

RICHLAND COUNTY PLANNING COMMISSION
April 1, 2013

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26

[Members Present: Heather Cairns, Olin Westbrook, Kathleen McDaniel [in at 1:08p], David Tuttle, Howard Van Dine, Wallace Brown, Sr.; Absent: Patrick Palmer, Steven Gilchrist]

Called to order: 1:03 pm

ACTING CHAIRMAN VAN DINE: Alright, I apologize for being late, apparently we had some April Fool's jokes being played on all of us today. Let me read into the Record. To call this April meeting to order the following needs to be read. In accordance with the Freedom of Information Act, a copy of the Agenda was sent to radio and TV stations, newspapers, persons requesting notification and posted on the bulletin board located in the lobby of the County Administration building. Anything else I need to add?

MS. LINDER: No, that is fine.

ACTING CHAIRMAN VAN DINE: Alright.

MR. TUTTLE: Mr. Chairman, I'd like to make a motion that the, we approve the Minutes from the March meeting.

ACTING CHAIRMAN VAN DINE: Do I hear a second?

MR. WESTBROOK: I'll second.

ACTING CHAIRMAN VAN DINE: A motion and second. Any discussion? Hearing none, all in favor please signify by saying aye. Any opposed?

[Approved: Cairns, Westbrook, Tuttle, Van Dine, Brown; Absent for vote: McDaniel; Absent: Palmer, Gilchrist, Theus]

ACTING CHAIRMAN VAN DINE: Alright. Do we have any amendments to our Agenda?

1 MS. LINDER: Yes, sir, the first case, Case No. 13-09, David Hilburn, Wade
2 Corporation, that has been administratively deferred so it will not be taken up today.

3 ACTING CHAIRMAN VAN DINE: Alright.

4 MR. TUTTLE: Mr. Chairman, I make a motion that we approve the Agenda with
5 the, with the one change that Ms. Linder talked about.

6 ACTING CHAIRMAN VAN DINE: Alright, do I hear a second?

7 MR. WESTBROOK: I'll second.

8 ACTING CHAIRMAN VAN DINE: Any discussion? All those in favor please
9 signifying by saying aye. Any opposed?

10 *[Approved: Cairns, Westbrook, Tuttle, Van Dine, Brown; Absent for vote: McDaniel;*
11 *Absent: Palmer, Gilchrist, Theus]*

12 ACTING CHAIRMAN VAN DINE: Alright. Road Names.

13 MR. TUTTLE: Mr. Chairman, I make a motion that we approve the Road Names
14 as submitted.

15 MR. BROWN: Second.

16 ACTING CHAIRMAN VAN DINE: All those in favor please signify by saying aye.
17 *[Approved: Cairns, Westbrook, Tuttle, Van Dine, Brown; Absent for vote: McDaniel;*
18 *Absent: Palmer, Gilchrist, Theus]*

19 *[Road Names approved: Morning Sun Court, Garrett Way, Blackjack, Campsite,*
20 *Fallenhorse, Folksong, Fullgallop, Hawkhill, Horsetail, Pinetop, Spearhead,*
21 *Swampview, Palm Sledge]*

22 ACTING CHAIRMAN VAN DINE: Just for the Record, Woodcreek Farm has
23 some very interesting names that they are putting in down here for their – I notice

1 there's no Court, Road or anything at the end of it so I guess if you live there you just go
2 by one name.

3 MS. CAIRNS: I think the 911 person adds the tail.

4 MS. TINDAL: We add the type [inaudible] configuration of the road names.

5 ACTING CHAIRMAN VAN DINE: It'll still be interesting to live on one of those
6 streets. Alright, we've got a subdivision review but before we get started I need to read
7 this into the Record. First, we'll have to have a change since he addressed it to Mr.
8 Palmer who's not here, so. I must request to be excused from participating in discussion
9 or voting on Agenda Item No. SD-05-231 regarding Centennial Ph. 22 @ Lake Carolina
10 which is scheduled for review and/or discussion at today's Planning Commission
11 meeting. It is my understanding of the Rules of Conduct, Provisions of the Ethics,
12 government accountability and campaign reform laws that since I have financial interest
13 in the property, I will be able to participate in this matter through discussion or voting. I
14 would therefore respectfully request that you indicate for the Record that I did not
15 participate in any discussion or vote relating to this item, representing a potential conflict
16 of interest. I would further request that you allow and direct this letter to be printed as a
17 part of the official Minutes and excuse me from such votes or deliberations and note
18 such in the Minutes. Thank you for your consideration. And it's signed by Mr. Tuttle.
19 Alright, Subdivision.

