

RICHLAND COUNTY PLANNING COMMISSION
May 5, 2025

[Members Present: Christopher Yonke, Beverly Frierson, Terrence Taylor, John Metts, Brian Grady, Chris Siercks, Charles Durant; Absent: Frederick Johnson, II, Mark Duffy]

Called to order: 6:04pm

CHAIRMAN YONKE: Staff, are you ready?

MR. PRICE: Yes, sir.

CHAIRMAN YONKE: I'd like to call to order the May 5th, 2025 Richland County Planning Commission meeting. Staff, please confirm the following: in accordance with the Freedom of Information Act a copy of the Agenda was 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: That is correct.

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

MR. PRICE: Alright, attendance for the Monday, May 5th, 2025 Planning Commission meeting, Yonke?

CHAIRMAN YONKE: Here.

MR. PRICE: Frierson?

MS. FRIERSON: Here.

MR. PRICE: Johnson? Duffy? Metts?

MR. METTS: Here.

MR. PRICE: Durant?

MR. DURANT: Here.

1 MR. PRICE: Taylor?

2 MR. TAYLOR: Here.

3 MR. PRICE: Siercks?

4 MR. SIERCKS: Here.

5 MR. PRICE: Grady?

6 MR. GRADY: Here.

7 MR. PRICE: Alright, we have a quorum.

8 CHAIRMAN YONKE: Thank you, Staff. Ladies and gentlemen, welcome to the
9 Cinco de Mayo festivities here at Richland County. Oh, I'm sorry, welcome to the May
10 5th, 2025 Richland County Planning Commission meeting. As Planning Commissioners
11 we are concerned residents of Richland County who volunteer our time to thoroughly
12 review and make recommendations to County Council. Our recommendations are to
13 approve or deny Zoning Map Amendment requests. Per Title VI, Chapter 29 of the *SC*
14 *Code of Laws* Planning Commission may also prepare and revise plans and programs
15 for the development or redevelopment of unincorporated portions of the County. The
16 Land Development Code rewrite process conducted last year is an example of this.
17 Once again, we are a recommending body to County Council and they will conduct their
18 own public hearing and take official votes to approve or deny map amendments and text
19 amendments on a future date to be published by the county. Council typically holds
20 Zoning Public Hearings on the fourth Tuesday of each month. Please check with the
21 county website for updated agendas, dates and times. Please take note of the following
22 guidelines for today's meeting. Please turn off or silence any cellphones. Audience
23 members may come and go quietly as needed. Applicants are allowed up to two

1 minutes to speak. Citizens are also allowed two minutes. And redundant comments
2 should be minimized. Please only address remarks to the Commission and do not
3 expect the Commission to respond to questions from the speakers in a back and forth
4 style, that's not the purpose of this meeting. Please no audience/speaker exchanges.
5 No audience demonstrations or other disruptions to the meeting are permitted nor are
6 comments from anyone other than the speaker at the podium. Please remember the
7 meeting is being recorded. Please speak into the microphone and give your name and
8 address. Abusive language is inappropriate and will not be tolerated. Please don't voice
9 displeasure or frustration at a recommendation while the Planning Commission is still
10 conducting business. If you have any questions or concerns you may contact the
11 wonderful Richland County Planning Department Staff down here. This moves us to
12 number 3 on our Agenda, which is Additions or Deletions. Staff, are there any additions
13 or deletions to our Agenda today?

14 MR. PRICE: Yes sir, Mr. Chair. Item 7., which is headed as 2025 Land
15 Development Code Updates Action, that item, I believe at your last meeting it was
16 decided to move that from, at your April Planning Commission meetings it was decided
17 that that matter would've been deferred to the June meeting, not the May. So it was
18 erroneously placed on the Agenda. However, so you, we can just defer that to the June
19 meeting.

20 CHAIRMAN YONKE: Any other changes?

21 MR. PRICE: No, sir.

22 CHAIRMAN YONKE: Do we need to make a motion and pass that updated
23 Agenda since it's a typo?

1 MR. PRICE: Yes, sir.

2 CHAIRMAN YONKE: Okay. The Chair makes a motion to update the Agenda for
3 our May 5th, 2025 meeting to remove number 7. Do we have a second?

4 MR. METTS: Second.

5 CHAIRMAN YONKE: Second, Commissioner Metts, thank you. Staff, can you
6 please take a vote?

7 MR. PRICE: Alright, those in favor of the motion to adopt the Agenda as
8 amended, Yonke?

9 CHAIRMAN YONKE: Aye.

10 MR. PRICE: Frierson?

11 MS. FRIERSON: Aye.

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: Okay, the motion passes.

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

3 CHAIRMAN YONKE: Thank you, Staff. It takes us to number 4., Approval of the
4 Minutes from prior meetings. The Staff provided the Commission with copies of the
5 transcripts of the Commission's February, the full transcription now, and April 2025
6 meetings. Do any Commissioners have any comments or concerns regarding these
7 transcripts? Okay, hearing none, the Chair would makes a motion to approve these
8 Minutes. Do we have a second?

