

RICHLAND COUNTY PLANNING COMMISSION
February 5, 2024

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4 *[Members Present: Christopher Yonke, Beverly Frierson, Terrence Taylor, Frederick*
5 *Johnson II, Charles Durant, Chris Siercks, Bryan Grady; Absent: Mark Duffy, John Metts]*
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7 Called to order: 6:05pm
8

9 CHAIRMAN YONKE: I'd like to call to order the February 5th, 2024 Richland
10 County Planning Commission meeting. Staff, please confirm the following, in
11 accordance with the Freedom of Information Act a copy of the Agenda was sent to the
12 news media, persons requesting notification and posted on the bulletin board located in
13 the County administration building, is that correct?

14 MR. DELAGE: That's correct, Mr. Chairman.

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

17 MR. DELAGE: Alright, Johnson?

18 MR. JOHNSON: Aye, here.

19 MR. DELAGE: Taylor?

20 MS. TAYLOR: Here.

21 MR. DELAGE: Grady?

22 MR. GRADY: Here.

23 MR. DELAGE: Frierson?

24 MS. FRIERSON: Here.

25 MR. DELAGE: Yonke?

26 CHAIRMAN YONKE: Here.

27 MR. DELAGE: Siercks?

1 MR. SIERCKS: Here.

2 MR. DELAGE: Durant?

3 MR. DURANT: Here.

4 MR. DELAGE: Metts? Duffy?

5 CHAIRMAN YONKE: Thank you, Staff. I did hear from Mr. Duffy and Mr. Metts,
6 they're both out with illness. Wishing them well. Ladies and gentlemen, welcome to the
7 February 5th, 2024 Richland County Planning Commission meeting. As Planning
8 Commissioners, we are concerned residents of Richland County who volunteer our time
9 to thoroughly review and make recommendations to County Council. Our
10 recommendations are to approve or deny road names and Zoning Map Amendment
11 requests per Title VI Chapter 29 of the *SC Code of Laws*. Planning Commission may
12 also prepare and revise plans and programs for the development or redevelopment of
13 unincorporated portions of the county. Once again, we are a recommending body to the
14 County Council and they will conduct their own public hearing and take official votes to
15 approve or deny road names and map amendments and text amendments on a future
16 date to be published by the county. Council typically holds Zoning Public Hearings on
17 the fourth Tuesday of the month. Please check the county's website for updated
18 agendas, dates and times. We'll pause for a minute for Mr. Price, thank you. Please
19 take note of the following guidelines for today's meeting. Please turn off or silence
20 cellphones, and please remember this meeting is being recorded. It's a small crowd so
21 I'll leave it at that. We're going to go and move on to number 3 in our Agenda which is
22 Additions or Deletions to the Agenda or any amendments to today's Agenda. Are there
23 any motions for additions or deletions from the Agenda today, Commissioners? Let's

1 also look at any motions to amend the Agenda. Hearing none I feel like we can move on
2 to number 4 on the Agenda. That would be the approval of Minutes from the prior
3 meetings. The Staff provided the Commission with the copies of the transcript of the
4 Commission's December 11th, 2023 meeting. Do any Commissioners have any
5 comments or concerns regarding these transcripts? Hearing none the Chair makes a
6 motion to approve the Minutes unless there's an objection? Do I have a second?

7 MR. JOHNSON: I would move approval of the Minutes from December 11th,
8 2023.

9 CHAIRMAN YONKE: Thank you, Commissioner Johnson. We have a motion to
10 approve the Minutes. Do we have a second?

11 MR. DURANT: Second.

12 CHAIRMAN YONKE: Second from Commissioner Durant, thank you. Staff,
13 please take a vote.

14 MR. PRICE: Alright, those in favor of the approval of the Minutes from December
15 the 11th, 2023, Yonke?

16 CHAIRMAN YONKE: Aye.

17 MR. PRICE: Frierson?

18 MS. FRIERSON: Aye.

19 MR. PRICE: Johnson?

20 MR. JOHNSON: Aye.

21 MR. PRICE: Duffy? Metts? Durant?

22 MR. DURANT: Aye.

23 MR. PRICE: Taylor?

1 MR. TAYLOR: Aye.

2 MR. PRICE: Siercks?

3 MR. SIERCKS: Aye.

4 MR. PRICE: Grady?

5 MR. GRADY: Aye.

6 MR. PRICE: Motion passes.

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

9 CHAIRMAN YONKE: Thank you, Staff. We can move on to number 5 which is
10 our Consent Agenda. A brief explanation of the Consent Agenda is that it's an action
11 item that allows this Commission to approve road names and map amendment
12 requests. I don't see anyone here that signed up to speak. Ms. Frierson, any names?

13 MS. FRIERSON: No.

14 CHAIRMAN YONKE: And I don't see any Map Amendments on our Agenda
15 today, so the Consent Agenda would just have the road names, that would be Item 5.a.
16 Commissioners, do we have a motion for the Consent Agenda to either approve or deny
17 it? As Chair I will make a motion to approve the Consent Agenda which would be the
18 road names. Do we have a second?

19 MR. GRADY: Second.

20 CHAIRMAN YONKE: Thank you, Mr. Grady. We have a second for the Consent
21 Agenda which just includes road names. Staff, can you please take a vote?

22 MR. PRICE: Alright, those in favor of the Consent Agenda item for the approval
23 of road names which is 5.a. Those in favor, Yonke?

1 CHAIRMAN YONKE: Aye.

2 MR. PRICE: Frierson?

3 MS. FRIERSON: Aye.

4 MR. PRICE: Johnson?

5 MR. JOHNSON: 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: Grady?

13 MR. GRADY: Aye.

14 MR. PRICE: Alright, motion passes.

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

17 CHAIRMAN YONKE: Thank you, Staff. With this we move on already to the
18 Chairman's Report. We are in a transition season as we go from the old Code to the
19 new so it's a quiet February, first meeting of the year. So I just again say thank you to
20 my fellow Commissioners for coming out each month, spending time reviewing and
21 traveling to look at these cases. We're all volunteers so just thank you so much for what
22 you do. We can move on to number 7., which is our Planning Director's Report. Mr.
23 Price?

