

RICHLAND COUNTY PLANNING COMMISSION**May 4, 2026**

[Members Present: Christopher Yonke, Beverly Frierson, Bryan Grady, Sena Loyd, Mark Duffy (in at 6:15pm), Charles Durant; Absent: Frederick Johnson, II, Terrence Taylor, Chris Siercks]

Called to order: 6:05 pm

CHAIRMAN YONKE: Staff, are you ready?

MR. DELAGE: Sorry. Yes, we are ready.

CHAIRMAN YONKE: Are the IT issues fixed? Yes? Okay. I'd like to call to order the May 4th, 2026 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 administrative building. Is that correct?

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

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

MR. DELAGE: Alright. Grady?

MR. GRADY: Here.

MR. DELAGE: Siercks? Taylor? Durant?

MR. DURANT: Here.

MR. DELAGE: Loyd?

MS. LOYD: Present.

MR. DELAGE: Duffy? Johnson? Frierson?

MS. FRIERSON: Here.

1 MR. DELAGE: Yonke?

2 CHAIRMAN YONKE: Here.

3 MR. DELAGE: We have a quorum.

4 CHAIRMAN YONKE: Thanks, Staff. Ladies and gentlemen, welcome to the May
5 the 4th be with you 2026, 2026 Richland County Planning Commission meeting. As
6 Planning Commissioners we are concerned residents of Richland County who volunteer
7 our time to thoroughly review and make recommendations to County Council. Our
8 recommendations are to approve or deny Zoning Map Amendment requests. Per Title VI,
9 Chapter 29 of the *SC Code of Laws* Planning Commission may also prepare and revise
10 plans and programs for the development or redevelopment of unincorporated portions of
11 the County. The County's Comprehensive Plan update process is an example of this.
12 Once again, we are a recommending body to County Council and they will conduct their
13 own public hearing and take official votes to approve or deny Map Amendments and Text
14 Amendments on a future date to be published by the County. Council typically holds
15 Zoning Public hearings on the fourth Tuesday of the month. Please check the County's
16 website for updated agendas, dates and times. Please take note of the following
17 guidelines for today's meeting. Please turn off or silence any cellphones. Audience
18 members may quietly come and go as needed. Applicants are allowed up to two minutes
19 to make statements. Citizens signed up to speak are also allowed two minutes each.
20 Redundant comments should be minimized. Please only address remarks to the
21 Commission and do not expect the Commission to respond to questions from the speaker
22 in a back and forth style; that's not the purpose of this meeting. Please no
23 audience/speaker exchanges. No audience demonstrations or other disruptions to the

1 meeting are permitted nor are comments from anyone other than the speaker at the
2 podium. Please remember the meeting is being recorded. Please speak into the
3 microphone and give your name and address. Abusive language is inappropriate and will
4 not be tolerated. Please don't voice displeasure or frustration at a recommendation while
5 the Planning Commission is still conducting business. If you have any questions or
6 concerns you may contact the Richland County Planning Staff down here below. Okay,
7 this moves us on to number 3 which is Additions or Deletions to the Agenda. Staff, do we
8 any of those today?

9 MR. DELAGE: Mr. Chairman, the Minutes, we weren't able to get them in time to
10 get them into your packet so I just wanna note that we don't have any Minutes to approve
11 at this time.

12 CHAIRMAN YONKE: Then we'll move on to 4 for Minutes and we'll move on,
13 there's no Minutes to approve. Thank you. That jumps us right to 5 for tonight, we do have
14 the use of the Consent Agenda. The Consent Agenda is an action item that allows the
15 Commission to approve Road Names and Map Amendment requests where the Staff
16 recommends approval, well now it's the Comprehensive Plan, it agrees with the
17 Comprehensive Plan and no one from the public has signed up to speak against it and
18 no Member from the Commission is in need of further discussions on the request. I see
19 one Map Amendment for tonight I believe? Case 26-012 that's marked in the packet as
20 compliant. I don't see anyone signed up to speak. Commission, does anyone need to
21 speak on this one? No? Okay, Chair makes a motion to approve for the Consent Agenda
22 tonight Case 4., Case 26-012 MA. Do I have a second?

23 MR. DURANT: Second.

1 CHAIRMAN YONKE: Okay, with a motion for approval for the Consent Agenda,
2 which is that case, and a second, Staff, could you please take a vote?

3 MR. DELAGE: And sorry, Mr. Chair –

4 CHAIRMAN YONKE: Yes.

5 MR. DELAGE: - just to be clear. There were, we had the Road Names place holder
6 on there. We thought we might have some but we do not actually have any Road Names
7 in the packet –

8 CHAIRMAN YONKE: Yes.

9 MR. DELAGE: - so I just wanted to note that for the –

10 CHAIRMAN YONKE: I think that's why I specified the one case and kind of –

11 MR. DELAGE: Okay. Alright, just wanted to make sure.

12 CHAIRMAN YONKE: - [inaudible] tonight.

13 MR. DELAGE: Thanks. Alright, so Grady?

14 MR. GRADY: Aye.

15 MR. DELAGE: Loyd?

16 MS. LOYD: Aye.

17 MR. DELAGE: Frierson?

18 MS. FRIERSON: Aye.

19 MR. DELAGE: Durant?

20 MR. DURANT: Aye.

21 MR. DELAGE: Yonke?

22 CHAIRMAN YONKE: Aye.

23 MR. DELAGE: Alright, motion passes.

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

3 CHAIRMAN YONKE: Thank you, Staff. Okay, we'll move along to the meat of our
4 meeting which is our cases. So 5.b.1., Case 26-004 and we'll flip it over to Staff.

5 **CASE NO. 26-004 MA:**

6 MR. SMITH: Okay so the case before you tonight is Case No. 26-004 MA. The
7 Applicant is Kevin Connelly. Location is WS Julius Richardson Road. It's 15.76 acres.
8 Existing zoning designation is M1. The proposed zoning is GC, general commercial.
9 Comprehensive Plan compliance is compliant. The proposed zoning request is compliant
10 with the intent and the objectives of the land use and character intent of both the
11 neighborhood activity center and the priority investment designations. The neighborhood
12 activity center designation is intended to accommodate commercial and institutional uses
13 that serve the day to day needs of surrounding residents by providing convenient access
14 to goods and services. While the requested zoning district would permit certain uses that
15 may not fully align with the envisioned character of the future land designation, the
16 rezoning remains compatible with the established development pattern in the immediate
17 vicinity. In particular, the request would be consistent with the established uses and
18 zoning districts along this portion of Broad River Road where comparable commercial
19 development is already in place.

