

1 MR. DELAGE: Durant?

2 MR. DURANT: Here.

3 MR. DELAGE: Grady? Siercks? Taylor?

4 CHAIRMAN YONKE: Thank you, Staff. Ladies and gentlemen, welcome to the
5 September 8th, 2025 Richland County Planning Commission meeting. As Planning
6 Commissioners we are concerned residents of Richland County who volunteer our time
7 to thoroughly review and make recommendations to County Council. Our
8 recommendations are to approve or deny Zoning Map Amendment requests. Per Title
9 VI, Chapter 29 of the *SC Code of Laws* Planning Commission may also prepare and
10 revise plans and programs for the development or redevelopment of unincorporated
11 portions of the County. The County's Land Development Code rewrite process
12 conducted a couple of years ago now is an example of that, as well as the current
13 Comp Plan update that our Staff is currently working on. Once again, we are a
14 recommending body to County Council and they will conduct their own public hearing
15 and take official votes to approve or deny map amendments and text amendments on a
16 future date to be published by the county. Council typically holds Zoning Public
17 Hearings on the fourth Tuesday of the month. Please check the county's website for
18 updated agendas, dates and times. I did notice the update, the website's updated so we
19 do have that information on the website. Correct, Staff?

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

21 CHAIRMAN YONKE: Thank you. Feel free to explore your new Richland County
22 website. Please take note of the following guidelines for today's meeting. Please turn off
23 or silence any cellphones. Audience members may quietly come and go as needed.

1 Applicants are allowed up to two minutes to make statements. Citizens signed up to
2 speak are also allowed two minutes each. Redundant comments should be minimized.
3 Please only address remarks to the Commission and do not expect the Commission to
4 respond to questions from the speaker in a back and forth style; that's not the purpose
5 of this meeting. Please no audience and speaker exchanges. No audience
6 demonstrations or other disruptions to the meeting are permitted nor are comments
7 from anyone other than the speaker at the podium. Please remember the meeting is
8 being recorded. Please speak into the microphone and give your name and address.
9 Abusive language is inappropriate and will not be tolerated. Please don't voice
10 displeasure or frustration at a recommendation while the Planning Commission is still
11 conducting business. If you have any questions or concerns you can contact our
12 amazing Richland County Planning Department Staff which are there down below here.
13 This moves us to number 3 on our Agenda tonight, which is Additions or Deletions to
14 the Agenda. Staff, Commissioners, do we have any changes to the Agenda we need to
15 look at? Hearing none from Commissioners, seeing none from Staff, thank you. We can
16 move on to number 4 on our Agenda which is the approval of the Minutes. The Staff
17 provided the Commission of a copy of transcripts for the July 2025 meeting. Do
18 Commission Members have any comments or concerns regarding this transcript?
19 Seeing and hearing none the Chair would like to make a motion to approve the Minutes
20 unless there's an objection. Do I have a second?

21 MR. DURANT: Second.

22 CHAIRMAN YONKE: Second from Commissioner Durant. Staff, can you please
23 take a vote to approve the Minutes from July 2025?

1 MR. DELAGE: Alright, for approval, Metts?

2 MR. METTS: Aye.

3 MR. DELAGE: Johnson?

4 MR. JOHNSON: Aye.

5 MR. DELAGE: Frierson?

6 MS. FRIERSON: Aye.

7 MR. DELAGE: Yonke?

8 CHAIRMAN YONKE: Aye.

9 MR. DELAGE: Duffy?

10 MR. DUFFY: Aye.

11 MR. DELAGE: Durant?

12 MR. DURANT: Aye.

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

15 MR. DELAGE: Alright, motion carries.

16 CHAIRMAN YONKE: Okay, this takes us on to number 5 on our Agenda which is
17 the Consent Agenda, and I like to explain it. It's an action item that allows the
18 Commission to approve Road Names and Map Amendment requests where the item is
19 Comp Plan compliant and no one from the public has signed up to speak against the
20 amendment, or no Member of the Commission is in need of further discussion on the
21 request. Ms. Frierson, do we have any cases on the Agenda today where the item is
22 compliant and no one is signed up to speak against it? So Case No. 2 in our packet
23 shows a compliant, okay. Alright, so the Chair would like to make a motion to 5.a. Road

1 Names and 5.b.2. with the approval of the Map Amendment for Case No. 25-027 from
2 R5 to R6. Commissioners, do I have a second on the motion for the Consent Agenda?