1 MR. PRICE: Alright, so within the Planning Director's Report is a Report of the
2 actions of County Council from their December Zoning Public Hearing meeting, that is in
3 your packet, particularly it's the last page. Sorry about the page numbers. But those are
4 the actions that they took regarding some cases that y'all previously, that previously
5 came before the Planning Commission. And that would be it.

6 CHAIRMAN YONKE: Thank you, Mr. Price. If we're ready we'll move on to
7 number 8., Other Items for Discussion. Number 8.a., Olympia Mill District Historic
8 Overlay. Staff, please provide more input.

9 MR. PRICE: Okay, one of the – as Chairman Yonke stated, we are moving into a
10 new Land Development Code starting March 1st, so for this particular one we're gonna
11 kind of get ahead of the game just so we can give you a little information. It's not for you
12 to take any actions but just to give you information. One of the new allowances within
13 the Land Development Code or the new version that we have is called a Neighborhood
14 Character Overlay District and this is actually on page 3-99 of your Code for those of
15 you that just got the binder, but we also passed out individual sheets of those pages to
16 you. As stated the intent of this district is protect and preserve the unique designs,
17 features and characters of established neighborhoods throughout the county and to
18 promote new construction that is compatible with the existing neighborhood character.
19 So in this particular case we are looking at the Olympia area. And one of the criteria,
20 and I won't go through each one of those, but one of the criteria for establishing an
21 individual neighborhood character overlay designation is that a master plan for that area
22 should've already been adopted and for the Olympia area that master plan has been
23 adopted. It's the Capitol City Mill District Plan and that has been adopted by Richland

1 County. So what we did was we pulled some architectural design and guidelines from
2 that master plan area and I believe you all received copies of this, so more specifically
3 rather than going through the entire document, because the entire document is more,
4 the first couple of chapters are really more information, a little background about the
5 Olympia area, but once you get into chapter 3 it really starts to establish more
6 guidelines, and that would be on page 39, more design guidelines for the Olympia Mill
7 area. One of the things that an overlay will allow us to do is to kinda get away from just
8 guidelines which many times can be very suggestive, you know, a lot of 'should', 'can',
9 'may', you know, those type words. So in order for us to have an effective overlay we
10 really need this to be more defined and required. So what we we're doing is we're
11 looking at the design guidelines that are a part of the architectural design guidelines
12 from the Olympia Mill Village plan and we're going to incorporate those into an overlay
13 designation. As I stated there are certain requirements in order to establish an overlay
14 and I believe looking at f(3) and kinda going through from, you know, all that item was
15 under a and b, that those have been met. Those are the things that Staff has already
16 looked at. What we'll primarily be focused on would be on 4, the standards for the
17 neighborhood character overlay districts, and that would be on page 3-100. So as you
18 will note it says, each district shall establish standards and that is what we will be doing
19 for development and redevelopment, including but not limited to standards meeting the
20 following, and it goes from a to v. So we've already as a Staff started taking a look at
21 some of these because what we want to do is we're gonna use the guidelines for the
22 Olympia Mill Village to ensure that a lot of these standards that are within there, excuse
23 me, a lot of the guidelines that are within that can be applied as standards. There will be

1 some cases where maybe the guidelines missed a couple of requirements that we as a
2 Staff feel may be important and we will incorporate those ourselves. We're asking that
3 you as the Planning Commission also take a look at the document. And again I think if
4 you look at the first couple of chapters, chapters 1 and 2, it should give you a good idea
5 of really the intent of the Olympia Mill neighborhood area and what, hopefully this
6 overlay district will help to preserve in that area to help when it comes to new
7 development, reconstruction, to keep the historical nature that they've established and
8 the community desires to have. There will be a number of things that we will need to do,
9 again as a Staff we're actually gonna kind of draft an ordinance regarding this, almost
10 like a PDD standards but we will actually make sure that all of these items are
11 addressed in some capacity or the other, and again we expect the numbering of these
12 items to increase because there will be some more things to add to it. And again, we
13 look forward to your input and also there will be input from the community to come in
14 and also speak on this. Before I kinda turn it back over to you, Mr. Chair, one of the
15 things that we're probably going to do, this may take a little longer than we may have
16 anticipated but we want to make sure this is done right, and so I think one of the things
17 that we will do is we're still working on the actual language to what it should look like
18 and then what we want to do is to give notification to all of the residents, or at least the
19 property owners, within the Olympia area to allow them to know what potential changes
20 may be coming to allow them to have the opportunity to come in and speak before the
21 Planning Commission, and ultimately County Council as your recommendations are
22 forwarded to them. So this could be something that may take a couple of months but
23 again, we wanna make sure this is right, that there's property notification to residents

1 and property owners and that any input can be brought forward to you in making your
2 decisions.

3 CHAIRMAN YONKE: Thank you, Staff. Commissioners, do we have questions of
4 Staff for this as we're starting to think about this overlay district? Commissioner
5 Siercks?

6 MR. SIERCKS: Thank you, Mr. Chairman. Mr. Price, I was looking up, before we
7 came here, the – and you answered one of my questions right off the bat that the
8 master plan that this would fall under was the Capitol City Mill Master Plan – is it, is the
9 requirement that the neighborhood that uses the master plan, that the district lines are
10 the same as what's in the master plan or just that it, the neighborhood fall within the
11 area outlined in the master plan?

12 MR. PRICE: Again, this is a new, this is new for us as a Staff so we're trying to
13 figure it out along the way, but I believe as I've read this that it doesn't require the entire
14 boundaries of the master plan to be also included with the overlay cause in some cases
15 you may have certain sections within a master planned area that you really wanna focus
16 on first. But it is not required that you essentially take the same boundaries or in this
17 case the Capitol Mill District – is that right – Capitol Mill District Master Plan and use
18 that for establishing what would be known as the neighborhood character Olympia
19 overlay.

