

1 **RICHLAND COUNTY PLANNING COMMISSION**
2 **April 7, 2014**
3

4 *[Members Present: Heather Cairns, Beverly Frierson, Marilyn Joyner, David Tuttle,*
5 *Patrick Palmer, Stephen Gilchrist (in at 1:04pm), Bill Theus, Christopher Anderson,*
6 *Wallace Brown, Sr. (in at 1:44pm)]*

7 Called to order: 1:00 pm
8

9 CHAIRMAN PALMER: Alright. We'll call the April meeting of the Richland County
10 Planning Commission to order. Please allow me to read this into the Record. In
11 accordance with the Freedom of Information Act a copy of the Agenda was sent to radio
12 and TV stations, newspapers, and persons requesting notification, and posted on the
13 bulletin board located in the lobby of the County Administration Building. Everybody get
14 a copy of the March Minutes?

15 MR. THEUS: Yes.

16 MR. TUTTLE: Mr. Chairman, I'd like to make a motion that we approve the March
17 Minutes as submitted.

18 MR. THEUS: Second.

19 CHAIRMAN PALMER: We have a motion and a second. All those in favor say
20 aye?

21 *[Approved: Cairns, Frierson, Joyner, Tuttle, Palmer, Gilchrist, Theus; Absent for vote:*
22 *Brown; Abstained: Anderson]*

23 CHAIRMAN PALMER: Do we have any Agenda amendments?

24 MS. HEGLER: No, sir.

25 CHAIRMAN PALMER: Do we have a motion to adopt the Agenda?

26 MR. THEUS: So moved.

1 MR. TUTTLE: Second.

2 CHAIRMAN PALMER: We have a motion and a second. All those in favor say
3 aye?

4 [Approved: Cairns, Frierson, Joyner, Tuttle, Palmer, Gilchrist, Theus, Anderson; Absent
5 for vote: Brown]

6 CHAIRMAN PALMER: Road name approvals?

7 MR. TUTTLE: Mr. Chairman, I'd like to make a motion that we approve the Road
8 Names as submitted.

9 MR. THEUS: Second.

10 CHAIRMAN PALMER: We have a motion and a second. All those in favor say
11 aye?

12 [Approved: Cairns, Frierson, Joyner, Tuttle, Palmer, Gilchrist, Theus, Anderson; Absent
13 for vote: Brown]

14 CHAIRMAN PALMER: Map Amendments, Case Number 14-06.

15 **CASE NO. 14-06 MA:**

16 MR. LEGER: Thank you, Mr. Chairman. The Applicant in this case is Mr. Jimmy
17 Derrick, the property's located at 6405 Monticello Road. The property is almost four
18 acres in size, currently zoned RS-MD, which is our Residential, Single-Family, Medium
19 Density District. And the Applicant is requesting NC, which is our Neighborhood
20 Commercial District. The property was originally zoned RS-2 in 1977, and in 2005 was
21 updated to the RS-MD District, so it's basically the same district as it was in its original
22 zoning. I think in December there was a case that came before the Commission, the
23 Applicant requested GC, that case was shortly withdrawn and the Applicant is

1 requesting currently the NC, Neighborhood Commercial District. Properties in the
2 vicinity, to the north are zoned CC3, which is part of the Crane Creek Neighborhood
3 Planning Overlay Zoning District. It is currently occupied by a Dollar General Store,
4 recently built. The southern side of the property, basically undeveloped and wooded, it's
5 zoned RS-MD similar to the subject property. To the east is RS-MD as well. There's a
6 residence on that site. And to the west property is zoned OI, Office and Institutional, and
7 RS-MD, and there's a residence and undeveloped property as well. The property is
8 about 202, 200' of frontage on Monticello Road. There are, property is basically being
9 cleared for residential purposes and has remained underutilized at the moment, it's
10 basically wooded to the rear of the property or to the kinda southwest. Much of the area
11 is either residential in nature or undeveloped, there are some scattered commercial
12 uses in the vicinity as well as some scattered service and industrial uses in either
13 direction on Monticello Road. Our Comprehensive Plan recommends suburban for this
14 vicinity, asking for commercial, recommending for commercial and office use to be at
15 traffic junctions or in areas of existing commercial or office use. The Staff, although
16 acknowledging that there are some commercial and non-residential use in the area, felt
17 like this site was not at a major traffic junction and was primarily adjoined and nearby
18 residential uses. For that reason we felt like the site, the rezoning would encroach upon
19 residential use and would be inappropriate, so for those reasons, due to the depth of the
20 property, the configuration in the vicinity, the Staff recommended disapproval of
21 rezoning at this time. If there are any questions we'll be glad to try and answer them.

22 CHAIRMAN PALMER: Any questions for Staff? I have a question. I know that
23 you mentioned that the site was not located at a major intersection. What's the

1 purpose? I mean, I can read the stated purpose, it seems like this is exactly what the
2 purpose of Neighborhood Commercial would be. I'm just wondering under what
3 circumstances would Staff recommend the rezoning of a parcel that's not at an
4 interchange to any kind of a commercial application? It appears to me that this is, that
5 these type applications that show a gradient down step away from the interchange
6 would be an appropriate, you know, it seems like we lump everything into GC. You
7 know, the, the purpose of this district is to be located within or adjacent to residential
8 neighborhoods where large commercial uses are inappropriate. So if that's the stated
9 purpose of what this district is and then what the report I just heard was that that's
10 exactly where this is, I'm just not understanding the logic behind it.

11 MS. HEGLER: We, we had this debate as well. The main difference between
12 Neighborhood Commercial and General Commercial is that 'or' versus 'and'. General
13 Commercial's supposed to be at a traffic junction and where existing commercial takes
14 place here's an 'or', so I think where it would occur is if there was other commercial
15 already in the area. Which mind you seems counter to what Neighborhood Commercial
16 stands for, but it's what the Code says; it can be at a traffic junction or where existing
17 commercial and office uses are located. We felt this just infringed way too much in the
18 residential behind it.

19 CHAIRMAN PALMER: Is there not a Dollar General across the street?

20 MS. HEGLER: It's across the street, in part of the Crane Creek commercial,
21 already zoned for commercial uses.

22 CHAIRMAN PALMER: But it talks about commercial being in the area, correct?
23 So it would satisfy that need for there being commercial in the area.

1 MS. HEGLER: You could interpret it that way. It's surrounded by so much
2 residential on most sides of it because of the depth of that lot. There's commercial
3 behind it, around it.

4 CHAIRMAN PALMER: Is the lot directly next door to it not zoned commercial?

5 MS. CAIRNS: It's OI.

6 MR. TUTTLE: It's OI.

7 MS. HEGLER: It's OI. And it could be office use.

8 CHAIRMAN PALMER: And then there's GC from that on down towards the
9 intersection? Everything across the street is zoned commercial?

10 MS. HEGLER: The concern for Staff was the residential behind it.

11 CHAIRMAN PALMER: But this zoning classification is meant to be adjacent to or
12 within residential.

13 MS. HEGLER: As long as it's at a traffic junction and, or surrounded by . . .

14 CHAIRMAN PALMER: I'm reading, This District is designed to be located within
15 or adjacent to residential neighborhoods where large commercial uses are
16 inappropriate, but where small neighborhood oriented businesses are useful and
17 desired. I don't read anything else. I mean, that statement in and of itself says that it can
18 be located within, that means inside -

19 MS. HEGLER: I agree that they –

20 CHAIRMAN PALMER: - or adjacent to.

21 MS. HEGLER: - appear to conflict.

22 CHAIRMAN PALMER: I just, I just, I just don't understand, we always try to get
23 hung up on these node situations and I don't see very often the Staff recommending

1 approval for Neighborhood Commercials and the main reasoning behind it is it's not at
2 an interchange and it's too close to residential. Well, that's the purpose of this district is
3 to be close to residential. That's just my thought. Any other questions for Staff? Scott
4 Davis?

5 **TESTIMONY OF SCOTT DAVIS:**

6 MR. DAVIS: Good afternoon. I'm Scott Davis and I'm here in behalf of Jimmy
7 Derrick who couldn't make it today. This property is located directly across the street
8 from Dollar General [inaudible].

9 CHAIRMAN PALMER: Could you pull the microphone down?

10 MR. DAVIS: Can you hear me now?

11 MR. GILCHRIST: Yes.

12 MR. DAVIS: And there is other commercial applications in the area. We've
13 spoken with the neighborhood association directly behind this parcel and they are
14 endorsing us to, to get that change, they want to see that, that area change into
15 Neighborhood Commercial. And so they will be at the Council meeting and testify in our
16 behalf. And when we were here previously y'all had endorsed the General Commercial,
17 by the way. Just for what that's worth.

18 CHAIRMAN PALMER: Thank you. Any questions for Mr. Davis? There's nobody
19 signed up to speak.

20 MR. TUTTLE: Mr. Chairman, with that said I'd like to make a motion that we send
21 Case 14-06 MA forward to Council with a recommendation for approval, and –

22 MR. THEUS: I second it.

23 MR. TUTTLE: - and –

1 MR. THEUS: Oh, I'm sorry.

2 MR. TUTTLE: - and then the stated reason for going against Staff
3 recommendation is I do believe the definition of the Neighborhood Commercial is
4 compatible and that the impact on the residential would be negligible and actually
5 warranted based upon the definition of Neighborhood Commercial.

6 MR. THEUS: I second that.

7 CHAIRMAN PALMER: Any other discussion? All those in favor of the motion
8 please say aye? Any opposed?

9 *[Approved: Cairns, Frierson, Joyner, Tuttle, Palmer, Gilchrist, Theus, Anderson; Absent
10 for vote: Brown]*

11 CHAIRMAN PALMER: Okay. Next case.

12 **CASE NO. 14-07 MA:**

13 MR. LEGER: The project number here is 14-07 MA, our next Application. The
14 Applicant is Mr. W.D. Morris. The property is located on Two Notch Road near North
15 Brickyard Road. It's about three acres in size, currently zoned GC, our General
16 Commercial District. The Applicant is requesting the LI, Light Industrial District. HI was
17 the original zoning in 1977. In 2012, the Applicant came before the Commission and
18 Council and requested rezoning to GC, at that time it was changed to its Commercial
19 District. And they're currently asking to go back to the LI, Light Industrial. Much of this
20 area is non-residential in nature, except to the north we have property zoned RS-LD,
21 which is the fully developed Spring Valley Subdivision, across North Springs Road. To
22 the south we've got a complete strip development along Two Notch Road, everything
23 from restaurants and Home Depots and Lowe's and things like that, car sales. To the

1 east we've got Woodley's Garden Center, that's another landscape facility, and to the
2 west we have property zoned HI which is a restaurant/bar type situation, and some
3 small undeveloped parcels. The subject property is currently vacant and wooded,
4 mostly flat in nature. And again the area's characterized by commercial, non-residential
5 use to the east, west to the south, and then the subdivision to the north. The
6 Comprehensive Plan recommends suburban at this site, looking for facilities to be
7 located near other type of similar uses, and for these reasons, for the characteristics
8 conducive to this area; the non-residential use and the frontage along Woodley Way,
9 and access to Two Notch Road, the Staff recommends approval of the rezoning at this
10 time.

11 CHAIRMAN PALMER: Any questions for Staff? Is the Applicant here? Yes, sir.
12 Mr. Morris, would you like to come up and speak to us?

13 **TESTIMONY OF DON LOVETT:**

14 MR. LOVETT: Members of the Commission, I'm Don Lovett here for W.D. Morris
15 who couldn't be present. I request on the Applicant's behalf that Richland County's
16 Planning Commission approve your Staff's recommendation to change zoning from
17 General Commercial to Light Industrial for this Two Notch Road site. The family owned
18 business has operated in the Midlands of South Carolina for 60+ years, is ready to build
19 a facility on the site which will employ 15 salaried employees. Thank you for your
20 consideration.