9 MR. DURANT: Second.

10 CHAIRMAN YONKE: Second from Commissioner Durant. Thanks. Staff, can you
11 please take a vote?

12 MR. PRICE: And this motion is for both Minutes?

13 CHAIRMAN YONKE: Yes, sir.

14 MR. PRICE: Okay. Alright, so we have a motion for the approval of the February
15 3rd, 2025 and the April 7th, 2025 Minutes of the Planning Commission. Those in favor,
16 Yonke?

17 CHAIRMAN YONKE: Aye.

18 MR. PRICE: Frierson?

19 MS. FRIERSON: Aye.

20 MR. PRICE: Metts?

21 MR. METTS: Aye.

22 MR. PRICE: Durant?

23 MR. DURANT: Aye.

1 MR. PRICE: Taylor?

2 MR. TAYLOR: Aye.

3 MR. PRICE: Siercks?

4 MR. SIERCKS: Aye.

5 MR. PRICE: And Grady?

6 MR. GRADY: Aye.

7 MR. PRICE: Alright, the motion passes.

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

10 CHAIRMAN YONKE: Thanks again, Staff. This moves us to item number 5.,
11 which is our Consent Agenda and I like to explain it for the public. It's an action item that
12 allows the Commission to approve Road Names and Map Amendments where the Staff
13 where recommends approval, but now we say the Master Plan says compliant in the
14 Agenda, and no one from the public has signed up to speak against the amendment, or
15 no Commissioner has any need for further discussion. Ms. Frierson, do we have any
16 cases that would go for the Consent Agenda today?

17 MS. FRIERSON: We do have someone signed up to speak on each of the
18 cases.

19 CHAIRMAN YONKE: I don't see anyone signed up against for the Wilson
20 Boulevard.

21 MS. FRIERSON: Correct.

1 CHAIRMAN YONKE: Anyone miss the sign up sheet? Okay hearing none from
2 the crowd, the Chair makes a motion to pass the Consent Agenda including, there are
3 no Road Names in our packet this week, this month –

4 MR. PRICE: Correct.

5 CHAIRMAN YONKE: - so including 5(b)(1) which is Case number 25-018MA with
6 the recommendation of compliant with the Comp Plan. Do we have a second for the
7 Consent Agenda?

8 MR. METTS: Second.

9 CHAIRMAN YONKE: Second from Commissioner Metts. That would go to
10 approval for County Council for that Map Amendment. Staff, could you please take a
11 vote for the Consent Agenda?

12 MR. PRICE: Alright, those in favor of the Consent Agenda, Yonke?

13 CHAIRMAN YONKE: Aye.

14 MR. PRICE: Frierson?

15 MS. FRIERSON: Aye.

16 MR. PRICE: Durant?

17 MR. DURANT: Aye.

18 MR. PRICE: Taylor?

19 MR. TAYLOR: Aye.

20 MR. PRICE: Metts?

21 MR. METTS: Aye.

22 MR. PRICE: Siercks?

23 MR. SIERCKS: Aye.

1 MR. PRICE: Grady?

2 MR. GRADY: Aye.

3 MR. PRICE: Alright, that motion passes.

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

6 CHAIRMAN YONKE: Okay, thanks Staff.

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

8 CHAIRMAN YONKE: Yes.

9 MR. PRICE: As stated earlier typically Council holds their Zoning Public Hearing
10 meetings on the fourth Tuesday of each month, however, for the May Agenda the
11 Zoning Public Hearing will be held on the 20th, which will be the third Tuesday. At
12 7:00pm, in Council chambers.

13 CHAIRMAN YONKE: May 20th, 7:00pm, these Council chambers right here.

14 MR. PRICE: Yes.

15 CHAIRMAN YONKE: Thank you. Okay that places us at item 5(b)(2) in our
16 Agenda, Case No. 25-020. I'll flip it over to Staff.

17 **CASE NO. 25-020 MA:**

18 MR. PRICE: Alright, as stated the next item is Case 25-020 MA. The Applicant is
19 Ryan Homes. The location is in the general area of 180 Killian Road. The Applicant is
20 requesting to rezone 105.88 acres which is currently zoned a mixture of AG, which is
21 Agricultural; RT, Residential Transition; and HM, Homestead, to Residential 3 which is
22 R3. It has been deemed that the request is noncompliant with the guidelines and
23 objectives of the Comprehensive Plan. As you'll note Staff does have the Conclusion

