CHAIRMAN YONKE: Yes, Commissioner Johnson?

17 MR. JOHNSON: This, would this not be considered a down zone?

18 MR. PRICE: Yes, it would.

19 CHAIRMAN YONKE: Staff, can you explain that, please?

20 MR. PRICE: Okay.

21 CHAIRMAN YONKE: Are you saying they can do what they want to do without a
22 zoning change?

1 MR. PRICE: No, what I'm saying is from a, if you're talking about from an
2 intensity standpoint the residential multi-family designation is not as intense with the
3 allowances within that designation as the general commercial.

4 CHAIRMAN YONKE: Thank you.

5 MR. PRICE: Sure.

6 CHAIRMAN YONKE: Yes, Commissioner Taylor?

7 MR. TAYLOR: Question for Staff? On page 47 I want to make sure I'm
8 understanding the future land use.

9 MR. PRICE: Okay, alright, okay.

10 MR. TAYLOR: That's highlighted for Jamaica Street, if I'm looking at the legend
11 properly is that neighborhood medium density, is that correct?

12 MR. PRICE: That's correct.

13 MR. TAYLOR: Okay.

14 CHAIRMAN YONKE: Thank you, Staff.

15 MR. GRADY: I have a follow up question, if I may?

16 CHAIRMAN YONKE: Yes, Commissioner Grady?

17 MR. GRADY: So alright, so this is a, this is a request for medium density multi-
18 family housing, correct? And the future land use is neighborhood medium density,
19 correct?

20 MR. PRICE: Correct.

21 MR. GRADY: So am I to understand that the Comprehensive Plan recommends
22 against placing medium density zoning in a medium density neighborhood future land
23 use? I think you got at this earlier but A that just sounds odd and B I'm curious is it

1 explicitly mentioned in the plan the, the section about not placing, only placing multi-
2 family housing in, in activity centers or priority investment areas and does that, in your
3 view cut against sort of the, the discussion of housing in the Comprehensive Plan? I'd
4 be interested in your thoughts.

5 MR. PRICE: Yes, okay so within the, you're correct that this does fall within, just
6 by the, just by the name of the designation neighborhood medium density seemed to fit.
7 Ideally within most of these areas would be more single-family detached developments.
8 However, as you just stated and according to the Comp plan multi-family which I guess
9 is even a little more, more higher than, you know, intensity I guess from a development
10 standpoint is actually designed to be located more at your intersections and away from
11 areas as stated in here within your PIA priority investment areas and their activity
12 centers. That's, you know, those are the recommendations of the Comprehensive Plan.
13 I don't know if I disagree with, I think with what you're stating but according to, you
14 know, I guess that's one of the things within our plans and maybe our zonings is where
15 we do have a separation often from our single-family designations to our multi-family
16 type uses.

17 MR. GRADY: I think that's all I have for now, thanks.

18 CHAIRMAN YONKE: Thank you, Commissioner Grady and Staff. Further
19 discussion? Any motions?

20 MR. JOHNSON: Chairman, I think we move Case 23-037 MA forward to County
21 Council with a recommendation for approval.

22 CHAIRMAN YONKE: It's a motion of approval from Commissioner Johnson.
23 Since we're going against Staff's/Comp plan I think we have to give a reason.

1 MR. JOHNSON: Based on the existing land use map it appears to be consistent
2 with, looking at page 46 the immediately adjacent parcels that it would line that up with
3 what the existing there and that it is a less intensive that's currently zoned.

4 CHAIRMAN YONKE: With that motion, do we have a second?

5 MR. GRADY: Second.

6 MR. DURANT: Second.

7 CHAIRMAN YONKE: Commissioner Grady and Commissioner Durant. With a
8 motion on the floor and a second Staff, can you please take a vote?

9 MR. PRICE: Alright so we have a motion for the approval of Case 23-037 MA.
10 Also, a yes would be in support of the motion for approval. Those in favor, Johnson?