20 CHAIRMAN YONKE: Okay, thank you Staff. Commission, do we have any
21 questions for Staff? Okay, hearing none, Commissioner Frierson, who is signed up to
22 speak?

23 MS. FRIERSON: Our first speaker is the Applicant, Kevin Connelly.

1 CHAIRMAN YONKE: We'll get going tonight, both podiums are available. Please
2 speak into the microphone and start with your name and address.

3 **TESTIMONY OF KEVIN CONNELLY:**

4 MR. CONNELLY: Good evening. My name's Kevin Connelly. My address is 125
5 Old Chapin Road in Lexington, South Carolina. I appreciate the opportunity to appear
6 before you tonight. As stated this is, this property is currently zoned M1 which we
7 understand is a light industrial and a legacy district that is no longer used by the County.
8 We are proposing to rezone to general commercial, which is a better use or better buffer
9 between commercial, heavy commercial and the residential that is behind the property. I
10 own Connelly Builders & Development. I've, it's a family-owned business. I've been in
11 business for over 30 years. I've lived in the Midlands over 50 years. And I have, I own
12 about 50 community across South Carolina and we own, manage and maintain those
13 properties. The M1 is a legacy district as I said. It allows things such as manufacturing,
14 warehousing, truck terminals, retail, restaurants and outdoor storage, things that the
15 general commercial, like I said, a lot less heavy use districts. We had a voluntary public
16 meeting, sent out notices and had a voluntary public meeting at the library and some of
17 the concerns that were raised at that meeting we addressed. But this rezoning would
18 remove industrial uses from this parcel and its associated impacts. It would eliminate the
19 risk of truck traffic, warehousing and manufacturing. It aligns with the current county
20 zoning direction and it would provide a more compatible residential oriented development.

21 CHAIRMAN YONKE: Do you mind giving your final thought cause I keep it to two
22 minutes.

1 MR. CONNELLY: Okay. We are proposing 200 multi-family units. The property is
2 16 units per acres is what would be allowed under GC which would be 288 units. We are
3 doing less than that, we're doing actually 11 units to the acre with 200 units.

4 CHAIRMAN YONKE: Thank you, sir.

5 MR. CONNELLY: Thank you.

6 CHAIRMAN YONKE: Sometimes with the Applicant we'll let you come back up if
7 we hear enough from the public and we have a question. But typically for the residents I
8 try to keep it at two minutes so we can keep things moving along. But I thank you for
9 coming and for all that information so far.

10 MR. CONNELLY: Alright.

11 MS. FRIERSON: The next two speakers, Mary Jo Stafford and Tim Stafford.

12 **TESTIMONY OF MARY JO STAFFORD:**

13 MS. STAFFORD: Thank you. I'm Mary Jo Stafford. I live at 1012 Julius Richardson
14 Road. Just met the developer. Alright April 13th was a meeting and there were several
15 people on our road, on Julius Richardson, and supposedly on Cedar Grove. The property,
16 you've got the map up, the property backs up to, like three people on Julius Richardson.
17 It's gonna back up to two people if not three people on Cedar Grove. What I'm
18 understanding like he stated, 200, 252, alright, so where's the entrance gonna be? And
19 then, no questions, sorry. Alright, so then it was talked about an access coming off of
20 Julius Richardson and perhaps leaving 20 to 50' easement with trees all the way around
21 it. Our concerns are the traffic for one, we're a rural road, we have two lanes. There's no
22 lights, there's no sidewalks. Can I point and show where the, what we're being told the
23 easement could be? I can't do that either? Oh mercy, okay. Alright, but if you've got three

1 to four bedrooms of apartments, say 200, and if you've got, 2 x 2 is 400 people so you've
2 got cars going up and down the road. And perhaps they're gonna use Circle K that's
3 supposed to be a given, they're gonna drive into Circle K, perhaps it's gonna be the
4 entrance to this apartment complex. And then they need a way to get back out. It's
5 already been flagged off, it's already been roped off as to where the exit is gonna be, or
6 the back way. That's gonna be coming right down Julius Richardson. They just closed
7 our road off from exit 97 to prevent all this traffic – and you're timing me out.

8 CHAIRMAN YONKE: I'm, that's a strict two minute timer and then I like to give
9 people a minute to give us your final thought, so I understand. We don't – I'm gonna give
10 you 30 more seconds, go ahead. I wanna give enough time for everybody, be fair to
11 everybody, or we'll be here till 10:00. Go ahead. Thank you. We do not talk in a back and
12 forth style so please, thank you. She has the podium. Go ahead.

13 MS. STAFFORD: Alright, so how do we, how do we coordinate with the people,
14 with our neighbors on our road to get with the developer and to discuss the 50'? Are there
15 gonna be trees? Are you gonna put up a wall? Or are you really gonna go across and
16 come out the back side and hit Julius Richardson, then we're gonna have 300, 400 more
17 cars coming down our road?

18 CHAIRMAN YONKE: Thank you. Those are good concerns. Those are good
19 questions, Mr. Price, maybe you could take her aside and answer that afterwards. Go
20 ahead.

21 **TESTIMONY OF TIM STAFFORD:**

22 MR. STAFFORD: Thank you. I'm Tim Stafford. I also live at 1012 Julius
23 Richardson Road. I'm here because my wife told me to be here. And we've lived there

1 probably over 20 years and we've lived there when Julius Richardson was like a
2 racetrack. The speed limit on Julius Richardson at that time was 45 miles an hour so
3 when they blocked it off and put in the new exchange there it's been really nice. And
4 we've gotten used to very quickly having that road quiet; people are walking on it, walking
5 their dogs, walking their kids and stuff and people walk and get exercise. So we've gotten
6 used to that and now they wanna go back and make it a racetrack again. So I'm speaking
7 against the project for that reason. Also we feel like our property value will go down and
8 we have no plans to move from there, we're probably, we're both retired so we're probably
9 gonna live our lives out there until now. Now if this goes through then we'll have to look
10 very had at maybe downsizing and moving away from there. So again, so my two points
11 against would be the increased traffic because we've gone from a racetrack to, to
12 basically nothing and we're used to nothing and that's kind nice. And also possibly our
13 property value going down. But again I appreciate the time and I appreciate y'all hearing
14 the opposition against this proposal.