1 found on page 16 of your Agenda, kind of looked at a number of items here; mainly the
2 parcels in the area. The area is designated as neighborhood low density according to
3 the Comprehensive Plan, and so the R3 zoning designation does not support the
4 objectives and guidelines that the neighborhood low density recommends. However,
5 one of the things that we wanted to point out is that that particular stretch of Killian Road
6 also has been identified as a mixed use corridor. Upon some review of that, this is why
7 we, as we say often during the Planning Commission meetings, that the, that the future
8 land use map is broadly painted and it does require sometimes further review of the
9 area, even though it may have a certain designation. One of the things that we took
10 note of is that I believe this is the only area in the County that was, where you could
11 identify that there was a mixed use corridor or some type of activity center that was
12 located where a neighborhood low density designation was also in that area. Also we
13 wanted to point out that while the mixed use corridor has been designated in this area
14 that previous map amendment requests have been denied that would've supported a
15 mixed use corridor. And also in addition there are no improvements that have been
16 identified for this area that would also support a mixed use corridor designation. So
17 along with those it's been determined that the request would be noncompliant with the
18 Comprehensive Plan.

19 CHAIRMAN YONKE: Thank you. Staff. Commissioners, do we have any
20 questions for Staff? Ms. Frierson, do we have anyone signed up to speak?

21 MS. FRIERSON: Yes, we have Dwayne Brazelio [sic].

22 CHAIRMAN YONKE: Come on down, both podiums are open. Speak into the
23 microphone and please start with your name and address.

TESTIMONY OF DWAYNE BRAZELL:

MR. BRAZELL: Dwayne Brazell, 220 Killian Road, Columbia, South Carolina. I've always heard if you don't speak your voice is not heard so that's why I'm here. That property adjacent's mine and in the past month they have, whatever, surveyed it. It butts up right up next to my property. I can just say, you know, from the 1,000 year flood when Killian Road, the water came over Killian Road, since then because of development in the areas, possibly Scout Motors and other development, that road, just thunderstorms, Killian Road has blowed out and that's a major road right now. That road has blowed out twice since then. That's my property, my property is full of debris and stuff from the road, from that, and if we allow this to happen and you take out all them trees of that 100 acres and all I feel it's gonna be worse. All they do is come in there and patch the road a little bit the best they can, the next storm it's gonna happen again. Not to consider all the wildlife and all that that I've grown accustomed to. I know I'm speaking to myself and all but I do think a major development, they've already, talking 1,000 houses behind me or 1,000 behind me in that area if you just keep moving into that area the roads can't take it and it's not gonna take all that. I can speak on other things cause I'm know I'm speaking on myself, but the road and the infrastructure's not gonna be able to handle it.

CHAIRMAN YONKE: Thank you, sir. Thanks for coming out.

MS. FRIERSON: Next person is Sandra Sims.

TESTIMONY OF SANDRA SIMS:

MS. SIMS: Good evening. My name is Sandra Sims and I live at 167 Pleasant View Road in Blythewood. And I'm calling because of the concern and I ditto Mr. Brazell

1 that Killian Road, I have to get to Killian Road, go to Killian Road to get any, almost
2 anywhere from my place, and that road, if we're not gonna do serious infrastructure to it
3 and then put another 100, 200 houses in that area, the flood continues to happen. Like
4 he said, and I'm just dittoing what he said because it's amazing, he and I have never
5 met each other, we've never talked about this situation, but we're here for the same
6 concern and that is building that amount of, that amount of houses in that space
7 between Killian and Wilson Boulevard will be detrimental if the infrastructure is not first
8 put in and then allow, I'm not saying not build the houses, but I'm saying without the
9 proper infrastructure we're gonna have a whole lot more problems, a whole lot more
10 damage to the roads and flooding in that space because not this last time but the time
11 prior to when we had a real hard rain about two or three months ago, that road was out
12 for almost, for 10 days before it got fixed. And this time it was out for a whole day, one
13 day because they tried to get it fixed but it's just a patch, it's not fixed. Thank you.

14 CHAIRMAN YONKE: Thank you.

15 MS. FRIERSON: Ms. Sims was the last person who signed up to speak.

16 CHAIRMAN YONKE: Thank you, Commissioner Frierson. Anyone else miss the
17 signup sheet for this? No? Okay. Commission, this is now on the floor for discussion.
18 I've got a question for Staff. Can you show us Killian Road on the map and where it
19 changes? I know it has four lanes and it goes down to two? Thank you, it's right by the
20 Tractor Supply. Okay. And the property in question is further west. Yes, please put the
21 flood layers on, thank you. The comment that I have as someone who's volunteered
22 since 2019, there's been several map amendments that come before us in this area.
23 The map kinda tells a story of the flood there. Is it called, yeah Crescent Lake, and

1 that's what happened in the 1,000 year flood? Some big issues there. Different
2 neighbors have come out for different properties that would abut that neighborhood or
3 that road that also lacks infrastructure. And for the Planning Commission, we only look
4 at the zoning, we depend on South Carolina DOT like everyone else. That's my
5 comment.

6 MR. TAYLOR: Question.

7 CHAIRMAN YONKE: Yes, Commissioner Taylor.

8 MR. TAYLOR: Looking at page 20, I just wanna make sure I got it correct. Are
9 there, are there three parcels, three or four parcels – one, two three, is it four parcels
10 that are being requested?

