

RICHLAND COUNTY PLANNING COMMISSION
October 6, 2025

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4 *[Members Present: Christopher Yonke, Beverly Frierson, Frederick Johnson, II, Mark*
5 *Duffy, Sena Lloyd, Charles Durant, Chris Siercks, Bryan Grady Absent: Terrence Taylor]*
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7 Called to order: 6:04pm
8

9 CHAIRMAN YONKE: I'd like to call to order the October 6th, 2025 Richland
10 County Planning Commission meeting. Staff, please confirm the following: in
11 accordance with the Freedom of Information Act a copy of the Agenda was sent to the
12 news media, persons requesting notification, and posted on the bulletin board located in
13 the county administration building. Is that correct?

14 MR. DELAGE: That is correct, Mr. Chair.

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

17 MR. DELAGE: Grady?

18 MR. GRADY: Aye, here.

19 MR. DELAGE: Siercks?

20 MR. SIERCKS: Here.

21 MR. DELAGE: Taylor? Durant?

22 MR. DURANT: Here.

23 MR. DELAGE: Lloyd?

24 MS. LLOYD: Here.

25 MR. DELAGE: Duffy? Johnson? Frierson?

26 MS. FRIERSON: Here.

27 MR. DELAGE: Yonke?

1 CHAIRMAN YONKE: Here.

2 MR. DELAGE: Alright, we have a quorum.

3 *[Taylor in at 6:06pm]*

4 CHAIRMAN YONKE: Thanks, Staff. We do have a couple more Commissioners
5 that said they were in route but I wanna respect everyone's time and get moving.

6 Thanks for coming out tonight. Ladies and gentlemen, welcome to the October 6th, 2025

7 Richland County Planning Commission meeting. As Planning Commissioners we are

8 concerned residents of Richland County who volunteer our time to thoroughly review

9 and make recommendations to County Council. Our recommendations are to approve

10 or deny Zoning Map Amendment requests. Per Title VI, Chapter 29 of the *SC Code of*

11 *Laws* Planning Commission may also prepare and revise plans and programs for the

12 development or redevelopment of unincorporated portions of the County. The County's

13 Comprehensive Plan process that's being conducted this year is an example of this.

14 Once again, we are a recommending body to County Council and they will conduct their

15 own public hearing and take official votes to approve or deny map amendments and text

16 amendments on a future date to be published by the county. Council typically holds

17 Zoning Public Hearings on the fourth Tuesday of the month. Please check the county's

18 website for updated agendas, dates and times. And please take note of the following

19 guidelines for today's meeting. Please turn off or silence any cellphones. Audience

20 members may come quietly, come and go as needed. Applicants are allowed up to two

21 minutes to make statements. Citizens signed up to speak are allowed two minutes

22 each. Redundant comments should be minimized. Please only address remarks to the

23 Commission and do not expect the Commission to respond to questions from the

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

11 MR. DELAGE: There are none, Mr. Chair.

12 CHAIRMAN YONKE: Okay, thank you. We can move on to number 4 on our
13 Agenda which is the approval of the Minutes. The Staff provided the Commission of a
14 copy of transcripts for the September 2025 meeting. Do Commission Members have
15 any comments or concerns regarding these transcripts? Okay, seeing none the Chair
16 makes a motion to approve the Minutes unless there's an objection. Do I have a
17 second?

18 MR. DURANT: Second.

19 CHAIRMAN YONKE: Got a second from Commissioner Durant, thank you. With
20 a motion and a second on the floor, Staff can you please take a vote to approve the
21 Minutes?

22 MR. DELAGE: Yes, sir. Grady?

23 MR. GRADY: Aye.

1 MR. DELAGE: Siercks?

2 MR. SIERCKS: Aye.

3 MR. DELAGE: Taylor?

4 MR. TAYLOR: Aye.

5 MR. DELAGE: Durant?

6 MR. DURANT: Aye.

7 MR. DELAGE: Lloyd?

8 MS. LLOYD: Aye.

9 MR. DELAGE: Frierson?

10 MS. FRIERSON: Aye.

11 MR. DELAGE: Yonke?

12 CHAIRMAN YONKE: Aye.

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

15 MR. DELAGE: Motion passes.

16 CHAIRMAN YONKE: Thank you, Staff. Okay, we move on to which is the
17 Consent Agenda, and usually go into depth explaining the Consent Agenda but since
18 we have two Map Amendments tonight and per the Comprehensive Plan they're both
19 listed as non-complaint, we're gonna be discussing those, the only thing on the Consent
20 Agenda will be the Road Names. So this just allows our Commission to quickly vote on
21 the set of Road Names. So the Chair asks, makes a motion to approve tonight's
22 Consent Agent of just to 5.a. Road Names. Do we have a second?

23 MR. GRADY: Second.

1 CHAIRMAN YONKE: Second from Commissioner Grady, thank you. Staff can
2 you please go ahead and take a vote?

3 MR. DELAGE: Alright, motion for approval of the Road Names, Grady?

4 MR. GRADY: Aye.

5 MR. DELAGE: Siercks?

6 MR. SIERCKS: Aye.

7 MR. DELAGE: Taylor?

8 MR. TAYLOR: Aye.

9 MR. DELAGE: Durant?

10 MR. DURANT: Aye.

11 MR. DELAGE: Lloyd?

12 MS. LLOYD: Aye.

13 MR. DELAGE: Frierson?

14 MS. FRIERSON: Aye.

15 MR. DELAGE: Yonke?

16 CHAIRMAN YONKE: Aye.

17 *[Approved: Grady, Siercks, Taylor, Durant, Lloyd, Frierson, Yonke; Absent: Duffy,*

18 *Johnson]*

19 CHAIRMAN YONKE: Thank you, Staff. Okay this moves us right into the meat of
20 our meeting tonight which is 5.b., Map Amendments. Case number one, I'm gonna flip it
21 to Staff for some information.

22 **CASE NO. 25-033 MA:**

1 MR. DELAGE: Alright, and I apologize in advance if I butcher any names tonight.
2 We have Case No. 25-033 MA. The Applicant is Chong Lee. The location is 1946
3 Decker Boulevard. The acreage, the parcel is one acre. It is currently a split zoned
4 parcel with half of it being zoned R4 and the other half being zoned GC. The request for
5 tonight is to rezone that R4 portion to the General Commercial to reflect what the parcel
6 is actually zoned along Decker Boulevard. So the parcel would be, is showing as an
7 acre so you're looking at a gross density of 16 dwelling units if they decided to take
8 advantage of the residential portion. The Comprehensive Plan shows the area as part of
9 the neighborhood activity center and also part of the Decker Boulevard/Woodfield Park
10 Neighborhood Master Plan. So Staff believes that the, based on the Comprehensive
11 Plan that it is noncompliant with that. The, rezoning the eastern portion of the parcel
12 from R4 to GC would allow for several uses consistent with the intended mix of the
13 designation. However, it would also permit additional uses and densities that could be
14 more intensive than those envisioned for the area. The request further conflicts with the
15 police guidance intended to buffer residential neighborhoods from higher intensity
16 development impacts including light, noise and traffic, by directing those uses away.
17 Approval therefore could result in encroachment into a residentially developed
18 Woodfield Park community. Additionally, the neighborhood activity center's designation
19 emphasizes development oriented towards the primary road corridor. While the parcel
20 does have frontage along the Decker Boulevard which supports it, it also has frontage
21 along Dupont Drive that may allow for future development that might not be consistent
22 with its intent. It should also be noted that the portion of the parcel already zoned
23 General Commercial is not consistent with the objectives and policy guidance for the

1 Comp Plan for this neighborhood activity designation. And with that I will turn it over to
2 the Planning Commission.

3 CHAIRMAN YONKE: Thank you, Staff. Lots of information. Commissioners, do
4 we have any questions for Staff before we start hearing from the public on this one? Not
5 seeing or hearing any questions, okay, Commissioner Frierson can you please read the
6 names?