20 MR. SIERCKS: And that sorta gets to another question that I had. So much for
21 this cause as I saw the, the district lines drawn in the Olympia, it was contained within
22 the master plan for the Capitol City Mill District Master Plan, but if there were let's say in
23 the future a neighborhood that maybe, you know, was a neighborhood that wasn't

1 entirely contained within a master plan, say there were a neighborhood that kinda
2 startled the border between master plan and not under the master plan, is there any
3 potential for I guess down the road under this sort of, these guidelines?

4 MR. PRICE: No, sir. Hopefully I'm answering your question correctly here, but no
5 sir, if it's not part of the original, the master plan for that area then it could not be
6 included with the overlay standards that we'll be putting in place. So it just wouldn't be a
7 part of it.

8 MR. SIERCKS: Okay.

9 CHAIRMAN YONKE: Thank you, Staff. Thank you, Commissioner Siercks. Any
10 other questions? Yes, Commission Grady?

11 MR. GRADY: Two sort of open ended questions I wanna pose to Staff here, I
12 haven't reviewed this but I certainly appreciate the value of what this document and
13 what the greater plan are intended to do which is to preserve a historic resource, but as
14 with all things there are tradeoffs. So I'm curious what sort of effect Staff would expect
15 implementing something like this to have in terms of the affordability of the housing and
16 the ability for a working or middle class household to maintain the housing in a way that
17 comports with the plan? I ask these questions because personally I live in – sorry, go
18 ahead.

19 MR. PRICE: No, I was just talking to Staff.

20 MR. GRADY: Okay. Just, this is something that I have experienced personally
21 within the City of Columbia, not the unincorporated County, but the costs borne by the
22 homeowner or tenant of maintaining the property in the way that the historic district
23 intends it to be maintained can be a burden. I happen to be fortunate enough that I can

1 afford that sort of thing, but you know, I have concerns that it could lead to gentrification
2 or other adverse consequences in circumstances like this. So I'm curious, what sort of,
3 was there any sort of analysis to determine the impacts that this could have in that
4 space?

5 MR. PRICE: Are you referring to us with this overlay that we're proposing?

6 MR. SIERCKS: Yes.

7 MR. PRICE: Primarily? I mean, we haven't really looked that deeply into this yet.
8 And those are some of the things that, what you're bringing forward is the type of
9 discussion that we would like to have as we go forward with these standards because
10 you're right, you don't want to put anything in place that in some way is going to harm,
11 you know, property owners as they try to, you know, maintain their own upkeep
12 because you're right, it can be affordable. So right now I don't have a specific yes or no
13 or can give you the numbers or anything along those lines, but what I can tell you is
14 those are the type of things that we want to discuss as we develop these standards.
15 And again, there may be ways to establish those standards but at the same time also
16 kind of give certain options to existing structures and uses that would make it, you
17 know, potentially affordable in some ways for property owners to maintain without
18 absorbing unnecessary costs.

19 MR. GRADY: I have a second question.

20 CHAIRMAN YONKE: Yes, go ahead.

21 MR. GRADY: The other question I have is about sort of where – and this again
22 may not be a question that you've given that much thought to yet, but looking at the text
23 of the overlay district's language, it would appear that almost any neighborhood that has

1 existed for more than 20 years could have a plan and essentially prevent any
2 substantive redevelopment of any of the real estate. I guess my question would be, is
3 there, is this intended to be a sparing option or is this intended to be a, something that is
4 made available to all neighborhoods that would potentially qualify for it?

5 MR. PRICE: Well I mean, first of all remember that in order for us to enact any
6 overlay district a master plan should have been in effect for those neighborhoods.
7 Again, there – as we bring these things forward we do need to kind of look to see if it's
8 appropriate, if it's appropriate for some of the neighborhoods. I think just – and I'll use
9 what we're proposing to bring before you now, so the Olympia area, once you go
10 straight to the purpose the intent is to protect and preserve the unique design features
11 and character of an established area, which is found at the Purpose Statement under 3-
12 99 at the top. You know, I don't know if that necessarily would apply for many of the
13 other areas, and also I think one of the things that you will see is that, you know, there is
14 certain criteria that is in place that I don't believe that, while I think that the overlay
15 designation is good, I just don't think that applies, something that would be applicable to
16 all neighborhoods that have a master plan in place. That's why we go through the
17 process of looking at having a master plan, establishing, potentially establishing an
18 overlay designation for, within that master plan, but go through the process of bringing it
19 before you as the Planning Commission, also opening it up to the citizens within an
20 area, and also to examine it further. You know, those are things that it may turn out that
21 an overlay may not be the most appropriate way of helping to preserve that area. There
22 may be other ways that we can do that. But the idea is that it's on the table cause it has
23 a master plan and it gives us an option to look further to find ways, because one of the –

1 I would say, and we have Mark here who's one of our neighborhood planners, and
2 we've all had these discussions, I think one of the weaknesses of some of our master
3 plans is that they're very suggestive with very little teeth in it to enforce things in a way
4 that we think would help an area. So it's like here you have this master plan but what
5 are we doing to help promote some of the guidelines and objectives that are found
6 within that master plan. I think the only one that we have that I would say is in place is
7 when we adopted the Crane Creek overlay which later became its own zoning
8 designation. So what was found with the standards and guidelines, well I wouldn't say
9 guidelines, in the development standards and uses within the Crane Creek Master Plan
10 are actually part of our Land Development Code. So there's actually code and
11 enforcement measures in place to help, you know, what was a master plan moving
12 along.

13 MR. GRADY: Thank you.

14 CHAIRMAN YONKE: Thank you, Commissioner Grady. I hear Commissioner
15 Durant down here?

16 MR. DURANT: Yes, sir.

17 CHAIRMAN YONKE: Yes.

18 MR. DURANT: Quick question. I understand that these guidelines, standards as
19 you may call it, are intended to protect the character of – if we use this as an example,
20 the existing neighborhood from developers coming in and completely adding structures
21 that are completely out of line with what's existing there now and also redevelopment.
22 But are any of these standards, guidelines, gonna impose costs on the existing
23 residents to bring their homes up to some new standard that they hadn't planned on?