11 MR. JOHNSON: [Inaudible]

12 MR. PRICE: Metts?

13 MR. METTS: Aye.

14 MR. PRICE: Durant?

15 MR. DURANT: Aye.

16 MR. PRICE: Taylor?

17 MR. TAYLOR: Aye.

18 MR. PRICE: Siercks?

19 MR. SIERCKS: Aye.

20 MR. PRICE: Grady?

21 MR. GRADY: Aye.

22 MR. PRICE: Yonke?

23 CHAIRMAN YONKE: Aye.

1 MR. PRICE: Alright, that motion passes.

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

4 CHAIRMAN YONKE: Thank you, Staff. That's a recommendation to County
5 Council for approval. They will take this up at their next Zoning Public Hearing meeting.
6 We are free to move on to number 7, Case Number 23-038.

7 MR. PRICE: So I guess before we proceed to the next case.

8 CHAIRMAN YONKE: Yes.

9 MR. PRICE: So just kind of going back to something that was brought up by Mr.
10 Grady, you know, we are, we will begin shortly going back looking at our
11 Comprehensive Plan and so these type of issues that you do come across or some
12 questions that you have as you look at many things within the Comp Plan, cause I think
13 in all of our need assistance is probably one that we really, we're looking at the Comp
14 Plan a lot more, so that I think at almost at any time. But if you would just make sure
15 that you kind of keep note of those and we as a Staff will also keep note of this to see if
16 we can address those as we go into the rewrite for the code, Comprehensive Plan,
17 excuse me.

18 **CASE NO. 23-038 MA:**

19 CHAIRMAN YONKE: Comp Plan, thank you Staff. Our next item is Case 23-
20 038MA. The applicant Richland Romero. The Applicant is requesting to rezone, yeah,
21 .46 acres from, along 2900 Aintree Drive, from residential single-family medium density
22 to neighborhood commercial. This particular location falls within our neighborhood
23 medium density future land use designation as the plan recommends a desired

1 development pattern and mixes residential uses and densities within a neighborhood.
2 The proposed rezoning will not be consistent with the current land uses, development
3 pattern and current zoning districts located within the area. For these reasons Staff
4 recommends disapproval for the neighborhood commercial request.

5 CHAIRMAN YONKE: Thank you. Commissioners any questions for Staff?

6 Hearing none, Commissioner Grady anyone signed up to speak?

7 MR. GRADY: Yes. We have one person signed up to speak in opposition Robert
8 O'Brien.

9 CHAIRMAN YONKE: No Applicant here today?

10 MR. GRADY: Not that they've signed up.

11 CHAIRMAN YONKE: Is that correct? Okay.

12 MR. GRADY: No.

13 CHAIRMAN YONKE: Come on down sir, thank you. Two minutes and name and
14 address, please?

15 **TESTIMONY OF ROBERT O'BRIEN:**

16 MR. O'BRIEN: Robert O'Brien, 9604 High Gate Road. I'm the president of our
17 neighborhood association which represents 600 families in that parcel we're talking
18 about. Our neighborhood like you've heard is single family units and this decision here
19 had been brought up to County Council before, I don't know how many years ago it
20 exactly was but it was denied there, it was denied then and we're asking that you deny it
21 again, which I see the Staff has already recommended disapproval and that's it. We
22 appreciate what you do for us.

1 CHAIRMAN YONKE: Thank you, sir. Commissioners this is now open on the
2 floor for discussion or questions? Staff, could you go back to the interactive map and
3 zoom out a bit? I just want to see the rest of the area. Thank you. I have a question for
4 Staff. Any input from the schools? Cause it's right next to a school.

5 MR. PRICE: No, sir.

6 CHAIRMAN YONKE: Okay.

7 MR. PRICE: For the Record that question comes up a lot. All of the school
8 districts are part of our distribution list for all agendas and packages that go out for the
9 Planning Commission and County Council, so they're aware of certain request. But we
10 have not received any input from them, either questions, support or, or, or opposition to
11 the request.