7 MS. FRIERSON: Certainly. We have the Applicant, Chong Yu Lee.

8 CHAIRMAN YONKE: You can come on down. Either podium is open tonight.
9 Please speak into the microphone and start with your name and address.

10 **TESTIMONY OF CHONG LEE:**

11 MS. LEE: Yes, I have piece of commercial, I have a piece of residential. I would
12 like to be request the zoning all become commercial.

13 CHAIRMAN YONKE: Please start with your name and address and then we'll get
14 the time going. Yes, thank you.

15 MS. LEE: Yes. My name is Chong Lee, 6800 Dupont Drive, Columbia, South
16 Carolina.

17 CHAIRMAN YONKE: Anything else you would like to say about your request
18 today?

19 MS. LEE: I see. I have a one acre lot on Decker Boulevard and half is
20 commercial and half is residential. I'm requesting for the zoning become commercial so
21 I can build a building.

22 CHAIRMAN YONKE: Okay, thank you. Thanks for your time.

23 MS. FRIERSON: We have no other person who has signed up to speak.

1 CHAIRMAN YONKE: Thank you, Commissioner Frierson. Okay Commission,
2 this is now on the floor for discussion or any further questions. And eventually a motion.
3 I have a question for Staff. On the map it appears it's already red for General
4 Commercial. Is that because of the split zoning?

5 MR. DELAGE: That's correct, Mr. Chair.

6 CHAIRMAN YONKE: Another question, I guess with the Comp Plan
7 neighborhood activity center that we discussed in the Conclusion, that's still part of that
8 broad paintbrush that we discuss. Can you elaborate a little bit?

9 MR. DELAGE: I will turn that over to either Mark or Matt.

10 MR. SMITH: Mr. Chair, so I can elaborate a little bit on that. On the
11 Comprehensive Plan on the neighborhood activity centers, they want to encourage a bit
12 more less intensive uses that are currently being used in this area as well as just a
13 general objective of that designation, for that designation of neighborhood activity
14 center. It does align with the Decker/Woodfield Master Plan which wants to develop in
15 the say of the neighborhood commercial, so the General Commercial designation
16 doesn't align very well with the neighborhood commercial objectives of either plan,
17 whether it's the Decker plan or the Comprehensive Plan, if that helps.

18 CHAIRMAN YONKE: Does the current residential zoning line up better with the
19 plan?

20 MR. SMITH: So these parcels along, concentrated all on Dupont Street, which is
21 one block off Decker Boulevard, these areas, the commercial encroachment into
22 neighborhoods at these locations is likely contributing to the deterioration of residential
23 properties on the surrounding blocks. These parcels should be zoned for uses that are

1 more compatible for their neighborhood street location, office/institutional, things of that
2 sort, or a higher density residential district would be much more appropriate than
3 General Commercial.

4 CHAIRMAN YONKE: Thank you, Staff. Questions? Commissioner Taylor?

5 MR. TAYLOR: Can you bring the map back up, please? And just out of curiosity,
6 what's highlighted on the map currently, does that constitute the one acre? I know you,
7 we said it was split zoning but is it two separate parcel IDs or is it one parcel ID and it's
8 split?

9 MR. DELAGE: It is one parcel ID but it's just split zoned, kind along that – you'll
10 kinda see that natural kinda like zoning line that's portrayed on the map. So actually
11 going back and looking at the older tax maps it looks like back when zoning was
12 designed in '77, a lot of the parcels along Decker were assigned a commercial zoning
13 district and then a lot of the parcels along Dupont kinda running down this strip, unless it
14 had a commercial use on it, was assigned that residential zoning district; regardless if
15 the parcel was, you know, two parcels or if it was one

16 MR. TAYLOR: And it's, I like the split screens you have up now. So just to be
17 clear, the one on the left, which is the, kinda the GIS map, the topographical look, is a
18 full, that's the TMS, the parcel ID that is the one acre?

19 MR. DELAGE: No, so it's part of a larger tract. Can you measure it real quick just
20 to verify, of if you've got the file. I believe it is – thank you – so it looks like the one acre
21 total, so you're looking at approximately ½ of the acre is General Commercial and the
22 other half is R4.

1 MR. TAYLOR: Okay, and on the map to the right where the site is represented
2 with the, the hash lines, how much is that?

3 MR. DELAGE: That should be half an acre.

4 MR. TAYLOR: Okay. Thank you.'

5 *[Johnson and Duffy in at 6:18pm]*

6 CHAIRMAN YONKE: Thank you, Commission Taylor. Any other questions,
7 comments on this one? Looking at the maps I see that a portion of the General
8 Commercial as it exists does touch Dupont Drive already. And then the other one south
9 at, is that Castle Pinckney Road? So this change would be in character of what's
10 existing there in a way. Any further discussion or I'm open to a motion.

11 MR. GRADY: Mr. Chair?

12 CHAIRMAN YONKE: Yes, Commissioner Grady.

13 MR. GRADY: I would concur with your most recent remark and as such I would
14 like to make a motion to forward Case 25-033 MA to County Council with a
15 recommendation of approval, the reasoning being that the General Commercial
16 designation is in keeping with the surrounding parcels and is consistent with the
17 neighborhood character as it is.

18 CHAIRMAN YONKE: Thank you, Commissioner Grady. Do we have a second on
19 his motion for approval?

20 MR. TAYLOR: Second.

21 CHAIRMAN YONKE: A second from Commissioner Taylor. Okay, with a motion
22 on the floor for approval and a second, Staff can you please take a vote?

23 MR. DELAGE: Grady?

1 MR. GRADY: Aye.

2 MR. DELAGE: Siercks?

3 MR. SIERCKS: Aye.

4 MR. DELAGE: Taylor?

5 MR. TAYLOR: Aye.

6 MR. DELAGE: Durant?

7 MR. DURANT: Aye.

8 MR. DELAGE: Lloyd?

9 MS. LLOYD: Aye.

10 MR. DELAGE: Duffy?

11 MR. DUFFY: Aye.

12 MR. DELAGE: Johnson?

13 MR. JOHNSON: Aye.

14 MR. DELAGE: Frierson?

15 MS. FRIERSON: Aye.

16 MR. DELAGE: Yonke?

17 CHAIRMAN YONKE: Aye.

18 *[Approved: Grady, Siercks, Taylor, Duffy, Lloyd, Durant, Johnson, Frierson, Yonke]*

19 MR. DELAGE: Motion approved.

20 CHAIRMAN YONKE: Thank you, Commission. Thank you, Staff. This goes as a
21 recommendation of approval and County Council will look at this – do we have the date
22 on that meeting that they'll take this one up?

23 MR. DELAGE: It's going to be October 28th.

1 CHAIRMAN YONKE: 7:00.

2 MR. DELAGE: At 7:00pm in Council chambers.

3 CHAIRMAN YONKE: Right here. Alright, thank you. This will move us to our next
4 and last case, short Agenda. Go ahead, Staff, I'll flip it back to you.

5 **CASE 25-034 MA:**

6 MR. DELAGE: Alright it's Case No. 25-034 MA. The Applicant is Richland
7 County. The location is Montgomery Road. The Tax Map is RO6600-02-17. Acreage is
8 80.87 acres. The existing zoning is AG. The requested zoning is HI which is Heavy
9 Industrial. So the Comp Plan calls for neighborhood low density in this area. They call
10 for areas where lower density, single-family neighborhood developments are preferred,
11 open space developments that provide increased densities in trade for protection for
12 open spaces and recreational areas are also encouraged. Residential developments
13 that incorporate more open spaces and protection of natural areas to the use of natural
14 storm water management techniques such as swales are encouraged. Homes and
15 neighborhoods can be supported by the small scale neighborhood commercial activities
16 located at primary arterials, intersections, preferably within neighborhood activity
17 centers. So looking at the Comprehensive Plan it's receiving a recommendation of non-
18 compliant. Based off of that the request is not consistent with the objectives and
19 recommendations for that neighborhood low density designation. However, approval of
20 the proposed Map Amendment would provide for a zoning designation that is
21 compatible with the adjacent parcels and provides for uses that align within the
22 established industrial development pattern in the surrounding area.