1 MR. PRICE: It's not an immediate requirement for, you know, if this overlay is
2 enacted for the Olympia area, it's not a tomorrow, okay now you all have to bring yours
3 into compliance. It's just as renovations occur, and I think we have to make sure we
4 look at what renovations are, or new construction occurs, that this will probably be more
5 applicable to it than just, you know, your every day, you know, maintenance of your
6 home. So it's not where we're gonna go back and say, now you all must come into
7 compliance and, you know, have a set date or anything.

8 MR. DURANT: Thank you.

9 MR. JOHNSON: Mr. Chairman?

10 CHAIRMAN YONKE: Mr. Johnson?

11 MR. JOHNSON: To echo my two colleagues' point in what the current en vogue
12 expression of naturally occurring affordable housing, i.e., those existing residents in
13 place, the only language that I see under how it'll be utilized is to provide Staff to be
14 able to consult when reviewing proposed projects. To my colleagues' point it would be
15 more comfortable to see a specific trigger, i.e., more than 50% of the assessed value of
16 the property being improved when there's a specific threshold as to when that kicks in. I
17 mean, I think that that's a very important, some metric, you know, I mean, that's, you
18 know, when it comes to Code compliance that's one threshold that's in place is, you
19 know, when you exceed 50%, so mainly in terms of what [inaudible] thrown into to come
20 into compliance.

21 MR. PRICE: Yeah. And again, as I stated to Commissioner Grady and Durant, I
22 think those type of ideas that, you know, that you're speaking of would be something
23 that we would definitely would look to try to incorporate within this overlay, because

1 again, you know, every good deed always has some unforeseen circumstances that we
2 weren't, you know, aware of, so we wanna make sure that we try to get this right, you
3 know, going forward. And so your idea to have a certain cap would actually be
4 something that would be great to incorporate, you know, something we'll look at when
5 this language comes before you.

6 MR. TAYLOR: Mr. Chair?

7 CHAIRMAN YONKE: Yes, Commissioner Taylor?

8 MR. TAYLOR: A couple of questions just for clarification. So the Capitol City Mill
9 District Plan has been adopted, correct?

10 MR. PRICE: Yes, sir.

11 MR. TAYLOR: And so can you tell me just a little bit, how does it vary from this
12 actual guidelines, what's the difference between it and the guidelines, just for my
13 clarification, please?

14 Mr. Riddlehouver: Commissioner, I can speak on that. So the Capitol City – oh,
15 my name's Mark Riddlehouver, I'm the neighborhood planner. So the Capitol City Mill
16 District Plan, it's a master plan that sets out the goals and objectives for a particular
17 neighborhood area. So for the Capitol City Mill District Plan, it's a joint plan with the
18 County and the City covering the Granby, Whaley and Olympia neighborhoods with
19 Olympia being the County's jurisdiction. And with the plan it sets out a number of things
20 that the residents and through research and developing the plan they would like to see
21 in the future, and so it's more of a guiding document similar to how we have our master
22 plan to show different things that we should try and undertake that the area's residents
23 wanna see. And so this particular document that we're gonna bring before you is

1 something that comes about from that plan, it's something that was suggested as
2 something that should be implemented for these areas.

3 MR. TAYLOR: This is supplemental to that district plan.

4 MR. RIDDLEHOVER: Right. Yes, sir.

5 MR. TAYLOR: And the other question I had was, project consultants were Post
6 Oak Preservations Solutions?

7 MR. RIDDLEHOVER: Yes.

8 MR. TAYLOR: Did they actually put this document together with Staff's
9 assistance or did Staff put it together after consulting with them?

10 MR. RIDDLEHOVER: It was mainly put together by the consultants with
11 direction and oversight by County Staff. Yes.

12 MR. TAYLOR: And my final question, and I still don't really know this for other
13 areas or even other zoning, I'll just say violations I guess, how is this kinda stuff policed
14 and, you know, how do violations get enacted? I guess if there's a violation what
15 happens, is it a fine, is it – cause if it's a – what's to stop or deter somebody from just
16 saying, okay we'll do it anyway, we'll pay the fine and we don't conform to these
17 guidelines or whatever? That may not have ever happened but I'm just, I'm never really
18 sure how we police any of these zoning violations if they do exist or if they do occur.

19 MR. PRICE: Alright, so there are different types of zoning violations and I'll speak
20 specifically for zoning. So most of them are dealing with use and activity that they place,
21 so you, I don't know, you put a second home on your property that, you know, that
22 exceeds the square footage, you know, I'm sorry, maybe that's a little extreme. Say
23 someone has a house and they start running a construction company out of there, so

1 that is a use, that is a clear, that's a violation of our Codes. What this Code primarily
2 deals with is development, construction, building, and so those are things that prior to
3 them receiving a building permit or prior to them getting any permits to redevelop the
4 property or to start new construction, those things the Building Department would do
5 their review but so will Zoning. And also one of the things that we're, looks like what
6 we're going to have to enact and we'll have a discussion further with Council on how to
7 do this, is that we'll more than likely have to establish an architectural review committee
8 because that kind of takes it out of Staff's hands. We don't wanna be the, you know, the
9 sole judges of whether something is fully compliant with the Olympia area, especially
10 as far as keeping it in character and design. So that's something that we'll be talking to
11 Council about developing, but for what this document will allow, those things will be
12 addressed at the very beginning so if you can't get past essentially the zoning approval
13 of it then we can, you know, then typically you won't get started. Now again, to go a little
14 further with what your question is, yes someone could get our approval to do something
15 one way or the other and then they decide, uhh I'm gonna take a different shortcut to
16 this, that's when we would then as a Staff, we would then issue notices of violation, give
17 them a chance to correct, we could issue a subsequent summons to the violator, take
18 them to court and in some cases we'll try to put a stop work order on the property to
19 stop them from proceeding further.