15 CHAIRMAN YONKE: I appreciate you guys coming out tonight, thank you.

16 MR. STAFFORD: Thank you.

17 MS. FRIERSON: The next two speakers Viaconte Davenport and Richard
18 Davenport.

19 **TESTIMONY OF RICHARD DAVENPORT:**

20 MR. DAVENPORT: My name's Richard Davenport. I live at 1016 Julius
21 Richardson Road. And to give you an idea of the kind of traffic that was going through,
22 about eight years ago I lost a dog because somebody came down that road around a
23 corner going, like 40 miles an hour, 50 miles an hour. It's a little two lane asphalt road

1 with ditches on both sides. They did turn it into, like a racetrack. Everybody coming –
2 when the exchange was still open they, they would come down our road because it cut a
3 mile and a half off of their trip to get to their, their apartments. Now you're talking about
4 putting 200 more apartments and opening that up again? Those people will not only, that
5 used to use it, will continue to use it, it's gonna add another 300 or 400 cars that are
6 gonna continue to use it. When I bought my property I bought it because it was in the
7 country. The only way that you guys can, in my mind the only way that this will work is if
8 you widen the road and turn it into a big two lane highway type system. It doesn't make
9 sense to put all of the money, all the hassles into that area. Like they said we got no
10 sidewalks, we got nothing there. But if they leave Julius Richardson as an exit outta that,
11 outta that new development, you're gonna be putting hundreds of cars through there
12 every day. I mean, it was bad enough like I said before, we'd get like 100 cars going down
13 there every day. So that's my big concern is that it's, I bought the property cause it was
14 in the country. You're gonna, if they open that up again and build those apartments it's
15 not gonna be country anymore. It'll almost force me to leave.

16 *[Duffy in at 6:15PM]*

17 CHAIRMAN YONKE: Thank you for coming out, sir. I appreciate your comments.

18 MS. FRIERSON: Viaconte Davenport?

19 MR. DAVENPORT: She's, she just wanted to make sure that you guys knew she
20 was here.

21 MS. FRIERSON: Thank you.

22 CHAIRMAN YONKE: Thank you.

23 MS. FRIERSON: Hanna Spangler and Vince Spanzler.

1 AUDIENCE MEMBER: [Inaudible]

2 CHAIRMAN YONKE: Thank you.

3 MS. FRIERSON: Anita Thatch and Karen Macabee.

4 AUDIENCE MEMBER: [Inaudible]

5 CHAIRMAN YONKE: Okay, thank you.

6 MS. FRIERSON: What about Karen? Okay.

7 CHAIRMAN YONKE: Alright, thank you.

8 MS. FRIERSON: Lee Zimboni?

9 AUDIENCE MEMBER: He's already been said.

10 MS. FRIERSON: Alright, thank you. Jim Propper?

11 **TESTIMONY OF JIM PROPPER:**

12 MR. PROPPER: Hi, I'm Jim Propper, 1019 Julius Richardson Road. And my wife
13 and I will be impacted on both ends, back on the back side and the front side. And most
14 of my concerns have already been mentioned but I'd like to add just a couple comments.
15 If the, if our road is used again, Julius Richardson Road, it already will add to all the traffic
16 on West Shady Grove Road, which is already loaded. So I think that should be
17 considered. Also on the back side of my property is a little stream called White Horse
18 Branch and occasionally that floods whenever there's high water. And what adds to that
19 is everybody who's upstream now. And adding another catch basin for the parking area
20 for that development may not help that too much. I know it'll be engineered not to but it
21 will be an input if there's a heavy rain. Impact on local schools, we don't know that. I think
22 the rest of my concerns have been addressed, thank you.

23 MS. FRIERSON: Lynn Propper and Brad Zimboni?

1 **TESTIMONY OF MR. ZIMBONI:**

2 MR. ZIMBONI: I'm Brad Zimboni, we live on Saddlecreek Lane which comes out
3 onto Julius Richardson Road. Our address used to be Julius Richardson Road but there's
4 been a private road established so it changed our address. We've lived there 30 years
5 and have dealt with the traffic –

6 CHAIRMAN YONKE: I think we need the address just for the Record.

7 MR. ZIMBONI: 263 Saddlecreek Lane.

8 CHAIRMAN YONKE: Thank you.

9 MR. ZIMBONI: So 30 years, you know, we've dealt with it and you've heard how
10 the change has really impacted the community in a good way with no traffic, you know,
11 you're able to walk. Our mail box is across the street, and it's like you're taking your life
12 into your hands the way it used to be crossing the street to our, to the mailboxes there.
13 So that's really bad. The previous gentleman talked about when we have a rain event,
14 Julius Richardson Road ends up getting flooded out so you can't even use Julius
15 Richardson Road. And I'm not sure if the developer realizes that or not. And so that would
16 be a huge issue, it's a huge issue for us but the impact it would have on a community like
17 this will be not good. You've heard the concerns and, you know, we really wanna keep it
18 quiet and peaceful back there, that's our desire, understanding that, you know,
19 development comes. But we're part of that community and we feel strongly that the road
20 needs to stay the way it is now. The last concern that I had was the posting of this meeting.
21 And it was up on the high end of Julius Richardson Road so nobody downstream on Julius
22 Richardson Road would've known about this. We didn't know about that, somebody
23 notified us that there was this meeting, so we didn't even, we didn't even know it. So the

1 posting was up on the high end so nowhere down Julius Richardson was there a posting
2 for the rest of us to see. Thank you.