21 CHAIRMAN PALMER: Thank you. Paul Spencer?

22 **TESTIMONY OF PAUL SPENCER:**

1 MR. SPENCER: Good afternoon. This site is directly across from Spring Valley
2 Subdivision, it's not on Two Notch Road, doesn't have access to Two Notch Road. It
3 has a service drive that goes along the railroad tracks and the only way you can access
4 Two Notch Road is go to Brickyard Road and you have one car length to make a left
5 hand turn. We had the Department of Transportation come out two years ago because
6 you can see we have an exit/entrance right across from this property, which is used by
7 several hundred residents on a daily basis. It's a bad traffic situation as it is. Probably
8 not the best location that close to the corner, but North Springs is heavily traveled by all
9 the residential developments along North Springs, all the way to Clemson Road. It's
10 become a bypass for Two Notch Road going to the mall or to Clemson Road. I would
11 ask that at least the Department of Transportation fill you in on what was done a couple
12 years ago to try to alleviate the problems during rush hour traffic and I don't think it
13 would be a wise decision to rezone that Light Industrial. Thank you.

14 CHAIRMAN PALMER: Thank you. That's all we've got signed up.

15 MR. LOVETT: May I address the Commission?

16 CHAIRMAN PALMER: Briefly.

17 MR. LOVETT: The entrance will be off of Woodley Way, Rick Woodley is in favor
18 of the rezoning. He's the adjacent property owner. The other side of Woodley Way is
19 CSX Railroad. So the entrance to the property will be a driveway coming off of Woodley
20 Way, we will not have an access road going to the road the gentleman spoke to.

21 MR. SPENCER: May I address the council again?

22 CHAIRMAN PALMER: I, no sir, we're not gonna open it for back and forth banter,
23 but I certainly appreciate that. I do have a question, though, for Staff. At this point we're

1 not here to determine access points. That's gonna be something that's up to the
2 development of this property and what guidelines and so forth and so on.

3 MS. HEGLER: Correct.

4 CHAIRMAN PALMER: We're simply here to take a look at the zoning and the
5 zoning classification, and is an LI classification appropriate for this piece of property or
6 not. Is that right?

7 MR. HEGLER: Correct.

8 CHAIRMAN PALMER: Okay. I just wanted to make everybody aware of that.
9 Thank you.

10 MR. THEUS: Mr. Chairman, I'd like to make a motion that we send this request
11 forward with a recommendation for approval.

12 MR. GILCHRIST: Second, Mr. Chairman.

13 CHAIRMAN PALMER: We have a motion and a second, any other discussion?
14 All those in favor please say aye? Any opposed?

15 [Approved: Cairns, Frierson, Joyner, Tuttle, Palmer, Gilchrist, Theus, Anderson; Absent
16 for vote: Brown]

17 CHAIRMAN PALMER: And just so that everybody in the audience knows, we're
18 a recommending Body to County Council. They'll have the final say on these matters on
19 April the 22nd back in these same Chambers. Text Amendments, first one.

20 **TEXT AMENDMENT #1:**

21 MS. HEGLER: Thank you, Chairman. Before you is a rather odd subject, I
22 guess. A few years ago you may recall that a Text Amendment was made to allow for
23 gray and black light poles. At that time we only allowed silver, which required a lot of

1 painting of black poles to silver. We didn't understand that so a few years back you did
2 add gray and black poles as being allowed under the Code. Recently we've
3 encountered that SCANA, SCE&G and others are also providing dark green and brown
4 poles, so we're presenting to you a Text Amendment to allow those colors as well.

5 CHAIRMAN PALMER: Did we have a problem with people putting up colors we
6 didn't like?

7 MS. HEGLER: Not yet.

8 CHAIRMAN PALMER: Why do we get into the color of the poles anyhow?

9 MS. HEGLER: Because we do regulate the aesthetics of the community and if
10 you do not suggest what is allowed then, then you cannot prevent things you don't want.

11 CHAIRMAN PALMER: So basically we react to whatever SCE&G puts out? And
12 it puts that into our Code.

13 MS. HEGLER: Well, in this situation we're trying to actually prevent and be
14 proactive and prevent things we don't want, but yes we – I have no idea why it was ever
15 introduced into the Code to begin with, but it was introduced as silver only. And that was
16 exceptionally difficult for the business community and gray and black are providing to
17 not be sufficient either. I mean, it's just becoming cost prohibitive for them to use the
18 poles that are commonly produced, but I don't think we want all colors allowed. I don't
19 know.

20 MR. THEUS: Mr. Chairman, I don't disagree with you, but this horse is already
21 out of the barn so I'm –

22 CHAIRMAN PALMER: There's nobody signed up to speak on it. Just for my
23 knowledge, do we allow wooden poles?

1 MS. HEGLER: I don't think so, this is specifically what you're allowed.

2 CHAIRMAN PALMER: Okay, it's not –

3 MS. HEGLER: Yeah, I mean, it would be in here. I don't think so. And of course
4 you do have the provision of having historically relevant and contextually appropriate
5 colors.

6 CHAIRMAN PALMER: Okay. Do we have a motion?

7 MR. THEUS: I move we approve, that we approve the addition of these colors to
8 the Land Development Code.

9 CHAIRMAN PALMER: We have a motion to approve the changes as submitted
10 on Text Amendment #1, do we have a second?

11 MR. TUTTLE: Second.

12 CHAIRMAN PALMER: All those in favor say aye?

13 [Approved: Cairns, Frierson, Joyner, Tuttle, Palmer, Gilchrist, Theus, Anderson, Brown]

14 CHAIRMAN PALMER: Text Amendment #2.

15 **TEXT AMENDMENT #2:**

16 MS. HEGLER: This amendment was brought to you last month to prohibit
17 shipping containers in certain districts and allow them in others, primarily they were
18 allowed last month in industrial districts. We had some conversation, Staff reviewed a
19 number of other ordinances that were more allowing of them and less restrictive, which
20 is what we had reviewed and presented to you last time. So what's before you is an
21 amendment to allow shipping containers in industrial and commercial districts, with
22 screening requirements, but they still are prohibited in residential.

1 CHAIRMAN PALMER: We don't have anybody signed up to speak on that either.
2 I'm still against it. I still think that residents should be able to have a cheaper, more
3 secure product in their backyard to store their equipment rather than being forced to go
4 to a big box home improvement store and buy some piece of tin that anybody can get
5 into. If, this is a new product that's out on the market, just because people don't like the
6 color of it or it's not, it's got dings in it or dents or something, there's a lotta stuff my
7 neighbor puts in their backyard that I don't like. I, I think if people are getting inventive
8 and they're using products like this as adaptive reuses instead of sending them off to
9 some graveyard somewhere and having them stacked up and people can use them, I'm
10 perfectly fine with it. That's my thought on it.

11 MR. THEUS: Mr. Chairman, I somewhat reluctantly agree with you. I wouldn't
12 want one next to me, but I, to get in, for us to start getting into architectural approval is a
13 slippery slope I feel like. I mean, one thought that occurred to me, we could have, we
14 could have height limitations on jungle gyms or something, I mean, it just, I don't know
15 where it ends. So for that reason, the fact that it's a step towards our architectural
16 approval I'm opposed.

17 CHAIRMAN PALMER: And I think, like I mentioned at the last meeting, if, if
18 individuals want added security in their home that their backyards aren't gonna allow
19 certain things, their neighbors will or will not, there are certainly options for folks out
20 there who want that in the neighborhood covenants that are out there when you buy a
21 home in a specific neighborhood. A lotta people move into the county that don't have
22 neighborhood regulations or homeowners associations because they don't want
23 homeowners associations, they want to be able to put stuff in their backyard, they want

1 to collect junk or whatever else they wanna do. And they have the right to do that. And I
2 have the right to move into a neighborhood where that's now allowed if it's a big pet
3 peeve of mine. So, I mean, we have, like everybody points out about four or five times a
4 year, uniquely urban and uniquely rural; in the rural areas people may wanna do this,
5 and I don't have a problem with it.

6 MS. CAIRNS: I also think it's important to appreciate that when things that
7 nobody anticipated in the past appear such as shipping containers as storage units in
8 people's property, that it is perfectly appropriate to turn to the governmental agency to
9 ask for a change in the ordinance. Cause you can't impose covenants that don't already
10 exist and as I will always say that is an irrelevant factor for us in determining what types
11 of ordinances we should have. The existing of covenants are irrelevant to us, and for us
12 to turn and say, well that's how we'll allow communities to be safe and valuable and,
13 and good for the general population is that we'll allow covenants to serve that role, we
14 have failed. And so I am totally in support of the fact that I do not believe that somebody
15 living in a residential district should have to worry about their neighbor plunking down a
16 shipping container in their backyard because it's handy. So I am in support of getting
17 ahead of the problem of shipping containers arriving in residential districts. And the only
18 thing that I would be willing to entertain as an acceptable amendment to this would be to
19 allow them in the rural district, providing that the lot was of a certain significant size such
20 that, you know, it's a big lot, it's not, you know, we have this problem with rural that ¾
21 acre lots are not big lots, those are suburban lots – so I think eliminating rural outright
22 might be a little bit excessive, but allowing rural outright is also excessive, so that's the
23 only thing modification I'd want is something that would potentially them in some of the

1 rural areas. But I am completely in support that this totally within a normal action of a
2 Zoning Department to limit these shipping containers. I mean, we control things all the
3 time, so I'm in support with some modifications for the rural district.

4 CHAIRMAN PALMER: But this is solely an aesthetics issue for you, correct?

5 MS. CAIRNS: No, it's just consistent with use, it's consistent with protecting
6 property values, it's consistent with what we do with our police powers through our
7 zoning and regulations to ensure that our communities continue to grow into healthy
8 and economically viable areas. I don't think this does that.

9 CHAIRMAN PALMER: But someone can build an exact replica of a shipping
10 container in their backyard in any residential district they want to, and as long as it's not
11 classified as a shipping container, there's nothing we can say about it.

12 MS. CAIRNS: Maybe, maybe not. I don't know.

13 CHAIRMAN PALMER: No, no, no, there's not. Because we have regulations that
14 limit the size of accessory dwellings, of accessory uses on property. What you're
15 complaining about is purely an aesthetics issue because I can build the exact same
16 thing that didn't come off a ship but I built it, and put it in my yard now. So that tells me
17 that it is only an aesthetics issue, which I am not in favor of the county coming down
18 and saying, because we don't like the way this looks, because nine members don't like
19 the way something looks then that means the county shouldn't like the way it looks. I
20 cannot agree with that. If it was, if it was a problem with the units then you would have a
21 problem with the size of it and we need to address that then in the size of accessory
22 uses on property, that somebody shouldn't be able to build another building half the size

1 of their home on their lot. But that's not what we're going at, what we're going at here is
2 how something looks. And I, I just, I don't agree with that.

3 MS. CAIRNS: Okay. So we disagree. I think this is a perfectly appropriate
4 ordinance.

5 MR. GILCHRIST: Mr. Chairman?

6 CHAIRMAN PALMER: Hang on, one –

7 MR. GILCHRIST: If I may ask Staff one question.

8 CHAIRMAN PALMER: - hang on one second. David had a question.

9 MR. TUTTLE: Yeah, I had a question for Staff. I notice here that we're only
10 addressing this as an accessory use, so we would not allow this as a primary use in a
11 commercial application?

12 MS. HEGLER: This doesn't speak to that at all, this is an accessory structure. So
13 if it were made to be coded for a primary use, it would be permitted, it would have
14 modifications made to it.