12 CHAIRMAN YONKE: Thank you, Staff. Commissioners, discussion, motions?

13 MR. PRICE: Let me -

14 CHAIRMAN YONKE: Yes.

15 MR. PRICE: You know, as you and I have talked about before we'll try and chime
16 in a little bit more sometimes, you know, kind of tell you, kind of put you into the role of
17 Staff maybe. Tommy, will you zoom in a little bit? One of the things that we were looking
18 at on this particular parcel is, and I think it's kind of important is access. So, you know,
19 again, we, according to the Comprehensive Plan the recommendation should be for
20 disapproval so we're sticking with that but it's interesting when you look at a parcel like
21 this, you know, if the access was coming strictly off of Alpine Road then, you know,
22 maybe commercial might be appropriate especially when you consider what its next to
23 and what is across the street. However, looking at this parcel as the access will come in

1 off of Aintree Drive which is, you know, clearly a residential entrance I think that's
2 another reason why we may have looked at, you know, again for Staff as we were
3 looking at this that we agreed with the recommendations of the Comprehensive Plan.

4 CHAIRMAN YONKE: Staff, would you clarify the pieces to the west of it? It's a
5 cremation services, is that RM, according to our map on page 54?

6 MR. DELAGE: So that should be a, it's a split zoning. It's just showing one of the
7 primary, the front portion of it is general commercial and then back near the very end of
8 the building where the cursor is, that going backwards is RMMD. It's just a, an issue
9 basically with being able to show the primary. It, it, when it was split and the assessors
10 like you'll notice on there it has the, sorry, the zoom was blocking it, RMHD is, is the
11 primary zoning district but it in fact does have two zoning districts for that parcel.

12 CHAIRMAN YONKE: Thank you. What are our thoughts on this one
13 Commissioners?

14 MR. DURANT: Chair?

15 CHAIRMAN YONKE: Yes, Commissioner Durant?

16 MR. DURANT: I just know that I'm in agreement with Staff's conclusion that the
17 proposed rezoning would not be consistent with the current land uses, development
18 pattern and current zoning districts located within the area.

19 CHAIRMAN YONKE: Thank you, Commissioner Durant. Would you like to raise
20 that as a motion?

21 MR. DURANT: I was just thinking about that. I move that we forward project 23-
22 038 MA to County Council with a recommendation of disapproval.

23 CHAIRMAN YONKE: Thank you, Commissioner Durant. Do we have a second?

1 MR. SIERCKS: Second.

2 CHAIRMAN YONKE: Second, from Commissioner Siercks. With that motion on
3 the floor Staff, can you please take a vote?

4 MR. PRICE: Excuse me, the motion is for disapproval of case 23-038 MA. Yes
5 vote is in agreement with the motion for disapproval. Those in favor, Taylor?

6 MR. TAYLOR: Aye.

7 MR. PRICE: Siercks?

8 MR. SIERCKS: Aye.

9 MR. PRICE: Metts?

10 MR. METTS: Aye.

11 MR. PRICE: Johnson?

12 MR. JOHNSON: [Inaudible]

13 MR. PRICE: Durant?

14 MR. DURANT: Aye.

15 MR. PRICE: Grady?

16 MR. GRADY: No.

17 MR. PRICE: Yonke?

18 CHAIRMAN YONKE: No.

19 MR. PRICE: Alright, that motion passes.

20 *[Approved: Taylor, Siercks, Metts, Johnson(?), Durant; Opposed: Grady, Yonke;*

21 *Absent: Frierson, Dennis]*

1 CHAIRMAN YONKE: Thank you, Staff. That goes with a recommendation for
2 disapproval for County Council next Zoning Public Hearing. We can now move on to
3 case number 8 which is Case Number 23-039.

4 MR. TAYLOR: Chair?

5 CHAIRMAN YONKE: Yes, Commissioner Taylor?

6 MR. TAYLOR: I do have a question on the last, I'm fine with the last vote but I did
7 still have a question and it slipped my mind and came back, I apologize. The, what
8 determines whether its, there is no access road, so what determines whether that parcel
9 is Aintree versus Alpine.

10 MR. PRICE: You know.

11 MR. TAYLOR: We can come back if we need to.

12 MR. PRICE: I'm kind of looking at all of the other meetings our addressing
13 coordinator stays around for a while and this time she left. But sure, I think the reason
14 for that particular address, cause it kind of goes along with that kind of pattern that you
15 see along Aintree and it was probably looked, viewed as being a future residential lot
16 along with the other parcels going around Aintree versus a development coming off of
17 Alpine.