11 MR. PRICE: Yes, sir.

12 MR. TAYLOR: Should it, and is it one zoning designation strictly HM to R3, which
13 is the heading on page 20?

14 MR. PRICE: So –

15 MR. TAYLOR: Or is it more in line with page 14 that shows three existing
16 zonings?

17 MR. PRICE: - so there's a mixture of zonings that encompass the four parcels
18 that you have so you're correct. What you have on page 14, these parcels are zoned
19 AG, HM and RT.

20 MR. TAYLOR: Thank you.

21 MR. GRADY: Mr. Chair?

22 CHAIRMAN YONKE: Yes, Commissioner Grady?

1 MR. GRADY: Question for Staff. So we discussed the conclusion of your report
2 here at some length. I guess my main question would be as it pertains to the second
3 paragraph in it, is, is it, is Staff essentially recommending to us and County Council that
4 any future Comprehensive Plan that this mixed use corridor designation be removed?
5 Is that what's being articulated? Or is it just a, I guess I'm trying to figure out how to
6 interpret the fact that, as you said, there are two future land use designations that are
7 very different in character and I would just like some further context from Staff on, on
8 how that got disentangled.

9 MR. PRICE: Right. So the intent was not to suggest that you do anything at this
10 point. What we wanted to do was point out to you that there does seem to be a bit of a
11 conflict in this area. And also based on the history of zonings in this area that we have
12 not done, you know, gone either way to support the mixed use corridor. So we wanted
13 you to take all of those things into consideration for the request that you have before,
14 but it's also recommended, now this is where we'll recommend, that we do take a look
15 at, at the number of cases that, where they're taking place in the County, especially in a
16 situation like this, as we go through the update of our new Comprehensive Plan.

17 MR. GRADY: Thank you.

18 CHAIRMAN YONKE: Commissioners, any further comments, discussion?

19 MR. METTS: Yeah, Chair, question.

20 CHAIRMAN YONKE: Yes, Commissioner Metts?

21 MR. METTS: Could Staff go back to the map and put on the, the zoning layer for
22 the different colors? I'm having a hard time with this one.

1 CHAIRMAN YONKE: I think my Commissioner's just trying to figure out the
2 colors over there. So I believe the dark green's gonna be AG. Yes.

3 MR. METTS: Sorry, I'm red/green color blind so it's great to look at this.

4 CHAIRMAN YONKE: Oh, man.

5 MR. TAYLOR: Can you point out the RT section, please? Okay.

6 CHAIRMAN YONKE: In general too, Commissioner Metts, it's based off the
7 sizes.

8 MR. METTS: Yeah, [inaudible] figure out that, I was just looking at the
9 surrounding uses.

10 CHAIRMAN YONKE: The Chair would also take any motions at this moment,
11 too. Question for Staff. What's going on south of the property in question?

12 MR. PRICE: Yes, sir. Yeah, if you find on page 17 of your packet under the
13 conclusion would be the last paragraph where we talk about that that's a Planned
14 Development that – and we kind of give a breakdown on it. Again, you know, I would
15 just read this into the Record, that PDD aligns with the intended development pattern for
16 the neighborhood low density designation which supports residential and nonresidential
17 uses. This development is approved for a maximum of 378 single-family medium
18 density units, 260 multi-family high density units, 44 single-family high density units, and
19 four neighborhood commercial units, 18 office/institutional units, and six general
20 commercial outparcels which are all situated on a 305.5 acre tract. There's a good
21 portion of this property that is encumbered by flood zone. The, it is also found that the
22 designated commercial and the multi-family areas of the Planned Development would
23 fall within the neighborhood commercial activity center and thus those requests would

1 be consistent with the development guidelines of the Comprehensive Plan for that
2 particular area.

3 CHAIRMAN YONKE: The map on page 21, the neighborhood activity center, so
4 that parcel is in that general paint brush.

5 MR. PRICE: Yes –

6 CHAIRMAN YONKE: You mentioned –

7 MR. PRICE: - a portion –

8 CHAIRMAN YONKE: Yes.

9 MR.PRICE: - of that property, the part that encompasses the commercial and the
10 high density, high density multi-family use.

11 CHAIRMAN YONKE: So this Comp Plan that I'm excited to help update this year,
12 2025, the one we're looking at is from 2015, adopted March 17th, 2015, before the great
13 flood.

14 MR. PRICE: That's correct.

15 CHAIRMAN YONKE: And what changed this area. And we do see the
16 contradictory nature with the pale yellow behind the activity center and the mixed use
17 corridor.

18 MR. PRICE: Yes, sir.

19 CHAIRMAN YONKE: I'll lean on the Commission for a motion and we can take it
20 from there. There's only two ways we usually take these and then we could just see
21 how the vote falls. So the Chair suggests any further discussion or a motion. Come on,
22 Commissioner Grady, I see you thinking. Go ahead.