15 MR. TUTTLE: Okay, so, so if we just hypothetically said that I was opening a new
16 nursery, landscaping and so forth, and for cost reason I chose to modify one of these
17 units and make it the office, then that would be acceptable as long as it met the Building
18 Code Standards, etc.?

19 MS. HEGLER: Correct, that's not prohibited here.

20 MR. TUTTLE: Okay, and that could be adjacent to a residential area.

21 MS. HEGLER: If it's General Commercial next to residential.

22 MR. TUTTLE: But we just saw examples of that, didn't we?

23 MS. HEGLER: Yes, we rezone it a lot.

1 MR. TUTTLE: Okay, so, so this, this – in my opinion the overarching concern we
2 have to protect the residential folks that are not already protected from this in certain
3 situations.

4 MS. HEGLER: In the rare situation where a single residential lot is next to a
5 General Commercial lot and not in the middle of a subdivision.

6 MR. TUTTLE: Okay. Alright, thank you.

7 MR. ANDERSON: I have a question.

8 CHAIRMAN PALMER: Hang on one second.

9 MR. ANDERSON: Oh, I'm sorry.

10 MR. GILCHRIST: If we approve this, does this supersede neighborhood
11 covenants?

12 MS. HEGLER: Covenants aren't regulated by us, I mean, they would still, they
13 would still stand.

14 MR. GILCHRIST: So, so a neighborhood could still write a covenant that would
15 restrict something like this, is that right?

16 MS. HEGLER: Yeah.

17 MS. CAIRNS: Right, but if a neighbor violated it they'd have to go to circuit court.
18 To enforce it. As opposed to –

19 MS. HEGLER: We don't enforce covenants.

20 MR. GILCHRIST: No, I understand.

21 MS. CAIRNS: But –

22 CHAIRMAN PALMER: Mr. Anderson?

1 MR. ANDERSON: General question coming in late on this, talk to me about
2 pods, the portable containers. And I'm, I'm late on this discussion but I wanna get as
3 much information as I can from Staff before I potentially vote on this.

4 MS. HEGLER: Temporary structures like pods are allowed with a time limit.

5 MR. ANDERSON: Okay.

6 MS. HEGLER: And so they do come in and get permitted and we monitor their
7 time.

8 MR. ANDERSON: Okay.

9 MS. HEGLER: These, these structures need to be permitted too, and the history
10 on it is we've had some be permitted and they're in backyards of residential
11 neighborhoods. And they're not temporary.

12 MR. ANDERSON: Thank you.

13 MR. TUTTLE: If I, if I may, Staff? So if I go to Lowe's and buy an 8 x 12 storage
14 unit and assemble it in my yard, I'm required to get a permit?

15 MS. HEGLER: If it's an accessory structure.

16 MR. TUTTLE: So all the structure, all the buildings that are being sold at Lowe's
17 are, all those folks are coming in and getting permits?

18 MS. HEGLER: They're all coming in and getting permits.

19 MR. TUTTLE: I know, I'm just trying to make sure – it seems to me that we're just
20 taking this one specific thing and creating rules around it and really the construction is
21 exactly the same as a building that you buy at Lowe's and assemble onsite. The gauge
22 of the materials might be slightly different, etc., but what we're saying that, you know,

1 these get permitted but all those don't and some do and some don't. I'm just trying to
2 make sure, I'm just, we're really zeroing in on one specific thing.

3 MS. HEGLER: Precisely, we're trying to zero in on a rather unattractive, and it is
4 certainly within the Land Development Code's purpose to create attractive communities.
5 This is an unattractive eyesore that's come about. I know it's happening more and more
6 in other areas, we were just trying to get ahead of the proliferation of them in
7 neighborhoods that don't have covenants and don't have the ability to go get covenants.

8 MR. TUTTLE: But, but we do agree that in essence this is the same structure
9 that you can buy at Lowe's with just different gauge material and maybe it's painted
10 originally a different color.

11 MS. HEGLER: I think they're totally different sizes. I mean, it still meets the size
12 requirements, I understand that, but I don't think you can go out and cost effectively buy
13 all of these parts and produce the exact same looking thing. Not as cheap as you can
14 buy it –

15 MR. TUTTLE: Okay, well just, just – I wanna –

16 MR. GILCHRIST: I'm a little confused about what a shipping container is.

17 MR. TUTTLE: Well, I wanna finish my comment, so I just wanna be sure. So then
18 we would restrict the building that I could buy at Lowe's based upon size throughout the
19 county.

20 MS. HEGLER: It's a percentage of your home, correct.

21 MR. TUTTLE: Right, so we already have regulations to cover that, absent this
22 ordinance.

23 MS. HEGLER: We do, and these –

1 MR. TUTTLE: Okay.

2 MS. HEGLER: - these structures were within that size.

3 MR. TUTTLE: So this, I mean, I just wanna make sure, this ordinance doesn't
4 speak to that concern that you just had. So I just wanna make sure we're not confusing
5 it, this doesn't say anything –

6 MS. HEGLER: No, it speaks to shipping containers.

7 MR. TUTTLE: Okay.

8 MS. HEGLER: Quite clearly.

9 MR. TUTTLE: I know. I know, I'm just -

10 MS. JOYNER: I have a question for Staff real quick. Did you look into what other
11 counties, what their codes say about this? If they address this?

12 MS. HEGLER: Yeah, that's what I opened up with; we, we looked at quite a few.
13 Many prohibit them outright. Many permit them the way that is described here, we
14 looked at, Tommy you reviewed, quite a few?

15 MR. DELAGE: Yeah, several different ones from the West Coast, East Coast,
16 even West Columbia, so.

17 MS. HEGLER: This is the combination of what we thought best addressed what
18 the Council's motion was and what we heard from last week, which is they should be
19 prohibited outright everywhere, maybe we could do some screening to make them
20 allowed and less obnoxious but prohibit them in places that Council made the motion to
21 prohibit them. We reviewed quite a few.

22 MS. CAIRNS: What, I mean, what I would offer is some of the differences is that,
23 I mean, I feel, I'm certainly not an appraiser but I feel very comfortable that a shipping

1 container in my neighbor's yard will degrade my property value. Whereas a shed from
2 Lowe's probably won't. Now granted, a shed from Lowe's that's 20 years old and rusty
3 and the roof is falling in is, but even taking that into account, if I, you know, let's say buy
4 a property or, or near a property that's got a rusty shed or something like that, those are
5 pretty easy to get rid of. You know, a couple hours and a hammer and a saw and I could
6 chip that little thing up and get it, be gone. These things, they're there. I'd imagine it
7 takes a semi-truck and something impressive to get rid of it. So, I mean, these are not –
8 to say that this really no different than a container, than a storage shed from Lowe's is
9 simply inaccurate. But to me the key to this whole thing is that this is, I have no question
10 that one of these plunked down in a residential lot will decrease the property values of
11 the neighbors' property, and that that's relevant.

12 MR. TUTTLE: Mr. Chairman, if I could bring up two points. I think by nature and
13 the definition here they're portable. That's basically what the definition addresses,
14 number one.

15 MS. CAIRNS: Well, so is a mobile home.

16 MR. TUTTLE: Number two – so what's your point?

17 MS. CAIRNS: It can cost up of \$8,000 to relocate them.

18 MR. TUTTLE: Right, but, okay. Then the other point, so what do you do with the
19 guy who has a 10 acre farm and he wants to store his hay in this kinda container rather
20 than building a building that might be 10 times more expensive? Why is that not
21 appropriate for that guy in the middle of his 15 acres to be able to have this to store
22 material?

1 MS. CAIRNS: I have offered that I feel that allowing them in the rural districts on
2 lots of sufficient size I would not have a problem with.

3 MR. TUTTLE: Right.

4 MS. CAIRNS: But I have –

5 MS. HEGLER: Sorry, if I could add to that. We would, we would look at that
6 situation and not necessarily tag them as residential. Rural can go either way as you
7 know. So a rural site, if it's being used for farming we could qualify that as a commercial
8 activity that then it would be allowed. Versus primarily residential.

9 MS. CAIRNS: Cause it just wouldn't be an accessory structure at that point, is
10 that why?

11 MS. HEGLER: No, it still could be but rural's one of those strange zoning districts
12 that doesn't necessarily always mean residential. And we look at how it's actually mostly
13 being operated. Cause we discuss that as Staff too, if you're using it to store hay for
14 your farming activity, we could allow that under this provision that it's actually General
15 Commercial in use more so than it's residential in use.

16 CHAIRMAN PALMER: What?! You can classify a rurally zoned piece of property
17 as General Commercial?

18 MS. HEGLER: It's as a use, that it's more of a General Commercial use and not
19 residential. Rural right now is not always – we could add it, but if it's mostly residential
20 then it wouldn't work under this, this text amendment.

21 CHAIRMAN PALMER: I, I see that as an extremely slippery slope where it's a
22 gray area as to -

23 MS. HEGLER: Rural is, I mean –

1 CHAIRMAN PALMER: - whether a piece of property, you can do General
2 Commercial uses in a rural piece of property.

3 MS. CAIRNS: As an accessory, as an accessory thing.

4 MS. HEGLER: It's not that that's what they're doing – it's not zoned General
5 Commercial but it's that the operations themselves mean it's not necessarily the
6 residential. Rural is gray, I totally agree.

7 CHAIRMAN PALMER: Things that we, that you, the Staff has the flexibility to rule
8 and view a rural piece of property as being allowed to have General Commercial
9 anything, whether it's an accessory use or not?

10 MS. HEGLER: We could consider the use agricultural and we could consider that
11 something other than, it's a use versus zoning. So no, it's not a General Commercial
12 District, it does not have General Commercial applications but it, it has a use that is
13 more consistent with it, with a General Commercial than it is residential.

14 MS. CAIRNS: I mean, we've had this problem with how we deal with rural come
15 up all the time. This is not the first time. And I know that, like setbacks and stuff are
16 different if it's actual farm use versus residential use.

17 CHAIRMAN PALMER: But never have we been able to take a look at a piece of
18 property and say, because it's, because – you're zoned rural but because you have a
19 commercial farm on a rural piece of property, you now can have accessory uses as if
20 you were zoned General Commercial.

21 MS. CAIRNS: No, that's not – I think that you're taking her statement too broad.
22 But I think the reality is –

23 CHAIRMAN PALMER: That's what she – is that not what –

1 MS. CAIRNS: Yeah, but I think you're taking it to an extreme that it wasn't
2 intended.

3 MS. HEGLER: [Inaudible] of this particular Code, I think we could look at it that
4 way. But you could, you could re – [inaudible] amendment like Mr. Tuttle suggested.

5 CHAIRMAN PALMER: For me the problem is if people don't like a large
6 accessory use in someone's backyard, then we need to address the percentages of an
7 accessory use as it relates to a home. I don't think that us getting into whether or not we
8 like a green container or a yellow one or whatever else, I don't like the color of the
9 container that the county sent me for recycling. My neighbors don't like it.

10 MR. THEUS: What's that, vivid green?

11 CHAIRMAN PALMER: That lime green thing that for some reason the county
12 thinks looks good on the side of the road, but I don't like the color of that. So I, I don't
13 know where the county thinks that it needs to get into whether or not they like
14 someone's container in their backyard. For me if it's an issue of it being obnoxiously
15 large and something that's hard to move, we need to get into those percentages, not
16 completely ruling out something based on whether or not I think it's unsightly. That's my
17 opinion. And if we wanna have those discussions about the size of the containers that
18 somebody shouldn't be able to build an accessory use that's 50% the size of their
19 home, we can get into that. That's fine, but this is not the place to do it for me. I'm in
20 favor of the shipping containers being used as structures for people to store their stuff in
21 to know that it can't be broken into as opposed to a tin can they buy at Lowe's for
22 \$2,000 that you can take a can opener to and get somebody's \$2,500 riding lawnmower
23 out of it, that's my thoughts.