18 MR. TAYLOR: Okay, cause I know one of the explanations was that there was
19 no access from Alpine that kind of guided the decision, and since I don't see access
20 from either direction I was just curious what makes it an Aintree property versus Alpine,
21 so.

22 MR. PRICE: Right, I mean, that, you know, that can actually, let's say that parcel
23 did get developed for some non-residential use, it would have to apply with DOT for the

1 encroachment permit and if the encroachment permit came off of Alpine the address
2 would change.

3 MR. TAYLOR: Oh, okay, thank you.

4 CHAIRMAN YONKE: Thank you, for explaining that Staff. We are ready
5 whenever you are for case number 8 on our Agenda.

6 **CASE NO. 23-039 MA:**

7 MR. PRICE: Our next item is Case 23-039 MA. The Applicant is Alonza Haynes
8 Jr. The Applicant is requesting to rezone 2.69 acres off of, located along 1849 Willowby
9 Street from rural to office and institutional. Staff recommends disapproval of this map
10 amendment as it's not consistent with the objectives outlined in the Comprehensive
11 Plan for a neighborhood medium density future land use designation. The proposed
12 zoning would not be consistent with the recommendations where non-residential
13 development may be considered for location along main road corridors and within a
14 contextually appropriate distance from the intersection of a primary arterial. Additionally,
15 the uses allowed other than the OI district would be out of character with the
16 surrounding residential uses and could be considered an encroachment of incompatible
17 land uses. Again, for those reasons Staff recommends disapproval.

18 CHAIRMAN YONKE: Thank you, Staff. Any questions for Staff? I had a question.
19 So this property looks like it's on, it cul-de-sac or the end of a, of a street. The business,
20 there is a business on that street? That pink shade.

21 MR. PRICE: It looks, it looks like it as you can see it dead ends.

22 CHAIRMAN YONKE: Yes.

1 MR. PRICE: At the very end and that becomes a private drive or a private
2 entrance for the parcel, kind of northwest of it, of the subject site.

3 CHAIRMAN YONKE: Okay, Mr. Grady anybody signed up to speak on this?

4 MR. GRADY: We do not have any speakers signed up.

5 CHAIRMAN YONKE: Yeah, thank you. With that then, Commissioners this is
6 open on the floor for discussion, motions? My question again, it's just reiterate Staff with
7 me is that, that's a private street, Willowby?

8 MR. PRICE: No, sir. Willowby Street is a DOT road.

9 CHAIRMAN YONKE: It appears on the map that a lot of this area is land locked,
10 is that true? It's rural, we got I-77 to the East of it. South of it we have cul-de-sacs that
11 don't lead to this property. Willowby is the only way in, correct?

12 MR. PRICE: For those parcels that seems to be correct, yes sir.

13 CHAIRMAN YONKE: Staff, is there any combined zoning going on with the
14 parcel north of this one? Cause I just see bright pink and this does look separate to me
15 than the neighborhood part of it.

16 MR. PRICE: Office and institutional I believe that's owned by part of Blue Cross
17 Blue Shield for their operations, or at least it was. That's the piece that you're referring
18 to?

19 CHAIRMAN YONKE: On this map it's yellow.

20 MR. PRICE: Oh, okay.

21 CHAIRMAN YONKE: I'm not sure if the Google is accurate or not but it says
22 currently closed.

23 MR. PRICE: Yes, sir.

1 CHAIRMAN YONKE: Okay, and that answered my questions. Commissioners, I
2 give the floor back to you. Questions, comments, motions? Y'all get so quiet with me on
3 the last case for the day.

4 MR. SIERCKS: Yeah, Chair?

5 CHAIRMAN YONKE: Yes, Commissioner Siercks?

6 MR. SIERCKS: Just looking at the criteria we're supposed to consider I, I don't
7 see that this request meets any of the, the criteria that would be needed to forward it to
8 County Council for approval and therefore I make a motion to forward this request to
9 County Council with a recommendation of disapproval.