3 MR. METTS: Second.

4 CHAIRMAN YONKE: Second from Commissioner Metts. Okay with a motion
5 and a second for the Consent Agenda, Staff can you please take a vote?

6 MR. DELAGE: Alright, so the motion is for approval for Road Names and Case
7 5.b.2. Metts?

8 MR. METTS: Aye.

9 MR. DELAGE: Johnson?

10 MR. JOHNSON: Aye.

11 MR. DELAGE: Frierson?

12 MS. FRIERSON: Aye.

13 MR. DELAGE: Yonke?

14 CHAIRMAN YONKE: Aye.

15 MR. DELAGE: Duffy?

16 MR. DUFFY: Aye.

17 MR. DELAGE: Durant?

18 MR. DURANT: Aye.

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

21 MR. DELAGE: Alright, motion approved.

22 CHAIRMAN YONKE: Thanks again, Staff. That'll go to County Council for their
23 next zoning meeting for Case No. 2, as we recommended approval. Okay, this will

1 move us to, still in number 5., but we're gonna go back to 5.b., item 1., and I'll float this
2 over to Staff for some more information.

3 **CASE NO. 25-023 MA:**

4 MR. DELAGE: Alright, so our first case, Case No. 25-023 MA. The Applicant is
5 Charles Fitzhenry. The location is 2000 Clemson Road. The parcel is 11.98 acres. The
6 existing zoning district designation is Planned Development District. The proposed
7 zoning district is General Commercial. Looking at the acres, just to note that there is a
8 residential component involved with the General Commercial district, it allows up to 16
9 dwelling units per acre so by gross density you're looking at 191 dwelling units. The
10 subject area is developed as a strip retail center. It's got frontage along Hardscrabble
11 Road and Clemson Road. Additionally, it is located in the City of Columbia's service
12 area. For the Comprehensive Plan the parcel is located within the neighborhood activity
13 center which identifies certain activities and commercial uses to support the day to day
14 demands of the surrounding neighborhood for goods and services. Looking at it Staff
15 found that the Map Amendment request is not compliant with the objectives outlined in
16 the Comprehensive Plan. Those, the Comprehensive Plan defines smaller scale retail
17 shopping within the neighborhood activity center, potentially because of the uses that
18 are allowed within the General Commercial district it would allow more intense uses
19 than what the other zoning districts of similar character would. However, Staff wants to
20 note that the rezoning would be compatible with the adjacent land uses and also the
21 current development patterns for commercial along Hardscrabble Road. The parcel,
22 something else to note, the parcel is also nonconforming because it's a single use
23 Planned Development District, so after the ruling, around 2007-ish, by the state, that's

1 when you had to have true mixed use in your PDDs. So this was kind of done before
2 that time. So approval of the requested rezoning would potentially, or would basically
3 bring the nonconformity into compliance. And with that if you have any questions I'd be
4 happy to answer them.

5 CHAIRMAN YONKE: Thank you, Staff. Commissioners, do we have any
6 questions for Staff? Not hearing any –

7 MR. METTS: Mr. Chair?

8 CHAIRMAN YONKE: Yes.

9 MR. METTS: I'm not sure if my mic is actually working or not but could you
10 repeat that last sentence you just said about bringing it into compliance [inaudible]?

11 MR. DELAGE: Yes, sir. So the existing development was done under a Planned
12 Development District but it is deemed to be a nonconforming Planned Development
13 District because it didn't have mixed use, it just, it identified certain retail uses and some
14 other uses that it wanted to exclude, but it doesn't have a residential component, it
15 doesn't have an industrial component or something that would make it conforming. After
16 the state's ruling in the mid-2000's you had to have true mixed use for it to be
17 considered a Planned Development District, so looking at those residential and
18 commercial or industrial and office, some kind of mixing of two or more uses. So if it
19 were approved for General Commercial it would actually bring this nonconforming
20 Planned Development District into compliance by being zoned by a base district that
21 permits those uses.