1 MS. JOYNER: I would agree, I think we need to put some sort of size
2 requirements in here, such as a ratio or percentage.

3 CHAIRMAN PALMER: If you do it for these, do it for all accessory dwellings, or
4 accessory uses.

5 MS. JOYNER: Yeah.

6 [Inaudible]

7 CHAIRMAN PALMER: We have that, but if people wanna make it smaller then
8 we can have that discussion at some other time. Have Staff go take a look at it and see
9 what other areas are doing as far as the percentages for accessory uses to primary
10 dwellings that's fine. If our numbers are outta whack, then they're outta whack.

11 MR. THEUS: What is it now?

12 MS. HEGLER: And you said RS-LD, low density?

13 [Inaudible]

14 MS. HEGLER: Oh yeah, it was 50% or 1200 square feet, whichever's –

15 MR. THEUS: Of the house size?

16 MS. HEGLER: No, the square foot of the – yeah 50% of the house size or 1200
17 square feet.

18 MS. CAIRNS: Whatever's smaller.

19 MR. THEUS: Whatever's larger, right?

20 MR. DELAGE: It's 50% of the gross floor area of the principle building or 1200
21 square feet, whichever is greater, and shall not cover more than 30% of the yard. And
22 then the exception is for the RU if it's two acres or greater then it cannot exceed 50% of
23 the gross floor area or 2500 square feet, and there are no size restrictions for accessory

1 structures that are associated with agricultural uses in the RU District, provided that the
2 lot size is greater than two acres and a 100' setback is maintained from all property
3 lines.

4 MS. JOYNER: So that's for rural and residential use.

5 CHAIRMAN PALMER: That's for everything.

6 MS. HEGLER: [Inaudible]

7 MR. DELAGE: Well, that [inaudible] that included the residential districts and the
8 RU districts.

9 MS. JOYNER: Okay.

10 MR. THEUS: Can Staff give us any analogous situations, any other types of
11 structures that we prevent or limit within –

12 MS. HEGLER: No, I mean, I, it hasn't come up.

13 MS. CAIRNS: It's not, I mean, these aren't structures, these are metal boxes.

14 MS. FRIERSON: It's a type of structure.

15 MS. CAIRNS: I know, I just, I mean, I'm –

16 MR. DELAGE: [Inaudible]

17 MR. THEUS: Say that again?

18 MR. DELAGE: Mobile homes as storage units, we prohibit that as an accessory
19 structure.

20 MS. HEGLER: Which I would say these look more like than a shed you can buy
21 at Lowe's.

22 CHAIRMAN PALMER: So the typical size of these comes in well underneath,
23 what's the typical size, 8 x 30?

1 MS. HEGLER: Yeah, they're pretty long.

2 MS. CAIRNS: Aren't they 9 x 50? 9 x 50 I think.

3 MR. DELAGE: We've found that there's been a variety, there's been smaller
4 ones, the longer ones. I think two were on one lot that were permitted that were under
5 1200 square feet that were fairly long, I can't recall the size off the top of my head, but
6 they could've potentially had a third one placed on the lot and it would've hit the 1200
7 square foot or 50% mark.

8 MS. CAIRNS: And to say our size limits on an accessory aren't really even limits.
9 I mean, 1200 square feet or half your house, whatever's bigger? That means you can
10 have a massive amount of accessory space.

11 MR. TUTTLE: Well, you know, but I mean, there's some applications where that
12 would be perfectly normal if you had a pool house or something to that effect, you know,
13 you could see where a covered cabana would get up in 1200 square feet pretty quickly.

14 MS. HEGLER: And the lot coverage I think covers, the maximum there covers
15 any oddity in size that you would have.

16 CHAIRMAN PALMER: Alright, anything else? Do we have a motion on this?

17 MR. THEUS: Mr. Chairman, I move that we move this, to the extent we have to
18 move it forward, we move it forward without a recommendation for approval.

19 CHAIRMAN PALMER: So we have a motion to send this forward to Council with
20 a no recommendation

21 MR. THEUS: Right.

22 CHAIRMAN PALMER: With a recommendation of no, not to change, not to be
23 added.

1 MR. THEUS: Correct.

2 CHAIRMAN PALMER: Okay.

3 MR. TUTTLE: Second.

4 CHAIRMAN PALMER: We have a motion and a second. All those in favor please
5 signify by raising your hand. All those opposed?

6 [Approved: Joyner, Tuttle, Palmer, Theus, Anderson, Opposed: Cairns, Frierson,
7 Gilchrist; Absent for vote: Brown]

8 MS. HEGLER: So that's a, a no recommendation, which means –

9 CHAIRMAN PALMER: It's a recommendation to not add this language into this
10 section.

11 MS. HEGLER: Is that how – can they do, they can go forward without a
12 recommendation at all, can't they?

13 MS. LINDER: Yes, your Rules provide for no recommendation.

14 CHAIRMAN PALMER: This is not a no recommendation. This is a
15 recommendation of not to change this language in this Text.

16 MS. HEGLER: To deny it.

17 CHAIRMAN PALMER: Right. To leave this language as it was previously.

18 [Inaudible discussion]

19 MS. LINDER: A motion to deny.

20 MR. THEUS: Right.

21 CHAIRMAN PALMER: Correct.

22 MR. THEUS: What was the vote?

1 MS. FRIERSON: Mr. Chairperson, I misunderstood the motion. As I heard it I
2 thought he was saying something different; that we were recommending that this move
3 forward to Council without our making a recommendation. And so is that what the
4 motion was?

5 MR. THEUS: No, the motion, the motion was to deny.

6 MS. FRIERSON: But you added something to it, though.

7 MS. JOYNER: Deny the language.

8 MS. FRIERSON: To deny the language?

9 MS. JOYNER: Um-hum (affirmative), that was added.

10 MR. THEUS: To leave it as it is, not to –

11 MS. FRIERSON: Okay, then I'd like to change my vote because I misunderstood.

12 MR. THEUS: Okay. So what is it?

13 CHAIRMAN PALMER: Do we need to take re-vote or we need to have a new
14 motion?

15 MS. LINDER: I heard the motion to be a motion to send forward without a
16 recommendation –

17 MR. THEUS: I'm sorry.

18 MS. LINDER: - so I would reconsider that and make a new motion.

19 MR. THEUS: Does it have to be, do we have to move this forward?

20 MS. HEGLER: I, I would suggest that you move it forward, yes.

21 MR. THEUS: Okay. Well then the motion is to move forward with a, with a vote
22 to, recommendation not to approve this language.

23 MS. HEGLER: Okay.

1 MR. THEUS: To leave the ordinance as is.

2 MS. LINDER: If there's a second, then you could re-vote on that.

3 CHAIRMAN PALMER: Okay.

4 MR. TUTTLE: Second.

5 CHAIRMAN PALMER: Okay, so we have a motion –

6 MS. LINDER: Basically you have a motion to deny the ordinance as presented.

7 CHAIRMAN PALMER: To deny the ordinance change as presented.

8 MR. THEUS: Yes.

9 CHAIRMAN PALMER: Okay. We have a motion and a second. All those in favor
10 please signify by raising your hand. You got it? All those opposed?

11 [Approved: Frierson, Joyner, Tuttle, Palmer, Theus, Anderson; Opposed: Cairns,
12 Gilchrist; Absent for vote: Brown]

13 MS. HEGLER: For the Record, Ms. Frierson, you may not vote, you haven't been
14 here for half of the meeting yet, so just for the Record that that vote didn't count but it
15 still passed.

16 MS. FRIERSON: Okay.

17 MR. THEUS: At least you got the motion cleared up. [Laughter]

18 CHAIRMAN PALMER: So [inaudible] rule, can you explain that rule to me?

19 [Inaudible discussion]

20 CHAIRMAN PALMER: Where you have to sit here for half the meeting before
21 you can start voting? That doesn't make sense.

22 MS. HAYNES: [Inaudible]

23 CHAIRMAN PALMER: Right.

1 MS. HAYNES: In the paragraph, the second paragraph, you must be here for
2 50% of the meeting to be considered present.

3 [Inaudible discussion]

4 CHAIRMAN PALMER: Right, but that doesn't have anything to do with her voting
5 right now.

6 [Inaudible discussion]

7 MS. FRIERSON: So how long, how do you determine what 50% is until the end
8 of the meeting?

9 MS. HEGLER: Yeah, if we go another 30 minutes then that vote will count.

10 MR. TUTTLE: No, no, if I can offer, I have a different interpretation. My
11 understanding has always been that if you were here for the opening of that particular
12 item and you could hear the arguments based upon that item, then you were entitled to
13 vote if you were tardy getting here. So for instance, if somebody got here late, I mean,
14 he might as well go home cause he ain't gonna be here for half the meeting.

15 MS. HEGLER: Well, you don't know yet. I think it waits until the end. I take that
16 back, I was listening to her in the background.

17 MR. TUTTLE: The thing on our absentee sheet says that you have to be here for
18 50% of the meeting in order to count as present.

19 [Inaudible discussion]

20 MR. TUTTLE: I don't know in our rules of operation I've never seen a 50%
21 caveat.

22 MS. HAYNES: Does anyone have their absentee thing with them?

23 MS. FRIERSON: I have everything with me.

1 MS. JOYNER: I have it.

2 MS. CAIRNS: We're getting credit for being here, but yeah when you have the
3 right to vote on something is totally separate.

4 MR. TUTTLE: Ms. Linder, you're aware of our rules of operation, is there
5 anything in there that states that we need to be here, if you arrive late you have to be
6 here for 50% of the meeting before you can –

7 MS. LINDER: There's nothing in your Rules of Order.

8 [Inaudible discussion]

9 MR. TUTTLE: Right, so to be correct then Ms. Frierson's vote did count.

10 MS. HEGLER: It may count. We have to, what it is, your votes don't count if
11 you're not considered present at the meeting and we can't determine that until the
12 meeting is over. So if we determine that we were to conclude at this point –

13 MR. TUTTLE: Oh, I understand now.

14 MS. HEGLER: - if were to conclude at this point she wasn't here for half the
15 meeting, her vote wouldn't count cause you can't have a vote when you're not present.

16 MR. TUTTLE: Okay. Just for my edification how long have we been here and
17 how long has she been here?

18 MS. HEGLER: We've been here since 1:00, it is now 1:53, she arrived at 1:30.
19 So she has got seven more minutes and she's golden.

20 MR. TUTTLE: So is Mr. Palmer [inaudible]? [Laughter]

21 MR. BROWN: Mr. Chairman, may I be excused?

1 MS. HEGLER: Just wanted it to be clear for the Record, if we were to go back
2 and the meeting were concluded at this point her vote would not count cause she would
3 not be considered present, neither will Mr. Brown.

4 MS. FRIERSON: We'll be here for seven more minutes.

5 MS. HEGLER: Oh yes, ma'am, cause we haven't even gotten to the fun stuff.

6 CHAIRMAN PALMER: Okay.

7 MR. BROWN: How late do I have to wait?

8 CHAIRMAN PALMER: When do we have to adjourn for Mr. Brown to be counted
9 present?

10 MS. HEGLER: You have to be here another 53 minutes.

11 CHAIRMAN PALMER: Well, technically it would still count for his –

12 [Inaudible discussion]

13 MR. BROWN: What time did I arrive?

14 MS. HEGLER: 1:44.

15 MS. FRIERSON: Point of personal privilege not pertaining to time, seriously. In
16 the Minutes, I know y'all have already dealt with, you all have my name spelled
17 incorrectly. I am F-R-I-E-R-S-O-N. Please. And also on the website, I am Beverly, not
18 Barbara.

