

RICHLAND COUNTY PLANNING COMMISSION
November 3, 2025

[Members Present: Christopher Yonke, Frederick Johnson, II, Mark Duffy, Sena Loyd, Charles Durant, Chris Siercks, Bryan Grady Absent: Beverly Frierson, Terrence Taylor]

Called to order: 6:03pm

CHAIRMAN YONKE: I'd like to call to order the November 3rd, 2025 Richland County Planning Commission meeting. Staff, please confirm the following: in accordance with the Freedom of Information Act a copy of the Agenda was sent to the news media, persons requesting notification, and posted on the bulletin board located in the county administration building. Is that correct?

MR. SMITH: That is correct, Mr. Chair.

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

MR. SMITH: Grady?

MR. GRADY: Here.

MR. SMITH: Siercks?

MR. SIERCKS: Here.

MR. SMITH: Taylor? Durant?

MR. DURANT: Here.

MR. SMITH: Loyd?

MS. LOYD: Here.

MR. SMITH: Duffy? Johnson?

MR. JOHNSON: Here.

MR. SMITH: Frierson? Yonke?

1 CHAIRMAN YONKE: Here.

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

3 CHAIRMAN YONKE: Thanks, Staff. Ladies and gentlemen, welcome to the
4 November 3rd, 2025 Richland County Planning Commission meeting. As Planning
5 Commissioners we are concerned residents of Richland County who volunteer our time
6 to thoroughly review and make recommendations to County Council. Our
7 recommendations are to approve or deny Zoning Map Amendment requests. Per Title
8 VI, Chapter 29 of the *SC Code of Laws* Planning Commission may also prepare and
9 revise plans and programs for the development or redevelopment of unincorporated
10 portions of the County. The County's Comprehensive Plan process that's being
11 conducted this year is an example of this. Once again, we are a recommending body to
12 County Council and they will conduct their own public hearing and take official votes to
13 approve or deny map amendments and text amendments on a future date to be
14 published by the county. Council typically holds Zoning Public Hearings on the fourth
15 Tuesday of the month so please check the county's website for updated agendas, dates
16 and times. Please take note of the following guidelines for today's meeting. Please turn
17 off or silence any cellphones. Audience members may quietly come and go as needed.
18 Applicants are allowed up to two minutes to speak, to make statements. Citizens signed
19 up to speak are also allowed two minutes each. Redundant comments should be
20 minimized. Please only address remarks to the Commission and do not expect the
21 Commission to respond to questions from the speakers in a back and forth style; this is
22 not the purpose of this meeting. Please no audience and speaker exchanges. No
23 audience demonstrations or other disruptions to the meeting are permitted nor are

1 comments from anyone other than the speaker at the podium. Please remember the
2 meeting is being recorded. Please speak into the microphone and give your name and
3 address. Abusive language is inappropriate and will not be tolerated. Please don't voice
4 displeasure or frustration at a recommendation while the Planning Commission is still
5 conducting business. If you have any questions or concerns you may contact one of our
6 wonderful members of Staff down here for the Planning Department. This now moves
7 us to Item 3 on tonight's Agenda, which is Additions or Deletions. Staff, are there any
8 additions, deletions, modifications to this Agenda that we have today?

9 MR. DELAGE: There are no additions or deletions.

10 CHAIRMAN YONKE: Alright, thank you Staff. We can go ahead and move on to
11 number 4 which is the approval of the Minutes from prior meetings. We received the
12 Minutes for October of 2025's meeting. Do Commissioners have any comments or
13 concerns regarding these transcripts? Commissioner Loyd, yes?

14 MS. LOYD: I do. My last name is spelled with one l, not two. Thank you.

15 CHAIRMAN YONKE: With that adjustment the Chair would like to make a motion
16 to approve the Minutes for October 2025. Do I have a second?