22 MR. METTS: Thanks.

23 CHAIRMAN YONKE: Commissioner Johnson?

1 MR. JOHNSON: Thank you, Mr. Chairman. I, my question is, [inaudible] it seems
2 as if the, [inaudible]

3 MR. DELAGE: So I'm gonna turn on the 1996 aerials, it's black and white so, just
4 to kinda give some context. Of course, this was prior to me being here but my
5 understanding from discussions with other Staff over the years was that the existing
6 neighborhood that is to the west, where my hand is, and some of the neighborhoods in
7 the surrounding area down, yep so to the south, had some concerns because this was
8 kinda the first commercial development along this section of Clemson Road. Following
9 the rooftops as you can kinda see on here, it was prior to the Summit being completed
10 but you can kinda see some of those portions in there, and they basically used the PDD
11 as a way to kinda negotiate the uses there to, you know, kinda reassure the residents
12 that they weren't gonna get, you know, certain uses that they may have found
13 objectionable. I don't know if it made it into the packet or not but like some of the uses
14 that they were worried about that they excluded were, like arcades, video poker
15 establishments, that kinda gives you an idea of a little bit about what the residents had
16 voiced concerns about. So that's my understanding of how the PDD came to be and it
17 was based off of those concerns because it, it hadn't quite developed out to the extent
18 that it is now where most of your uses are commercial along this section of
19 Hardscrabble kinda going north.

20 MR. JOHNSON: Okay.

21 CHAIRMAN YONKE: Good information there, Commissioner Johnson
22 [inaudible]. Commissioner Frierson, [inaudible]?

1 MS. FRIERSON: We have one person signed up, the Applicant, Charles
2 Fitzhenry.

3 CHAIRMAN YONKE: Come on down, sir. Both podiums are open tonight and
4 please start with your name and address.

5 **TESTIMONY OF CHARLES FITZHENRY:**

6 MR. FITZHENRY: Yeah. Charles Fitzhenry, I live in Charleston, Six Tranquil
7 Drive. It might offer just a little bit of context to the discussion, so I'm one of the owners
8 of the shopping center, we bought it probably about four years ago, five years ago.
9 When we bought it the Pig was gone. We re-tented the shopping center, we spent a lot
10 of money in there, redone it. So kinda going back to the, the PDD and why it was
11 originally done, you know, I'm not really sure why they did a PDD on a single use, you
12 know, project like this, but as Staff said, it is illegal to have kinda the single use zoning
13 on the property because it's only retail. So you know, what we're trying to do is we're
14 trying to, you know, in that original PDD we have a certain amount of square footage
15 that we're allowed to build within that parcel. And then it's got roughly an outline of
16 where the buildings can go on the parcel. We've negotiated a lease to do a drive-thru
17 coffee user on the outparcel but it, we are not, we don't have the building footprint
18 outline in the PDD that we need where we need it. We do have the square footage
19 under there. So originally when we talked to Staff we just wanted to do a Map
20 Amendment to kinda drawing that outparcel to allow square footage to be added on
21 that, that outparcel along Hardscrabble. So that's, you know, and then when we found
22 out that we couldn't do it under our existing PDD that was the reason for the
23 recommendation to go General Commercial.

1 CHAIRMAN YONKE: Okay, thank you.

2 MR. FITZHENRY: Okay.

3 CHAIRMAN YONKE: Commissioner Frierson, anyone else signed up to speak
4 on this?

5 MS. FRIERSON: No.

6 CHAIRMAN YONKE: Okay Commissioners, this is on the floor for discussion or a
7 possible motion.

8 MR. JOHNSON: Mr. Chairman?

9 CHAIRMAN YONKE: Yes, Commissioner Johnson?

10 MR. JOHNSON: In the case of 25-[inaudible], I propose a motion to advance the
11 item to Council with a recommendation for approval based on the fact that the current
12 surrounding uses are GC [inaudible] adjacent across the street [inaudible].

13 MS. FRIERSON: I second the motion.

14 CHAIRMAN YONKE: Thank you, Commissioner Johnson and a second from by
15 Commissioner Frierson. Great, with a motion for approval and a second, Staff can you
16 please go ahead and take a vote?