20 **CASE NO. SD-05-231:**

21 MS. HASTY: Hope Hasty, Land Development Administrator and this was my
22 April Fool's so I'm gonna be presenting the subdivision to you today.

23 ACTING CHAIRMAN VAN DINE: Congratulations.

1 MS. HASTY: Thank you. Alright, the Applicant was Lake Carolina Development,
2 it's Centennial Phase 22 at Lake Carolina. It is zoned PDD. It's 6.71 acres in size is the
3 total site and 29 lots are proposed. In evaluating the subdivision, Staff looked at
4 compatibility with the surrounding area as well as compatibility with the Comprehensive
5 Plan and determined that the proposed lots in this portion of the subdivision are
6 compatible with both the surrounding area and the Comprehensive Plan. Therefore,
7 Staff recommends conditional approval of the preliminary subdivision plans for
8 Centennial Phase 22. And you will also see in your packet the preliminary plans should
9 not be officially approved until the following departmental review comments have been
10 adequately addressed, and I'm not gonna read through all the comments but you'll see
11 detailed comments there from Engineering, Addressing, Flood, Land Development and
12 GIS, and all of those comments would need to be addressed before the preliminary
13 approval could be granted. Thank you.

14 ACTING CHAIRMAN VAN DINE: Thank you. Any questions? Thank you. Any
15 discussion by the Commission? Hearing none I would accept a motion.

16 MR. BROWN: Move approval.

17 ACTING CHAIRMAN VAN DINE: Subject to the conditions?

18 MR. BROWN: Subject to the conditions.

19 ACTING CHAIRMAN VAN DINE: Thank you.

20 MS. CAIRNS: And I would second such a motion.

21 ACTING CHAIRMAN VAN DINE: We have a motion and a second to approve
22 SD-05-231, subject to the conditions set forth on pages 2 and 3 of our Agenda. All those
23 in favor please signify by saying aye. Any opposed?

1 *[Approved: Cairns, Westbrook, Van Dine, Brown; Recused: Tuttle; Absent for vote:*
2 *McDaniel; Absent: Palmer, Gilchrist, Theus]*

3 ACTING CHAIRMAN VAN DINE: Alright. Would you ask Mr. Tuttle to please
4 come back from the back room?

5 *[McDaniel in at 1:08pm]*

6 ACTING CHAIRMAN VAN DINE: Onto Map Amendments and 13-09 MA has
7 been administratively deferred, so let's move on to 13-10MA.

8 **CASE NO. 13-10 MA:**

9 MR. LEGER: Thank you, Mr. Van Dine. The Applicant here is Kim Roberts. The
10 property's located on Percival Road and there are two pieces to this Application; one of
11 them is one and a quarter acres in size, the other is an acre in size for a combined total
12 of about two and a quarter acres. It's currently zoned GC, General Commercial District.
13 The Applicant is requesting LI, which is our Light Industrial District. The property was
14 originally zoned Residential Multi-Family in 1977, and was changed to the current
15 district of GC, General Commercial in 2006. If you've had the opportunity to go out to
16 the site there are a number of uses in the area as well as zoning classifications. There's
17 some multi-family, there is also some General Commercial, and the Ft. Jackson military
18 base is zoned a Residential District in the City of Columbia. Some of the properties in
19 the vicinity to the north is undeveloped, it's zoned General Commercial, again Ft.
20 Jackson to the south. To the east property is currently vacant and undeveloped, and to
21 the west we have a residential subdivision with multiple zoning classifications, multi-
22 family residential and general commercial. To the west as well you have a number of
23 uses; everything from single-family residential, manufactured home, auto repair and