10 CHAIRMAN YONKE: Thank you, Commissioner Siercks. Do we have a second?

11 MR. DURANT: Second.

12 CHAIRMAN YONKE: Second from Commissioner Durant. Thank you. With that,
13 Staff would you take a vote?

14 MR. PRICE: Alright, we have a motion for disapproval of Case 23-039 MA. A yes
15 vote is in support of the motion for denial of the request. Those in favor, Siercks?

16 MR. SIERCKS: Aye.

17 MR. PRICE: Taylor?

18 MR. TAYLOR: Aye.

19 MR. PRICE: Durant?

20 MR. DURANT: Aye.

21 MR. PRICE: Johnson?

22 MR. JOHNSON: [Inaudible]

23 MR. PRICE: Metts?

1 MR. METTS: Aye.

2 MR. PRICE: Grady?

3 MR. GRADY: Aye.

4 MR. PRICE: Yonke?

5 CHAIRMAN YONKE: Aye.

6 *[Approved: Siercks, Taylor, Durant, Johnson(?), Metts, Grady, Yonke; Absent: Frierson,*
7 *Dennis]*

8 CHAIRMAN YONKE: Thank you, Staff. Just to reiterate that goes as a
9 disapproval recommendation to County Council for the next Zoning Public Hearing. That
10 closes out number 5 on our Agenda. We'll go ahead and move on to number 6 which is
11 my Chairman's Report. Just a big thank you again, Commissioners, for all your time and
12 effort you invest each month in this Commission; traveling and reviewing cases,
13 participating and having thorough discussions like today, thank you guys. September
14 19th I was asked to appear before the Council's Rules and Appointments Committee as
15 my first four year term on this Commission expires September 17th so fingers crossed
16 as they take that to full Council. I hope to continue to serve. I look forward to the
17 implementation of the Land Development Code on the next several weeks, months,
18 County Council's looking at first and second readings of the, the map. Staff, please
19 correct me if I'm wrong, if I'm wrong, Staff, the text amendments, everything we worked
20 very hard on last year is finally coming to them. So if you have time, I encourage you to
21 come to these chambers on Tuesday at 6:00 pm and support County Council. These
22 dates are Tuesday, October 17th, nope, tomorrow night is the first one October 3rd. The
23 first reading of our text amendments will be tomorrow night. Then they're going to have

1 a work session next Tuesday, October 17th two weeks and then a public hearing on our
2 text amendments, hear from the public again as we did that, the same, that's Tuesday,
3 November 7th. And then a final reading on text amendments will be November 14th.
4 That's how their calendar appears now. That is subject to change. And that's all I have
5 from our Chairman's Report. So we can move on to number 7, Planning Director's
6 Report, Mr. Price?

7 MR. JOHNSON: Question, Mr. Chairman?

8 CHAIRMAN YONKE: Commissioner Durant, I mean, Johnson. Gotcha.

9 MR. JOHNSON: Real quickly, I appreciate you giving that update cause I literally
10 just a few minutes ago was trying to remember the sequence after we made the last
11 presentation and things were held up moving forward to Council in terms of those
12 amendments or, or approvals. But one logistical question, and I don't want to get us into
13 a prolonged conversation on this this evening but at the committee level meeting that
14 we, that some of us attended there was considerable discussion in terms of the way that
15 the ledger was presented and some changes and redaction of some of those items. So
16 is that approval going as it was presented to that last committee or are there additional
17 modifications that have been made as a part of that?

18 CHAIRMAN YONKE: I would say as we presented it to them. Mr. Jensen and I
19 the assistant County Administrator, we made sure that we went through the YouTube,
20 the Staff notes, everything was as clear as possible of what our text amendments were.
21 And now County Council has their duty to go through them line by line, pick and choose,
22 they can take all of it, they can take some of it. They're finally are going to be getting in

1 the weeds of our text amendments. Does that answer your question? Excellent. Thank
2 you. Mr. Price, your report?