17 MR. DELAGE: Alright, motion for approval. Metts?

18 MR. METTS: Aye.

19 MR. DELAGE: Johnson?

20 MR. JOHNSON: Aye.

21 MR. DELAGE: Frierson?

22 MS. FRIERSON: Aye.

23 MR. DELAGE: Yonke?

1 CHAIRMAN YONKE: Aye.

2 MR. DELAGE: Duffy?

3 MR. DUFFY: Aye.

4 MR. DELAGE: Durant?

5 MR. DURANT: Aye.

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

8 MR. DELAGE: Alright, motion approved.

9 CHAIRMAN YONKE: Thanks a lot, Commissioners and Staff. That will be
10 discussed now at the County Council meeting [inaudible]? September 23rd?

11 MR. DELAGE: Yes, September 23rd, 7:00pm.

12 CHAIRMAN YONKE: 7:00pm, alright. We'll move right along then. This is our
13 last case of the night already.

14 MR. DELAGE: That is correct. Sorry, my page down is not working. I'm not used
15 to having to talk and work the computer at the same time.

16 CHAIRMAN YONKE: Double duties, I'll say a little bit more. So we're at 5.b.3.,
17 which is Case No. 25-031, [inaudible] from RT to GC. Flip it to Staff when you're ready.

18 **CASE NO. 25-031 MA:**

19 MR. DELAGE: Yes, sir. Alright, the Applicant is Pamela Layton, and I apologize if
20 I mispronounce anybody's names. It is at 308 Vallenga Road. It is 1.17 acres. It is
21 currently zoned RT district. The Applicant is requesting the General Commercial district.
22 And then, because the parcel is less than two acres the reason why it's eligible is
23 because it's an extension of the same zoning district, so there's General Commercial

1 across the street to the north and then to the west as well. So the parcel has frontage
2 along Two Notch Road and Vallenga Road as well, it's a corner lot. It is located in the
3 neighborhood medium density future land use designation. These areas include
4 medium density residential neighborhoods and supporting neighborhood commercial
5 scale development designed in a traditional neighborhood format. The neighborhood
6 medium density is designed to provide a transition between the low density and the
7 more intense mixed residential high density urban environments. The request is not
8 consistent, or is not compliant with the neighborhood medium density designation of the
9 Comprehensive Plan. The Comp Plan for this area recommends that commercial
10 development is located within appropriate distance of the intersection of a primary
11 arterial and this site does not meet that criteria and is not located within a neighborhood
12 activity center. Let's see, the, also the General Commercial zoning designation would
13 allow more intense residential and commercial uses than what's envisioned by the
14 Comprehensive Plan's medium density designation. Also, Vallenga Road is kinda
15 serving as a natural transition between the existing commercial development that's to
16 the west and north along Two Notch Road, and then the more residential areas to the
17 east along Two Notch Road. And with that if you have any questions I'll be happy to
18 answer them.

19 CHAIRMAN YONKE: Thank you, Staff. Commissioners, do we have any
20 questions for Staff on this one? Hearing none, Commissioner Frierson, do we have
21 people signed up to speak?

22 MS. FRIERSON: Yes, the Applicant Pamela Layton.

23 **TESTIMONY OF PAMELA LAYTON:**

1 MS. LAYTON: Hi.

2 CHAIRMAN YONKE: Please start with your name and address.

3 MS. LAYTON: Pamela Layton, 908 Osage Avenue, West Columbia. So I'd like to
4 just ask for you guys to consider rezoning this to General Commercial from the rural
5 transition. This, I feel like, I realize you have to do your rezoning and everything, but it
6 was, I don't know that y'all really considered that this is a very, it's a corner parcel with
7 high visibility. It's well traveled right on Two Notch. It's virtually, or really across the
8 street from two General Commercial properties currently, as well as one to the left
9 across on Vallenga. So it's just a, in my opinion a very, kind of an arbitrary
10 categorization so that's why I would like to ask you guys to consider it. I've actually had
11 the property for sale for about three years and everyone that has looked at this property
12 has wanted it to be commercial. And I actually have someone that wants to put a
13 contract on this land but until, they don't wanna pursue it until they have assurance that
14 it would be zoned commercial. So other than, the way it is now, Rural Transition, the
15 only other option I would see would be to put, like, with it being such small acreage,
16 putting more mobile homes there and I just don't think that that would be a very, I don't
17 know that it could go for more than if it's residential with the size of the land it couldn't
18 be a big development or anything for multiple homes or anything of that nature, so. I
19 guess that's all.