20 MR. TAYLOR: Thank you.

21 CHAIRMAN YONKE: Thank you, Staff. Thank you, Commissioner Taylor. Any
22 other questions, further discussion?

1 MR. JOHNSON: Is the County currently using a design review board in any other
2 form or fashion?

3 CHAIRMAN YONKE: Commissioner Johnson?

4 MR. PRICE: Not that I'm aware of. I know the areas that typically have those are
5 more your municipalities. I know City of Columbia has some and I'm pretty sure other
6 areas like, you know, maybe Forest Acres may also have one. The County doesn't so
7 one of the things that we did today was we did reach out to the City to try to get a little
8 understanding on how they establish the makeup and what some of the duties and
9 authority of their architectural review committees may be and we may try to model that.
10 But again, those are things that we will have a discussion with Council regarding on how
11 they would like to proceed, because they may want to have a different, you know, set up
12 of an architectural review body.

13 CHAIRMAN YONKE: Thank you, Mr. Price. Any other questions? Alright, well
14 good discussion on this and we will continue to hear about this in the upcoming months,
15 correct Staff?

16 MR. PRICE: Yes, sir. So ideally we'll bring this before you in March with some
17 language. And again, this is, we'll have it as an action item but that does not mean that
18 we're telling you go ahead and vote yea or nay on it. If there's some things that you see
19 that you feel some changes are needed, more information or things that we need to do,
20 those items can, you know, the item can be deferred until, you know, another month or
21 whenever you decide that you wanna take action on it to allow Staff to bring you the
22 needed information or the requested information.

1 CHAIRMAN YONKE: Great. So moving the process along you would give us a
2 document and you would request edits and then we would give you that as suggestions
3 to make motions on changes?

4 MR. PRICE: Ideally we'll bring you a document more for, really for us to have a
5 discussion on. And if you feel comfortable as a body with that document and you're
6 ready to send it on then you would take your vote, because we will have it as an action
7 item to send forward to Council. If you don't feel that you're ready and that more
8 discussion is necessary either via a work session or just give Staff some time to put
9 things together to bring to your next meeting then that's what we will do. So it will be
10 there for you to take action but it is not so much what you're suggesting to us; what
11 we're doing is we're bringing it to you, hopefully we'll have a good discussion but
12 ultimately what will be forwarded to County Council will be the recommendations of the
13 Planning Commission.

14 CHAIRMAN YONKE: Any other questions, anybody? Thank you.

15 MR. TAYLOR: Mr. Chair?

16 CHAIRMAN YONKE: Yes, Commission Taylor, go ahead.

17 MR. TAYLOR: Just one point of clarification in the document. Are there three, like
18 sections of Olympia Mill? Cause I thought I saw, like Olympia Mill Village and then I saw
19 Old Hill and then New Hill. Were those three separate areas or?

20 MR. RIDDLEHOVER: Correct. So the Olympia neighborhood as a historic
21 district was built in separate periods of significance, so that's where the division comes
22 from where one section of the neighborhood was built, I believe 1900 to 1910, whereas
23 another section of the neighborhood wasn't constructed until the '40s, so obviously they

1 have completely different architectural styles so we have to treat them differently as far
2 as the guidelines go.

3 MR. TAYLOR: Thank you.

4 CHAIRMAN YONKE: Commissioner Durant was next. Yes.

5 MR. DURANT: Mr. Price, if I understood you this is the first one that the County's
6 doing, the Olympia Mill Village.

7 MR. PRICE: Yes, sir. I believe this is actually the first time that this has actually
8 been incorporated in any of our Land Development Codes, so we're a little excited
9 about this at least from, you know, my many, many, many years of being here at the
10 County. This is the first time that we've been able to actually look at, you know, putting –
11 I'll go back, just putting some teeth into some of the master plan areas. Again,
12 everything right now is extremely suggestive and it's like, hey if you do this you can and
13 if not you'll just default to the underlying zoning. But in this particular case we feel this
14 will be beneficial to actually kind of meeting what those guidelines and
15 recommendations are.

16 MR. DURANT: Next question, well actually my own [inaudible] expect more of
17 these to come to the Commission for other neighborhoods?

18 MR. PRICE: You know, I'm not sure. Again, we have – how many master plans
19 do we have, Mark?

20 MR. RIDDLEHOVER: We currently have 11 master plans.

21 MR. PRICE: Eleven master plans, some of them are quite expansive. I feel like
22 Lower Richland, right, is basically its own master plan and so, you know, to try to come
23 up with an overlay over that just, I don't know if that would be appropriate, but maybe

1 certain areas within it may be. We would have to just look at each individual master plan
2 and kind of make a determination on whether it's something that's warranted. Again, I
3 think not that Olympia is any more special than maybe some of the other master plan
4 areas, but it is a very historic area just from, you know, its previous functions to the
5 development of Richland County and the City of Columbia to the housing, you know,
6 and a number of things in that area. So that's one of the reasons why that was one of
7 the first ones that was chosen. Again, we will need to look at each one of the other
8 master plan areas and see if this is something that's warranted within those.

9 CHAIRMAN YONKE: Commissioner Frierson?

10 MS. FRIERSON: [Inaudible]

11 CHAIRMAN YONKE: Microphone, please?

12 MS. FRIERSON: Oh, I'm so sorry.

13 CHAIRMAN YONKE: Thank you.

14 MS. FRIERSON: On page 7 where it speaks of the specific Mill section of the
15 plan from 1941 through 1949, it refers to the traditional style with asbestos. Now I'm
16 wondering whether or not when renovations are made or even if they're not being
17 made, is there an effort to remove that and if so who pays for that?

18 MR. PRICE: That would be the property owner. Again, if someone is gonna come
19 in and let's say remodel a home and there's asbestos present, just, I mean, not just
20 within this overlay designation, I mean, that would be any home whether it be, you
21 know, a home in any of the communities you live in, if you go in there and there's
22 asbestos present you're going to have to make, you're gonna have to take that into

1 consideration as you're making any renovations or any new construction, or even if
2 you're gonna just tear the home down.

3 MS. FRIERSON: Well you know, since these houses are very old I would think
4 even if you're not renovating them for it to be there that long, the asbestos, it might be
5 leaking out or something. I mean, I'm just curious about are there some environmental
6 stipulations that require it to be removed in a historic district wherein the houses are,
7 you know, supposed to be of the same characteristic but that building material is a
8 health hazard. And since it is, are there funds available somewhere to help take care of
9 it?