1 CHAIRMAN YONKE: Thank you Staff for that information. Commission, do we
2 have any questions for Staff before we start hearing from the public?

3 MR. DURANT: One question, Mr. Chair.

4 CHAIRMAN YONKE: Yes, Commissioner Durant?

5 MR. DURANT: Staff, looking at the map the large, the area to the east and south
6 of the parcel we're looking at is already designated HI, heavy industrial. But if I look at
7 the map it shows the wooded area and the roads, there's actually nothing there now, is
8 that correct? Even though it's zoned heavy industrial there's no heavy industrial facilities
9 or, listed or existing on that site now.

10 MR. DELAGE: Let's – if we can maybe click on the parcel, I want to make sure
11 we got the right one. Are we – is it the one, this parcel here or the one to the, that's
12 further east? Or are we talking about the subject parcel. I apologize, we were having a
13 conversation about the stream.

14 MR. DURANT: I was talking about the adjacent parcels, to the south and east.

15 MR. DELAGE: So there are, there's the Vulcan Materials Company parcel which
16 is the corridor, there is a, a portion of that is zoned heavy industrial, whereas the
17 remainder what you see is titled the Richland County C&D Landfill Drop Off Center.
18 That's the commercial, basically landfill for Richland County. And there are some
19 structures there and it may better suited to ask the Applicant, just in case that, you
20 know, maybe the aerial does not reflect something. But my understanding is there are
21 some structures associated with it for scales and stuff like that and offices, but the
22 Applicant might be able to better address what's existing on site. But there are large
23 portions that are undeveloped.

1 CHAIRMAN YONKE: Thank you, Commissioner Durant. Staff, any other
2 questions? Okay. Alright, we're gonna turn this over for the public. I've been told in the
3 past that I'm too nice and I let the time go on and on. I'm gonna try to stick to two
4 minutes cause we have a full sheet and I want to hear from everybody. So I apologize
5 now but I'm gonna, we're gonna have a timer go off and I'll say thank you and I'll give
6 you a second, you know, 10 seconds to finish your sentence and then we'll move on.
7 And then redundant comments, too, you know, should be minimized, so you could just
8 copy someone else's and that will go well. Thank you. Yeah, we're gonna hear from the
9 Applicant first, absolutely. Thank you, thank you.

10 MR. DELAGE: Mr. Chair?

11 CHAIRMAN YONKE: Let's keep that down to a minimum, too, just jumping up
12 and talking. Yes?

13 MR. DELAGE: Sorry, didn't mean to interrupt.

14 CHAIRMAN YONKE: Go ahead.

15 MR. DELAGE: I just also wanna mention too that in addition, similar to the last
16 case this is making a recommendation to County Council, so it'll go before them at the
17 Zoning Public Hearing with additional time to speak. Also my understanding is that it
18 has not been finalized, at least prior to the meeting when I spoke to the Deputy Director,
19 but the intent is also, or it looks like Council district representative for that area is also
20 trying to schedule a community as well. So there may be an additional opportunity, so
21 I'll just throw that out there so folks know to keep their eyes open to make sure that they
22 don't miss that meeting if it's scheduled.

23 CHAIRMAN YONKE: On the website for dates of meetings and everything, right?

1 MR. DELAGE: That's correct, Mr. Chair.

2 CHAIRMAN YONKE: Alright. Commissioner Frierson, start with the Applicant?

3 MS. FRIERSON: Yes, first the Applicant, Cindy Castaluchio.

4 **TESTIMONY OF CINDY CASTALUCHIO**

5 MS. CASTALUCHIO: Yes, good evening. So my name is Cindy Castaluchio and
6 I'm here on behalf of Richland County and I am the general manager for solid waste
7 and recycling and am housed at 1070 Caughman Road North, which is the C&D
8 Landfill. So we're requesting that the property that was purchased and the one in
9 question as well in August of 2022, was done to support the future landfill expansions.
10 Rezoning it would, in order to be able to include the parcel within the official landfill
11 facility boundaries, would enable us to then be considered for any type of future
12 operational use. Even at this particular time we are in the middle of a landfill expansion.
13 We are at capacity at our current phase 4, and we are in the middle of the first phase
14 which in phase 1, which is original I believe into 1975, we're doing an overlay over the
15 current, I'm sorry over the phase 1 which will give us approximately 10 years of landfill
16 life left. However, of course, that will go quickly, as you might imagine we've had an
17 increase in tonnage and use and so in order to be able to be ahead of the game, which
18 this has been in the process for about five years, the process with DES or what was
19 formerly DHEC. So in order to have that where our next application, which would allow
20 us then to do the same thing, an overlay, not a lateral expansion with digging a new cell,
21 but overlay over two. In order to file that application it would have to happen pretty soon
22 in order for it to meet that deadline to where we wouldn't be scrambling at the end to try
23 to have an answer to the end of that 10 years. So given the current backlog and the

1 extended wait times we would likely need to begin this process immediately following
2 the current landfill expansion. So that would allow us then to include it for any type of
3 operations, even for the matter of using it as a barrow area or for overburdened dirt. In
4 order to use that at all we would have to have that zoned as heavy industrial, like the
5 rest of the property.

6 CHAIRMAN YONKE: Thank you. Staff, was this where you said we should ask
7 the Applicant that question about buildings that exist there?

8 MR. DELAGE: Yes, sir, Mr. Chair.

9 CHAIRMAN YONKE: Okay. Typically don't ask questions but as the Applicant,
10 lots of interest here. So what's going on with the buildings that are there?

11 MS. CASTALUCHIO: So we have an office building and a scale office in order
12 for inbound scale and outbound to be able to go in and out as it's serviced. We do have,
13 when we say heavy industrial it's for those larger trucks like your garbage trucks and
14 your roll-offs that are servicing other areas in the County, that they can dump. And it's
15 C&D material, it is not household, municipal solid waste, it is not garbage from your
16 kitchen, it is C&D. So that heavy industrial, those trucks coming in are serviced in what
17 you see as those open cells is what you see. There's one building on site and a couple
18 of garages.

19 CHAIRMAN YONKE: Thank you for the information.

20 MS. CASTALUCHIO: No problem.

21 MR. TAYLOR: Clarity, please. C&D is?

22 MS. CASTALUCHIO: Construction and demolition. I apologize.

23 MR. TAYLOR: Thank you.

1 MS. CASTALUCHIO: Yes, sir.

2 CHAIRMAN YONKE: That was Commissioner Taylor. Okay, Commissioner
3 Frierson?

4 MS. FRIERSON: Wendell Patton?

5 MR. DELAGE: Mr. Chair?

6 CHAIRMAN YONKE: Yes?

7 MR. DELAGE: Just real briefly, just to let folks know that if they wanna come
8 down to either podium they can do that.

9 CHAIRMAN YONKE: Yes, you read my mind. Either podium is open and maybe
10 we say our next name too and then they can get set up at the other podium if they
11 want?