17 MR. DURANT: Second.

18 CHAIRMAN YONKE: Second from Commissioner Durant. Staff can you please
19 take a vote?

20 MR. SMITH: Grady?

21 MR. GRADY: Aye.

22 MR. SMITH: Siercks?

23 MR. SIERCKS: Aye.

1 MR. SMITH: Taylor? Durant?

2 MR. DURANT: Aye.

3 MR. SMITH: Loyd?

4 MS. LOYD: Aye.

5 MR. SMITH: Duffy? Johnson?

6 MR. JOHNSON: Aye.

7 MR. SMITH: Frierson? Yonke?

8 CHAIRMAN YONKE: Aye.

9 MR. SMITH: Motion passes.

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

12 CHAIRMAN YONKE: Thank you, Staff. Okay, this move on number 5 on the
13 Agenda which starts with the Consent Agenda. The Consent Agenda is an action item
14 that allows the Commission to approve Road Names and Map Amendment requests
15 where the Staff recommends approval and no one from the public has signed up to
16 speak against the amendment, or no Member of the Commission is in need of any
17 further discussion on the request. Now I look at our Agenda tonight for 5.b., item 2 and
18 item 3 are both Comprehensive Plan compliant, so as long as no one on the
19 Commission needs any further discussion on these, and I looked at our sign-up sheet
20 and I don't see anyone signed up against it. I'm guessing whoever signed up for it
21 doesn't want to talk us out of it. So the Chair would like to make a motion to approve the
22 Road Names and Map Amendments b.2, b.3. Commission, do I have a second?

23 MR. DURANT: Second.

1 CHAIRMAN YONKE: Second from Commissioner Durant. Staff, can you please
2 take a vote?

3 MR. SMITH: Grady?

4 MR. GRADY: Aye.

5 MR. SMITH: Siercks?

6 MR. SIERCKS: Aye.

7 MR. SMITH: Taylor? Durant?

8 MR. DURANT: Aye.

9 MR. SMITH: Loyd?

10 MS. LOYD: Aye.

11 MR. SMITH: Duffy? Johnson?

12 MR. JOHNSON: Aye.

13 MR. SMITH: Frierson? Yonke?

14 CHAIRMAN YONKE: Aye.

15 MR. SMITH: Motion passes.

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

18 CHAIRMAN YONKE: Thank you, Staff.

19 *[Duffy in at 6:09pm]*

20 CHAIRMAN YONKE: Alright we have one item left to discuss under 5
21 tonight, that is Item 5.b.1., Case No. 25-036, and I'll flip it to Staff for more
22 information. Welcome, Commissioner Duffy.

23 **CASE NO. 25-036 MA:**

1 MR. SMITH: Okay so the Map Amendment you have before you is 25-036
2 MA. The Applicant is Brian Turbeville, location is 129 James Ballentine Road.
3 Tax Map number R03300-05-07, 2.4 acres. Currently it's zoned RT, residential
4 transition. The proposed zoning is residential 5. The Comprehensive Plan has
5 this as non-compliant. The 2015 Comprehensive Plan designates this area as
6 neighborhood medium density. The conclusion that was drawn, the proposed
7 zoning request is not consistent with the land use and character of the
8 neighborhood medium density designation. According to the Comprehensive
9 Plan multi-family development should occur near activity centers and within
10 priority investment areas with access to roadways with adequate capacity and
11 multiple modal transportation options. Additionally, the request is not consistent
12 with the character of the existing residential development pattern and zoning
13 districts along James Ballentine Road.

14 CHAIRMAN YONKE: Thank you, Staff. Commissioners, do we have any
15 questions for Staff? Alright, seeing or not hearing anything, Commissioner Durant
16 would you read the names for tonight?

17 MR. DURANT: We have the Applicant Brian and Amanda Turbeville.

18 CHAIRMAN YONKE: Come on down to either podium and please state
19 your name and address.

20 **TESTIMONY OF BRIAN TURBEVILLE:**

21 MR. TURBEVILLE: Brian Turbeville, 132 Brody Road, Chapin, South
22 Carolina 29036.

1 MR. WARD: And I'm Toby Ward and I think Mr. Turbeville wanted me to
2 make a few remarks, the first of which is, how delightful it is to be the first and
3 only contested item on the Agenda.

4 CHAIRMAN YONKE: I agree.

5 MR. WARD: But having said that –

6 CHAIRMAN YONKE: Can we start with your address, sir? And then you
7 guys will both have two minutes each I guess, but just one at a time as I'm
8 seeing waves from Mr. Price in the back. We usually have one person at the
9 podium at the time so one of you guys can start, and that way you get more time.