3 CHAIRMAN YONKE: Thank you. Extra note to Staff for posting so they can see
4 it.

5 CHAIRMAN YONKE: Anyone else signed up?

6 MS. FRIERSON: Did Lynn Propper wish to speak? Okay. If not, then no one else
7 is signed up to speak.

8 CHAIRMAN YONKE: We're gonna let the Applicant come up for 60 more seconds.
9 I think if everyone had more information.

10 MR. CONNELLY: Okay, thank you very much. I appreciate the opportunity to clear
11 up a couple of issues.

12 CHAIRMAN YONKE: Your minute starts now, go.

13 MR. CONNELLY: Okay. As far as Julius Richardson Road, we are not connecting
14 to Julius Richardson Road. We will be improving the intersection where there's already a
15 traffic light at the intersection. So all the issues about traffic on Julius Richardson is, is not
16 to be addressed. The, as far as the property value going down, I've heard that numerous
17 times and I understand the concern, but we've developed many properties and not once
18 have we ever had someone come back and say, you know, that that's been, you know,
19 that comes to fruition. As far as the drainage and the issue about the creek, that also
20 would be addressed. All of our plans will go through DES and we will not release any
21 storm water post development, in fact, the flow after development will be less than it is
22 leaving the property now based on DES standards. So I think that was, it addressed the
23 issues.

1 CHAIRMAN YONKE: Thank you.

2 MR. CONNELLY: Thank you.

3 CHAIRMAN YONKE: It's gonna be open for discussion. A reminder to the public
4 that we are a recommending body to County Council. We look at the zoning. And thank
5 you for coming out and all the concerns. So, no decisions are made, we're just volunteers.
6 So go ahead and let's discussion, Commission. Any questions for Staff? I would like to
7 see the zoning layer turned on if we can. My comment to spark conversation, is this
8 property is already zoned M1 which is a legacy zoning type. And at any point without us
9 having any say, a very large industrial type of facility, as you can see in our packet, page
10 12, 13, 14, any of these uses can show up. That's a factor. It's not zoned AG, rural. That's
11 how it is now without us doing anything.

12 AUDIENCE MEMBER: [Inaudible]

13 CHAIRMAN YONKE: Oh, it's not a back and forth style, we're just having
14 discussion with the Commission, so please. Thank you. Thoughts and questions for Staff?
15 No conversation, motions?

16 MR. GRADY: Mr. Chair?

17 CHAIRMAN YONKE: Yes, Commissioner Grady, thank you.

18 MR. GRADY: Question for Staff, and I think this is just sort of for, for the edification
19 of members of the community who have come out to speak on this matter. So we heard
20 from the Applicant that there no plans to create an access way aside from Broad River
21 Road. So hypothetically if that were not the case what would be the process that would
22 be, that would take place to decide whether the County would permit that or not?

1 MR. DELAGE: So that would depend upon how many access points are required,
2 depending on the use. So that is generally when it comes to residential based on the
3 number units as to whether or not you're required one or two accesses. You know, that's
4 kinda getting more into the development side than the rezoning side but we would look to
5 see who has road maintenance authority. It looks like DOT would issue the encroachment
6 for both sides so they could either grant it or, you know, potentially have some restrictions.
7 We also have in some cases where, you know, there's two accesses required; one can
8 be an emergency access only so a push gate or something that the Fire Department or
9 emergency vehicles can use to access that site, but not the general public.

10 MR. GRADY: Okay, thank you. You basically said what I wanted to underscore
11 which is that these are, there are many relevant dimensions to this but quite a number of
12 them are beyond the scope of our [inaudible] as a Planning Commission. You know,
13 we're asked to consider what is the, is the zoning appropriate for the area given the
14 Comprehensive Plan and other considerations. And certainly given the fact that the
15 Comprehensive Plan designates this area as a community activity center certainly I would
16 argue that multi-family development would be an appropriate use for the site. And I'll leave
17 it to other comments but if not I would be willing to make a motion to that effect.

18 CHAIRMAN YONKE: Thank you, Commissioner Grady. Any other comments,
19 concerns? Commissioner Duffy?

20 MR. DUFFY: A question for Staff. The Comprehensive Plan, the new plan that
21 we're looking at for, that's gone to Council, would this, with the new plan, just two points;
22 would it, it would also fall into the general commercial district under the new plan, and just

1 to clarify on page, top of page 6 it mentioned the maximum number of units for this site is
2 approximately 252 dwelling units, is that correct?

3 MR. SMITH: So first question for the Comprehensive Plan, the new one, I don't
4 have that document in front of me so that would be hard pressed to say how that would
5 look as a recommendation. And the number of units, let me just double check.

6 CHAIRMAN YONKE: Top of page –

7 MR. SMITH: Yeah, so the 252 dwelling units, that is the correct number of dwelling
8 units that would be allowed.

9 MR. DUFFY: And just to clarify on your first point there, so under the new
10 Comprehensive Plan we're not really sure if this would comply or not, but that is being
11 looked at by Council and it's in the first or second stage of readings.

12 MR. SMITH: That's correct, the first reading for that Comprehensive Plan will be
13 tomorrow night.

14 CHAIRMAN YONKE: Thank you, Commissioner Duffy. I have a question for Staff.
15 Let me see if I can word it. Hopefully this will help educate all of us. General commercial,
16 we don't normally hear or can really, it's never a promise what developer says they're
17 gonna come in and do; that we can hold them to that. We look at this as a plain, empty
18 lot. So developer comes in and talks about apartments and units. Can general commercial
19 be a mixed use type? Cause I think of, more so of what's going in across the street when
20 I see general commercial, like the Food Lion, not necessarily a dense, high residential.
21 And why would this be suggested versus another, we have six types of residential types,
22 if they would come to you first why are we looking at GC and then everyone here seems
23 to be concerned about apartment complexes?

1 MR. DELAGE: I can't speak for the developer but the GC probably as far as for
2 uses is what is developed out there is a compatible zoning district which would allow
3 compatible uses to, again what's out there now you've got the Food Lion and the kinda
4 mixed use shopping center across the street. Multi-family can be permitted under general
5 commercial or the R6 or R5 districts, so really it could be, any one of those three would
6 allow for the multi-family development. Like I said I can't speak for the exact reasoning
7 behind GC but those are kinda the similarities of how the uses and how GC could possibly
8 fit there. So M1 actually, like it sounds, is an industrial district. The only thing it permits is
9 a manufactured home by special exception on a lot, so that might be maybe part of the
10 reason for them making the change to GC.