10 MR. PRICE: Commissioner Frierson, I'll tell you I'll be happy to answer that if you
11 don't mind at the next meeting, because I think what your question is is more general
12 than just specific to Olympia. And I think that's more of a question I would just like
13 answered by our building official cause he can give you that information when it comes
14 to homes with asbestos.

15 MS. FRIERSON: Okay. But I'm not really being general here because see it talks
16 about the houses in that particular time period having that particular health hazard, so
17 that's why I'm really concerned about that.

18 MR. PRICE: Yes, ma'am, and what I, I guess where I'm going, you know,
19 throughout Richland County there are a lotta older homes that probably may be the
20 same condition when it comes to asbestos and so the question is, how do we handle
21 those along with how we handle the ones within Olympia area.

22 MS. FRIERSON: Okay, thank you.

1 MR. RIDDLEHOVER: And in regards to the architectural nature of that there
2 were many houses built in the Olympia area at that time that had asbestos siding. And
3 as far as any renovations or new build we're obviously not gonna require that a new
4 house or a renovated house put asbestos siding on it. There is a modern equivalent.

5 MS. FRIERSON: Oh, I know that.

6 MR. RIDDLEHOVER: Yeah, so I just wanted to add that on, since the topic was
7 brought up, there is a modern equivalent for any renovations or new builds that mimic
8 the look of that original siding where they don't have to worry about the health hazards
9 of that.

10 CHAIRMAN YONKE: Thanks again, Staff. Anything else, any other comments,
11 concerns? I'm excited that we're working on this, doing some extra planning for these
12 overlay districts. And you mentioned that there's 11 neighborhood master plans, so this
13 one that we're working on, if we get this right we could be setting up a really good
14 template for the other ones, so let's take our time and thanks for the participation. Yes
15 Commissioner Johnson, go ahead.

16 MR. JOHNSON: Mr. Chairman, I was trying to be quiet but you, you made a
17 good point in terms of where we're going, so let me just throw big picture cause I wanna
18 be supportive of what you're doing, but you know, I raise, my first threshold question is,
19 at what point do we kick in, at what point is that threshold, if it's 50% value, whatever
20 that is that you come up with. The other is separate from the neighborhood plans that
21 have been previously adopted, when a scope of work like this is carried out, when you
22 all come in with these updates I would like for you on the front end to address how

1 public participation was engaged in putting this document together even before we saw
2 it. I want, that should be a leading part of the presentation as we move forward.

3 MR. RIDDLEHOVER: Yes, sir. And as far as the public participation we go off
4 of the master plan development process that is very involved and required to have lots
5 of public participation. And then as far as what projects we work on from these master
6 plans a lotta that is driven by push from the community, so with the Neighborhood
7 Department a lot of our direction comes from the community outreach that we do. So for
8 the Olympia master plan it comes about because we have constant communication with
9 the Olympia neighborhood asking for it. So as far as where we go from here with other
10 master plan areas, a lot of it comes from just grassroots, those neighborhoods
11 communicating with the Neighborhood Department that that's what they wanna see. So
12 from the very beginning and where it's initialized is from the public and then throughout
13 the process we involve the public as much as possible, including in the adoptions and
14 edits that we'll be going through for these, for this particular document.

15 MR. JOHNSON: Thank you.

16 CHAIRMAN YONKE: Yes, Commissioner Siercks?

17 MR. SIERCKS: Sorry, one last question that came up kinda based on what,
18 something that you had said that this will be the first and perhaps the first of at least a
19 few, maybe many, of these types of overlays to be put in place. Is there something
20 stating at which point overlays like this could be amended? Are they tied to the master
21 plan or, I mean, given that this is, you know, we're all heading into unchartered waters
22 with something like this, is there a time period that there's a review process to look at
23 what's gone right, what hasn't, what can be improved?

1 MR. PRICE: No, sir. I don't have a specific answer for you right now because,
2 again some of these things are new. This is new for us also as we're looking at it, but
3 along maybe some of the same lines that you've brought up, we, as Staff we've even
4 talked about our master plans that we have throughout the County where they don't
5 have an expiration, we didn't build one in, expiration for the master plan to essentially
6 no longer, to cease or a time period in which we will go back in and reevaluate those.
7 We, that was not built in, so but I do think that, you know, there's a good potential to try
8 to incorporate that type of language within this overlay going forward so that we can
9 address, you know, concerns; give us a required opportunity for us to go back and look
10 at the overlay itself and is it functioning the way maybe we hoped it would and maybe
11 there's some thoughts that maybe some amendments are necessary.

12 MR. SIERCKS: Thank you.

13 COMMISSIONER YONKE: Thank you, Commissioner Siercks. Thank you,
14 Commissioners. Going once, going twice? We're ready to move on to the next topic.
15 Good discussion thought. Thank you. If we are ready then we are going to move on to
16 number 8.b., Equivalency Zoning Districts. And I'll put that back to Staff. Thanks.

17 MR. PRICE: Yes, sir. Alright, we will turn this over to Matthew Smith, our
18 Comprehensive Planner to provide some information to you. I believe he already has.
19 One of the things that we talked about as a Staff, again as we kind of go forward there's
20 still a bit of a learning curve for us just as well. And I know there are things that we're
21 still trying to get an understanding, also to in some ways kind of teach this to our other
22 Staff Members who weren't fully involved with the adoption of the Land Development
23 Code previously and also the citizens that come in. So one of the things we understand

1 is that as a Commissioner, you know, December 2023, more than a month ago we were
2 operating essentially out of one Code and you take a break and you come back and
3 we're telling you, surprise here we go, new Code in that nice binder that you received.
4 So we're trying to make some of the comparisons a little easier for you and just to show
5 you, because one of the things that you did that the Planning Commission
6 recommended and County Council ultimately adopted was that we go with an
7 equivalency zoning through the County. And so we kind of wanted just to show you,
8 okay this is what it was and this is what it will be and kind of give you some of the
9 comparables to those two districts, and also I think when it gets to – Matthew will also
10 talk about the Code, well first he's gonna talk about the Comprehensive Plan in which a
11 lotta times, you know, we will tell you whether something's in compliance with the
12 Comprehensive Plan. Also within the Comprehensive Plan it also often recommends
13 certain zoning designations that are appropriate for that particular designation, so we
14 wanted to show you what those new designations will be as we prepare Staff Reports
15 and make our recommendations to you.