10 MR. TURBEVILLE: That sounds good. I've already done my name and
11 address.

12 CHAIRMAN YONKE: Yes, so we'll go with you. Go ahead.

13 MR. TURBEVILLE: We've been trying to figure out what to do with this
14 property for a while now and we tried some different options. That property is
15 very uniquely, where they expanded the highway, they also took out 35 yards
16 plus of trees and stuff like that and kinda encroached up on it. And I'm like, well
17 what can we do with it now to make it more appealing and everything else. So
18 there's no trees on that, that, pretty much on that whole property on the interstate
19 side. But at the other side of Koon Road, the other corner, they have now built
20 Gray Collegiate so you've got a pretty massive school there, their satellite
21 campus there that eventually is gonna have about 1,000 kids at it. In addition to
22 that, right next to Gray Collegiate is gonna be a Lowe's Food and all of this is in a

1 quarter mile away if not less for Gray Collegiate. There's a lotta changing out
2 there and it's changing really rapidly. I just thought this would be a great plan to
3 bring in some affordable housing in that area, and it's definitely needed. We do a
4 bunch of rentals already; this is gonna be something that I wanted to really step it
5 up and do a nice project with if we can get it zoned properly. That's pretty much
6 about it with me. I, he's got the gist, and I appreciate y'all's time tonight, thank
7 you.

8 CHAIRMAN YONKE: Thank you for coming out tonight.

9 **TESTIMONY OF TOBY WARD:**

10 MR. WARD: Toby Ward, 3012 Glenwood Place, beautiful Columbia, South
11 Carolina. A few observations; first of all the Staff write up was very consistent but
12 there's a few things that need to be called to your attention. First of all, the
13 Comprehensive Plan for this area does call for residential but this is gonna be a
14 residential product. And the proximity to I-26, you know, I don't know if the Staff
15 can put up the picture with the big yellow outline, but I mean, it is right up next to
16 26. So for a traditional quiet family setting, not too ideal. So the idea is to go with
17 multi-family, which of course, is residential. The Comprehensive Plan calls for
18 medium density residential and since this site is only 2.4 acres you're not gonna
19 have a massive multi-family residential project there. I think Staff determined that
20 at best it could be 28 units. So the R5 would allow for the multi-family and
21 attached dwellings, typically apartments, condos or townhouse dwellings. The
22 Comprehensive Plan also says that multi-family development should occur near

1 activity centers and within priority investment areas with adequate capacity and
2 transportation options. Well, we're not in that, obviously, but H.E. Corley
3 Elementary School as Staff notes is less than a mile away, Dutch Fork and,
4 middle and high school are in the immediate vicinity, and as Mr. Turbeville
5 mentioned Gray Collegiate Academy and Lowes Food are location there, so this
6 area is trending to development of that nature. Also Staff notes that road
7 improvements are on, coming on Broad River Road.

8 CHAIRMAN YONKE? I'll give you 30 more seconds for your final thoughts
9 since he didn't use his full two minutes. There you go.

10 MR. WARD: And in the interest of getting outta here quick, the road
11 improvements are coming for Broad River Road with SCDOT and the penny tax
12 for sidewalk and bikeway enhancements. So this request is not inconsistent with
13 the existing residential nature and so we think that it should be, go forward with a
14 positive, favorable recommendation.

15 CHAIRMAN YONKE: Okay, thank you sir.

16 MR. WARD: Be glad to answer any questions.

17 CHAIRMAN YONKE: Absolutely, thank you. Commission, do we have any
18 questions for Staff? This is open on the floor now for discussion. I take note in
19 our packet that this property is surrounded by RT currently? Yeah. And then
20 what's going just north of the property? It's Town of Irmo.

21 MR. DELAGE: So I believe, and I'll turn on the layer here, you'll kinda see
22 it go across the interstate. Kinda basically where the holes are where the zoning

1 layer is not showing up is the Town of Irmo. It looks very similar to some of the
2 other colors out there, so that's why I'm kinda toggling it back and forth.

3 CHAIRMAN YONKE: But nothing quite developed there yet.

4 MR. DELAGE: I believe the school is under construction now.

5 CHAIRMAN YONKE: Thank you, Staff. Commissioner Duffy?

6 MR. DUFFY: Question for Staff. What's just up the highway that's there?
7 Obviously, it's a 3-lane highway. What's to stop the state or the government
8 expanding further and using eminent domain to use that line to expand the
9 highway in the subsequent years given the growth?

10 MR. DELAGE: So Commissioner Duffy, there's no planned or
11 programmed improvements to the interstate at this time, or even any kind of talk
12 of it that I'm aware of. However, just as you stated probably just as what
13 happened with the most recent expansion, there is the possibility of, you know, if
14 an expansion is needed them using, you know, their eminent domain powers to
15 obtain property for right-of-way. But my understanding is is that there's nothing,
16 you know, planned or programmed at this time for any future expansion along
17 this section of I-26.