11 CHAIRMAN YONKE: So if apartments go up could a store be built on that same
12 parcel?

13 MR. DELAGE: Yes.

14 CHAIRMAN YONKE: Okay. Don't we have mixed use zones for that purpose?

15 MR. DELAGE: You could potentially propose a PDD that, where you kind of
16 guarantee those mixing of uses, kind of by right, by establishment and use of the general
17 development plan. But there's nothing in the general commercial district that says it has
18 to be specifically residential or commercial. You know, in theory you could have your
19 allowed density or say you, you know, you wanna carve out the outparcels for commercial
20 uses, you could do that.

21 CHAIRMAN YONKE: We have a broad zoning code now after the 2020- what do
22 we call it, the 2023 update?

23 MR. DELAGE: Yes.

1 CHAIRMAN YONKE: Okay, the MU1, 2 and 3, which we're gonna dive deeper in,
2 invite the public to come to those conversations coming up next month. So that's why I
3 just question as a resident as well why GC and then the big topic seems to be apartments.
4 Cause I normally think commercial. Okay, that's enough from the Chair. Commission, any
5 other -

6 MR. DURANT: Mr. Chair?

7 CHAIRMAN YONKE: Yes, Commissioner Durant.

8 MR. DURANT: I appreciate you bringing up that last topic cause I had the exact
9 same feeling. I was sitting here trying to, wondering whether I'm just stupid or not, as to
10 why it's, the move is for general commercial but all the discussion was residential. So
11 thank you for clearing that up. Question for Staff. The two parcels to the north,
12 immediately to the northwest of the parcel at issue, what's the zoning history there? Are
13 they recently zoned general commercial or they've been that way for a while?

14 MR. DELAGE: So the AllSouth location that's close to West Shady Grove Road,
15 that was a more recent request. Most of the commercial that you kinda see along here –
16 sorry I gotta cut the zoning layer so I can better see it – I believe those were done in the
17 early 2000s based on the zoning history for the general area.

18 MR. DURANT: Thank you.

19 CHAIRMAN YONKE: Thank you, Commissioner Durant. Comments, concerns,
20 motion? Commission? If nothing else I'll call on Commissioner Grady who was starting to
21 – a motion.

22 MR. GRADY: Thank you, Mr. Chair. So I would like to make a motion that we
23 advance Case 26-004 MA to County Council with a recommendation of approval.

1 CHAIRMAN YONKE: We have a motion for approval. Do we have a second? I'll
2 be brave and do second so we can take a vote cause a vote can only go two ways. Alright
3 so the Chair makes a second. With a motion for approval and a second which aligns with
4 the Comprehensive Plan, can you please take a vote?

5 MR. DELAGE: Alright, Grady?

6 MR. GRADY: Aye.

7 MR. DELAGE: Durant?

8 MR. DURANT: Aye.

9 MR. DELAGE: Duffy?

10 MR. DUFFY: No.

11 MR. DELAGE: Loyd?

12 MS. LOYD: No. I'm going to give my reason now since we're supposed to do that,
13 right? Is that correct?

14 CHAIRMAN YONKE: Staff, when would you like a reason –

15 MS. LOYD: I'm just gonna give it now.

16 CHAIRMAN YONKE: - do we finish the votes?

17 MR. DELAGE: Well, the motion's been made and seconded, I think you need to
18 continue on through –

19 CHAIRMAN YONKE: I think we need to finish the vote and then we'll definitely
20 have discussion. Go ahead, Staff.

21 MR. DELAGE: Sorry. Frierson?

22 MS. FRIERSON: Aye.

23 MR. DELAGE: Yonke?

1 CHAIRMAN YONKE: Aye.

2 MR. DELAGE: Alright, motion passes.

3 *[Approve: Grady, Durant, Frierson, Yonke; Opposed: Duffy, Loyd; Absent: Taylor,*
4 *Johnson, Siercks]*

5 CHAIRMAN YONKE: Okay, so now we would like the dissenting vote explanation.
6 And if you have any say before we vote that helps curve the conversation.

7 MS. LOYD: Well I may have but I thought we were going a little fast there. So I, I
8 would like in the future if we, since we do have a new Comprehensive Plan, for us to be
9 able to know what we're looking at, what it would look like in the future. So like I'm looking
10 at the pdf map and we have a giant black circular line over the top of where this falls
11 because it's like over, it's covered up by S2 and the circular part of the map. So I feel like
12 being able to see that helps us understand what the intent of the community is and giving
13 us their input and the intent of if Council obviously approves this we will be, you guys will
14 be giving us more of that in the future. But it would be helpful I think for us to know that
15 moving forward because it's hard to say, you know, what, what this area is intended for
16 in the future right now. Because we can say, yeah okay this is next to GC and we should
17 be approving it because it's next to GC and it's compliant to our current Master Plan
18 because of that. But without some additional pieces and with the public comment coming
19 in tonight, I can't consciously say that's a great decision for us to make for our community.
20 And so that's why I say no. Now, it goes to Council, that's just my opinion but I think that
21 without additional information it's just hard to say.

22 MR. DUFFY: I can give my reason –

23 CHAIRMAN YONKE: Thank you, Commissioner Loyd. Yes, Duffy go ahead.

1 MR. DUFFY: I just wanna second what Commissioner Loyd said there. I mean,
2 there's – you're correct, I mean, we're gonna get a new Comprehensive Plan that will
3 probably be approved by the Council next month and we're gonna have to, you know,
4 there'll be a new set of guidelines to make decisions by so there's some ambiguity around
5 that. And then also the fact that it's general commercial but we're, there's the possibility
6 of 252 dwelling units going into the neighborhood. I think that is, given the ambiguity
7 around the Comprehensive Plan on the new plan coming out and also the tremendous
8 impact on the local community of 252 new dwellings and uncertainty what it's gonna, you
9 know, absolute certainty what it's gonna be, that's two of the reasons I voted no.