12 MS. FRIERSON: Next person will be Wes McManus.

13 **TESTIMONY OF WENDELL PATTON:**

14 MR. PATTON: Okay. My name is Wendell Patton. I live at 213 Montgomery
15 Road. And I want the Commission to know that I am vehemently opposed to a zoning
16 change in my neighborhood. Montgomery is a two and a half mile stretch of road that
17 ends in a dead end and dead end is where that property's located. Anything, any
18 expansion of this landfill is gonna negatively impact my rural atmosphere and it's gonna
19 tear up a road that's not maintained now. This road cannot take that, the weight of those
20 trucks and the neighbors I'm sure don't wanna see trash trucks or trash on our road.
21 And just to give you, I know that some people signed up to speak but I want you to look
22 at who's here. These are all from Montgomery Road. So this is gonna be an uphill battle
23 for you guys. Thank you.

1 CHAIRMAN YONKE: Thank you, sir.

2 **TESTIMONY OF WES MCMANUS:**

3 MR. MCMANUS: Wes McManus, 800 Jefferson Street. I own 130 acres, which
4 the 400, 500 and 600 block that is adjacent to the landfill. In the nearly 35 years I've
5 been engaged with Montgomery nothing could be any more devastating to our rural way
6 of life more than the dump trucks traversing up and down our tranquil roads. When
7 looking up the definition of tranquility it highlights in quotes "passing cars are the only
8 noise that disturbs the tranquility in a rural life". And my location, which extends over a
9 mile and a quarter encompassing the 4, 5 and 600 block of Montgomery Road. I
10 normally go many hours and never had the first vehicle travel up or down the road along
11 my property. The increased heavy truck traffic on Montgomery Road due to the constant
12 transportation of the waste or dirt will cause several issues; including noise pollution,
13 traffic congestion, road damage, litter and displacing our wildlife. As an avid hunter I
14 have personally witnessed several hundred deer as well as numerous turkeys, coyotes,
15 bobcats and other wildlife to cross Montgomery Road at all hours of the day throughout
16 the years. We ask if you do insist on using Montgomery Road to haul the dirt from the
17 landfill, load it in your dump trucks to your destination at the end of Montgomery Road,
18 adjacent to the railroad tracks, we ask if you would take one consideration; at all cost
19 we ask if you would protect the integrity of Montgomery Road and ask if you would
20 consider utilizing the existing, no longer used road that you already have to the far west
21 of the landfill. That road travels along coming straight out of the landfill along the tracks
22 to your intended destination. The old road basically would be the shortest, most
23 feasible, economical way to transport your dirt, which, at your holding site without

1 disrupting the residents along Montgomery Road. Please don't make your convenience
2 a sacrificial burden upon us Montgomery Road homeowners association.

3 CHAIRMAN YONKE: Thank you, sir.

4 MS. FRIERSON: Next two people, Carry Axtel and then Patsy Pathel.

5 MR. GRADY: Mr. Chair?

6 CHAIRMAN YONKE: Yes, Commissioner Grady.

7 MR. GRADY: Given the topic that's been discussed I was hoping I could ask a
8 question either of Staff or the Applicant.

9 CHAIRMAN YONKE: Yes, let's word it to Staff and take it from there.

10 MR. GRADY: Okay. So certainly from the first two people who have spoken the
11 concern seems to be about truck traffic on Montgomery Road. Do we have a sense of
12 whether that road will actually be used by this expanded facility or will they continue to
13 use the existing entry and exit point?

14 MR. DELAGE: So that would probably be better directed to the Applicant. Staff
15 has not received anything officially, like site plans or building plans or anything that
16 would indicate that one way or the other.

17 CHAIRMAN YONKE: Okay, I'll have the Applicant come back to this podium and
18 give you about 60 seconds to try to share that with us, thank you.

19 MS. CASTALUCHIO: No problem, I can answer pretty quickly. So thank you for
20 that. So no, there is no anticipated plan to redirect traffic down Montgomery Road, it
21 would be continuing to come in off of Monticello and Caughman Road North. So if you
22 can see, like again it's the back northwest corner of the landfill so the entry point would
23 not be there, there would not be traffic going down Montgomery Road. There's no intent

1 whatsoever to do so. It's just giving us that additional border, like buffer on the back
2 corner. Does that answer?

3 CHAIRMAN YONKE: Thank you.

4 MS. CASTALUCHIO: Okay.

5 CHAIRMAN YONKE: Staff, are there any protections, legal protections that can
6 go in place so that doesn't happen if there is a zoning change?

7 MR. DELAGE: Well if there's a, you know, County maintained road it would have
8 frontage. I wouldn't recommend the County be party to a deed restriction cause the
9 Code would allow for you to basically access that as your legal road frontage as that lot.
10 I couldn't think of anything that would say, short of them, you know, submitting some
11 development plans that shows that it's a buffer, that would necessarily guarantee that
12 they would never have access at any point in time in the future.

13 MR. DUFFY: Mr. Chair?

14 CHAIRMAN YONKE: Yes, Commissioner Duffy.

15 MR. DUFFY: Can I ask a question of Staff? If this application was hypothetically
16 denied or unsuccessful, what then – do you have any sense of the contingency plans
17 that Richland County, they have in place to cope with this, you know, excess garbage
18 and capacity that they're gonna have over the next 10 or 20 years?

19 MR. DELAGE: I'd have to defer to the Applicant just to provide additional
20 information as far as for what would be the impacts to them not being able to use that
21 for a buffer or expansion or for dirt or any kind of future projects.

22 CHAIRMAN YONKE: This is a hot topic, I would love to have the Applicant come
23 back. I love that you're sitting so close.

1 MS. CASTALUCHIO: So currently we are, like I said we've been working with the
2 engineering consultant group to work for the current expansion. We are just, you know,
3 we're getting to the capacity of our footprint within that, within the acreage that we have.
4 So even for instance, like what the plan would be at the moment would be in order to
5 free up our phase 2, which would allow 50 to 60 additional years in the landfill, and
6 that's an overlay over our current cell. With any type of operations we would have to
7 utilize the additional acreage which would be, just even if we're just moving dirt to that
8 side, to be able to use for cover dirt, so any type of use of that, beyond that, I mean, we
9 do have our feasibility studies that we've, you know, we've worked with the engineering
10 consultant group to come up with options, they're just, we're limited, so.

11 CHAIRMAN YONKE: Thank you. Thank you, Commissioner Duffy.

12 MS. FRIERSON: Cary Axtell and then Patsy Pathel.

13 **TESTIMONY OF CARY AXTELL:**

14 MR. AXTELL: Cary Axtell, 145 Hinnant Road. In camaraderie with these folks
15 here. I live a few miles away from it. Monticello is not maintained properly. We get a lot
16 of heavy trucks, rock trucks coming up and down from Winnsboro, up and down. Not
17 looking forward to more activity to it. I know there's possibilities of going behind it, but if
18 you ever heard the phrase, not in my back yard, I would prefer not to have that in my
19 back yard. And to preserve the nature and conservation of the wildlife.

20 CHAIRMAN YONKE: Thank you, sir.

21 **TESTIMONY OF PATSY PATEL:**

22 MS. PATEL: Good evening. My name is Patsy Pathel. I live at 426 Montgomery
23 Road. I've lived there for 40 years. Now our quiet community is being looked at to

1 change the zoning area to become a heavy industrial zone and to that, the landfill
2 expanded. Our country living will never be the same if we let this happen. Our road is
3 only two miles long; one lane in, one lane out and a dead end at the railroad track. We
4 have 32 families in our community, about half of us are retired. Myself and others in our
5 community walk this road for our health and wellbeing and sometimes just enjoy walking
6 enjoying the peace and quiet. If this rezoning takes place the noise of tractors, dump
7 trucks, trash trucks, going up and down our road will affect our health. Those of us that
8 have asthma, breathing problems and other health problems will be affected by the
9 small of the landfill, the trash trucks zooming by and the trash falling off the trucks. The
10 dust, the air pollutant particles, odor, exhaust, heavy traffic and noise will interrupt our
11 community. More land in our community along our road will be contaminated by the
12 expanding of the landfill, like runoff from the landfill. The wildlife in our community would
13 be affected, carrying disease and contamination from the landfill expansion. We take
14 pride in our community. It is clean and we have fresh air and it is peaceful and it is quiet.
15 Let me ask you one thing, would you want dump trucks coming up your road and trash
16 trucks and the constant noise eight to 10 hours a day, six days a week, and the smell
17 that you would have to endure? No, no you wouldn't want that. Please do not rezone
18 our road. This will devastate our community and it will affect our property values and our
19 little piece of Heaven here on earth. Thank you.