1 some commercial use as well. There's kind of a church to the west of the property and,
2 along with those residences. The subject property is currently occupied by a metal
3 paneled building which appears to have been kind of an auto garage or repair facility.
4 And like I said there are a number of different uses to the west. We sent notification to
5 the Staff at Ft. Jackson and received comments back from them and they felt that this
6 Application would not adversely affect the Fort, and for that reason we've included our
7 comments in the Staff Report. The Comprehensive Plan recommends suburban to this
8 property where [inaudible] uses should be located next to or nearby similar type
9 industrial uses. The Staff in our evaluation found that that is really not the case. Like I
10 said, there is residential and commercial uses nearby and for that reason the Staff felt
11 that the LI, Light Industrial District, was really not appropriate in this vicinity as it would
12 possibly negatively affect the Jamaica Street neighborhoods nearby. For that reason the
13 Staff recommended disapproval of this Application.

14 ACTING CHAIRMAN VAN DINE: Any questions for Staff? I have one question, it
15 looks like that General Commercial which is, this is a part of, was actually rezoned in
16 2006 to General Commercial? If that's the way I'm reading that map?

17 MR. LEGER: Yes, sir.

18 ACTING CHAIRMAN VAN DINE: Was it rezoned by the same people who own it
19 now?

20 MR. LEGER: I don't have an answer to that.

21 ACTING CHAIRMAN VAN DINE: We only have one person signed up, Kim
22 Roberts? Do you want to say anything? And when you get up there please give us your
23 name and address so we can have it for the Record, please.

1 **TESTIMONY OF KIM ROBERTS:**

2 MR. ROBERTS: Kim Roberts, you want my home address?

3 ACTING CHAIRMAN VAN DINE: Home address, please.

4 MR. ROBERTS: It's 134 Roberts Land Road, Columbia, South Carolina 29223.

5 ACTING CHAIRMAN VAN DINE: Anything you want to add to, or say as to the
6 Report?

7 MR. ROBERTS: The use for the property, I'm trying to run my towing service. We
8 are on highway rotation as well as Forest Acres to do, impound cars for them for short
9 periods of time. Every once in a while we'll have a car that's, nobody picks up, we'll
10 have to process it to get ownership of the car and then we dispose of it. We're not trying
11 to store or make a junkyard or anything like that, we're just, I'm trying to run my towing
12 service, you know, I'm renting in two different locations now so I'm trying to get
13 everything to one location.

14 ACTING CHAIRMAN VAN DINE: Okay. Any questions for Mr. Roberts? Thank
15 you, sir.

16 MR. ROBERTS: Thank you.

17 ACTING CHAIRMAN VAN DINE: Those are all the people who have signed up.
18 Any questions, comments, statements by any of the Commission Members?

19 MR. TUTTLE: Yeah, I had a question for, for Staff to follow up on that. There is
20 not an existing business there now?

21 MR. LEGER: The facility's not being used currently. There is a structure there.

22 MR. TUTTLE: Right.

23 MR. LEGER: But it's not being used.

1 MR. TUTTLE: And it was previously used as, it looks like a, a garage/repair
2 shop?

3 MR. LEGER: I mean, to the best of my knowledge, you know, I would have to
4 assume that it was used for what the sign said it was used for, which is –

5 MR. TUTTLE: Oh, heating and air?

6 MR. LEGER: - Jacobs Heating & Air.

7 MR. TUTTLE: Okay.

8 ACTING CHAIRMAN VAN DINE: Mr. Roberts, do you own this property at this
9 point?

10 MR. ROBERTS: No, sir, I'm trying to buy it. There has been a garage there at
11 one point. [Inaudible]

12 ACTING CHAIRMAN VAN DINE: Do we have anything from the property owner
13 itself which indicates authority to seek this rezoning?

14 MS. HAYNES: We do have owner authorization.

15 ACTING CHAIRMAN VAN DINE: Do we have that in the file, that's what I asked?

16 MS. HAYNES: Yes.

17 ACTING CHAIRMAN VAN DINE: Okay, and is that in the form of a letter or
18 what's that, how's that, from a signature on the Application, what?