20 CHAIRMAN YONKE: Thank you so much for coming out tonight.

21 MS. LAYTON: Thank you.

22 MS. FRIERSON: The next person is Alex Layton?

23 MR. LAYTON: I'm Alex and [inaudible].

1 CHAIRMAN YONKE: Thank you, sir. Anyone else signed up to speak?

2 MS. FRIERSON: No, that's all.

3 CHAIRMAN YONKE: Alright, thank you. Okay Commission, this item is now on
4 the floor for discussion or for a motion. Commissioner Duffy?

5 MR. DUFFY: I just have a question for Staff. If we were to [inaudible] rezone this
6 as General Commercial [inaudible] open up additional parcels of land around it that area
7 also residential [inaudible] or is it creeping in I suppose? [Inaudible] General
8 Commercial also?

9 MR. DELAGE: So it would allow for anything abutting regardless of acres to
10 apply for the General Commercial district, as long as it shares a contiguous boundary,
11 15' or greater is considered adjacent or contiguous.

12 CHAIRMAN YONKE: Thank you, Staff. Commissioner Johnson?

13 MR. JOHNSON: [Inaudible]?

14 MR. DELAGE: Let me double check but, yes across the street there were two
15 parcels, so yes. It would've been 2013 when those two parcels were changed. I don't
16 have the original off the top of my head but since there was so few rural designations,
17 and that's what the original was. I'd be willing to bet that it was probably from RU to GC
18 for these parcels here.

19 MR. METTS: Mr. Chair?

20 CHAIRMAN YONKE: Commissioner Metts?

21 MR. METTS: I've got a question for Staff. So [inaudible] I'm curious when you go
22 to the right [inaudible] just to the right of the subject property, what is that? Go down –
23 yeah, there you go.

1 MR. DELAGE: So we've got the, since they're all shades of green, the parcel to
2 the south immediately is RT and then to the east is the HM district.

3 CHAIRMAN YONKE: These are parcels that were part of the whole Rural District
4 [inaudible] they were RT.

5 MR. DELAGE: That's correct.

6 CHAIRMAN YONKE: [Inaudible]. I was here for that. I recognize Commissioner
7 Duffy [inaudible].

8 MR. DURANT: Mr. Chair?

9 CHAIRMAN YONKE: Commissioner Durant?

10 MR. DURANT: Just for clarification, on the [inaudible]?

11 MR. DELAGE: That is correct.

12 CHAIRMAN YONKE: And my thoughts and understanding of this [inaudible] this
13 area next year [inaudible].

14 MR. METTS: Mr. Chair?

15 CHAIRMAN YONKE: Yes, Commissioner Metts?

16 MR. METTS: I think I would like to make a motion to send Case 25-031 MA, send
17 it to Council with a recommendation for approval [inaudible].

18 CHAIRMAN YONKE: Thank you, Commissioner Metts. Motion for approval. Do
19 we have a second?

20 MR. DURANT: Second.

21 CHAIRMAN YONKE: Second from Commissioner Durant. Okay Staff, we have a
22 motion with a second for approval. Please take a vote.

23 MR. DELAGE: Alright. So, Metts?

1 MR. METTS: Aye.

2 MR. DELAGE: Johnson?

3 MR. JOHNSON: Aye.

4 MR. DELAGE: Frierson?

5 MS. FRIERSON: Aye.

6 MR. DELAGE: Yonke?

7 CHAIRMAN YONKE: Aye.

8 MR. DELAGE: Duffy?

9 MR. DUFFY: Nay.

10 MR. DELAGE: Durant?

11 MR. DURANT: Aye.

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

14 MR. DELAGE: Alright, so that motion is approved, 5/1.

15 CHAIRMAN YONKE: Thank you, Staff. So that goes to County Council as a
16 recommendation from Planning Commission as approval. And they should take that up
17 at their next meeting which is the 23rd of September at 7:00. Staff, [inaudible].