18 MR. SIERCKS: Mr. Chair?

19 CHAIRMAN YONKE: Yes, Commissioner Siercks.

20 MR. SIERCKS: Question for Staff. Question for Staff. I know when the
21 conclusion, you know, of course it talks about the multi-family development
22 should occur near activity centers within priority investment areas, but as Mr.

1 Ward brought up there is either soon to be or already is in the process seems
2 like, you know, new construction, things happening in that area. And this gets to
3 a more general question which is, how should we as a Commission, treat
4 municipal or other municipal boundaries? Should we take what's going on within
5 those municipal boundaries into consideration or should be treat it as just what's
6 defined by the Comprehensive Plan as an activity center? If that makes any
7 sense.

8 MR. DELAGE: So I would think that, you know, it's not necessarily
9 planning in a silo or a vacuum. You can look at what's happening around in the
10 adjacent municipalities cause, you know, you're not gonna see a zoning line on
11 the street. So it's something that you could look at, the proximity. I'm not sure off
12 the top of my head what the zoning is on that side for the Town of Irmo where
13 they're at, but then you could also potentially take into consideration what their
14 future plans are or the zoning and the base district and what it permits.

15 MS. LOYD: And for the Record it is –

16 CHAIRMAN YONKE: Commissioner Loyd.

17 MS. LOYD: - yeah, Commissioner Loyd for the Record, but CG in there,
18 it's [inaudible] so I don't know, their map does not say what CG means but I'm
19 assuming it's commercial.

20 MR. SIERCKS: And just a point of clarification though, just to be clear,
21 when the conclusion is talking about the compliance with the Comprehensive
22 Plan, especially with regard to the activity centers, it's talking about what's

1 defined in the Comprehensive Plan as the activity centers that are circled and
2 noted on the map, correct?

3 MR. SMITH: That is correct.

4 MR. SIERCKS: Alright, thank you.

5 CHAIRMAN YONKE: Thank you, Commissioner Siercks.

6 MR. JOHNSON: Mr. Chairman?

7 CHAIRMAN YONKE: Yes, Commissioner Johnson?

8 MR. JOHNSON: The Chair asked just confirmation on the adjacent chart
9 that's RT, but the darker shade on either side of the RT is what, the darker shade
10 of green on either side?

11 MR. SMITH: That would be AG or agricultural. Or homestead, or the one
12 that Tommy has highlighted now is homestead and the Applicant is in RT.

13 MR. JOHNSON: Thank you.

14 CHAIRMAN YONKE: Thank you, Staff. We always have traffic
15 characteristics in our Agenda but just like further elaboration this road, as I
16 consider the Town of Irmo, I'm looking at it from that angle, what type of road, is
17 this like a very local side street, low traffic count? Can you elaborate on it?
18 What's the condition?

19 MR. DELAGE: Yes, so James Ballentine Road is a local road. I believe the
20 traffic count that we noted, the next closest one was along with Broad River Road
21 but let me just confirm that. But yeah, it's a local street so it wouldn't have a
22 traffic count –

1 CHAIRMAN YONKE: Minor arterial. Capacity of 10,000?

2 MR. DELAGE: Yes, so it'd be the Broad River Road was the closest count.

3 CHAIRMAN YONKE: Okay, thank you Staff. I see that.

4 MR. DUFFY: Question for Staff.

5 CHAIRMAN YONKE: Commissioner Duffy?

6 MR. DUFFY: Just to follow up on that, so James Ballentine Road it sounds
7 like is a very quiet residential road, but Broad River Road has had severe traffic
8 issues. So is there plans for expansion on Broad River Road? My understanding
9 was that there was a water tower along that road according to Representative
10 Ballentine who represents that area and that was a problem in terms of
11 expanding Broad River Road so I'm just wondering could they take additional
12 capacity from James Ballentine Road in the area. Or has it been, is Broad River
13 Road, is there an expansion plan there?

14 MR. DELAGE: So, and I will pull it up, there is some road widening that's
15 taking place further east on Broad River going up to – I wanna make sure I got
16 this right – from Royal Tower Drive to Dutch Fork Road so there's actually some
17 going along – I'll try to pull up Dutch Fork Road here – yeah, so 176, I have not
18 seen any plans as far as for the expansion. I do know previously though they did
19 take some right-of-way for this intersection improvement. You can kinda see it on
20 the map as to how these are kinda, the funky shapes there. So it's possible but
21 I'm not aware of any plans at this time for that, but it would seem that if the intent
22 is to widen it in the future that that may be necessary.