10 CHAIRMAN YONKE: Thank you, Commissioner Duffy. I'll give a reason for why I
11 voted yes. Just looking at the map and it already being zoned a light industrial it seems
12 like a NIMBY, not in my backyard type of thing, where this could be developed to a big
13 manufacturer which would be worse with trucks going up and down that road. There is
14 confusion that such a high density residential can happen inside of general commercial
15 but again we are a recommending body to County Council and Staff, this is gonna go as
16 a recommendation of approval to their next meeting, and what's the date?

17 MR. DELAGE: That meeting is May 19th at 7:00pm here in Council chambers.

18 CHAIRMAN YONKE: The Commission recommends that the public comes on out
19 for that. Thank you. We're gonna move on to our next case. Case 26-009 MA. We'll flip it
20 over to Staff for information.

21 **CASE NO. 26-009 MA:**

22 MR. SMITH: I'm just gonna wait a moment for the public to exit.

23 CHAIRMAN YONKE: Okay, thank you.

1 MR. SMITH: Alright. So the case that you have before you, Case No. 26-009 MA.
2 The Applicant is Phil Bradley. The location is 214 Blythewood Road and 1509 Fulmer
3 Road. It is 157.44 acres. Current zoning is Agricultural and Homestead. The proposed
4 zoning is R2, residential 2. The Comprehensive Plan compliance is non-compliant. The
5 subject parcel for the proposed Map Amendment is located within the neighborhood low
6 density designation of the Comprehensive Plan. The designation supports low density,
7 traditional neighborhood development and open space development that preserve open
8 spaces and natural features. The proposed rezoning is not compliant with the goals of
9 this designation as it does not offer a density that aligns with the designation's intent.
10 While the Plan supports higher density development when paired with open space
11 preservation, the current Land Development Code does not include a provision that
12 supports this objective. Although the requested amendment is not consistent with the
13 neighborhood low density designation it would allow for a density in development
14 standards that align with the character of the surrounding parcels, particularly the
15 developments located north of the subject parcels.

16 CHAIRMAN YONKE: Thank you, Staff. Commission, any questions for Staff? Do
17 we know what the zoning looks like north, that's the Town of Blythewood? There appears
18 to be a low density residential?

19 MR. DELAGE: So it looks like it's a mix of different residential districts. You still
20 have some D1 which is the old development district. There's some of that in the County
21 in the prior Codes, and then you've got – yeah the Planned Development, a residential
22 Planned Development District is the closest.

1 CHAIRMAN YONKE: Any questions for Staff before we open up to the public? No?
2 Okay.

3 MS. LOYD: I have one question.

4 CHAIRMAN YONKE: Yes Commissioner Loyd, go ahead,

5 MS. LOYD: The two items that are under the zoning history for the general area,
6 for Case 25-002 and 003, was that in 2025? Is that what the 25 indicates?

7 MR. DELAGE: That's correct.

8 MS. LOYD: Thank you.

9 CHAIRMAN YONKE: Commissioner Frierson?

10 MS. FRIERSON: We have the Applicant Phil Bradley followed by Rebecca Nelson.

11 **TESTIMONY OF PHIL BRADLEY:**

12 MR. BRADLEY: Good evening, thank you for your time. My name's Phil Bradley,
13 405 Western Lane Road, Irmo, South Carolina. I'm here on behalf of Haven Communities.
14 And this project might look familiar to you folks, we came in front of you guys seeking R3.
15 We had town hall meetings with the public. Through those conversations we came back
16 and discussed amongst ourselves and felt that an R2 rezone would work better for the
17 community, what's already there. And so we decided to withdraw R3, come back in front
18 of you guys with R2. Feels like more of a transition from the R3 that's beside us, actually
19 kinda behind us on Mt. Valley, that's R3 zoning. And then the zoning across the road from
20 us is a little bit bigger lot so I feel like the R2 being at 1450 square feet kinda fills in as a
21 transition between the other properties. We're also gonna have, our entrance if off of
22 Fulmer Road, we're not going through Blythebrook. That's all I got.

23 CHAIRMAN YONKE: Thank you.

1 MS. FRIERSON: Rebecca Nelson.

2 **TESTIMONY OF REBECCA NELSON:**

3 MS. NELSON: Good evening, thank you for your time. I own 1507 and 1515 Fulmer
4 Road, that's right next to this property, and all along down side it and to the back of where
5 it would be. So instead of being a homesteader which is why we purchased this home,
6 agricultural homestead several years ago, now we'll have 15 to 20 homes back up against
7 our property. It's low density. R2 is not low density. And I'm sorry I just got this letter so I
8 was trying to prepare myself and do my homework while I was here, being out of town
9 over the weekend this was in my box. But in 2021, of course, you guys already know that
10 the Land Development Code, the rural district was designated agricultural district and the
11 homestead. It's far from the Comprehensive Plan. And the maximum, like high density is
12 472 dwelling units, the amount of units that they plan on putting on this property is
13 definitely high density. And the, the Land Development Code does not include a provision
14 that supports this objective. The industrial development which would go on for years with
15 significant community impact would be noise, exhaust, odor, the heavy truck traffic which
16 is discouraged. I have a family, myself and my son and his wife and their soon to be family
17 is on this property and we are, again, homesteaders, agricultural. We moved and we
18 bought this to get out into the country out of the town, and did not expect this for sure. I
19 just hope that you guys can help us maintain and keep this area what it is and what it
20 should continue to be, at least for a long time to come. I appreciate you, thank you.

21 CHAIRMAN YONKE: Anyone else signed up?

22 MS. FRIERSON: No, that was the last speaker.

1 CHAIRMAN YONKE: Okay. Thanks, Commissioner Frierson. The Commission,
2 this is now on the floor for discussion, questions back to Staff. If you're feeling any way
3 about it, for or against, good time to talk about it.

4 MR. GRADY: Mr. Chair?

5 CHAIRMAN YONKE: Commissioner Grady?

6 MR. GRADY: Yes. Question for Staff, and this builds on what Commissioner Loyd
7 mentioned earlier. So the two, I was gonna say the two recent rezonings that came before
8 us last year, are those, those are the, okay and I see you mousing over it, so those
9 rezonings are for those two large parcels west of the property in question?

10 MR. DELAGE: So that's correct. Yeah, the adjacent properties had come before
11 ya'll to be rezoned within the last year.