19 MR. TUTTLE: I think there's a, a form that they distribute, you subscribe agency
20 to the Applicant.

21 ACTING CHAIRMAN VAN DINE: I just –

22 MR. TUTTLE: I know, I understand.

1 MR. LEGER: There's a whole half a page of, on the Application that, I hereby
2 certify, so on and so forth.

3 ACTING CHAIRMAN VAN DINE: I just want to make sure we've got that in the
4 file.

5 MR. LEGER: Yes, sir.

6 ACTING CHAIRMAN VAN DINE: Cause you may not have been here at the time
7 but in the past we were having problems with things coming in, we were not actually
8 getting any of that documentation. Alright, anything else from Commission Members,
9 any other questions?

10 MS. MCDANIEL: I would just say that the, even though your proposed use is just
11 for towing, that the allowed uses in the LI District are, the remaining uses really do not
12 appear to be consistent with the neighboring residential uses. So I think it would be an
13 intrusion on the adjacent residential properties.

14 ACTING CHAIRMAN VAN DINE: Anything else?

15 MR. BROWN: Mr. Chairman, just out of curiosity, what can this property be used
16 for? Given what is there now?

17 ACTING CHAIRMAN VAN DINE: Staff?

18 MS. CAIRNS: What's the current allowable uses as GC? That was the question.

19 MR. PRICE: There are a multitude of uses, most of them dealing with retail and
20 there's some institutional and office type uses that are allowed.

21 MS. CAIRNS: And residential uses.

22 MR. PRICE: Yes, multi-family, yes. I always forget about that, thank you. And
23 there's also a chart in your –

1 MR. BROWN: The, the Applicant indicated that there was a garage there at one
2 time. Was that one of the uses or was that changed?

3 MR. PRICE: Oh no, sir. Within the GC District you can actually have a garage for
4 minor repairs, and that deals primarily with your Pep Boys type uses or your Goodyear
5 where you go in and just get really serviced. Any time you're going to do more than that,
6 which we consider major repair, body shop work, I think we had an ordinance proposed
7 at one time to allow that in GC, but the body shops, those types, major engine repairs
8 would have to go into an Industrial District.

9 ACTING CHAIRMAN VAN DINE: And the auto towing which he's talking about
10 would be required for an LI.

11 MR. PRICE: Actually the auto towing is an office where you have your trucks and
12 you go out, you can pick up cars and take them to other sites would be allowed in the
13 GC. The reason for the request –

14 ACTING CHAIRMAN VAN DINE: But it's the storage –

15 MR. PRICE: - is because he's gonna have storage, yes, sir.

16 ACTING CHAIRMAN VAN DINE: Okay.

17 MS. MCDANIEL: Well, I don't know if anyone else has anything else they want
18 to add. I would make a motion that we send Application 13-10 MA forward to County
19 Council with a recommendation of disapproval.

20 ACTING CHAIRMAN VAN DINE: And do I hear a second?

21 MS. CAIRNS: Second.

1 ACTING CHAIRMAN VAN DINE: Alright, any further discussion? All those in
2 favor of sending 13-10 MA forward to County Council with a recommendation of denial
3 please signify by raising your hand.

4 *[Approved to deny: Cairns, Westbrook, McDaniel, Tuttle, Van Dine, Brown; Absent:*
5 *Palmer, Gilchrist, Theus]*

6 ACTING CHAIRMAN VAN DINE: We are a recommending Body only. County
7 Council is in the position to overrule us if they so choose, and so when would the
8 planning hearing be?

9 MS. LINDER: It will be on April 23rd, the Zoning Public Hearing, at 7:00.

10 ACTING CHAIRMAN VAN DINE: April 23rd here in these Chambers is when
11 Council will take it up and so I suggest that if you want to you be here at that time.