1 MR. SMITH: Just for clarification, there are plans to widen the four-lane to
2 five-lanes with a five-lane being a turning lane, but that has been in the design
3 phase since 2017.

4 MR. JOHNSON: Mr. Chairman?

5 CHAIRMAN YONKE: Yes, Commissioner Durant – Johnson?

6 MR. JOHNSON: Has anyone signed up in opposition?

7 CHAIRMAN YONKE: No.

8 MR. DURANT: Mr. Chair?

9 CHAIRMAN YONKE: Yes, Commissioner Durant?

10 MR. DURANT: Question for Staff. Just confirming, there are no other R5
11 parcels around the parcel at issue, correct?

12 MR. DELAGE: That is correct, Commissioner Durant.

13 CHAIRMAN YONKE: Commissioner Johnson –

14 MR. JOHNSON: Why are you looking at me?

15 CHAIRMAN YONKE: Cause your body language, I love it, I could tell you
16 want to say something.

17 MR. JOHNSON: Just an editorial, I mean, Commissioners, I mean, is that
18 the traditional basis as my colleague just pointed out, some of the traditional basis
19 for making the argument aren't immediately present, but at the same point in time
20 you have a property that's, seems to be uniquely positioned at the same time. So
21 there's rationale both ways which is why I asked the question about the

1 surrounding darker green areas to try to see if there was any other basis to look
2 [inaudible].

3 CHAIRMAN YONKE: I also see the picture with us being at the edge of the
4 zoning of Irmo and what's going on there cause we're not planning in a vacuum.
5 Cause when you first look at this you see a side street with all low density
6 residential and you're like possibly big apartment complex? That's crazy. But
7 then when you zoom out a little bit and you look at it and developing what's going
8 on in the area you can maybe see that. And that's editorial, I like that part.

9 MR. JOHNSON: And that's what I'm just, for conversation purposes, I
10 mean, I struggle.

11 MR. SIERCKS: Mr. Chair?

12 CHAIRMAN YONKE: Yes, Commissioner Siercks.

13 MR. SIERCKS: If I could ask the Staff to scroll down on the map just a little
14 bit and zoom out as well. Thank you.

15 MR. DURANT: Mr. Chair?

16 CHAIRMAN YONKE: Yes, Commissioner Durant.

17 MR. DURANT: Question for Staff. Has there been any other applications
18 for changing RT to R5 in this vicinity of the parcel at issue?

19 MR. DELAGE: Not within the immediate area. Next closest thing is
20 probably gonna be another case that may come up in the next couple of months
21 but it's across the interstate. But they're looking at a commercial zoning district
22 for commercial use.

1 MR. DURANT: Thank you.

2 CHAIRMAN YONKE: Staff, can you highlight some facts on page 13 from
3 our packet, what could possibly go there if we make this R5? Actually page 14.
4 The dwelling units would go up to four family, multi-family, three family, and then
5 special requirements. Manufactured homes are welcome. Group homes. Under
6 special requirement correct?

7 MR. DELAGE: That is correct.

8 CHAIRMAN YONKE: Okay. Yeah, as Planning Commissioners we can't
9 ever assume what's gonna go there based off of someone's plan, we have to
10 look at the Land Development Code and see all the possibilities. Commissioners,
11 any further discussion, questions, or a motion?

12 MR. JOHNSON: Mr. Chairman, before you move for the question. One
13 question that we have not discussed tonight and I guess in the normal course of
14 things is any public input process. Has there been any conversation about any –

15 MR. DELAGE: When you say public input –

16 MR. JOHNSON: Some of the Councilmembers typically might hold some
17 of their community meetings to obtain feedback in the process, but that subject's
18 not come up this evening.

19 MR. DELAGE: Well, I am not aware of one, that doesn't necessarily mean
20 that one may not be planned in the future. But I have not received any meeting
21 invitations for a town hall. But again, they typically have them, you know, they try
22 to have them prior to Planning Commission if they can, if not then definitely prior

1 to the Zoning Public Hearing; at least that's been past practice. But currently I
2 don't have any meeting invites for a town hall so I'm not sure if it's in the works or
3 it may come in the future.