19 MS. HEGLER: That's been changed and corrected.

20 MS. FRIERSON: Thank you. So it was probably that Barbara that was late, not
21 Beverly. [Laughter]

22 CHAIRMAN PALMER: So our next item is Other Business?

1 MS. HEGLER: There's no Other Business but we are gonna update you on the
2 Comprehensive Plan. Our consultants are in town, they're gonna give a presentation.
3 Because so many of you are new and so many missed the first meeting, they're gonna
4 go over a little bit of the stuff that we've done so far, the reasons behind the update, and
5 then tell you what we're doing over the next week or so.

6 CHAIRMAN PALMER: Okay.

7 MS. HEGLER: Leann King, she's with Clarion Associates, you've met her before,
8 some of you. She's the project manager for Clarion Associates and she's been hard at
9 work. Jamie Green is with her as well standing up, he's been doing the public
10 engagement portion.

11 MS. KING: And with us today we also have Ernie Bowman with Tool Design
12 who's up here, he's gonna be working with us some; stakeholder meetings and public
13 engagement meetings and also working on transportation updates to the plan. So thank
14 you for having us this afternoon. As Tracy said we're gonna give a few of you kind of an
15 update we didn't get to present to you two months ago; some of you are new and some
16 of you weren't able to attend that meeting so some of this will be a refresher for those
17 that were able to see it. We're just gonna give you a brief project overview about what
18 the Comprehensive Plan is, why the county's updating it, what the purpose is, and the
19 direction Council has given in terms of what the focus of the update is. We did an
20 exercise with the Planning Commission two months ago and with City Council at their
21 retreat in January and we got, collected some feedback on the objectives for this
22 planning effort, and we wanted to share those with you and kind of let you digest those
23 again and see if you had any additional thoughts on those. We want to give you some

1 preliminary findings and trends, we're doing a lot of technical analysis behind the
2 scenes right now as part of this update, so we'll be sharing that information with you.
3 We also want to talk to you about the community conversations which kick off tonight;
4 it's a series of five meetings that will be taking place over the course of this week.
5 Hopefully you've received emails and other notifications about them and we encourage
6 you to attend and to tell your friends, neighbors and colleagues to attend as well, cause
7 this is really the kick off, the public kick off for the project. And then finally we wanted to
8 tell you a little bit about the publicity for those events. So first to start off, what the
9 Comprehensive Plan is. It's different than what you've been talking about, you all have
10 been focused on zoning ordinance for the last 45 minutes or so. The Comprehensive
11 Plan is what we like to think as planners as the first step of a community kind of coming
12 together and figuring out what it is they want to be in the future. What is the guidance
13 that they want to undertake in terms of policies? So conceptually you can think about a
14 Comprehensive Plan as a blueprint for the county's future, what you wanna be in 20, 30
15 years, and it's laid out in the form of goals and policies and specific strategies that you
16 want to act upon. It's a compass, you use it as a guide for local decision making, so as
17 you're making adjustments to rezoning, etc., you can look to the Plan to help give you
18 guidance as to whether or not those are appropriate decisions. And one thing that
19 Comprehensive Plans do that are very important is they look at the interconnection
20 between different topic areas, so they look at how – we'll talk about changing
21 demographics and how that has an impact on housing and that has an impact on
22 transportation and commercial needs. And so the Comprehensive Plan looks at how all
23 those pieces kind of fit together and provides policy direction for where the community

1 wants to head. And last, it's also kind of, this is a newer thing that we think about in
2 planning is really a marketing tool, a lot of developers will come into your community
3 and they want to know what it is your community wants to be over the next 20 or 30
4 years, and how do they fit within that picture. And so it really kind of tells someone from
5 outside what, what the vision for the community is and it's really kind of a marketing tool
6 for private sector folks. What the Comprehensive Plan is not. It's not a law, it doesn't
7 regulate private property development, it's not zoning, it provides policy guidance that
8 could change law, but it is not itself law. It's also not a mandate, there is flexibility with
9 your Comprehensive Plan. It serves as a guide but doesn't dictate. Some states it does
10 dictate, that's not true here so just kinda keep that in mind. You have a Comprehensive
11 Plan right now, you probably all have seen this and have a copy of your own maybe at
12 home that was adopted back in 2009. That was prior to the 2010 census so we've got,
13 you know, a lot of new information that we're looking at as part of this planning update.
14 And your current plan includes a lotta different things; policies and strategies, it also
15 includes this map that you see up here, which is your future land use plan map and
16 that's one of the most important components of the plan because it really helps guide
17 development decisions, that that's its intent. So your current plan sets out development
18 in several different areas; it's either urban, suburban, rural, you also have conservation
19 areas. So those are kind of the general classifications that different land, land areas are
20 set in. And that's what we're gonna be updating as part of this process. Council has
21 directed that this process is really targeted, it's – we have an aggressive schedule as
22 you'll see in a moment, and so really the focus for this update is not on, you know, a
23 real comprehensive update to every single element, it's really strategic in looking at the

1 land use component and looking at the priority investment component. And the priority
2 investment component is the, the component that really helps to guide where
3 investment decisions and choices are gonna be made in the future. It identifies certain
4 geographic areas in the county that are targets for investment. And right now you have
5 13 priority investment areas and there's been some discussion, you know, is that too
6 many, are they in the right location, that's something that we're gonna be evaluating as
7 part of this process. So this is a diagram that shows the process for this update and you
8 see, kind of cut off on the left side, but we started back in January 2014, of course, we
9 kicked it off with City Council at their retreat and so we're in the process of really looking
10 at conditions and trends in hosting this first community conversation, that's our first
11 public workshop, that kicks off tonight. Over the next few months we'll be, once we kind
12 of absorb all the information that we got from this week, we're hosting a whole bunch of
13 stakeholder meetings during the day, during the days over the next several days so
14 once we kind of digest all that input and the technical analysis we'll be drafting goals
15 and strategies, bringing those back out to the public in July at the Choices Workshops,
16 again focusing really primarily on land use and priority investment. Then we'll be
17 drafting the plan – yes, sir?

18 CHAIRMAN PALMER: Who are the stakeholders that you're having meetings
19 with throughout the days?

20 MS. KING: So this morning we met with, we met with School District 2, we invited
21 5 and 1, they were unable to attend. I'm sorry, I don't have the list in front of me, so
22 Tracy if you could help me –

23 CHAIRMAN PALMER: Not specifically but just kinda generally who –

1 MS. KING: Sure. So I know we're meeting with the Chamber, we're meeting with
2 one of the realtors, what's the name of the realtor's group?

3 MS. HEGLER: Carolina Realtors' Association, Homebuilders.

4 MS. KING: Homebuilders, we're meeting with military, DOT –

5 MS. HEGLER: Conservation.

6 MS. KING: - conversation interests, so yes, we called on the folks with ULI(?)
7 that had their recent effort.

8 CHAIRMAN PALMER: Okay.

9 MS. KING: So we're trying to get a broad base of stakeholders that we're
10 meeting with over the course of the week.

11 CHAIRMAN PALMER: Okay, thank you. Sorry.

12 MS. KING: No, thank you for the question. And then in September we'll have a
13 public review draft of the plan available, that's the third set of meetings that we will be
14 hosting to get the information out there. And then the final plan is set for adoption
15 proceedings in December of this year, I think actually it would come before your Body in
16 November before it would go to Council in December. So any questions? I went through
17 that process fairly quickly. Yes, ma'am?

18 MS. FRIERSON: With regard to the school districts, I notice that you mentioned
19 some of them were not able to attend.

20 MS. KING: Yes, ma'am.

21 MS. FRIERSON: Was School District 1 invited?

22 MS. KING: Yes.

1 MS. FRIERSON: Okay, with reference again to the school districts, if they were
2 not able to attend for valid reasons, will there be another effort to include them at a later
3 point before we have the Choice Workshops?

4 MS. KING: Very good question. I don't know if the consultant team will
5 necessarily be able to speak directly with them, but that's something that we want to talk
6 with Staff about, you know, if there's an opportunity to update before those meetings.
7 We are, so the one, two and three that you see on the board here, those are kind of our
8 targets for public engagement; both with the general public and for this, these various
9 stakeholders. We're gonna hold stakeholder meetings at each of those three points in
10 the process to keep them up to speed with the plan as its being developed and the
11 policies as they're forming. So very good question, I don't have an answer for you
12 today, it may be that we were not able to attend those meetings but someone else can
13 and feed us that information and we can coordinate on that end.

14 MS. FRIERSON: One more follow up question. With reference to the school
15 districts, are you inviting only, for example, school superintendents or are teachers and
16 students also included? And how much publicity is being given to the fact that you want
17 input from the various school districts? Cause that's very important.

18 MS. KING: Sure. Well, there's a, kind of to answer your last question first, there's
19 a really, you'll see at the end of the presentation, we've had a really broad based push
20 in terms of publicity for this overall planning effort. And so we're not necessarily just
21 singling out the school districts, we're really focusing on the entire community and
22 anyone who, we like to say, we wanna make sure everyone has a choice to know this is

1 something that they can be involved in, they can choose not to or to be involved. But
2 we're trying to make it available and, and out there to everyone.

3 MS. FRIERSON: Now my last comment on that, although I understand it's not
4 just geared to one entity nor to the city or to the county but both, I think we need to be
5 very intentional if we're talking about the future and a blueprint to include the school
6 districts.

7 MS. KING: Definitely.

8 CHAIRMAN PALMER: One more – did you say you were planning on getting this
9 to us in November and get it to Council in December?

10 MS. KING: I think that's the schedule. So we're taking – it might be October.

11 MS. HEGLER: Might be October.

12 MS. KING: It might be October. The, September's the public meeting and I know
13 that the target for the adoption is with Council on December 15th. So I apologize, I don't
14 remember the exact date of the meeting that we're bringing it to you, it's either in
15 October or November, but –

16 MS. HEGLER: We're pushing for October. November would still do it if it, if it just
17 comes out in one reading.

18 CHAIRMAN PALMER: That never happens.

19 MS. HEGLER: I know. We're gonna push for October. That's why we did the
20 review in September with the public.

21 CHAIRMAN PALMER: I mean, I think the last time we did the Comp Plan it was,
22 it was more than two months. I mean, just look how long we take on two cases. That's

1 just a heads up, I mean, if you're shooting for a December adoption outta Council it'll
2 probably take a little bit longer to get out of this Body.

3 MS. KING: Yeah, it's challenge – I mean, we have a pretty aggressive, you're
4 right, we have a very aggressive schedule and, and we're also wanting to do a big
5 public outreach as part of it too, so it's, you know, it's a little bit challenging in terms of
6 the calendar. I guess the one thing that's maybe helping us out a little bit, which
7 might've been different from your last experience, is that this is really a focus on just two
8 of the elements. All of the elements will be updated in terms of data but in terms of the
9 policy, you know, overhaul or changes, we're not sure the extent to which it'll be
10 changed at this point. It's really focused on the land use and priority investment
11 elements.

12 CHAIRMAN PALMER: So before September you'll actually have a draft done.

13 MS. KING: Right. And I think we actually scheduled a date in early, sometime in
14 August to be presenting you with kind of a preview so you would have a chance to take
15 a look at it before your formal public hearing.

16 CHAIRMAN PALMER: Why don't we set that for our August meeting since we
17 don't normally meet in August, we'll just do this review.

18 MS. HEGLER: And we thought we might have a workshop too, that's why we're
19 trying to give you all of these updates as we go cause I know that's a lot to ask.