20 CHAIRMAN YONKE: Thank you, ma'am.

21 MS. FRIERSON: Next, Margaret Edwards followed by Walt Dorn.

22 **TESTIMONY OF MARGARET EDWARDS:**

1 MS. EDWARDS: I'm Margaret Edwards, I live at 456 Montgomery Road. I've
2 been there for 52 years and we just don't want this. We don't want the dump trucks, we
3 don't want our property values to decline, we don't want our water and our soil decline.
4 Just a couple words, we just don't want it at all, no matter what. Thank you.

5 CHAIRMAN YONKE: Thank you.

6 **TESTIMONY OF WALT DORN:**

7 MR. DORN: Walt Dorn, 6231 Westshore Road, Columbia. For brevity's sake I
8 agree with everybody that's gone before me. I would like to emphasize that changing
9 from agricultural to heavy industrial is not consistent with the Comprehensive Plan, that
10 we support neighborhood low density for this community, and also recognize that
11 fighting City Council is probably a losing battle and would like to emphasize that there
12 be no Montgomery Road access for the future of the landfill. And we also prefer that
13 there be some barrier, sound barrier built up with a berm, dirt, etc., to reduce the noise if
14 it does indeed happen. Thank you very much.

15 CHAIRMAN YONKE: Thank you.

16 MS. FRIERSON: Jeff Coleman and then Jim Hartin.

17 **TESTIMONY OF JEFF COLEMAN:**

18 MR. COLEMAN: Jeff Coleman. I live at 205 Montgomery Road along with my
19 lovely wife and five daughters. I stand before this committee tonight to formally oppose
20 the rezoning request before us. The proposed change from agricultural to heavy
21 industrial represents a determinant and immediate threat to the established character
22 and more importantly the remarks, the real estate values of our neighborhood. The act
23 of rezoning Montgomery Road properties for high intensity use will produce immediate

1 and measurable property depreciation. Studies conducted on similar areas adjacent to
2 industrial rezoning show property value depreciation between 10 and 25%, I'm sure
3 Richland County data available to you confirms this fact. It diminishes the lifetime
4 savings and equities upon which our retirees and families depend. I don't ever plan on
5 moving outta there, I've been there nine years but this is gonna be kids' land and their
6 kids' land. Moreover the future introduction of constant truck traffic, which will happen if
7 you approve this, whether, I believe that our Richland County representative absolutely
8 means it with all of her heart, but her successor is not bound. So it will further erode the
9 market value and it just destroys the premium we place on peace, safety, security,
10 tranquility. If this proposal were asking Richland County or some private corporation to
11 absorb the same detriment to their largest investment that the residents of Montgomery
12 Road are being asked to absorb, they'd oppose it as strongly as we do. Montgomery
13 Road is an existing stable, low density residential and agricultural neighborhood. This
14 rezoning is incompatible with the Comprehensive Plan as stated before. Protect our
15 homes. Protect our equity. Protect our quality of life. Vote no. Thank you for your time.

16 CHAIRMAN YONKE: Thank you, sir. Jim Hartig? I'm sorry, I have a hard time
17 reading the handwriting, 149 Montgomery Road? Yes. Okay.

18 **TESTIMONY OF JIM HARTIN:**

19 MR. HARTIN: Thank you very much, and again my name's Jim Hartin, I live at
20 149 Montgomery Road with my wife. And just wanna preface by a few remarks by
21 saying we appreciate this opportunity to come before you and express our opposition to
22 the article that you have before you. Having the pleasure of retiring from Richland
23 County Sheriff's Department, I have knowledge that private dead end roads seem to

1 have much, much less crime. That was my angle in this, that criminals do not seem to
2 go down one way streets, dead end roads, to commit crimes. They want one way in and
3 two ways out. So our concern is from the criminal aspect, the more traffic, the more
4 crime. So I respectfully submit to you our desire for you to leave Montgomery Road, our
5 neighborhood and our community intact as it is now. Thank you very much.

6 CHAIRMAN YONKE: Thank you, sir.

7 MS. FRIERSON: Toby Ward, followed by Donnie Dutton.

8 **TESTIMONY OF TOBY WARD:**

9 MR. WARD: Good evening. I'm Toby Ward. I live in Columbia, South Carolina.
10 My office is 534 Congaree Avenue in Five Points. My home is 3012 Glenwood Place in
11 Columbia. It's a pleasure to be here tonight. I represent a few of the property owners
12 and wanna bring a couple of points to your attention. First of all the Staff write up is
13 good because the land use for this area is low residential primary, that's what we're
14 looking to preserve in this area. And as you know under the Comprehensive Plan
15 industrial development in such areas as this is discouraged. So there really, the
16 Planning Commission should look very carefully at a plan that is to go against the
17 agricultural, residential nature, because again the words in the Comprehensive Plan are
18 discouraged in these areas. Lower density, single-family neighborhood developments
19 are preferred. If you allow this expansion you're gonna discourage lower density, single-
20 family neighborhood developments. And again, that would be going against the
21 elements of the Comprehensive Plan. Staff correctly concluded that this request is not
22 consistent with the objectives and recommendations of the neighborhood plan, so I
23 think that's not really refutable. And this area might be a transition between rural and

1 neighborhood but this rezoning does not accomplish that. Heavy industrial will
2 discourage those rural and medium density type uses. And again the plan provides
3 industrial development with significant community impacts; noise from the trucks,
4 exhaust from the trucks, heavy truck traffic is discouraged in these areas. Now –

5 CHAIRMAN YONKE: Final thoughts, sir.

6 MR. WARD: Alright. My final thought is this, Staff correctly pointed out that there
7 are some existing industrial uses but we've already heard that they're not high impact
8 industrial uses, which leads us back to the point of this, that expanding a major non-
9 compliant use is not a good policy, especially when it's considered under the
10 Comprehensive Plan. Thank you for your indulgence in letting me go over.

11 CHAIRMAN YONKE: Thank you.

12 **TESTIMONY OF DONNIE DUTTON:**

13 MR. DUTTON: Good evening. My name is Donnie Dutton, 9375 Monticello Road,
14 Columbia, South Carolina 29203. Thank you first for letting me address this body this
15 evening. I wanted to first point out that the letter that you sent out, the website that you
16 gave us, today when I tried to go to that website it was down. The second thing I wanted
17 to point out is in your letter it says the meeting tonight was to be held at 7:00pm, not
18 6:00pm. I don't know why those two things happened but I did want to point it out to the
19 council for making sure that in the future these kinds of mistakes don't happen. I just
20 wanted to point out that right now along Monticello Road, my house is right next to
21 Montgomery Road, I'm right there on that particular corner, and in this particular
22 process, we moved in there three years ago and over the last three years I've tried to
23 take pride in the front of my property as far as keeping the trash picked up, just off of my

1 property. It's a daily battle. We go out on every single day and pick up the trash along
2 this 80 acres that I have in front of my place. In the process of doing that if you expand
3 that and turn the corner onto Montgomery Road, even though today we're being told
4 that there will be no truck traffic on there, I know that the government's gonna do what
5 the government needs to do when it comes that time to make these statements, that
6 they will put in a road if need be to run traffic through there. Maybe not today and
7 maybe not tomorrow, and I certainly do not hold that against our individual who brought
8 this before the committee. But what I do know is that governments change and in that
9 particular process, one day if not today, maybe tomorrow, what will end up happening is
10 there will be truck traffic going down that road, again going along with what everybody
11 else has said. I'm in the process of trying to perhaps maybe acquire a property on
12 Montgomery Road at this very moment. The decision that's made may determine
13 whether or not we can even do business on that. And based off of that I ask for you to at
14 least take into consideration what it's going to do to the property value on that road.