23 MR. GRADY: Mr. Chair?

1 CHAIRMAN YONKE: Go ahead.

2 MR. GRADY: I will make a motion to send this case, 25-020 MA, to County
3 Council with a recommendation of disapproval for the reasons stated by Staff in their
4 report.

5 CHAIRMAN YONKE: Thank you, Commissioner Grady. Do we have a second?

6 MR. SIERCKS: Second.

7 CHAIRMAN YONKE: We have a second, quick second Commissioner Siercks
8 for a recommendation of disapproval. Staff, can you please take a vote on that motion?

9 MR. PRICE: Alright, we have a motion for the disapproval of Case 25-020 MA.
10 Those in favor of that motion, Grady?

11 MR. GRADY: Aye.

12 MR. PRICE: Siercks?

13 MR. SIERCKS: Aye.

14 MR. PRICE: Taylor?

15 MR. TAYLOR: Aye.

16 MR. PRICE: Durant?

17 MR. DURANT: Aye.

18 MR. PRICE: Metts?

19 MR. METTS: Aye.

20 MR. PRICE: Frierson?

21 MS. FRIERSON: Aye.

22 MR. PRICE: Yonke?

23 CHAIRMAN YONKE: Aye.

1 MR. PRICE: Alright, that motion passes.

2 *[Approve to deny: Grady, Siercks, Taylor, Durant, Metts, Frierson, Yonke; Absent:*
3 *Johnson, Duffy]*

4 CHAIRMAN YONKE: Thank you, Staff. May 20th, 7:00pm, Council chambers,
5 County Council will take this up. Thank you.

6 MR. PRICE: There's a, there's a good chance that that case may be deferred,
7 actually both of them may be deferred as the tradition of Councilwoman Barron of
8 District 7 who represents this area, she likes to have town hall meetings for her cases.
9 So there's a good chance that these may be deferred until the June Zoning Public
10 Hearing, however we will notify the Applicant.

11 CHAIRMAN YONKE: Thank you, Staff. Commissioner Taylor?

12 MR. TAYLOR: I didn't wanna muddy the waters beforehand, but just a quick
13 question. Do, do we normally have in the explanation when there are planned DOT
14 improvements? Of is that usually a part of the explanation as well most times?

15 MR. PRICE: Yes, on, just above the conclusion, just typically above the
16 conclusion we have the traffic characteristics and usually there's a, usually the last
17 sentence will tell you or notify you if there are any planned improvements for this
18 particular area.

19 MR. TAYLOR: Thank you.

20 MR. PRICE: Yes, sir. So as you – hey you know we have a little time today –

21 MR. TAYLOR: No, we don't.

22 [Laughter]

1 MR. PRICE: I don't want y'all to get too used to leaving early. No, but you know,
2 we're continuing to try to evolve with our conclusions to you and not just compliant with
3 the Comp Plan and move on. So we're trying to point out a little, a few more things. I
4 think as Mr. Grady was, kinda took note to that the decisions you make really should be
5 viewed not just for that parcel but for that particular area as we go forward, especially as
6 we go to make the updates or, to our Comprehensive Plan, you know, upcoming
7 Comprehensive Plan.

8 MR. TAYLOR: Thank you.

9 CHAIRMAN YONKE: Thank you, Staff. Thank you, Commissioner Taylor. We will
10 keep moving to number 6 on our Agenda tonight which is the Overlay District. We did
11 just come out of a work session before this where Staff gave us some great information.
12 I think we'll get a quick highlight from Staff. We do have someone signed up to speak on
13 this but we'll have Staff explain first and then, yes.

14 *[Metts out at 6:35pm]*

15 MR. RIDLEHOOVER: Alright, so in regards to the Olympia Neighborhood
16 Character Overlay, particularly the text, there have been a number of changes as a
17 result of the work session that differs from the draft that the public had previously seen.
18 In the work session we mainly addressed some differing philosophies as well as
19 clearing up some inconsistencies that we had previously had in the draft, particularly
20 addressing standards that went against or were not consistent with the Purpose
21 Statement of the Olympia Character Overlay, as well as affirming the, the constraints of
22 the overlay in that it is applicable only to features that are visible from the public right-of-
23 way. So we addressed standards that we felt did not align with that constraint as well as