20 MR. TUTTLE: May I ask a question real quick?

21 MS. KING: Sure.

22 MR. TUTTLE: How are, how are the, the comments and the data and the
23 conclusions drawn from the reality check going to be synthesized, if you will, or

1 coordinated with, with the county? Obviously the county's goals could be slightly
2 different than the overall region's goals, but it seems like, and I know we were excited
3 that they were happening at the same time cause we thought that would give a lot of
4 insight that we wouldn't normally have. So how does that work?

5 MS. KING: It's – that's a very good question. I know one of the things that we
6 were hoping, we haven't yet met with the folks from ULI, I think we're gonna be doing
7 that on Thursday morning and so we'll have a better response to that question at that
8 time. But there's some information that's out there, or being developed right now that we
9 don't have access to, so that's a little bit of a challenge from that end. But it's definitely
10 something that we're looking at as we're, as we're updating the data and trends. We
11 want to be mindful of this regional effort that's taking place and how Richland fits into
12 that picture.

13 MR. TUTTLE: Thank you.

14 MS. KING: Any other comments? So I just circled here that we're, you know, at
15 this point in the, in the process right now kicking off our meetings in April. In our public
16 engagement strategy we have, you know, several different components that are part of
17 this, so we have our public workshops. Again the outreach has really been tailored to
18 Richland County. Jamie Green with Planning Next, this is really kind of, you know,
19 where they're very strong and where they do great work and they've been working with
20 Beverly, your public information officer, to look at all the channels that we can use at the
21 county's disposal to get the word out about this. There's a website, we're using
22 Facebook and Twitter, list serves that the county has already compiled, so really trying
23 to, to get the word out in every way possible. And some of the goals that we have for

1 community participation are to, to kind of manage expectations so people are clear
2 about what this planning efforts all about and what's gonna be accomplished through it,
3 respect everyone who wants to have a voice in this effort, provide multiple methods for
4 input and facilitate meaningful participation, which hopefully we'll be seeing tonight, and
5 ensuring a team effort. So how is this different from recent planning efforts? You
6 recently approved two neighborhood plans and so something you might be thinking
7 about, well how does that, how do those plans relate to this Comprehensive Plan? So,
8 well first of all how it is different from previous planning efforts, there's a strong, strong
9 focus on community input in terms of the Comp Plan, you know, we've been talking
10 about and you'll see more tonight hopefully if you can attend one of the meetings, that
11 we're really focusing on getting strong community input through these 15 meetings and
12 these other outlets. There's a county focus in the Comprehensive plan, but it respects
13 the neighborhood plan, so especially those plans that have been adopted in recent
14 years and very recently, the Comprehensive Plan is going to respect those planning
15 efforts and what was adopted in those plans. It's not suggesting that we're gonna be
16 completely opening those up to rework. A lot of effort and time and, and attention was
17 paid on those and we want to respect that. And last, this is a unique situation, the
18 county and City of Columbia are actually updating their Comprehensive Plans
19 simultaneously and there's a lot of opportunity for synergies there to really have some
20 good, coordinated planning. And one of those aspects is that we're actually branding
21 this process plan together, put the pieces in place. It's one website you can go, you can
22 get information about the county's plan effort, you can go and get information about the
23 city's plan effort. We thought there might be room for confusion since both are updating

1 simultaneously and we wanted to get ahead of that curve and make the information flow
2 pretty, pretty seamless. And also really kind of show that there is interest on both parties
3 to work together to update the plan. So I mentioned to you that some of you were here
4 two months ago when we did the exercise, and we also did the exercise with Council at
5 their January retreat. We asked two questions; the first question that we focused on
6 was, what are the top five land use objectives that you would like the new Comp Plan to
7 achieve? Second question that we asked was really more geared towards public
8 engagement and how you thought we could, you know, what are the things that we
9 should achieve through public engagement? So for that first question, this is a summary
10 of responses we got both from Council and from the Planning Commission Members
11 that were in attendance at that meeting of what the land use plan update should
12 achieve. So protect natural areas, historic assets and rural character, identify growth
13 areas, address current demographic and market trends, balancing commercial and
14 residential development, providing distinctions between urban, rural and suburban
15 development areas, coordinating with municipalities on growth and infrastructure
16 investments, revitalizing commercial corridors, identifying areas for industrial
17 development, considering market-based approaches and maintaining the flexibility of
18 the plan, and addressing challenges to plan implementation. And I think, I'm just gonna
19 pause here for a minute and give those of you that weren't here two months ago an
20 opportunity to look at these, and if you have other ideas, other things that you think
21 should be on this list, we would like to hear those from you today.

22 CHAIRMAN PALMER: I think we're good.

1 MS. KING: You good? So preliminary findings on trends and conditions, I
2 mentioned that, you know, since your last plan update we've had the 2010 census, so a
3 lot of the, what's being done on trends and conditions is really kind of looking at those
4 census conditions and how things have changed. You're the largest in the Central
5 Midlands region, both for your size, almost 750 square miles, and for your population.
6 Last year you reached almost 400,000 in Richland County. This is a chart that shows
7 your population growth. The gray line at the bottom shows from 1980 to 2010, what your
8 actual historical population trend was, you can see you've got a lot of growth in the '90s
9 and 2000s, and then the four lines that are off to the right, those are different projections
10 from different sources about what your population could be moving forward into 2040.
11 This is a long range planning effort so we're looking, you know, 25 years out ahead to
12 see what that growth might look like and how many folks you might have in Richland
13 County. So again, historic growth and projected growth. And what we learned when we
14 looked at this is since 1980 about 40% of the residential growth has been in the
15 unincorporated areas of the county and about 60% has been in the municipality so
16 you've had a fair amount of growth in the, in the unincorporated areas.

17 MS. CAIRNS: I have a question.

18 MS. KING: Yes, ma'am.

19 MS. CAIRNS: On that chart, I mean, can you offer a concept of why we're – I
20 mean, it looks like as of in essence now we're projecting a significant change in the rate
21 of growth.

22 MS. KING: You talking about the, the decline – again, different sources for
23 different reasons are coming up with different projections. And no crystal ball here, we

1 look, we try to look at a broad range of sources, we looked at the Central Midlands
2 Council of Governments, their projections which obviously they have a more regional
3 focus. Woods & Pool is a national group that actually uses regional elements in their
4 analysis to do projections. And then we did some as well, kind of straight line trend,
5 which you see that one at the top, which is on the high end and probably unlikely but if
6 you did have kind of a continuation of growth that's what it would look like. And then a
7 more modified adjusted growth rate in there as well, which is kind of the midline piece
8 that you see in the gray between the yellow and the red. So it's –

9 MS. CAIRNS: I mean, it's just interesting that – and I would just be curious for
10 curiosity's sake, you know, how accurate the three on the right projected what occurred
11 in the prior 20 years. But I think it's interesting that all of them show a significant decline
12 in the growth.

13 MS. KING: Right.

14 MS. HEGLER: And if I might add that's a, another conversation we can have with
15 the Urban Land Institute that just did this study. They probably used the Central
16 Midlands figures but I'm sure that they looked at all of those, so we'll have those kinda
17 conversations with the, the, you know, the more, more local thought as to what's
18 probably most appropriate. So we're at least consistent as we tell the story moving
19 forward.

20 MS. CAIRNS: Is that estimate or whatever done, I mean, we've got a few Comp
21 Plans sort of under our history, but I mean, I would just be curious to know if you pulled
22 up this same chart 20 years ago how accurately they projected what did happen 10
23 years ago.

1 MS. KING: Right, right.

2 MS. CAIRNS: You know, because that is, you know, I would, I mean, just looking
3 at it, it appears to me to be a significant change in our rate of growth is what's projected
4 but that is consistently under projected or over projected? I mean –

5 MS. KING: Right. What you'll see in just a moment, so we've got the rate of
6 growth here between 2000 and 2010 set at 1.83%, that's annual average compounded I
7 always get those words wrong, but in about 145,000 households as of 2010, so you'll
8 see in a moment that, that rate of growth, I'll give you a sneak peak, the rate of growth
9 on the next slide between 2010 and 2012 [inaudible], so we're already starting to see a
10 slow –

11 MS. CAIRNS: But, I mean, is the growth the number of homes or the amount of
12 population?

13 MS. KING: This is talking about population here, but obviously there's a direct
14 relationship between population and number of households.

15 MS. CAIRNS: Well, yes and no. The areas based on cultures and, yeah.

16 MS. KING: Right.

17 MS. CAIRNS: Yeah.

18 MS. KING: I'll go back to this last slide, so the point here on this map, the areas
19 in pink, these are populations, what this map shows is population growth by area so the
20 areas in pink are the ones that have little to no growth between 2000 and 2010, and the
21 darkest blue kind of gradates up to the darkest blue where the red arrows are pointing in
22 the northwest/northeast/Ft. Jackson and then southwest Columbia area, those are
23 where the greatest population growth occurred in the county. So just to give you a

1 sense of what, where that change occurred over that decade. And then if you look more
2 recently at 2010 and 2012, some of the same, same color scheme here; the pink is little
3 to no growth and the blue shows where growth is appearing with the darkest being the
4 areas where the most growth has occurred. The trends are a little different than we saw,
5 slightly different from the previous decade. We again have, to the northeast and to the
6 northwest, but then we're also seeing more growth occurring within, you know, within
7 the Beltway area than we saw in the previous decade. So that's something to consider.
8 You all have probably heard a lot about the two big generations that the nation is, is
9 dealing with in terms of, you know, how we plan for our future; the aging baby boomers
10 which used to be the biggest generation, and now the millennials, the newest biggest
11 generation, those born between 1980 and 2000, and that's, you know, this is a
12 consideration that all communities are having to think about how we're going to address
13 our aging population and what are their needs going to be over the next 20, 30 years. At
14 the same time this younger generation that's coming up is showing signs that they have
15 market preferences for a different lifestyle maybe than their parents had, at least at this
16 point that they are in their life, and are maybe looking for more urban oriented type
17 environments to live in and different types of [inaudible]. So we took a look at what the
18 change was in population between 2000 and 2010, an important consideration, you
19 actually are kind of young when you look at, when you compare the county to the
20 national statistics, the average age here is 32.9, that's about five years younger than the
21 national average age. And as you can see these are actual numbers so that, of course,
22 the 2010 numbers are higher for each of these age cohorts under 5, 5 to 19, 20 to 44,
23 and 45 to 64 [sic], that 45 to 64 age bracket is the one that increased the most, that's,

1 that had kind of the biggest slope there as you would expect with the aging baby
2 boomers and folks nearing retirement. If you look at this in terms of percentages it's a
3 little easier to see here again, comparing 2000 and 2010. Interesting, there's not much
4 of a change between – I think maybe I can do through the one you're looking at – on the
5 under 5, a little bit of a decline on the 5 to 19 year olds, there's a decrease in the 20 to
6 44 year olds, which actually probably would've been larger had it not been for the fact
7 that USC added 6,000 students during that time period, so some of that's masked in
8 here as well. And then this increase here about 4% of 45 to 64 year olds. And then
9 again interesting that you kind of flattened out on the 65 and over, there wasn't much of
10 a change there. This map shows us population density, where people are living so you
11 can see here a lot of folks in the Columbia area, area to the northwest between 77 and
12 20, and then, excuse me, the northeast, and then to the northwest up 26. And then a
13 similar map, this is showing parcel size, so you can kind of see where development is
14 occurring. And there's a gradation here, the darkest red areas are, those are the
15 smallest sized parcels out to the green where the largest swaths of land are. And again,
16 most of the development kind of in the central part of the community in the northwest
17 and in the northeast. So these are helpful kind of, to get a sense of the lay of the land
18 and the growth patterns, and we're gonna be sharing this with folks at the meetings over
19 the course of the next week. In terms of your population growth, Richland County, using
20 those projections that we were just talking about earlier, you know, there could be
21 demand for between 30,000 and 80,000 new housing units by 2040, and it's probably
22 somewhere in the middle there, probably more like 50,000 units, so a big question that
23 we need to answer in this planning effort is, where are those homes gonna go, where

1 are those people gonna go, and where does the development that's gonna serve them,
2 where's that gonna be located? And how should it be designed and oriented. Another
3 thing that we're gonna be looking at as part of this process, and specifically asking a
4 question about tonight is you have a lot, you know, Richland, you have, rich lands, you
5 have a, a heritage of rich lands in your community; scenic, natural, and agricultural land.
6 You know, are there areas in the community that as we're looking to the future in
7 developing, do we need to be also looking at places that need to be protected from
8 development. You have, you know, your big three state forest, national park, state park
9 that are already protected and other agricultural and private lands, and of course, the
10 military bases, but are there other places that need to be considered for protection as
11 we're thinking about where development's gonna go. That's something we wanna ask
12 folks tonight. So let me stop there, do you have any questions about the information I
13 just shared with you? And we're gonna be, you know, keeping you abreast and sharing
14 more information with you as we continue to, to look at these trends and conditions at
15 our next meeting. Okay, well I'm gonna turn it over to Jamie who's gonna talk about our
16 public meetings.