12 MR. GRADY: Okay. Agricultural [inaudible]. That's all I have, thank you.

13 CHAIRMAN YONKE: Up through the notes. Thank you, Commissioner Grady. The
14 Comprehensive Plan for those two were non-compliant and we denied those requests
15 cause they requested R3. Staff, can you remind us, we have seen this one recently as
16 they requested R3 last time?

17 MR. DELAGE: That is correct.

18 MR. SMITH: Mr. Chair?

19 CHAIRMAN YONKE: Yes.

20 MR. SMITH: I would like just to point out, when we did the translation from the old
21 Code to the new Code, the former residential low density single-family became the R2.

22 CHAIRMAN YONKE: Residential single-family became R2, alright thank you. R1
23 was lie like rural transition?

1 MR. SMITH: Right, the former RSE, residential estate –

2 CHAIRMAN YONKE: Right.

3 MR. SMITH: - became R1.

4 MS. NELSON: Where can I find that?

5 CHAIRMAN YONKE: The County's website, under the Planning Department. Go
6 ahead, Staff.

7 MR. SMITH: The translation table can be found in the Land Development Code at
8 the beginning of the chapters. At the beginning of the book. I can tell you right now, it is
9 on page 1-6 and 1-7.

10 CHAIRMAN YONKE: What is the easiest way for the public to access the Code
11 these days? You fire up the internet and you go to the County's website, do you search
12 Land Development Code? What do you think?

13 MR. SMITH: That would be the best option, going to the Richland County website,
14 going to the search box and just typing in Land Development Code and it should take you
15 to the zoning page that will have PDF available on the website.

16 CHAIRMAN YONKE: I sit up here as a volunteer and I also get lost on the website
17 trying to find a document again.

18 MR. SMITH: I can understand.

19 CHAIRMAN YONKE: I'll, I'm a map guy by day so I'll click on a parcel and then
20 when the information box pops up there's a link that takes you to its zoning type, that's a
21 shortcut as well. Thank you, Staff, the IT Department.

22 MS. NELSON: [Inaudible]

1 CHAIRMAN YONKE: You can talk to Mr. Price if you have any questions there.
2 But it's open on the floor for discussion of the Commission. Commissioner Loyd?

3 MS. LOYD: If I am reading the new map correctly, the parcels fall into mixed
4 density residential. [Inaudible] from Staff?

5 CHAIRMAN YONKE: The Land Development, I mean, the Comprehensive Plan
6 map?

7 MS. LOYD: Map, the new map from the Comprehensive Plan.

8 CHAIRMAN YONKE: Okay. We're in this gray area, it goes, the Planning
9 Commission, we recommended it to County Council but the County Council still needs to
10 approve it. So it's something we taken into consideration, it's not final yet. It's still good
11 information, thank you for that Commissioner Loyd. I would like us to have that map open
12 but I don't know if we're allowed to do that just yet. What do you, Mr. Price, what do you
13 think about that? How much can we involve the new Comprehensive Plan process that
14 you guys worked so hard on?

15 MS. LOYD: It is a public document on the website. It's what I'm looking at.

16 MR. SMITH: Yes. Thank you, Commissioner Loyd, good point.

17 MR. SMITH: Since County Council has not taken action on that item yet we can't
18 really refer to it. But once they have had first reading then we can start using it as a
19 reference.

20 CHAIRMAN YONKE: But the public can reference it by accessing it on the website.

21 MR. SMITH: That is correct. It's on the engage website, that's available on the
22 Comprehensive Plan portion of our – that they're showing right now.

1 CHAIRMAN YONKE: Thank you. Commissioner Grady, what are your thoughts on
2 this?

3 MR. GRADY: I feel like the teacher just called on me.

4 CHAIRMAN YONKE: You're my housing guy.

5 MR. GRADY: I, thank you. So my thoughts are, are inclined to support this request
6 and, and this is part essentially consistency, I was one of the dissenting votes the two
7 times that we voted not to approve the request to the west of this site. And I think there
8 are a few rationales behind this. You know, I think that an R2 designation, I forget exactly
9 what the density is on that, Staff can fill that in, maximum density, but you know, that
10 certainly seems to be in keeping with the parcels that are in the incorporated Town of
11 Blythewood. We know that there's a lot of development pressure because of the Scout
12 plant being built among other types of development that are happening in the area. So
13 given that and given the fact that there is going to be even denser property developed to
14 the west of this site I would certainly suggest that this is, this would be an appropriate
15 use.

16 CHAIRMAN YONKE: Thank you, Commissioner Grady. Any other thoughts,
17 comments, concerns, questions for Staff before I ask for a motion? Commissioner Durant,
18 how are you?

19 MR. DURANT: It just seems to me, Mr. Chair, that approving this Map Amendment
20 along with the prior zoning amendment of R3, it's becoming a hodge-podge of, of zoning
21 and I don't see the consistency. I'm not sure what granting this Map Amendment will do,
22 particularly since it's already non-compliant with the Comprehensive Plan.

1 CHAIRMAN YONKE: Thank you, Commissioner Durant. Any other thoughts or a
2 motion? Commissioner Loyd, some thoughts?

3 MS. LOYD: I agree with Commissioner Grady.

4 MR. GRADY: Mr. Chair?

5 CHAIRMAN YONKE: Yes, Commissioner Grady.

6 MR. GRADY: In that case I would like to move, make a motion to move Case 26-
7 009 MA to County Council with a recommendation of approval, and because the Staff
8 compliance rating is non-compliant I would say that it is because an R2 designation is in
9 keeping with the zoning of the properties to the west of the site as well as those to the
10 north, within the Town of Blythewood.

11 CHAIRMAN YONKE: Thank you, Commissioner Grady. We have a motion for
12 approval, do we have a second?

13 MS. LOYD: I'll second.

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

16 MR. DELAGE: Grady?

17 MR. GRADY: Aye.

18 MR. DELAGE: Durant?

19 MR. DURANT: Aye.

20 MR. DELAGE: Loyd?

21 MS. LOYD: Aye.

22 MR. DELAGE: Duffy?

23 MR. DUFFY: Aye.

1 MR. DELAGE: Frierson?

2 MS. FRIERSON: Aye.

3 MR. DELAGE: Yonke?

4 CHAIRMAN YONKE: Aye.

5 MR. DELAGE: Motion passes.

6 *[Approve: Grady, Durant, Frierson, Yonke; Opposed: Duffy, Loyd; Absent: Taylor,*
7 *Johnson, Siercks]*

8 CHAIRMAN YONKE: Thank you, Staff. Thank you, Commission. A
9 recommendation of approval goes to County Council's meeting on May 19th, 7:00.