12 MR. ROBERTS: Thank you.

13 ACTING CHAIRMAN VAN DINE: Thank you, sir. Next is 13-11 MA.

14 **CASE NO. 13-11 MA:**

15 MR. LEGER: Yes, sir, the Applicant in this case is Mr. Larry Umberger. The
16 property is located on Shady Grove Road and is a little over 30 acres in size. It's
17 currently zoned RU, which is our Rural Residential District. The Applicant's requesting
18 RS-LD, which is our Low Density, Single-Family Residential District. RU is the original
19 zoning from 1977 and if you've had the opportunity to go out to this site, it has a small
20 amount of road frontage and is located near several other larger scale subdivision such
21 as Ashford, Walnut Grove, Dutch Oaks, all of which are zoned RS-LD. Additionally,
22 there is Kingston Ridge Subdivision and Ridge Creek which are zoned RS-MD in that
23 vicinity. There were several other requests that came before the Commission in the last

1 year or so for RS-LD in the vicinity nearby; the Kingston Village Subdivision, both of
2 those were denied for the RS-LD District. In this vicinity, like I said you've got a number
3 of larger scale subdivision but you also have some undeveloped properties, wooded
4 properties, some scattered large lot, single-family residential, and again those larger
5 subdivisions nearby. This property is mostly wooded. There is a residence to the rear,
6 I've not been inside the site to see the house or anything, I've just seen it on the aerial
7 photograph. Otherwise, again you know, residential subdivisions and scattered large lot
8 residential nearby. Our Comprehensive Plan recommends suburban which calls for a
9 residential density of four to eight units per acre. The RS-LD District would get us much
10 closer to that density than the RU District and because of the types of uses in the
11 vicinity, the recommendation of the Comprehensive Plan, and those densities listed, the
12 Staff recommended approval of this Application. If you have any questions I'll be glad to
13 try and answer them.

14 ACTING CHAIRMAN VAN DINE: Any questions for Staff?

15 MS. MCDANIEL: Can you remind me why we, it looks like 12-14 MA was a
16 request to rezone to RS-MD, that was denied, and 12-29 MA was a request to rezone to
17 RS-LD that was denied, and unfortunately I do not remember those off the top of my
18 head, even though it appears they were just a few months ago. Can you remind me
19 what the, what transpired there?

20 MR. LEGER: Let's see, the, what were the numbers, 29 and, was it 14?

21 MS. MCDANIEL: 14.

22 MR. LEGER: The, the, next to Kingston Village subdivision there was a kind of
23 an upside down, L shaped property.

1 MS. MCDANIEL: Um-hum (affirmative).

2 MR. LEGER: The Applicant there I think was Bouknight, they came in and
3 requested RS-MD, and Staff recommended approval if I recall correctly. The
4 Commission concurred with that recommendation, it got to Council, and from what I
5 remember Councilman Malinowski was not prepared to support that request and the
6 same thing with the RS-LD, a Councilmember was not prepared to support that request
7 and it was denied at Council.

8 MS. MCDANIEL: Okay. But we had recommended approval in both cases?

9 MR. LEGER: That's correct.

10 MS. CAIRNS: Do you recall whether they were tracts of land or lots, were they
11 lots or were they tracts?

12 MR. LEGER: It was 30 acres, it was a large piece of property.

13 MS. CAIRNS: Okay.

14 ACTING CHAIRMAN VAN DINE: The access to this piece of property appears to
15 be very narrow at one point. Is there sufficient space to actually run something through
16 there? I mean, it seems to me that you're gonna have to set up some kind of a – this is
17 your classic flag lot.

18 MR. LEGER: If I remember correctly we scaled that off. You're talking about the
19 narrow strip in the middle?

20 ACTING CHAIRMAN VAN DINE: Yes.

21 MR. LEGER: It was somewhere in the neighborhood of 90', which would be
22 plenty sufficient to have a, a road running through there.

1 ACTING CHAIRMAN VAN DINE: But that is about all you could put through
2 there, you wouldn't be able to put anything else there besides the road, right

3 MR. LEGER: Yes, sir, that's correct.

4 ACTING CHAIRMAN VAN DINE: And it appears, following up on an earlier
5 question, that a Councilman in this district is the one who did not support the other two
6 rezonings?

7 MR. LEGER: That's correct.

8 ACTING CHAIRMAN VAN DINE: Okay. Alright, any other questions for Staff?
9 Alright, Mr. Almasari(?), would you like to speak? If you'd please give your name and
10 address again as well.