generally clearing up some, some various grammatical errors as well as clarifications. Some of the main, or I can go over some of the main highlights but I will also say that the version that came out of the work session will be made, will be presented to the public prior to the June Planning Commission meeting so that members of the public who have been receiving the update and have been following the plan, they'll be, they'll be sent out the latest version as well as the version that will be put on the Richland County website. And so some of, some of the main highlights that came about had to do with the location of buildings on the lot and that prior, the prior draft had buildings with restrictions to all setbacks, front, rear, side, and side setbacks, rather the new updates as a result of the work session. We considered the front setback to be the main, main source of the neighborhood character and removed the other setbacks in the, in the standards. Additionally in regards to building massing rather than have a standard in the neighborhood character overlay itself the massing we believe was controlled based on restrictions to the building height as well as the setback restrictions that are within the overlay as well as the setbacks in the underlying zoning. And besides that just a clarification of the, of the language and reaffirming that the overlay is applicable to what is visible from the public right-of-way. Any, any standards that were inconsistent with that were either removed or reworded. And then finally in regards to parking, the, we clarified that any new builds in the neighborhood would have to identify their street parking in order to ensure that it was compliant with the Land Development Code's off street parking requirements and ensuring that any parking provided on the site would not be in front of the house but rather would be restricted to the driveway or in the rear of the lot not visible from the public right-of-way. And like I said this, these updates will

1 be presented in a clean version to, to the public and to Planning Commission if, if it's not
2 voted on today.

3 CHAIRMAN YONKE: Thank you, Staff, for your hard work on this one. I'll hand
4 this over to the public for public comment and then we'll be able to have any further
5 Commission discussion. Ms. Frierson?

6 MS. FRIERSON: Yes, we have Ms. Vie Hendley who signed up to speak.

7 **TESTIMONY OF VIE HENDLEY:**

8 MS. HENDLEY: Good evening Commissioners. I appreciate the time to be able
9 to address you once again.

10 CHAIRMAN YONKE: And begin with your name and address.

11 MS. HENDLEY: Oh, I keep forgetting this. Viola Hendley, 104 Alabama Street,
12 Columbia, South Carolina 29201. Once again an over 40 year resident of the Olympia
13 Mill Village. The size of buildings and the setbacks from the side and to the rear, I guess
14 I'm just not really clear on that. I know that a lot of the new builds have taken advantage
15 of every square foot they have available so the entire lot ends up being completely
16 filled. So that would be an issue that we might have concern. But let me first say that it's
17 important you all know that trees can support and sequester up to 800 gallons of
18 rainwater per event. That's a lot of storm water that can be sequestered by a single
19 grand tree, a grand tree being about yea big, not this big but this big. So the bigger the
20 tree, of course, the more water they sequester. In the Mill District Plan we had a section
21 that actually addressed preservation of grand trees in the neighborhood because we are
22 part of the Rocky Branch watershed which is a downtown drain for Five Points, Martin
23 Luther Park, all the way from Taylor Street, Pickens, on down, and all that water comes

1 our way. The more trees we lose the less water is sequestered and thus more flooding
2 occurs. So we have asked that within the district, the overlay, that perhaps grand trees
3 in terms of new development as well as our street trees, be preserved and every effort
4 made to be able to protect those trees during construction. For example, we had a
5 developer come in just recently, and I'm not kidding you y'all, a tree this big around, I
6 could not get around it, it was about this big, took it to the ground without a
7 consideration. And it wasn't even in the middle of his property, it was on the edge. So
8 we would ask that you consider, if it's brought to your attention and it can be placed in
9 the overlay, protections during construction and any renovations for the grand trees
10 which are of a certain size and a certain value to storm water management. And that's
11 all. Thank you so very much for your time.

12 CHAIRMAN YONKE: Thank you for coming out tonight. We'll give this back up
13 to Staff to comment.

14 MR. RIDLEHOOVER: Yes, so we do not currently have in the, in the draft any
15 protection of grand trees, however, we do have a landscaping section. We didn't
16 necessarily think that the overlay was the place to put in particular tree protections,
17 however, that isn't to say that we could not include them. It can certainly be construed
18 as a part of the neighborhood character and it may be appropriate, so if that's a
19 direction that Planning Commission wants to go in then we can consider the feasibility
20 of adding those types of protections to the landscaping section of the, of the overlay.

21 CHAIRMAN YONKE: What section is the landscaping section?

22 MR. RIDLEHOOVER: So that's section –

23 MR. TAYLOR: [Inaudible]

1 MR. RIDLEHOOVER: And within the Land Development Code we also have our
2 tree protections in §, on page 5-5.1 in §26-5.3 is the Land Development Code's
3 landscaping section. So if the overlay, if we want to have additional protections beyond
4 what's in the underlying zoning and Land Development Code, the overlay would be the,
5 would be the option to explore that.

6 CHAIRMAN YONKE: The corner of the Land Development Code that I probably
7 have not spent a lot of time on but we do have landscaping, some tree protection for all
8 of the County? Is that what you guys are referencing?

9 MR. DELAGE: Yes, Mr. Chairman.

10 CHAIRMAN YONKE: Thank you.

11 MR. DELAGE: So, and there's certain provisions on the size of the trees. We do
12 have a six to one replacement ratio for any grand trees that are taken out of required
13 buffer yards. There are some exemptions which sounds like maybe if it's an existing lot
14 of record and it's not a major or minor subdivision there are some, there's not
15 necessarily a requirement if you're doing residential next to residential and two lots of
16 record to landscape between those, however, if it was deemed to be something like a
17 multi-family and it was adjacent to say a single-family use, then those buffer yards
18 would come into play at that point.