10 MR. DELAGE: That is correct. Also just for anyone in the audience that is curious,
11 there will be a town hall meeting scheduled, or it is scheduled to discuss this and one
12 other case on May 13th, and I, that is at Killian Park, 6:00-7:00.

13 CHAIRMAN YONKE: Thanks, alright 6:00pm Killian Park, May 13th. Thank you.
14 Okay Staff, we'll roll on to the next case. And we'll just flip to you guys.

15 **CASE NO. 26-010 MA:**

16 MR. SMITH: Alright, the next case before you is Case No. 26-010 MA. The
17 Applicant is Stephen Mark Ivey. The location is E/S Wilson Road, 148 Lever Road and
18 9317 Wilson Boulevard. It is 80.76 acres. Current zoning is homestead, residential
19 transition and agricultural. The proposed zoning is R3, residential 3. The Comprehensive
20 Plan compliance is non-compliant. The subject parcels for the proposed Map Amendment
21 are located within the neighborhood low density designation of the Comprehensive Plan.
22 This designation is intended to support low density, traditional neighborhood
23 development, as well as open space developments that preserve natural features. The

1 proposed rezoning is not consistent with the intent of this designation as it does not
2 provide a density that aligns with its objectives. The requested Map Amendment would
3 allow a level of density that exceeds what is considered appropriate for areas designated
4 as neighborhood low density. In addition, the requested amendment could promote
5 development that is not in character with the surrounding area in terms of density and
6 development pattern.

7 CHAIRMAN YONKE: Okay, thank you Staff. Commission, do we have any
8 questions for Staff? Hearing none, Ms. Frierson do we have some people signed up to
9 speak?

10 MS. FRIERSON: Yes. First we have the Applicant Jason Whitner and then Charles
11 Rumpleton.

12 **TESTIMONY OF MARK IVEY:**

13 MR. IVEY: Thank you, Commissioners. I'm not Jason, my name's Mark Ivey.
14 Jason is my development manager. I was running a few minutes late due to traffic so he
15 got signed up on the list. We are a homebuilder based in Augusta, Georgia. My home
16 address is 730 Stonecrest Lane, Appling, Georgia. We've been looking at this land for a
17 while, it's 80 acres that we're proposing to rezone to R3 and build approximately 182
18 homes on. To the north you'll see it on your map, we have a very dense trailer park that
19 abuts up against this property. And then to the south we have a cemetery. There are a
20 few homes within, adjacent to our property, kind of between us and the trailer park, and
21 there's an existing dirt road that goes down through there that according to GIS is County
22 maintained. And so we're proposing, we would like to do a different zoning, we initially
23 look at R4, we felt like the density was too high so we went to R3. And I know you have

1 to approve based on what's allowed but about 1/3 of this site is wetlands and then by the
2 time you put buffer on that you don't have 80 acres of usable land. And unfortunately,
3 your hands are tie, we'd love to bring you a concept plan and you approve a rezoning and
4 concept plan at the same time, but unfortunately you're hamstrung like we are with all I
5 can do is ask for a zoning classification, knowing that you're gonna tell me that I can build
6 480 houses there and I know there's no way I can build that many houses there because
7 of buffers and wetlands and flood plains and trying to buffer around other residents as
8 well. We are a second generation homebuilder. My father started building houses in the
9 '08s and my brother and I came back to the homebuilding business in 2004 and have
10 grown it from there. We'd love to be in this market. We have another project on the other
11 side of 77 at Clemson Boulevard and Longreen that we'll be starting hopefully in the fall,
12 and this would be another project that would get us right in that same vicinity, so thank
13 you for your time.

14 CHAIRMAN YONKE: Thank you. Staff, can you turn on that wetlands layer? Okay.
15 Anyone else signed up to speak?

16 MS. FRIERSON: Charles Rumpleton.

17 **TESTIMONY OF CHARLES RUMPLETON:**

18 MR. RUMPLETON: Good evening everyone. My name is Charles Rumpleton. I
19 live at 141 Lever Acres Road, it's not Lever Road, it's Lever Acres Road. I've lived there
20 for 10 years. The house has been there, the house is a log cabin, it has been there for 46
21 years. When I first purchased it I knew the landowners, Mr. Amos Lever and his wife, and
22 actually originally I was supposed to have the opportunity to purchase a buffer around my
23 property but unfortunately they died and, and it went to the family. Mr. Ivey's plans are

1 this, he plans on removing the road that I live on, Lever Acres Road, just removing it. He
2 also plans, and that road is where I get my mail, it's where I get my garbage pick, and I
3 live along. He also wants to remove my power line easement that powers my home. And
4 another is he would be removing my water line easement since I have City water from
5 Columbia Water. And these things are just totally unacceptable.

6 [RECORDING CUT OFF HERE]

7 Below is the motion and vote per notes:

8 CHAIRMAN YONKE: Moved denial.

9 MR. GRADY: Second.

10 MR. DELAGE: Grady?

11 MR. GRADY: Aye.

12 MR. DELAGE: Durant?

13 MR. DURANT: Aye.

14 MR. DELAGE: Ms. Loyd?

15 MS. LOYD: Aye.

16 MR. DELAGE: Duffy?

17 MR. DUFFY: Aye.

18 MR. DELAGE: Frierson?

19 MS. FRIERSON: Aye.

20 MR. DELAGE: Yonke?

21 CHAIRMAN YONKE: Aye.

22 MR. DELAGE: Motion passes.

1 *[Approve to deny: Grady, Durant, Frierson, Yonke; Opposed: Duffy, Loyd; Absent: Taylor,*
2 *Johnson, Siercks]*

3
4 *[Meeting adjourned at 7:30pm]*