4 CHAIRMAN YONKE: As far as I understand my six plus years, that's not
5 an official part of the process, that County Council people have town halls.

6 MR. DELAGE: Correct, that is at the Councilmember district
7 representative's pleasure.

8 CHAIRMAN YONKE: This will come up, we give a recommendation and
9 then it goes to the Council's Zoning Public Hearing, then they read it several
10 times.

11 MR. DELAGE: That is correct.

12 CHAIRMAN YONKE: Thank you. Commission, a motion from anyone? We
13 can go either way with it and get a vote. How you doing, Commissioner Grady? I
14 always see you as my housing guy.

15 MR. GRADY: I'm doing well.

16 CHAIRMAN YONKE: What are your thoughts?

17 MR. GRADY: So I think my initial thought is that there is merit to this but I
18 am, you know, ultimately our job is to evaluate this in the context with the
19 Comprehensive Plan and I just can't square this with what's in the
20 Comprehensive Plan. So I will make a motion of disapproval on Case 25-036 MA
21 for the reasons stated in the report.

22 MR. DUFFY: I second that.

1 CHAIRMAN YONKE: Okay, we've got a motion for disapproval from
2 Commissioner Grady and then I would ask for a second and I hear that
3 from Commissioner Duffy. So with a motion for disapproval, Staff can you
4 please take a vote?

5 MR. SMITH: Motion on the table is for disapproval of Map
6 Amendment Case 25-036 MA. Grady?

7 MR. GRADY: Aye.

8 MR. SMITH: Siercks?

9 MR. SIERCKS: Aye.

10 MR. SMITH: Durant?

11 MR. DURANT: Nay.

12 MR. SMITH: Loyd?

13 MS. LOYD: Nay.

14 MR. SMITH: Duffy?

15 MR. DUFFY: Aye.

16 MR. SMITH: Johnson?

17 MR. JOHNSON: No.

18 MR. SMITH: Yonke?

19 CHAIRMAN YONKE: No.

1 *[Approved to deny: Grady, Siercks, Duffy; Opposed: Durant, Loyd,*
2 *Johnson, Yonke]*

3 MR. SMITH: That motion passes. That motion fails, sorry.

4 CHAIRMAN YONKE: Okay Commission, so that means we take up
5 another motion that logical, so the Chair will make a motion for approval of
6 this Map Amendment, citing it's location next to – does anyone have a
7 better way of wording this, my other people who voted no?

8 MR. JOHNSON: [Inaudible] jurisdiction as well as the freeway create
9 a rather unique set of conditions for the property.

10 CHAIRMAN YONKE: I like that. You can say that Commission Chair
11 Yonke said that. Okay. Did you write that down? Do we have a second?

12 MR. DURANT: Second.

13 CHAIRMAN YONKE: Second from Commissioner Durant for
14 approval. Alright Staff, let's do this again.

15 MR. SMITH: Grady? Motion is for approval on Map Amendment 25-
16 036 MA. Is that the motion?

17 CHAIRMAN YONKE: Yes.

18 MR. SMITH: Grady?

19 MR. GRADY: Aye.

20 MR. SMITH: Siercks?

1 MR. SIERCKS: No.

2 MR. SMITH: Durant?

3 MR. DURANT: Aye.

4 MR. SMITH: Loyd?

5 MS. LOYD: Aye.

6 MR. SMITH: Duffy?

7 MR. DUFFY: No.

8 MR. SMITH: Johnson?

9 MR. JOHNSON: Aye.

10 MR. SMITH: Yonke?

11 CHAIRMAN YONKE: Aye.

12 *[Approved: Grady, Durant, Loyd, Johnson, Yonke; Opposed: Siercks,*
13 *Duffy]*

14 MR. SMITH: That motion passes.

15 CHAIRMAN YONKE: Thank you, Commissioners. Thank you, Staff.

16 When is our next Zoning Public Hearing, Staff? County Council will take our
17 recommendation and look at this, typically the fourth Tuesday of the month,
18 so looks -

19 MR. DELAGE: It'll be November 20th because of the Thanksgiving
20 holiday.

1 CHAIRMAN YONKE: November 20th in these Council chambers,
2 7:00pm, right?

3 MR. DELAGE: That is correct.

4 CHAIRMAN YONKE: Thank you. Staff, we can move on to our next
5 item. Item 6., 2025 Land Development Code Updates. So I'll flip it back to
6 Staff to inform us.