15 Thank you.

16 CHAIRMAN YONKE: Thank you.

17 MS. FRIERSON: Gina Cotton, followed by Alerd Dial.

18 **TESTIMONY OF GINA COTTON:**

19 MS. COTTON: Good evening. My name's Gina Cotton. I live at 301 Montgomery
20 Road. I feel like everything I wrote down has already been said. But I do want y'all to
21 keep into consideration that this will have, this expansion if it takes place, will have road
22 frontage. And as they said there's no guarantee that we won't be bombarded by the
23 usage of that road. So in that I just wanted to say that I'm here to urge you to think very

1 carefully about the decision that you're gonna make. Montgomery is a dead end
2 residential, deeply rural road. It's home to families who've been here for generations,
3 not just mine. Several households here have three generations living side by side on the
4 same land their parents and grandparents built their lives on. It's home to a horse farm
5 that's been operating since the 1970s where riders use the road daily, and it's a place
6 where neighbors travel by tractor, side-by-side and the occasional golf cart, because
7 that's the pace and purpose of life on Montgomery Road. Bringing heavy commercial
8 traffic or expanding the dump in general isn't just inconvenient, it's dangerous. It's
9 completely unnecessary. I also understand, pardon me, I just wanted to also point out
10 that just a quarter mile away off of Monticello Road is a road called Kinsler Road, it's
11 nearly identical to ours, it's clearly posted on that road, no thru trucks, and it is very
12 much enforced. For exactly these reasons Montgomery Road deserves the same
13 consideration. I don't think we're asking for anything unreasonable, we're asking for you
14 to protect a community that's been here long before the landfill, a community built on
15 generational roots, safety and the right to enjoy our homes without fearing what's
16 coming down the road. Thank you for your time.

17 CHAIRMAN YONKE: Thank you for coming out, ma'am.

18 **TESTIMONY OF ALERD DIAL:**

19 MR. DIAL: My name is Alerd Dial. I live at 150 Montgomery Road and I've lived
20 there for 60 years. I am a horse farmer. Horses and trucks don't get along, maybe you
21 know that. I've watched the County change a lot over the decades but one thing that's
22 never changed is Montgomery Road, it's always been a quiet, rural residential road, a
23 place with neighbors, horses and country living. It was never meant to carry heavy

1 traffic, commercial traffic, and it still isn't. I also believe as do many in our community
2 hat the road has already paid a steep, that is Montgomery Road, has already paid a
3 steep price – it used to be known as Montgomery Springs where people used to go
4 down almost the railroad and pick up 55 gallon drums of water out of a well, a natural
5 water well. It's, but the County, Richland County Landfill completely ruined the well, it's
6 not a well, it's a spring. And that's the reason the name of the road was Montgomery
7 Spring and now it's completely poisoned. All of these – in all the decades the County's
8 done little to support the people who live here. Our road has not been paved since
9 1980. No major improvements, no investments, nothing that reflects the decades of
10 taxes or the generations of families who've stayed. And now instead of finally investing
11 in a community the plan is to tear our road up with heavy trucks and traffic and industrial
12 use. That's progress, it's betrayal. I've seen the good and the bad of what the County
13 decision means for real people and I'm asking you now, please don't make this mistake,
14 don't destroy our way of life and respect the people who've lived here a long time and
15 let Montgomery Road remain what it was always meant to be, a safe, rural, family
16 community. Thank you for listening.

17 MS. FRIERSON: Eddie Wolf, followed by Annette, I think it's Brighton.

18 **TESTIMONY OF EDDIE WOLF:**

19 MR. WOLF: Thank you. I'm Eddie Wolf. I live at 1013 Winterwood Road,
20 Columbia, South Carolina. Obviously I'm here to voice my opposition to the rezoning
21 and the expanding the landfill and the access from Montgomery Road. It's a lotta good
22 points have been made so far. You know, we've heard people talk about the concern
23 and impact on property values, we've heard people mention some environmental

1 concern, and right now I just wanna comment about common fairness. And what I'm
2 getting at here is many years ago there was a beautiful rolling hills far unlike any others
3 in the area that we live in out there now. Any my grandfather at one time raised cattle on
4 that farm. As a matter of fact he died on that farm. And most of you probably know
5 where that farm is, that's the current landfill. So it means a lot to me that, what happens
6 to that landfill and whether it's expanded or not. But we always thought that when the
7 landfill reached capacity that it would be returned to nature or to a natural state, and
8 apparently that's not what's being looked at here. Our community currently has a clay
9 quarry, we have not one but two rock quarries and of course the landfill. In addition to
10 that, I don't know how many of you folks know about it but lastly Fairfield County has
11 proposed a list to send their sewer our way, ultimately discharging in the Broad River,
12 just a short distance up the river from where Montgomery ends. So you know, we're
13 asking for some compassion. I feel like that we've paid our dues over the years. We've
14 lived with the landfill and some of these other things that maybe most people wouldn't
15 wanna live with, so we feel like that hopefully some good things can come our way, and
16 the best thing that could come our way would be a vote no on this project.

17 CHAIRMAN YONKE: Thank you, sir.

18 **TESTIMONY OF ANNETTE HORNSBY BREWERTON:**

19 MS. BREWERTON: My name is Annette Hornsby Brewerton. I live at 6456 State
20 Highway 269, Winnsboro, South Carolina. I came in tonight to say I oppose the
21 rezoning of the land on Montgomery Road. It's a very small rural road, as everyone has
22 said, and always has been. There is absolutely no need for heavy industrial zone used
23 on this road. The County just zoned this area in 2023 as an agricultural. Let's pay

1 attention, and I'll repeat that again if it costs me my time. The County just zoned this
2 area in 2023 as agricultural. This County's Comprehensive Plan says that and it does
3 not match up with what we are hearing. So why are we here having this meeting tonight
4 to change what the County just set two years ago? My family has owned land all along
5 this road for generations, me being third or fourth, and it has always had a small
6 tightknit community, rural area feeling about it. My father served in the legislature of
7 South Carolina and he was born and raised in a small farmhouse on Community Road,
8 on Montgomery Road, excuse me. This is certainly not what he would've fought for in
9 this area. I would have been much more prepared for this meeting, along with someone
10 else tonight, and I must repeat this, he would have been much more, I would've been
11 much more prepared for this meeting tonight had I received my letter in the mail, which
12 everybody I hope got one, but I got my letter on Friday. And also I went to the computer
13 website and typed it in and it said this page, page not found. So I continued to scroll
14 down and it says, please leave a question if you must, or, it didn't say if you must, it
15 said, please leave a question. I did leave a question and today at 12:53 I got a return
16 call, which I truly appreciate from somebody there telling me what the agenda for tonight
17 would be. So we do need to work on our paperwork and our communication. So in
18 general, I think I hit all of my high points, I don't wanna take too much time. I know that
19 change is coming. I know we're all here saying we don't want change, but I absolutely
20 know that change is coming. It is bound to. And I'm concerned about the way the
21 development will be with Montgomery Road in that change. A long time back, and
22 everybody's heard since they were children, a bridge was gonna be built over Broad
23 River and resolve some of these interstate problems that we were having –

1 CHAIRMAN YONKE: Ten more seconds.

2 MS. BREWERTON: Pardon?

3 CHAIRMAN YONKE: Ten more seconds cause you're already over time, ma'am.

4 MS. BREWERTON: Alright, I'm sorry.

5 CHAIRMAN YONKE: Thank you.

6 MS. BREWERTON: That traffic problem could be solved, but I want restrictions
7 on Montgomery Road because this is where we could have some residential areas and
8 it would alleviate some of those problems. In generally basically I'm just saying let's all
9 work together and let's quit beating around and make Montgomery Road what it should
10 be and could be and should be.