17 MR. JAMIE GREEN: Thanks, Leann. Good afternoon. So as you've seen I
18 believe, hopefully you've heard plenty about that beginning this evening over the next
19 few days there are five open call meetings for anybody who cares about the future of
20 Richland County to have an opportunity to talk about what's important to them. So we
21 have five meetings located throughout the county in different areas trying to find some
22 geographic dispersion of what's going on. We like the public meetings to be not just
23 brainstorming, tell us whatever you, you know, whatever you think. We also want it to be

1 grounded in some reality, so we'll be sharing with them some of the trend information
2 that they are, in fact, growing and that although they're probably folks who would like
3 wherever they live for there not to be any changes the reality is, is that you continue to
4 be an attractive place for people to live and invest. So we wanna share some of that
5 with them. And the bulk of the work will happen in small groups at these meetings, at
6 these five meetings, and really dealing with two important issues that go back to what
7 Leann had mentioned earlier when we talked with Council and we talked to you about
8 what this plan should address, one of those was about protecting our key assets and
9 the other one was about where should growth go. So one of these exercises tonight is a
10 map-based, they're both map-based, but the first one is about asking people what are
11 those areas, as specific as they can be, that should be protected, either protected or
12 conserved as we look to the future. So they'll have a map, they'll be able to identify
13 where those areas are and they'll also be able to tell us why, why is that important.
14 Maybe it has historical significance, maybe it has environmental implications. So it could
15 be things as simple as a stream corridor or it could be some place with some cultural
16 significance. We have another exercise, it's really about how should be distribute
17 growth. And we recognize that, you know, as Leanna reminded you, that you know this,
18 there's almost 750 square miles to your county, it's a very large area. But we would like
19 them to help us think about from a conceptual level where should growth be directed.
20 And we like to think about growth really having, really only three places where future
21 development can take place. It either is in a place, what we call greenfield area where
22 there is no development, or it happens in an area that is already developed, or it
23 happens in an area that maybe you might think about it as a hole in the donut. So we're

1 gonna ask them to give us their preferences about how they would allocate this future
2 growth based on these three different categories. So I'm not gonna read these to you
3 but we think that greenfield development has particular attributes that it's probably not
4 an area that's served by, by urban services and there's probably not any development,
5 you know, that's significantly adjacent to it. So it might look like a piece like this. The
6 redevelopment is probably really clear to you, there's something that's already on it, you
7 know, that has maybe reached its useful life or there's a higher and better use for it. But
8 it's something that is probably already serviced by infrastructure because it's already in
9 a development standpoint. And then maybe it's something that looks like this, there's
10 these pieces here that present an opportunity. The third area is again if you think about
11 this as a whole in the donut, this occurs on land that is not developed, doesn't have
12 anything on it right now, but it's proximate to developed area and is likely already served
13 by infrastructure. So these three areas, and this is an example of that, conceptually
14 again, we're gonna ask people to tell us, you know, on a percentage basis, you know,
15 how would you allocate that, right? If you, in the next 25 years, if you were to allocate
16 that growth what percentage would you put? Would you divide it in thirds, third of the
17 future growth maybe should be in greenfields, a third of it we really do have
18 opportunities for significant redevelopment, or we may have significant areas that have
19 been sort of bypassed and leap-frogged that we've made the investment in
20 infrastructure we're just not getting a return on that investment.

21 CHAIRMAN PALMER: How many times have you asked that question before to
22 other [inaudible]?

23 MR. GREEN: A dozen.

1 CHAIRMAN PALMER: And what percentage would you say, say that they would
2 like to see development in greenfields?

3 MR. GREEN: I think it varies significantly from the community, so I don't know
4 that there's any generalization to be drawn from that.

5 CHAIRMAN PALMER: Okay. Okay.

6 MR. GREEN: So we're gonna ask them to do that and then each table, whatever
7 number comes to the top, like so if you're in table 2 and you're, and the highest
8 percentage of that happens to be greenfield, we're gonna ask them to identify as a
9 small group, again this is just one sampling of one small group on one particular night in
10 Richland County, ask them to think about for their highest one where are some of the
11 good places for greenfield development to take place, and then why? So perhaps they,
12 they find an area that's greenfield that they believe is an area that's already growing,
13 that there's already some investment being made in infrastructure that's going in that
14 direction, but they're gonna tell us where and why. If they think redevelopment, if their
15 small group, table 3 says redevelopment was our highest percentage, we're gonna ask
16 them to identify some areas that maybe are not performing as well as they could and
17 that are likely to be good redevelopment, and why they chose those particular places.
18 So we will ask everybody who comes tonight, in addition to doing those exercises, to
19 complete an exit questionnaire so we can learn something about why they came, what
20 their experience was like, and they'll also, we'll also ask for some demographic
21 information as well, cause we'd like to know, we're really clear this is self-selected
22 participation, it's qualitative research, but will it give us a chance to see this sample
23 relative to what your profile of the county is like. So it's, it's a two hour meeting program

1 right now, listening and learning going both ways, and our pledge to the folks that come
2 the next five meetings, that we will do our best to digest that and then we get back to
3 them with what we think the implications of that is in the July meetings.

4 CHAIRMAN PALMER: Thank you.

5 MR. GREEN: So I think it would be useful to share, as Leann said, it's been our
6 intention to make sure that participation was a choice, and so Latoya, your public
7 information officer and other members of the Staff, have really been working hard to
8 make sure that people know they have this opportunity to participate. And Latoya's
9 gonna hit some highlights of what's actually happened.

10 MS. LATOYA GRATE(?): Hello, Latoya Grate with the Planning Department. Of
11 course, Richland County is very excited about this process that we're undertaking, but
12 we recognize that, you know, although we're going out to the communities, a total of 15
13 meetings in 15 different areas throughout the county, if people don't know about it then
14 this is for naught. So we've really been working hard to get the message out there as
15 much as possible. Thinking about the different ways people learn about events, we're
16 doing it anywhere from electronic notifications to post cards and leaflets and I'm just
17 gonna go through some of the different ways that we've been working to notify folks.
18 First we started with our existing email contacts. We have over 600 people that are part
19 of our email list, those are people who've been engaged in the planning process in the
20 past. So they've been through one of their neighborhood master plans or one of the
21 community master plans that were recently done, there are folks who participate in
22 some of our different leadership trainings, different neighborhood association volunteers
23 or presidents, just people who we've already had their contact information. Like I said,

1 that's over 600 contacts. We've been sending them weekly reminders to get them
2 engaged and excited, and asking them to share the message as well, because we
3 recognize that we don't know everybody in the county and we think if there's somebody
4 who's championed their friends or neighbors, their counterparts to come to the meeting,
5 we'll have a greater success. We've also partnered with the City of Columbia for their
6 email list to ask them to forward it to their contacts as well. We have a website that's
7 dedicated for this process that you all already know about, that the, weplantogether.org,
8 the county has placed it on our home page as well just to capture as many people as
9 possible. For local media, we have, there've been articles in the *State Newspaper*, in
10 *Columbia Daily*, as well as the process was highlighted this morning on one of the local
11 news stations, WLTX. We also have hard copies of the post cards and flyers that we've
12 left at all five of the meetings locations, hopeful that people who go to those locations
13 will see them, pick up enough to give out to their different neighborhood associations as
14 well. We've asked neighborhood association leaders to let us know how many copies
15 they would like to have presented to them to distribute. We also left copies at the local
16 libraries, we've left them at community parks, we've given them to business association,
17 and we've also mailed 1,500 post cards. The way we came up with that list is we did a
18 distribution list within half a mile radius of the first five meeting locations. So we're really
19 trying to be very robust and make sure that we don't accidentally leave anybody out. So
20 as many people as we can reach that's definitely what we've been trying to do.

21 MS. FRIERSON: Question? I noticed that you said that, I guess there was some
22 publicity today on WLTX?

23 MS. GRATE: Yes, ma'am.

1 MS. FRIERSON: What about the other local television stations in the area?

2 MS. GRATE: I'm not sure which, if any of the other ones carried them, but our
3 PIO Office did do a news release about a week ago.

4 MS. FRIERSON: And what about the radio talk shows and the various churches
5 and community centers in the area?

6 MS. GRATE: I believe the, the radio stations may have gotten that news release
7 also. The different churches or other organizations, the intent is for folks who are part of
8 our email list, if they're interested in taking it to their different congregations that they
9 would let us know that, you know, I want 100 copies for them to distribute. But I did not
10 go to any different churches specifically.

11 MS. FRIERSON: I don't mean you personally. When I heard the business about
12 the 1,500 post cards, you know, when we consider the size of our county that's really
13 just a tiny amount. Did you mean 1,500 post cards targeted towards this first event or
14 that 1,500 post cards, is that the totality of what you all plan to send out?

15 MS. GRATE: That was just the number that was mailed out for this first event,
16 and that was within a half a mile radius of those first five meeting locations. So some of
17 those post cards did go to churches, it's whoever's listed with the tax assessor as being
18 the property owner, that's who those post cards went to. But we also had to be
19 cognizant of our budget as well. So to, to get as many people informed as possible,
20 we're doing it through different outlets.

21 MS. FRIERSON: Okay, and I know it's not your fault and I know we do have to
22 be concerned about budgets, but when I listened to the previous presentation about the
23 size we are already and our projected growth, I'm convinced that we have to do a great

1 deal more to get the information out. A much greater emphasis to get the information
2 out.

3 MS. GRATE: As far as a mailing?

4 MS. FRIERSON: No, not just mailing, I'm talking about the overall PR campaign.

5 MS. GRATE: Was there anything else specifically? I'm just asking so I'll know for
6 the next time, for the next mailing.

7 MS. FRIERSON: I mentioned radio talk shows, there's certain radio talk shows
8 like Awareness, the Urban Scene, I didn't hear those mentioned. When I asked about
9 the television media I heard about WLTX but it concerned me that that was just done,
10 apparently just today? And in media you can't have a one-time thing. And I really don't
11 mean to be overly critical cause I am realistic in terms of there is not an unlimited pot of
12 money, but if I were not on Planning Commission I'd have no idea about this. And in my
13 church community, they don't know. And you have many, many people who are very,
14 very, I think would be very, very interested in attending but if they don't know or if they
15 don't know until the last minute then we're going to be in a position of just a minute
16 group of people even being aware that they could give input. And those are my
17 concerns.