7 MS. WILLIAMS: Good afternoon, Commissioners. Also this is not an
8 action item, we're not asking you to take any action on this at this time.
9 We're just giving you some information of what is coming. At the
10 September 23rd Development and Services Committee, a motion was
11 made, and I will give you the wording to that motion, move to amend the
12 MU2 Corridor Mixed Use District to remove references to high intensity,
13 multi-family residential; in addition to remove from the permitted use table,
14 Dwelling, Multi-Family as well as Passenger Terminal, Surface
15 Transportation, Kennel, Hotel/Motel, Vehicle Fueling Station, and
16 Warehouse Distribution Facility. This motion was made for that review of
17 the MU2 district to be sent back to Planning Commission for a review. Also
18 noted that Staff is allowed to make recommendations and also
19 acknowledge the fact that Planning Commission is an independent
20 commission and that you may make a completely different

1 recommendation to Council regarding the MU2 district. So at the December
2 meeting the plan is to come back to you all with a full presentation on what
3 the MU2 district currently is and what it currently allows. We can give you a
4 little bit more background information around the discussion that resulted in
5 the motion related to Planning Commission reviewing this district, but we
6 just wanted to let you know that that motion was made at the September
7 DNS, Developmental Services Committee to send that review back to the
8 Commission. If you have any questions right now I'll try to answer those,
9 but we will be bringing more information to you at your next meeting.

10 CHAIRMAN YONKE: Any questions, Commissioners?

11 MR. JOHNSON: Additional context would be appreciated.

12 MS. WILLIAMS: Yes, I could –

13 MR. JOHNSON: I don't mean necessarily right now, but I mean,
14 when you send it back to us.

15 MS. WILLIAMS: Right. We'll definitely give you a little bit more. It
16 involved a larger discussion and then this became kind of like a, almost an
17 offshoot out of that larger discussion. But I can go into all of that when we
18 give you the full range so you can have a little bit more background as to
19 why this was sent back to you all.

20 CHAIRMAN YONKE: Can you repeat the removed items again?

1 MS. WILLIAMS: Sure. I have to read them to make sure I get them
2 correctly for you.

3 CHAIRMAN YONKE: I don't see it in the packet.

4 MS. WILLIAMS: Well Council just approved the Minutes of this last
5 Tuesday, so, and they were working on your packet at the time. But –

6 CHAIRMAN YONKE: Of course.

7 MS. WILLIAMS: But it's to remove references to high intensity multi-
8 family residential; in addition remove Dwelling, Multi-Family, Passenger
9 Terminal, Surface Transportation, Kennel, Hotel/Motel, Vehicle Fueling
10 Station, and Warehouse Distribution Facility.

11 CHAIRMAN YONKE: I think I caught most of those.

12 MS. WILLIAMS: But we'll be sure in December to include the full
13 verbiage from that motion as well as the background of the other
14 discussion that resulted in that motion.

15 CHAIRMAN YONKE: Thank you, Ms. Williams. Anything else for
16 number 6? Okay. We can move on to Other Items. Other Items, we have a
17 new Staff member, correct? Is this a good time – does anyone, you wanna
18 come say hi?

1 MR. DELAGE: I would defer to Deputy Director Price or Planning
2 Director Williams if they want to introduce him, but I'm happy to do it
3 though. I just wanted to double check before I do it.

4 MS. WILLIAMS: Sure, thank you Chairman. I would like to also
5 introduce our new Planning Manager. His name is Mr. Rodney Tucker.
6 He's sitting there in the back. He is now the new Manager over the
7 Planning section and Community Planning and Development over the
8 Comprehensive planning and neighborhood planning sections. So you
9 should be seeing more information coming from him in future Planning
10 Commission meetings related to the Comprehensive Plan and then also
11 any policy recommendations out of that Comprehensive Plan as well. So
12 we'd like to welcome Mr. Tucker to the team.

13 CHAIRMAN YONKE: Would you like to say anything?

14 MR. TUCKER: Hi.

15 CHAIRMAN YONKE: Welcome. You need to come to the podium and
16 state your name. I suggest if we receive an email from him please reply,
17 Commissioners. I know one was sent out.