18 MR. DELAGE: I was doing the vote.

19 CHAIRMAN YONKE: That's the end of number 5 on our Agenda. The public's
20 welcome to stay, go, whatever they would like, hang out with us. Six is Other Items.
21 Commissioners, do we have any other items to discuss tonight? Thankful that
22 Commissioner Metts is here with us, filling in.

23 MR. METTS: Happy to be here.

1 CHAIRMAN YONKE: Thank you. Our microphones seemed a little low today so I
2 hope you can hear us. As the meeting was starting we were talking about a quorum and
3 what that means; we're a body of nine and we have to have at least five. We have a
4 quorum so that's good. So that's it for Other Items.

5 MR. JOHNSON: Mr. Chair?

6 CHAIRMAN YONKE: Yes, Commissioner Johnson?

7 MR. JOHNSON: I apologize [inaudible] hard copies of our governing documents
8 [inaudible].

9 MR. DELAGE: Yes, sir. Yeah, we'll go ahead and send that out to all the
10 Commissioners and get y'all a digital copy.

11 CHAIRMAN YONKE: That will take us to number 7, Chairman's Report. Again, I
12 really appreciate everyone who [inaudible] all the hard work you do every month.
13 Missed you guys last month as we took a break so I'm happy [inaudible] again. And our
14 time is limited, it goes by very fast so if you have items to discuss [inaudible]. Thank
15 you. So now we'll go to number 8 which the Planning Director's Report.

16 MS. WILLIAMS: Thank you, Mr. Chair. I just want to let the Commission know
17 that we are now entering phase 3 of the Comprehensive Plan update. To reiterate, or as
18 a reminder phase 1 was the discovery phase where we focused on asking citizens what
19 were their expectations and aspirations for the County and that resulted in our guiding
20 goals and guiding principles for the rest of this process. Phase 2, the development
21 phase, we asked residents what direction they would choose for the County based off of
22 comparing three land use scenarios. We also went over those land use scenarios with
23 the work session we had with Planning Commission in the summer. And that resulted

1 in what we'll show you today is the draft framework map and conservation development
2 map and implementation scenarios. So in phase 3, direction, we're now asking for
3 feedback on whether or not the Comprehensive Planning team has pretty much gotten
4 the vision right based off of the recommendations that were submitted. So first I'll talk
5 about the general framework map, and I won't go into too much detail here because you
6 also got a handout, we're having seven or eight public meetings this month to
7 specifically do a deep dive into this. And so we are asking Members of the Commission,
8 and thank you to those who have already shown up to some of the meetings that we've
9 had thus far, to come out and hear more. The general framework map, it is a quick
10 snapshot just to show citizens, developers, stakeholders, areas to protect, areas to
11 enhance and areas to transform around the County. Just to give you a quick idea of if
12 we're looking to do something transformative in this area it would more than likely meet
13 the updated Comprehensive Plan future land use map or if we're trying to do something
14 really heavy industrial but it's an area to protect that means it may not likely be
15 conducive to the updated future land use map. And areas to enhance are areas where
16 we see growth and development may continue to happen but if it does it'll look similar to
17 what's already in that area, but we may have to put some policies and guiding
18 frameworks around that so that we get the kind of growth that we would want to see.
19 The other map which is very crucial to you all in your work is the conservation and
20 development map. And this is the draft of what will be your future land use map so when
21 we come to you with recommendations or requests for, rezone requests and we talk
22 about if it is compliant or noncompliant with the Comprehensive Plan it'll be referring
23 back to this conservation and development map and the place types which will be