11 CHAIRMAN YONKE: Thank you, ma'am. Anyone else signed up to speak?

12 MS. FRIERSON: No.

13 CHAIRMAN YONKE: Alright, hard to follow that. Staff, website issues,
14 communication issues. I've been up here since 2019 and good communication with the
15 public's always been key, especially during all that Land Development Code rewrite
16 stuff. So I know the County's had a refresh of the website and there's times even as a
17 Commissioner I'm trying to find my stuff and it's not quite all there yet. So County IT is
18 working on this and thank you for, she said she got a call back, so –

19 MS. BREWERTON: I do thank you for that.

20 CHAIRMAN YONKE: Any comments, Staff, on the website issues?

21 MR. DELAGE: Yes, so when the County went to the ADA website as part of the
22 federal requirements, in preparation for them, some of the links had been broken, some
23 of the pages aren't landing correctly, so we're finding that out after the rollout. So what

1 we'll do is we'll get with IT to make sure that something, maybe it was migrated to
2 something else and the link, you know, might not have updated. And we do try to send
3 the letters out ahead of time. I believe they went in the mail 15 days prior, however,
4 unfortunately sometimes the mail takes a while to go. On the letter though, I do have a
5 copy here that was coming in dated the 22nd of September showing that the Planning
6 Commission is on October 6, 2025 at 6:00pm. It does also note just for advanced notice
7 since this is a public meeting and not a public hearing, that the public hearing will be
8 held on Tuesday, the 28th of October 2025 at 7:00pm. So it does contain both meeting
9 dates and times.

10 CHAIRMAN YONKE: Okay. Thank you, Staff. [Inaudible] those letters sometimes
11 cause we do not get those mailed out to us, we get the packet. Alright, I'm gonna now
12 open this for the Commission for discussion and questions back to Staff. We took in a
13 lotta great information from the public. Brave Commissioners, let's discuss. They don't
14 just wanna stare at us. Yes, Commissioner Johnson.

15 MR. JOHNSON: Mr. Chairman, one question and then one statement. I guess
16 starting with the question, Staff, as part of the rewrite was the overlay zoning on this
17 particular parcel changed in the rewrite process?

18 MR. DELAGE: So for this particular parcel it was originally zoned AG based off of
19 the acreage, because we did not do any proactive rezonings or any down zonings as
20 part of that process, we did the equivalency table which meant that if it was zoned RU
21 and met a certain threshold for acreage it was assigned one of the three zoning district
22 categories that rural was broken up to, so that was the reason for the assignment of the
23 AG zoning district.

1 MR. JOHNSON: Thank you. My statement is really I think, well it's for the
2 Commission's benefit but primarily though for the public's benefit, usually I say this in a
3 different capacity but we are not supposed to take in consideration the actual planned
4 use as opposed to our [inaudible] of what our decision to send it as a recommendation
5 for approval or denial. As a reminder that we don't have plan review authority at this
6 entity in this board. So site plan review and those type of considerations goes through
7 another body. And I just think it's important to say that.

8 CHAIRMAN YONKE: Thank you, Commissioner Johnson. I echo that, like that's
9 why I also question the road placement cause that would deal with site plan issues that
10 we have no say over. We just have to look at the whole county as a blank slate and
11 there wants to be a change of the zoning from this to that. And that's all we look at in
12 that sense. Commissioners, more comments? Yes, Commissioner Taylor.

13 MR. TAYLOR: Question, and I may be mixing this up with the last
14 recommendation. Are there plans for town hall meetings for this one, did I hear that
15 correctly? And if so is that, despite whatever we vote for here on today, so the
16 recommendation is that this is for non-compliant, if we go forward with non-compliant
17 does the town hall meeting still happen?

18 MR. DELAGE: That's correct, Commissioner Taylor. The town hall is not set in
19 stone yet, however, again it's my understanding that the Council district representative
20 is attempting to schedule a meeting, you know, tentatively in the next couple of weeks.
21 However, whatever recommendation, as recommendation for approval or disapproval
22 will still be forwarded on to County Council at their meeting on October 28th, let me just
23 double check to make sure I got the right date, yes October 28th, where they could take

1 action to approve or disapprove or even to defer if they need additional information,
2 more time or to have any other community meetings.

3 CHAIRMAN YONKE: Any other questions, comments or motions? I feel that it's
4 not in character of the address and what's going on just south of it, like it seems like
5 that's a different place. It's just my day job that I work with maps so just looking at the
6 map itself and not living there for 40 years like most of the public has said, it doesn't
7 look like this fits. I know there's a need for the County for this but that's just me thinking
8 out loud. This is what the Commission says, not what the Chair says, so I just

9 MS. LLOYD: May I, can I ask a question of Staff.

10 CHAIRMAN YONKE: Yes. Commissioner Lloyd, welcome.

11 MS. LLOYD: Thank you. The parcel which is the address is 1201 Caughman
12 Road, it looks like it's Vulcan Materials Company. Do they have a, that's a pit, which I
13 think it is, a borrow pit, do they have a special exemption for use on that parcel?

14 MS. DELAGE: So my understanding is, and I just need to, can you expand out a
15 little bit more Mr. Smith? I wanna get my bearings to make sure, there's about three of
16 these areas around the County. My understanding is that a portion of the Vulcan is
17 zoned industrial that they did for an expansion, however, the reason why you see a,
18 basically a rural zoning designation for that is that given the age of the operations,
19 basically it's under the nonconforming status, so it's allowed to continue as long as it
20 kinda – in this case the open use of land is kind of how it's been looked at in which the
21 areas where they're currently doing the work on that parcel was the areas where the
22 nonconforming uses has been granted, or status has been granted.

23 MS. LLOYD: Thank you.

1 CHAIRMAN YONKE: Thank you, Staff. Thank you to our newest Commissioner
2 Lloyd. Comments, questions, or motion? Mr. Johnson's hovering. Go ahead, sir.

3 MR. JOHNSON: Two comments. Not a motion, I will defer to my colleagues in
4 terms of placing a motion. It's a rare day that I disagree with the Chair but, I mean, we
5 do have zoning on two of the three, two sides of it that are compatible. But I do get your
6 point, I understand. I will just say this, for those who have been here for a little while,
7 this feels to me a little bit like the case we had with the plant, the power plant a while
8 back. I mean, it feels very much in terms of decision [inaudible].

9 CHAIRMAN YONKE: You're referring to the Westinghouse we had a couple
10 months ago. Thank you, Commissioner Johnson. Commissioner Duffy?

11 MR. DUFFY: Thank you, Mr. Chair. I'd like to move forward with a motion for
12 Case No. 25-034 MA, with a recommendation of denial because it's inconsistent and
13 non-compliant with the Comprehensive Plan.

14 MR. DURANT: Second.

15 MS. FRIERSON: Second.

16 CHAIRMAN YONKE: Okay, thank you Commissioner Duffy. We have a motion
17 for denial. Do we have a second? I heard some seconds.

18 MR. DURANT: Second.

19 CHAIRMAN YONKE: Second? Alright Commissioner Durant. Okay, Staff we got
20 a motion and a second which lines up with the Staff's recommendation so we don't
21 need to say another condition with it, correct?

22 MR. DELAGE: Correct, it's helpful but it's not required because you're not going
23 against the Comprehensive Plan recommendation.