3 MR. PRICE: Typically, in your Agenda you will find essentially what actions
4 Council took on, at their last Zoning Public Hearing or at the time of publication we will,
5 it was, you know, we're right at that deadline to kind of get this out so that was not
6 included but that will be presented to you in October so you should have, I'm sorry,
7 November, excuse me, you would, you should have both the September and October
8 actions of Council. You know, one of the things we wanted to also talk about, I mean,
9 again, we, as we're starting to I guess to kind of look a little more in depth at the
10 Comprehensive Plan and this recommendations and what exactly it's kind of requesting
11 and I can imagine and this is just kind of my view, I asked Mr. DeLage to keep this
12 particular zoning map that we have up on the screen cause I'm sure sometimes when
13 you look at these and you see the surrounding area and now you see a bunch of that
14 green, and I know that makes it a little bit more difficult because that's all rural. And I
15 think one of things to look at is well, is that area really rural? And I think one of the
16 things as we go forward is we start, using, looking at the Comprehensive Plan, making
17 updates is how do we get these parcels in the County to kind of come in compliance in
18 some manner with the Comprehensive Plan cause, you know, if there's large tracks of
19 land yeah, somebody going to come in and ask to rezone. But you may areas such as
20 this I mean, you know, unless one person comes in and says, you know, I want to do
21 something with this property, it's probably going to sit there as rural. As really you can
22 argue on non-compliant zoning within that particular designation so I think, you know,
23 those are other things that we'll probably start thinking about. You know, there's that

1 question of, you know, should we be a little more proactive with zoning? You know, if
2 you see one particular parcel and you think that's appropriate should we also look at the
3 others, I mean, that's a question that comes up. But just looking at different ways to try
4 to get parcels more in compliance because if not, I think a lot of times when you look at,
5 you know, look at certain requests that come in it may be appropriate but it also doesn't
6 match what is, what is surrounding it also. So, just kind of a thought, and as, again as
7 we go forward a lot of little things that I know as a Staff that we talk about and the idea
8 is what can we do right, you know, to actually – we have a Comp Plan but can we get
9 the County in some ways to kind of help mirror what the Comp Plan is requesting.

10 CHAIRMAN YONKE: Thank you, Mr. Price. How many times we're looking at
11 map amendments and things don't line up with the Comp Plan, this is our chance to
12 look at that again.

13 MR. DURANT: Question, Mr. Chair?

14 CHAIRMAN YONKE: Yes, Commissioner Durant?

15 MR. DURANT: What you just said I take it being proactive about these different
16 parcels to make them conform to the Comprehensive Plan. Is that irrespective of the
17 property owners' intentions or desires?

18 MR. PRICE: I mean, of course, let's just say if a motion was made and, a motion
19 to amend property can come in four forms, either from the County Administrator, County
20 Council, the Planning Director or the Planning Commission. So of course even if a
21 motion is made a notification will be provided to all of the property owners about that
22 change, that potential change and they will have a chance to chime in on, you know,
23 with their opposition or support of the request. Yeah and again, you know, again

1 touching on this we for years, a lot of times if you do see a case and you don't, and you
2 feel that it doesn't match the Comprehensive Plan again, we should be, you know,
3 eventually looking at what changes to the Comp Plan because again, as I stated earlier
4 everything is broadly identified but if you start to find particular areas that don't fit with
5 what those recommendations of the, of the, how the Comprehensive Plan designates
6 those areas then maybe we should look back and start making amendments to the
7 Comprehensive Plan, that way we still have people keep coming in asking for the same
8 request over and over to keep getting the same answer. So we can clearly identify that
9 we feel that this is the most appropriate zoning for this area, I mean, designation for this
10 area and then they can kind of follow pattern, you know, that request as y'all have
11 found, you know, made those changes.

12 CHAIRMAN YONKE: Thank you, Mr. Price, and also for your Planning Director's
13 Report. With that we move on to number 8, Other Items for Discussion. This is an open
14 section in our Agenda for Commissioners. Anything we should be talking about? As I'm,
15 I wrapped up my first term your time up here does go really fast, so I like that we're up
16 here serving our County and trying to help with the time that we have. If we have
17 nothing else and number 9, Motion for Adjournment? Do I have a motion? So moved?
18 Alright, we'll deal with the raising of hands. Alright, raise your hands if you want to
19 adjourn? Thank you, Commissioners, second? I'll second it, alright, second, thank you.

20

21

[Meeting Adjourned]