18 MR. TUCKER: I'll come down and shake your hands after.

19 CHAIRMAN YONKE: Thank you. Okay that'll move us on to
20 Chairman's Report. Thank you everyone –

1 MR. JOHNSON: Mr. Chairman?

2 CHAIRMAN YONKE: Yes, go ahead.

3 MR. JOHNSON: One thing under Other Items, please.

4 CHAIRMAN YONKE: Yes, sir. Sorry. Commissioner Johnson.

5 MR. JOHNSON: I don't know the appropriate way to raise this, but I
6 do have a question. I don't know if it's necessarily [inaudible], but I also
7 don't wanna wake up any unnecessary sleeping bears, but we have spent
8 several hours on one particular land locked case and I would like
9 personally to know the disposition of that in some form or fashion. So I will
10 leave that to Staff as to how to follow up, but I don't know the appropriate
11 way of doing that. But I mean, we have spent at least three or four
12 meetings, 45 minutes to an hour on that case so I would like to get some
13 outcome, please. Unofficially I defer to =

14 CHAIRMAN YONKE: This was an administrative review or, this, I
15 forgot what this item was called. I believe I know what Commissioner
16 Johnson's talking about. It was over the summer, several meetings.

17 MR. JOHNSON: Golf course.

18 CHAIRMAN YONKE: Was there any official outcome from that?

19 MR. DELAGE: Oh! Oh, okay. So I don't know if he's, I'm assuming if
20 he appealed it it would've gone to, you know, legal for action. Sorry, I was

1 gonna ask Mr. Price since that happened under his tenure to see if he
2 knew, but I don't know but we can find out for you and let you know. Yes,
3 sir.

4 MR. JOHNSON: Thank you, Mr. Chairman.

5 CHAIRMAN YONKE: Thank you. That was my fault, any other items
6 to discuss? Alright. Number 8, just thank you, Chairman's Report, thank
7 you. I'm very honored to continue to serve as your Chair. Nine, Planning
8 Director's Report, Ms. Williams?

9 MS. WILLIAMS: Thank you. Just want to let you know when I spoke
10 with you last month our hope and goal was that we would have the draft
11 Comprehensive Plan available for public review and to give to the Planning
12 Commission by your first meeting in November. But our consultant is still
13 analyzing the data we got from the multiple public meetings that we had
14 and finalizing the various recommendations because we did kind of wrap it
15 up right before the end of October. So just letting you know that we've
16 received, we have three more sections to review, we received one of three,
17 this week we'll be reviewing that. So we're awaiting the last two sections
18 from our consultant firm to go through and our goal is to hopefully by the
19 end of this month be ready to have that draft of the Comprehensive Plan to
20 Planning Commission and to all of the attendees of the various public

1 forums that we had during all three phases of the update. If that is the case
2 then at your December meeting we'll also have a presentation on the
3 Comprehensive Plan, the process we went through and how we got to
4 have it in front of you. If you feel comfortable to make a recommendation in
5 December that is your will, but otherwise if not then it will be deferred to the
6 February meeting because you all do not have a meeting date set for
7 January. And then we can continue the discussion or if there's any
8 additional questions you all may have regarding the process or the
9 contents of the Comprehensive Plan then we can address that again in
10 February. We plan to notify, as I said, Planning Commission and Council,
11 but all of the attendees of all of the public forums to let them know that the
12 draft Comp Plan is available for their review. And that will include the
13 changes that were made to the future land use map, so the map that was
14 presented to you all as part of phase 3, we have made changes based off
15 of citizen feedback. I would like to thank you Matthew and Mark for their
16 work and effort of going back visiting with the citizens and doing more tours
17 in order to update the map based off of that citizen feedback. So please
18 know that we have tried to get plenty of meetings, listen to the citizens and
19 try to update the map based off of what the citizens said they would like to
20 see. And again, if you have any questions when you get that please send

1 those questions to us ahead of time, we'll try to get them answered during
2 that presentation. But otherwise like I said we'll kinda give you the update
3 in December and then our expectation is that you may have some more
4 questions and then we can have a full discussion, possible
5 recommendation made to Council in February.

6 CHAIRMAN YONKE: Questions?

7 MS. WILLIAMS: And you see the Report of Council is also in your
8 packet on page 42. The Report from Council.

9 CHAIRMAN YONKE: Staff, we go into December's meeting, last one
10 of the year. It's too soon to probably know how many Map Amendments
11 we're gonna have, but typically in my years it's usually a longer meeting so
12 come caffeinated.

13 *[Recording cut off here – unanimous vote for adjournment]*

14 *[Meeting adjourned at 6:45 pm]*