19 CHAIRMAN YONKE: So when we have a map amendment and we change
20 parcels, and if they were both, like R3s but then it changes to something else, that
21 becomes a factor, the landscaping between the different zones.

22 MR. DELAGE: So yeah, once it comes to development, so say if you were not, I'll
23 just arbitrarily pick one, R1, you know, single lot of record, and then you changed it to a

1 commercial, industrial, office use, or a zoning that would permit that, when that would
2 come into develop they would be required to do certain landscaping, buffer widths,
3 based upon the proposed use and the existing use.

4 CHAIRMAN YONKE: Thank you, Staff. Commission, questions or comments on
5 this neighborhood overlay?

6 MR. TAYLOR: Quick question? Oh, sorry.

7 MR. DURANT: Just a quick question –

8 CHAIRMAN YONKE: Commissioner Durant, go ahead.

9 MR. DURANT: - are we asking whether Staff should go back and consider
10 adding a tree protection section to the, the overlay?

11 CHAIRMAN YONKE: I think it's more we're having a discussion about it. We can
12 give them some directives to do so if we feel inclined.

13 MR. DURANT: Okay.

14 CHAIRMAN YONKE: Commissioner Taylor?

15 MR. TAYLOR: Kinda in line with that same question, I wasn't sure if since trees
16 was mentioned in the landscaping section if any modification to that, much like some of
17 the other edits that happened, would be able to include that, or would it need to be a, a
18 totally separate section? Or a totally separate document? I wasn't, I thought we even
19 talked about that in our work session a little bit.

20 MR. RIDLEHOOVER: So some clarification I got from the Zoning Administrator
21 Mr. Price, any protection or the protections that we have would be in regards to
22 development, so any development of the lot is when the protections that we have in the

1 overlay and the Land Development Code would come into effect. Anything beyond that
2 would, would need to be a separate, a separate ordinance or separate regulation.

3 CHAIRMAN YONKE: In other words if the tree exists there already we don't have
4 protections using this overlay, but if the parcel's gonna be developed are we saying
5 that's where this comes in?

6 MR. RIDLEHOOVER: Correct.

7 CHAIRMAN YONKE: Okay. Come on, Mr. Price, you can go to either podium if
8 you'd like, or Ms. Williams, come on.

9 MS. WILLIAMS: Yes, so the Land Development Code is for major land
10 development, so it would be like a new subdivision or new commercial property,
11 something coming in. There's no current preservation for existing trees on a single lot
12 saying whether or not you can or cannot cut down that existing tree on the lot if you're
13 doing some work. That is something we can take into consideration. The challenge
14 could potentially be, you know, as ownership changes and people come in the health of
15 the tree, just who's gonna determine if keeping the tree is gonna, if the work on the lot is
16 gonna kill the tree or let the tree continue to live; we would have to do a little bit more
17 research into how we would make sure we manage all of that as part of an overlay as
18 well. Because sometimes you can have larger trees and the work on the lot could result
19 in the death of the tree and that would need to be taken into consideration in case
20 somebody comes to request to remove a tree as well. And enforcement, yes, turnover
21 on the property, you know, the original person left the tree and then they sell the
22 property and then someone else comes in and never talks to us and cuts down the tree;
23 going out there and having to do enforcement related to that as well.

1 CHAIRMAN YONKE: Thank you. Any other thoughts, comments, concerns,
2 Commission? Would we like to come up with a directive for Staff? I suggest that we –
3 go ahead, Commissioner Durant?

4 MR. DURANT: Clarification – come up with a directive to Staff with respect to
5 tree preservation?

6 CHAIRMAN YONKE: To the overlay in general.

7 MR. DURANT: Overlay in general.

8 CHAIRMAN YONKE: Yes.

9 MR. DURANT: Thank you.

10 CHAIRMAN YONKE: I feel like we – you did a good job, Staff, cleaning up the
11 document from the last time we saw it, so I think as we discussed in our work session,
12 present us next month with the clean copy so that the public can look at that, review it.
13 The public can come and speak again. And we can, I would suggest we can make an
14 official motion at that point. What does my Commission think about that? Nods to my
15 right, head nods in the crowd. Okay, alright, does this need to be an official motion to
16 give a directive to Staff?

17 MS. WILLIAMS: Just again to address what we talked about in the work session,
18 if you'd like to make a motion to accept the changes that were discussed in the work
19 session you can do this now and that could be put in the clean copy we present to you
20 in June.

21 CHAIRMAN YONKE: Thank you, Staff. The Chair looks for a motion for what she
22 said.

23 MR. SIERCKS: So moved.

1 CHAIRMAN YONKE: Okay. We have a motion from Commissioner Siercks. Do
2 we have a second?

3 MR. DURANT: Second.

4 CHAIRMAN YONKE: Second from Commissioner Durant. I can't make all the
5 motions, I don't wanna do that. Alright, Staff can you please take a vote? To accept the
6 changes and have it presented back to us next month.