1 those, what we refer to as land uses currently, in the current future land use map. And
2 also on this map you'll notice some circles; the circles that are labeled P1 through 8 are
3 areas that have been identified as potential priority investment areas, meaning if we
4 want to see growth and development in those areas the County may have to have a
5 more direct approach to invest in those areas and encourage redevelopment and
6 revitalization. And the areas listed as 1 through 5, no 1 through 6, those are what we're
7 calling secondary growth areas, meaning we believe growth and development will
8 happen, the County doesn't necessarily have to do direct investment to get the growth
9 there, but because we know growth may potentially come we may need to look at policy
10 recommendations or specific principles that may need to be adopted so that we get the
11 kind of growth and development that we would like to see in those areas. So again, just
12 a real quick snapshot of what we have. But we do encourage you all to attend one of
13 the, I think we have seven additional meetings, one this Wednesday. We'll be going
14 through this in a more detailed presentation describing how we got to this point and then
15 asking for more feedback on the, from citizens and attendees on whether or not we got
16 it right. And then the Reimagine Richland website is still open and these maps are on
17 the Reimagine Richland website so anyone who cannot come out can still go to the
18 richlandcountysc.gov/reimaginerichland and they can still give us feedback and take the
19 surveys and let us know what they think about what we're presenting in the general
20 framework map. What wasn't listed here are also the big ideas, those recommendations
21 that guide the plan, the Comprehensive Plan is not just the future land use map but it
22 also gives recommendations for policy decisions across all 11 areas to guide growth
23 and development. So we'll have more information about that at those public meetings,

1 but just wanted to let you know that we are rolling along. Please be prepared, we
2 expect to get a draft October 30th of the Comprehensive Plan which means we'll be
3 giving you the draft in November when you meet for you to start reviewing so that you
4 can then think about how would you be using this, how will this help you as you make
5 the decisions as you sit on Commission to hopefully that you feel comfortable to vote on
6 it or make a recommendation in December. But again if you have more questions or
7 details it will stay with Planning Commission until you feel comfortable to make the
8 recommendation to send it forth to full Council. But not asking you to vote in November
9 but we'll just forward it to you to give you at least a month to kinda look at and ask
10 questions and then discuss it at that later meeting.

11 CHAIRMAN YONKE: Any questions [inaudible]?

12 MS. WILLIAMS: So again, I don't wanna rush you cause if you get it and have
13 questions then you definitely take the time to ask questions. But if the Commission did
14 vote and recommended to send it to Council in December then it would go to Council for
15 their review and consideration at their February meeting.

16 CHAIRMAN YONKE: I'll be looking at a good balance of public input [inaudible].

17 MS. WILLIAMS: So the process started with just three initial meetings that we
18 were supposed to have and with each phase we not only had the centrally located
19 forum but we had at least four additional meetings around the County with the most
20 additional meetings this third phase. And we actually added three additional meetings in
21 phase three based off of feedback that we received asking us to come to certain areas.
22 And we're also reconvening the original stakeholder group. We've been active with the
23 advisory committee so we think we've done as much as we can to kinda get it out there.

1 That does not mean someone may not feel as if they were reached, but we've had
2 several, several meetings and we can provide a list of all the different meetings we had
3 if that would be helpful to you.

4 CHAIRMAN YONKE: I hope we got some [inaudible] news coverage [inaudible].

5 MS. WILLIAMS: We have. Yes, we have. I have, usually during each set of
6 public meetings someone has come up and said I saws this on the news and that's why
7 I'm here. The two meetings we had at the end of August and the one we had last week
8 were attended by WIS News and WLTX News. They ran a story and they've been
9 continually, WLTX is continually posting our updates along with the County's social
10 media.

11 CHAIRMAN YONKE: Thank you.

12 MS. WILLIAMS: Thank you.

13 CHAIRMAN YONKE: We can feel comfortable looking at this [inaudible].

14 MS. WILLIAMS: I would hope so, yes, thank you.

15 CHAIRMAN YONKE: That takes us to number 9 which is on page 41 which is the
16 Report of Council, Staff put that in our packet for us. Commissioners, any questions
17 about this? Okay, that takes us to number 10 which we cannot complain if we have a
18 longer meeting in the future, so we're looking at adjournment already at 6:39. The Chair
19 will take a vote of hands for adjournment. That's unanimous. Staff, you got that?

20 MR. DELAGE: Yes, sir, Mr. Chairman.

21 CHAIRMAN YONKE: Alright, thank you Commissioners, thank you Staff. We are
22 adjourned.

23 *[Meeting Adjourned 6:40pm]*