16 MR. SMITH: So the LDC rewrite translation table that you see up on the screen
17 and the handout that you guys received, mirrors what we've been using in our
18 Comprehensive Plan as it relates to the Land Development Code. If you look at your
19 chart you'll see, you'll have 2021 LDC column, 2005 LDC column, and then the Comp
20 Plan FLUM or Future Land Use Map column. And as this relates to one another you can
21 see how – we'll start with just the first one for instance that the OS designation in the
22 new LDC translates into what the LDC was, which was Parks and Rec or Traditional
23 Recreation Open Space, which also translates in our Comprehensive Plan as

1 recommended or existing zoning district of similar character for conservation. So when
2 you look at these future land use map designations and how we recommend approval
3 or denial, we start kind of with the future land use map. And so as you move down these
4 columns you'll see how they correlate with one another, how the LDC correlates with
5 the future land use map in each future land use map designation correlates with the
6 LDC designations or the zoning designations. Each one of these has mostly an
7 equivalent, the ones that do not are new zoning designations or overlays. There's not
8 much gray area, if any, when it comes to this; they were pretty spot on when it comes to
9 translating from the LDC, from 2021 to 2005 LDCs. And if you look in your Comp Plans
10 when you get a moment later on down the road you'll notice that they do correlate with
11 one another pretty well as they mirror what the previous code did. Yeah, so I think if you
12 guys have any questions I'll be happy to answer them.

13 CHAIRMAN YONKE: Thank you, Staff. I'll speak for myself. In understanding this
14 when we look at a, you know, future map amendment coming in front of us and Staff
15 looks at it and gives us a Comp Plan of approve or denial, this is what we're looking at,
16 am I correct? You're looking at the future land use map and we're comparing it here to
17 the old Code that we looked at last year and in the past and now 2021.

18 MR. SMITH: That's correct.

19 CHAIRMAN YONKE: Alright, thank you. Questions, comments? We'll get thrown
20 into this next month when we do have some map amendments, correct?

21 MR. PRICE: Just to kinda chime in a little bit, one of the – I think that this actually
22 – I kinda wish we had just given this to last, previously when we were, when you would
23 have cases come before you. So you know, to kind of give you an example how this

1 works with us is, you know, we meet – and I’m going to go back to the old zoning
2 designations cause I think everybody’s more familiar with those, so someone may come
3 in and ask for a rezoning request that is maybe going to say a GC designation, I mean,
4 they’re requesting a general commercial which is the old GC zoning designation. But
5 within the future land use map it’s designated for more of a neighborhood, you know,
6 medium density. So one of the things that you’ll note that within our discussion we
7 always mention that that zoning designation will introduce uses that don’t match with
8 the, the neighborhood scale type zoning within those districts, and to introduce – what’s
9 the term we use a lot, I’m trying to remember just off the top of my head – but there’s a,
10 you know, kind of term we always use that, essentially that the use will bring in uses
11 that really are more –

12 CHAIRMAN YONKE: Character?

13 MR. PRICE: Yes. Yes, yeah out of character with the uses that are allowed. So I
14 think what you’ll see a lot more, I’m not calling this, I don’t wanna call this a cheat sheet
15 but I think you’ll kind of see immediately which type of zoning designations each of the
16 future land use maps kind of recommends for an area that come before you.

17 MR. DURANT: Mr. Chair?

18 CHAIRMAN YONKE: Yes.

19 MR. DURANT: Question for Mr. Price.

20 CHAIRMAN YONKE: Yes, thank you Commissioner Durant.

21 MR. DURANT: From here going forward starting at our next meeting if we see a
22 map amendment request, and a typical one we generally see under the old Code is

1 rural to general commercial, so if going forward what we see is either agricultural or
2 homestead going to general commercial as an example.

3 MR. PRICE: Yes, sir. Yes, sir, so that's what you'll see now. So yeah, you won't
4 see the RU, you won't see anything that's that middle column coming forward except
5 there was one legacy zoning designation, that's light industrial, and the M1, excuse me
6 the M1 light industrial, and we do have a GC that's slightly different as far as some of
7 the uses, so it's not identical to what was in the 2005 version but it's along the same
8 lines. But yes, but normally you will – the RU that you used to see will either be an OS, I
9 mean excuse me, an AG or HM or RT, you know, some of the other zoning
10 designations will, you know, the new designations will be what you will have in front of
11 you now versus the old ones.

12 CHAIRMAN YONKE: Staff, I have a question. Will the maps be ready, with the
13 Council's approved and – at one point there was a zoning 2021 map website.

14 MR. PRICE: The maps are actually available online at this time.

15 CHAIRMAN YONKE: When we pull up the Richland maps web app it shows the
16 old zoning, just heads up for next month. I'm always gonna say, hey show the map and
17 that's gonna be another piece of confusion.

18 MR. PRICE: Yeah, so, yeah the – well I mean, we do still have the map, the map
19 that actually shows actually what it was and what it is now. So we will have that
20 available for –

21 CHAIRMAN YONKE: I remember a website like that before the restart process
22 so I was wondering if that tool's been updated yet. Thank you, Matt's giving me a
23 thumbs up. Did I see hands over here for questions?

1 MR. JOHNSON: Not a question, can I just make a comment, please?

2 CHAIRMAN YONKE: Yes, Commissioner Johnson. Thank you.

3 MR. JOHNSON: Staff, for you all as leadership I just wanted to just say as a
4 reminder for you all just stop and you've got this new Code coming in play so we're
5 navigating this transition and adjustment phase, but just to take time to – y'all have
6 turned a corner. There were months when it felt like we might not have gotten to this
7 place, we were going month by month with change by change so just to put a hat that
8 y'all stayed the course and you've pushed through. And now of course the trouble of
9 trying to figure out, now what did that correlate to and what does it correlate to now, but
10 still just to stop and pause and just say, yeah we got the new Code in place. So that's
11 just a tip of the hat to you, your leadership team and to say a job well done.