18 MS. HEGLER: Ms. Frierson, as far as the public or the press, our public
19 information officer sends out press releases to every radio and news outlet that she has
20 access to. We can't make them present something, so –

21 MS. FRIERSON: I'm certain that you can't.

22 MS. HEGLER: - I'll let you know that she did do that, she has sent out press
23 releases. And we have been imploring Council as well as y'all to spread the word as

1 much as possible, too. So I know Council, Council has the pulse on their local churches
2 so I'm confident that more know that we can even tell you know because they're
3 constantly updating their local citizens and constituents about the process as well.
4 We've handed them tons of these flyers and asked them to hand them out. So I know
5 that they probably, more than we can even present to you right now, as knowing has
6 been spoken to, we've asked Council to do that as well.

7 MS. FRIERSON: And I don't mean to be combative but I do work in the media
8 and just sending out a press release is just the tip of the iceberg. And I don't mean to
9 be, you know, like I know it all, that's not my point. But I know for a fact this information
10 hasn't been in the black churches. And, I mean, and as I mention again it's just that I'm
11 fortunate enough to be on this committee now that I was aware of some of this, but I
12 don't mean it to be combative, I'm just pointing out some of the pitfalls that I foresee
13 occurring.

14 MS. GRATE: Yes, ma'am, and the hope in terms of the post cards and asking
15 the people how many would you like and where would you take them, is so people can
16 do that, be the champion for the different associations or organizations that they know
17 of. Cause there's no way that we could reach them all, and even if we sent them out just
18 sometimes somebody getting something without that, that recognition from a familiar
19 face.

20 MS. FRIERSON: I understand.

21 MR. GREEN: Yeah, I think, just if I could, and I take no offense to your
22 comments because they resonate, I think they resonate with all of us.

23 MS. FRIERSON: Okay.

1 MR. GREEN: One of the reasons that we do exit questionnaires is to find out
2 how people hear about these meetings, and in communities that have, you know, lots of
3 budget to produce cards and do ads, it always without exception the reason that people
4 come to something like this is because someone that they know, recognize or trust
5 asked them to do it. An advertisement in a paper or something just typically doesn't do
6 it, and I think that's, that's the key point that I think Tracy and Latoya have been saying,
7 that when they've sent information out, it's not just 'you' come to these meetings, but
8 can you help be like another ripple in the pond that's going on. So what we're hoping to
9 do is, is to make a good effort now, but to build so that the next time in July we've
10 actually gotten a little bit more penetration there. But your points are really important so
11 we do need to evaluate what we hear this time and there's still time left, you know, so if
12 any of you have, you know, your networks of networks, if you can guide them to the
13 project website or something, that would, that's really the essence of how this gets done
14 is the personal contact.

15 MS. FRIERSON: And I will give you some contacts at the end of this meeting.

16 MR. GREEN: Yeah, but you can, if you contact them directly it means a lot more
17 than if the staff or a consultant contacts somebody.

18 MS. FRIERSON: No, what I mean is I'll give you some direct contacts where,
19 contacts whereby your experts can be, host, I meant guests on certain talk shows and
20 so forth.

21 MR. GREEN: Sure, that'd be great.

22 MS. FRIERSON: Of which I have contacts, that's what I meant.

23 MR. GREEN: Super, thank you very much.

1 MS. FRIERSON: Newspapers, etc.

2 MR. GREEN: Okay, thank you.

3 CHAIRMAN PALMER: Mr. Brown, did you have something?

4 MR. BROWN: No, I think that Ms. Frierson covered my concern.

5 CHAIRMAN PALMER: Okay. Thank you.

6 MS. FRIERSON: Thank you.

7 MS. KING: So that's the conclusion of our presentation today. Again, this is the
8 website if anybody, if you want to record it onto your list of contacts we'd appreciate you
9 doing that. Any questions before we –

10 MS. CAIRNS: I just – one question, the, you know, rough synopsis about the idea
11 that somehow the expectation right now is 50,000 more households within the next sort
12 of 25 years, I know that's a very crude take but, I mean, would that have been Richland
13 County including the City of Columbia, like all of Richland County including all of –

14 MS. KING: Correct.

15 MS. CAIRNS: - its municipalities?

16 MS. KING: Correct.

17 MS. CAIRNS: Okay.

18 MS. KING: So the entirety of the county. That's correct.

19 MS. CAIRNS: Okay.

20 MR. BROWN: Mr. Chairman, when the, when the plan is completed how will that
21 be gotten out to the broad public so that, if you're gonna have a wrap up meeting or, or
22 whatever before we get it folk will have an opportunity to comment or are they all gonna
23 be invited here?

1 CHAIRMAN PALMER: Well, what the Staff will do is the Staff will take into
2 account all these meetings, all the information they get and when we receive a
3 document it will be the Staff's recommendation. Whether someone's input's involved,
4 whether they take it, whether they like it, whether they don't, at that point this is what the
5 Staff has come up with as what they recommend the county move forward with. So
6 once we get that document from them we'll take it and we will have a public hearing for
7 people to then be able to come in and comment on that document that they gave us.
8 And then we will make a recommendation based on theirs. Their, their plan will move
9 forward to Council, our plan, we will move forward as a notation on their plan that the
10 Planning Commission recommends you change this, that and that.

11 MR. BROWN: And how will the public be notified to come to us with any
12 comments?

13 CHAIRMAN PALMER: It'll be just a normal Planning Commission meeting where
14 our Agenda is published in the normal ways and that it will be another item on our
15 agenda for discussion. It won't be a big hoopla or anything else involved with it as far as
16 I know.

17 MS. KING: No, we can – as part of the last meetings, and I can just scroll back
18 real quick, the last set of meetings that we have in September, sorry, lot of slides here,
19 we can publicize what the dates are for the public hearing. So we can make it available
20 on the project website, where are we here, here we go – so if this set of meetings right
21 here, the public review and the plant that we've got set for September, there might be
22 some opportunities there to advertise for the upcoming public hearing dates too that we
23 could help reinforce and let people know about when it's going forward to you.

1 CHAIRMAN PALMER: Assuming that, so, so you'll have a draft that you'll
2 present to the public, a full draft, you'll receive their comments once more, and then the
3 Staff will put forward their thought on what the plan should look like. And you're
4 suspecting that the Staff'll be done with that in October?

5 MS. KING: Right, we have early public meetings, the meetings in September I
6 believe are the first week in September, so that idea is that we would try to hold a, I
7 think it's a work session, yeah. And actually we had talked about doing a work session
8 with you sometime in August before it even goes out to the public. Because we have
9 such an aggressive schedule we're having to kind of do this in interim, you know,
10 chunks to some degree, to keep you abreast and keep you included in what's going on
11 and what's going out to the public.

12 CHAIRMAN PALMER: Well, you know, I would like to have comment early on so
13 that at least, you know, maybe we would come up with some points that the Staff may
14 would incorporate into their document prior to getting here if they so chose. Or did not,
15 you know, that maybe in August would be a good time to do that, just like, you know,
16 everyone else has the same right. I mean, I guess we could go to the meetings, too. So,
17 but as a Body it'd be nice to take a look at kinda where it's sitting so we can give our
18 thoughts on it too.

19 MS. KING: Correct. And I think that was the idea behind having the August
20 session so that you would have an opportunity to do that before it goes to the public in
21 September.

1 CHAIRMAN PALMER: So it'll be just, it'll be the same process of anything else
2 that the Staff gives us, and hopefully we can get it, get it in and out and get it done.
3 Okay, thank you.

4 MS. KING: Thank you.

5 CHAIRMAN PALMER: Anything else, Tracy?

6 MS. HEGLER: No, you just have reports for information and that's all.

7 CHAIRMAN PALMER: I have one thing I'd like to ask the Staff to come back with
8 next week [sic] just as a, as something that came out of this meeting, I don't think it's
9 right that a Planning Commission Member come in and not be able to vote on
10 something. If we have a 50% rule that we put on ourselves, and I think we did, as being
11 counted present for our keeping of the times that we miss and don't, and then when
12 Council kicks off a Member that doesn't make it a certain amount of times, that's fine for
13 that stat keeping. But at any time a Planning Commission Member comes in and takes
14 part in the case and wants to vote on something I think they need to have the right to do
15 that. So whether they're counted present for that specific thing of keeping your
16 attendance record for being dismissed from the Planning Commission, that's one thing.
17 However we need to straighten that out before our next meeting, if you guys could bring
18 us some language that allows that to occur and let the Planning Commission vote on
19 that, whether they wanna do that or not. Maybe the Planning Commission wants to keep
20 it same, but that's my thoughts on it.

21 MS. HEGLER: Okay.

22 CHAIRMAN PALMER: Okay?

1 MR. TUTTLE: And can I just have one question? As we move forward with the
2 Comprehensive Plan are we gonna look at possible solutions for the RU?

3 MS. HEGLER: Oh, yes.

4 MR. TUTTLE: Maybe additional classifications and all?

5 MS. HEGLER: Yes, I have said that repeatedly to the consultants. I'm sure, I
6 hope they were listening.

7 MR. TUTTLE: Okay, and there was one other idea that was floated and I think it
8 could have merit and I hope that maybe you guys could consider it. There was a, a
9 thought that potentially you could do development agreements to get more stringent
10 regulation within a zoning classification. So for instance, I know we rezone just based
11 upon the zoning classification, but if somebody said, I'm willing to restrict myself to
12 further setbacks, etc., etc., you might get comfortable with all of the potential uses within
13 a zoning category that you weren't comfortable with before and there might be a way to,
14 to do some of that. It's really kind of what we used to do with PUDs and PDDs before
15 that was changed. There might be a way to do that and I don't, I'm sure that the lawyers
16 are gonna tell me, you can't do it and why not, but it just seems like if somebody was
17 willing to subject themselves to a higher standard we would certainly be willing to accept
18 that as a county.

19 CHAIRMAN PALMER: How long we been here so far?

20 MS. HEGLER: It's 2:47, you're good.

21 CHAIRMAN PALMER: So everyone's vote counts with everything?

22 MS. HEGLER: And everybody's considered present.

23 CHAIRMAN PALMER: Okay. Fantastic.

1 MS. HEGLER: For the first time in quite a while you have a full Commission.

2 MS. CAIRNS: I do just, you know, it's interesting, the thing about the vote
3 because I think that something that says that you need to have participated at some
4 point in something to do with the motions or the hearing are relevant, but I can imagine
5 a situation where somebody may run in and specifically wanna vote on one thing, have
6 that first on the agenda, vote and then go. And while they may not be counted as having
7 attended for our attendance, I don't think that vote should be voided.

8 CHAIRMAN PALMER: Agreed. Yeah, and, and –

9 MS. CAIRNS: I mean, we need to somehow sever those two things. I completely
10 agreed that –

11 CHAIRMAN PALMER: And if you leave early, let's – I understand when you get
12 here you can tell when the meeting's over, but if I were to leave after an hour and 15
13 minutes, I have no idea –

14 MS. CAIRNS: And if we drug it out for four more hours all of a sudden all you're –

15 CHAIRMAN PALMER: Yeah, yeah! All of a sudden all those votes don't count.

16 MS. CAIRNS: - you're supposed to void them? That doesn't make sense.

17 CHAIRMAN PALMER: I've never heard of it, it just doesn't seem right to me. So
18 we just need to resolve that somehow I think. Okay? Alright, do we have a motion to
19 adjourn?

20 MR. GILCHRIST: So moved.

21 CHAIRMAN PALMER: Do we have a second?

22 MS. CAIRNS: Aye.

1 CHAIRMAN PALMER: All those in favor say aye. Sorry, we have to do that. We
2 have people now that take a look at our –
3

4 *[Meeting Adjourned at 2:50pm]*
5