1 CHAIRMAN YONKE: Okay. Go ahead Staff, take a vote.

2 MR. DELAGE: So motion for disapproval, Grady?

3 MR. GRADY: No.

4 MR. DELAGE: Siercks?

5 MR. SIERCKS: Aye.

6 MR. DELAGE: Taylor?

7 MR. TAYLOR: Aye.

8 MR. DELAGE: Durant?

9 MR. DURANT: Aye.

10 MR. DELAGE: Lloyd?

11 MS. LLOYD: Aye.

12 MR. DELAGE: Duffy?

13 MR. DUFFY: Aye.

14 MR. DELAGE: Johnson?

15 MR. JOHNSON: Aye.

16 MR. DELAGE: Frierson?

17 MS. FRIERSON: Aye.

18 MR. DELAGE: Yonke?

19 CHAIRMAN YONKE: Aye.

20 *[Approved to deny: Siercks, Taylor, Durant, Lloyd, Duffy, Johnson, Frierson, Yonke;*

21 *Opposed: Grady]*

22 MR. DELAGE: Alright, motion for disapproval is approved.

1 CHAIRMAN YONKE: Thank you, Staff. So that goes as a recommendation of
2 disapproval to County Council where they will meet on October 28th, at 7:00pm and take
3 actual votes. We are a recommending body to County Council. And as Staff mentioned
4 there may be a community meeting, stay tuned to all forms of communication. They've
5 done a good job of getting on the news lately, too, especially with the Comprehensive
6 Plan meetings. We'll get it out there. Okay, this wraps up number 5 on our Agenda. The
7 public can stick around or take off quietly if we need to take a short break so people can
8 step out who would like to, that is fine. You're more than welcome to stay, though. And
9 then try to keep walking and then talk out in the hallway, that would be great. Okay
10 Commission with most of the room getting cleared, everyone one walking I think we can
11 move on to number 6 whenever Mr. DeLage is ready. Or if the rest of Staff would like to
12 cover since he's talking to a citizen. Alright, number 6 is Other Items. Does Staff have
13 any other items?

14 MR. SMITH: No, sir, there are no other items at this time.

15 CHAIRMAN YONKE: No other items at this time? Okay. We'll roll into
16 Chairman's Report, number 7. I just always thank the Commission and the Staff for
17 everything you guys are doing. I also wanna defer my time to our newest Commissioner
18 Lloyd if she'd like to introduce herself to the group. Go ahead.

19 MS. LLOYD: Hi everyone. My name is Sena Lloyd and I'm a newer
20 community member to Richland County. I moved here about a year ago and I
21 served on the Planning Commission in Carson City, Nevada prior to that. So new
22 to this Commission but excited to see all that happens. So thank you guys for
23 having me.

1 CHAIRMAN YONKE: We're very happy to have you. Thank you for joining
2 the Commission. Alright, we'll go on to number 8 then, which is Planning
3 Director's Report.

4 MR. SMITH: So I'll be giving you a quick update about the Comprehensive
5 Plan and where we're at and where we're going. Recently we completed phase 3
6 of the public forum portion of the plan, eight meetings around the County were
7 held with attendance with all three forums around 410 people. And with the
8 surveys so far I think we have around 8 to 900 surveys in. We have one meeting
9 left with the Decker Collective on Thursday, October 9th. After that we don't have
10 any other public meetings scheduled for this phase. We also held a stakeholder
11 meeting on October [sic] 25th with the school districts, municipalities and other
12 stakeholder organizations. We're currently working on adjustments to the maps.
13 These changes reflect the input we received from public forums, surveys, idea
14 boards and stakeholders, municipalities, school districts, utility providers. The
15 planning contents, Staff has received sections 1 through 3 of the plan with the
16 text only, so no graphics yet. That includes the introduction, existing conditions
17 and guiding principles. We're awaiting sections 4 and 5 and awaiting graphics for
18 the entirety of the plan. Next steps, we're aiming to have Planning Commission,
19 our draft for the Planning Commission to review either in November or
20 December. And then survey 3 will close on Friday, October 10th for this phase 3.

1 CHAIRMAN YONKE: Questions from the Commission on the Comp Plan?

2 Thank you, Staff. Thanks for the update. So October 10th, you just said that
3 you're gonna wrap up that part.

4 MR. SMITH: That's correct. The survey will remain open but for Staff and
5 our consultant's purposes we'll have to close it for our data retrieval.

6 CHAIRMAN YONKE: With that information it will come to us in November
7 or December to review. And with lots of public input already it'll be in our hands
8 to move this along to County Council or take the time that we need. Again, I was
9 here for the Land Development Code, let's make sure that we look at it
10 thoroughly so we don't have to reset.

11 MR. SMITH: Yes, the anticipation is to have you guys look at it, present it
12 to your guys, give you about a month to look at it, look at it thoroughly with all the
13 maps and all the recommendations included. And then from there it will go to
14 D&S Committee, Development & Services Committee. And then to County
15 Council and however long that usually takes. We, if everything goes smoothly we
16 would hope that third reading would happen in February.

17 CHAIRMAN YONKE: Thank you. Well unless there's anything else for
18 tonight's meeting we're now at number 9 which is adjournment. So –

19 MR. TAYLOR: Can I ask one quick question?

20 CHAIRMAN YONKE: Yes, Commissioner Taylor go ahead.

21 MR. TAYLOR: And anyone that wants to throw something at me that's fine.
22 I apologize, I didn't see when the Other Items came up. Quick question for Staff.

1 The letters that go out about the meetings, are those pretty much just template
2 letters where some pretty standard stuff is going in or do the letters vary pretty
3 much when they go out to the community?

4 MR. DELAGE: So the dates will change for the various meetings, but it is a
5 standard template. The idea is to be able to consistently refer them back to the
6 County's webpage, to the Agenda page, so that way they can get the most
7 current agenda for the dates that are listed on that letter. We don't typically,
8 because it would, not only would it increase cost because we'd have to add more
9 paper and we'd have to be, make sure that every letter is very specifically
10 uniquely tailored to each case for those areas, that's why we don't do, like 50
11 letters for Montgomery Lane and then for, sorry the other one, Decker Boulevard,
12 you know, we only do 20. We just generally, we do a radius. That radius can
13 vary. As you see Montgomery Road was a little bit bigger radius which is
14 probably why we got more folks there, plus the community was very concerned.
15 But whereas Decker we did, it's a 500', so 500' radius for Decker and of course
16 nobody ended up coming.

17 MR. TAYLOR: Cause my concern was the same, maybe we needed to
18 see. But if it's a template letter then that should be fine. Thank you.

19 CHAIRMAN YONKE: Yes, that's a good comment, point. Thanks,
20 Commissioner Taylor. I'm guessing the radius is based off density, too, right,
21 there's a lot more people around the Decker area.

1 MR. DELAGE: Well, there's the general, that's the general rule of thumb.
2 But for something that we, Staff feels that may need to be more widely known
3 about we'll kinda break that standard because in the case that these are very
4 large lots, but also because it was potentially impactful from a, you know,
5 basically from an AG to an HI standpoint, it may have drawn a crowd regardless.
6 So we wanted to make sure that folks were aware of it and afforded the
7 opportunity to come to speak at both Planning Commission and the Zoning
8 Public Hearing.

9 CHAIRMAN YONKE: Maybe my suggestion as a GIS is do a drive time,
10 that would probably make it a little bit more fair. Eight minute drive time or five
11 minute, whatever you wanna do. Just so that each case gets the same amount of
12 light on it. We're fair all across the County. Okay, are we ready for number 9,
13 adjournment?

14 MR. TALOR: So moved.

15 CHAIRMAN YONKE: Okay. So we're gonna take a vote by hands. Alright,
16 so that's an aye for any Commissioner that, for adjournment? Alright I see
17 unanimous. Thank you Staff, you got it? Alright, thank you. Adjourned.

18
19 *[Meeting adjourned at 7:25pm]*