12 MR. PRICE: Again, thank you, first of all thank you, I speak on behalf of the
13 entire Staff. This did go on for a while. Really I think one of the things that – I don't know
14 if a lot of people realize that from a Staff standpoint I think this is probably about as
15 difficult for us as we go forward because, you know, I can speak for, you know, like I
16 said my many years of, you know, being here with the County, Tommy's been here, you
17 know, for some years, Matthew's been here four, he's almost at the five, he's almost a
18 big boy in Planning now, but you know, and Tina's here. And the reason why I mention
19 us is because right now if you were to ask us, most of us, tell us what's in, what does
20 this zoning designation allow, tell us what these standards are, tell us – from the old
21 Code we can [snap] tell you. Will this use be allowed, we can tell you just like that. Now
22 it's like, hold please and we have to flip and find it and now I'm picking up the phone,
23 hey Tommy where was that, hey Matthew show me where that is, because it's gonna be

1 – that learning curve for us is still there but it's something that I think, you know, we're
2 willing to, you know, to dive into and, you know, it's something we have to do, in our
3 positions we're required to know this information but it's gonna take us a little time to
4 where we're very comfortable where we can just talk without the Code in front of us.

5 CHAIRMAN YONKE: Thank you, Commissioner Johnson. Thanks, Staff. Really
6 this is a big undertaking and we will do this together. Anything else?

7 MR. PRICE: Wait, Mr. Smith has the map up.

8 MR. SMITH: So the map that you see on the screen right now will be, is the
9 interactive map that is available on the Richland County website. If you scroll down on
10 the right-hand side of the website you'll see the Land Development Code icon and you
11 can just follow that prompt all the way through till you get to the interactive maps right
12 there and that'll take you to the interactive maps where you can type in your TMS
13 number, your address and if you hover over one of the parcels it'll tell you what you
14 were and what you're going to. The reason why we don't have this particular GIS setup
15 like it was is because we have not incorporated it into the Assessor's data yet.

16 CHAIRMAN YONKE: For now let's bookmark this one so we're ready in March.

17 MR. PRICE: Can you put the overlay districts on there?

18 CHAIRMAN YONKE: Yes, let's take note the overlay districts are on here as well.
19 It's a powerful tool.

20 MR. JOHNSON: So those of us like me that constantly are lazy and just go type
21 in Richland County GIS, I have to remind myself not to do that, that I have to go to that
22 link?

1 MR. PRICE: We'll be more than happy to share a link to you that'll take you
2 directly to the map.

3 CHAIRMAN YONKE: Please do, yes. Commissioners, any follow up questions
4 on number 8.a., sorry 8.b.? Have we discussed Development Standards as well in this
5 second table? There we go.

6 MR. SMITH: Sure, so this one's pretty straightforward, it's just a comparison of
7 the development standards that are available when each zoning district is identified in
8 the Code. Each zoning district gives a brief summary of density and dimensional
9 standards and it's just a comparison of what they were and what they're going to be,
10 and the white will be the new zoning districts and the gray will be the former. And that
11 just kinda gives you, tell of the tape of what it was and what it's going to be and how that
12 has changed.

13 CHAIRMAN YONKE: Okay, so let's step through one for an example. Like if we
14 did R1.

15 MR. SMITH: So R1 has a equivalency of RSE and you can see that the density
16 of RSE used to be 2.18, now it's 1.33. And where your lot square footage as it relates to
17 the density, your lots have to be bigger now in order to put one lot on and your lot width
18 becomes smaller though. And as you move through you can see how those dimensional
19 standards vary in some but in others they actually stay the same. For instance, if you
20 look at the RT to RU the density changes and so does the lot area, but then when you
21 start talking about the lot width and setbacks those have not changed.

22 CHAIRMAN YONKE: Thank you, Staff. Is this going to be in our packet for a map
23 amendment, this little table piece, or we just make sure we refer to this?

1 MR. PRICE: I think there's a way we'll try to, you know, we're still playing with
2 this right now, to actually kind of have it as a permanent placeholder within the agendas
3 that you receive so that you'll always be able to kinda flip back to those as needed.

4 CHAIRMAN YONKE: Thank you. I know there's a lot of new work ahead of you, I
5 don't wanna add to it, just trying to think of this meeting as preparation for the big game
6 in March when we have properties in front of us.

7 MR. PRICE: No, again we, we welcome any suggestions or requests from the
8 Planning Commission because we know that you're asking this really for your own
9 benefit in your decision making but also it helps out the citizens that come, not only the
10 ones that are applying for a requesting but also those who are observing that request, to
11 really kind of figure out themselves whether they support it or they don't support it or just
12 have questions. So anything that we can put in the packet or have available, whether it
13 be even on the website or just handouts at the Planning and Zoning counter, we more
14 than welcome your suggestions and recommendations as we put those together.

15 CHAIRMAN YONKE: Thank you. Anything else tonight, Commissioners?
16 Questions from Staff? Have we discussed all of our other items, Staff?

17 MR. PRICE: Yes, sir.

18 CHAIRMAN YONKE: It looks like we have. Then if we're looking at wrapping up I
19 will take a motion for number 9., Adjournment.

20 MR. DURANT: Motion to adjourn.

21 CHAIRMAN YONKE: Alright, thank you, Commissioner Durant. Second?

22 MR. SIERCKS: Second.

1 CHAIRMAN YONKE: Second, Commissioner Siercks. And we can do a vote of
2 hands, Staff?

3 MR. PRICE: Those in favor.

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

6 MR. PRICE: It's unanimous.

7 CHAIRMAN YONKE: Thank you, Staff. Have a good night everybody.

8

9

[Meeting Adjourned at 7:15pm]