7 MR. DELAGE: Alright, Grady?

8 MR. GRADY: Aye.

9 MR. DELAGE: Siercks?

10 MR. SIERCKS: Aye.

11 MR. DELAGE: Taylor?

12 MR. TAYLOR: Aye.

13 MR. DELAGE: Durant?

14 MR. DURANT: Aye.

15 MR. DELAGE: Frierson?

16 MS. FRIERSON: Aye.

17 MR. DELAGE: Yonke?

18 CHAIRMAN YONKE: Aye.

19 MR. DELAGE: Alright, motion's approved for deferral to June.

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

1 CHAIRMAN YONKE: Thank you, Staff. Seven was removed so now we're on 8,
2 Other Items. Commissioners, do we have any other items for discussion for this
3 meeting?

4 MR. DURANT: Mr. Chair, could we step back one second, I have a question.

5 CHAIRMAN YONKE: Yes.

6 MR. DURANT: Going back to the tree protection issue, would we need to make a
7 motion for Staff to consider adding that to the overlay?

8 CHAIRMAN YONKE: I think it depends if we wanna do that now or if we wanna
9 look at it as an updated clean document. What do we want to do?

10 MR. DURANT: No, I was just, it's only asking whether, asking Staff to consider it
11 not to add anything. And the timing of it I don't, I guess it doesn't matter.

12 CHAIRMAN YONKE: Staff, would you look into the tree protections as you
13 present a clean copy? Thank you. Does that have to be an official motion?

14 MR. DELAGE: I do not believe so.

15 CHAIRMAN YONKE: Okay.

16 MR. DELAGE: Cause you're just asking us to look into it.

17 CHAIRMAN YONKE: Yes.

18 MR. DELAGE: Consider it.

19 CHAIRMAN YONKE: Thank you. Okay, now the Chair's gonna continue on.
20 We're good with item 6? Yep. Item 7's been deferred. Item 8's Other Items. Any other
21 items? I'm seeing head shakes, nothing else. Okay. Item 9, Chairman's Report. Thank
22 you again everyone for coming out. Two meetings tonight, appreciate you. Comp Plan

1 work shop meetings? I know we were scheduling that for maybe June? There was a
2 group calendar. Any updates on that?

3 MS. WILLIAMS: Yes, I did not, I need a couple more responses, right now it
4 looks as if we have the most votes for June 16th, that would not be the majority of the
5 Commission, we don't have a quorum so I'll reach out individually to the Commissioners
6 I have not heard back from just to find out if June 16th works before we can finalize that
7 date. And at that meeting, while I have the floor and we're talking about the Comp Plan,
8 just to let you know the next round that we're currently in of Comp Plan public meetings
9 are specifically on the future land use map scenarios. So we are presenting three
10 different scenarios, asking the public to give comment and feedback on that, so that
11 goes right back to what we talked about with that case and the conflicting land use
12 scenarios so we do ask for the Commission to spread the word to have people attend
13 those meetings or respond to the survey to help us as we come up with a new future
14 land use map.

15 CHAIRMAN YONKE: Do we have dates for these meetings?

16 MS. WILLIAMS: There's one this Wednesday in Ballentine and because I do not
17 have my phone I don't have the rest of the dates, but thank you. And we can email that
18 to all the Commissioners, but you can go to the website,
19 richlandcountysc.gov/reimaginerichland and we have all of the dates of the public
20 forums. But the next one is this Wednesday night at the Ballentine Community Center.

21 CHAIRMAN YONKE: Is this fairly easy for the public to find on the website?

22 MS. WILLIAMS: Yes, there's also a link on the County's homepage.

23 CHAIRMAN YONKE: Okay.

1 MS. WILLIAMS: Thank you, Mr. DeLage, for pulling up all of the meeting dates.

2 CHAIRMAN YONKE: If you don't wanna go far we can roll right into number 10,
3 the Planning Director's Report.

4 MS. WILLIAMS: Nothing additional to report.

5 CHAIRMAN YONKE: Appreciate you, thank you. I guess a quick exercise, Staff
6 could you go to the homepage of the website and show us where the Reimagine
7 Richland is so we can participate and we can tell the public how to get there? Right
8 there, great. Learned more. I was here for the Land Development Code rewrite and
9 getting the information out was difficult to people and people didn't know what was
10 going on, so I wanna make sure the public's aware and I can tell them. Thank you. This
11 moves us on to number 11, which Adjournment. I don't think we're gonna have a
12 problem with this one, show of hands for adjournment? Unanimous. Staff has it.

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

15 MR. DELAGE: You're good.

16 CHAIRMAN YONKE: Alright, thank you. We are adjourned.

17
18 *[Meeting Adjourned at 7:00pm]*