11 **TESTIMONY OF SAMUEL ALMASSERI(?):**

12 MR. ALMASSERI: Good afternoon ladies and gentlemen, my name is Sam
13 Almasseri, I live on 1736 Shady Grove Road. I bought that property in 1996 and I've
14 been living in it about 14 years since 1999. I'm requesting to rezone this property from
15 RU to RS-LD because we want – by the time we put the roads and everything like that,
16 we, we need a little bit more lots than the 23 that we can put in an RU. And the, we're
17 planning to put no more than 49 lots, make it no more than 39, I mean, 49 lots. So
18 basically we're requesting the change from RU to RS-LD for that.

19 ACTING CHAIRMAN VAN DINE: What would be – thank you. Any questions for
20 Mr. Almasseri? Thank you. What would be the difference between an LD and an MD as
21 far as density or the number of lots?

22 MR. LEGER: Well, the RS-LD allows 12,000 square feet and the MD is 8,500.

1 ACTING CHAIRMAN VAN DINE: Okay. So what this is, this is the smallest, this
2 is the least, I mean, this is the largest lot other than RU.

3 MR. LEGER: Correct.

4 ACTING CHAIRMAN VAN DINE: Alright. We have a number of people signed up
5 to speak against this. I'm going to read the names off, if you do at the time, please come
6 up here and state your name and address for the Record. If you have the same thing to
7 say as someone before you, you can simply say, I agree, and that's alright. Bill
8 Bouknight. And it looks like Joey Bouknight would follow him, so if you will line up
9 behind him, please.

10 **TESTIMONY OF BILL BOUKNIGHT:**

11 MR. BILL BOUKNIGHT: Good afternoon, my name is Bill Bouknight, I live at
12 1632 Shady Grove Road, which is less than a quarter mile from where this development
13 is and it backs up to my son's property, which I gave him. Dutch Fork High School and
14 Dutch Fork Middle School both travel that road, and between 7:30 and 8:00 or 8:30 in
15 the morning you can't get out of your driveway. Same way in the afternoons with the
16 traffic on the road and it's just, the road can't handle it. We've had so many accidents on
17 that road from the high school kids and the, you get other people traveling in and out,
18 you got more of a vulnerable chance that somebody else getting hurt. That's why I'm
19 opposed to it. We just can't afford the houses in there. The other property, I know I
20 probably shouldn't say it, the one for Bouknight was turned down, that was my brother's.
21 We didn't want that in there either because it's, the roads can't handle it. That's all I
22 have to say, sir, and thank you for your consideration.

23 ACTING CHAIRMAN VAN DINE: Joey Bouknight.

1 **TESTIMONY OF JOEY BOUKNIGHT:**

2 MR. JOEY BOUKNIGHT: Joey Bouknight, 1706 Shady Grove Road. Couple
3 questions, I know for a subdivision I believe you got to have two entrances. I believe, is
4 that correct? Anybody?

5 MR. TUTTLE: That would be a question for Staff.

6 MR. JOEY BOUKNIGHT: Okay. Next question is, there's nothing on the map
7 right here of the creeks that flow through the property. There's some wetlands area that
8 come out of these ponds you see on the maps themselves. There's nothing on there
9 about that. And they also run right around, he says 90' of road frontage or 90' of
10 frontage between the two parallel properties, I guess I have to go back and look at the
11 property, I don't know, myself, I didn't think it was 90'. A couple years ago he tried to
12 have five acre parcels put in and it didn't because it wasn't enough road frontage then.
13 My concern is seeing the property developed around everything that's been there in the
14 years past. Is there any restrictions on the property now? That come from the property
15 owners before? I think there was restrictions before.

16 MS. CAIRNS: That wouldn't be something that we would –

17 ACTING CHAIRMAN VAN DINE: That would be something that you either have
18 to deal with the present landowner or with Staff, might be able to help you with that.

19 MR. JOEY BOUKNIGHT: Okay, that's just some questions and concerns I
20 thought about. I'm against it and I thank you for your time.

21 ACTING CHAIRMAN VAN DINE: Thank you. Brian Bouknight, followed by
22 James Goodlet.

23 **TESTIMONY OF BRIAN BOUKNGHT:**

1 MR. BRIAN BOUKNIGHT: Hello, I'm Brian Bouknight, 1830 Shady Grove Road.
2 Kind of went through the same thing with my uncle's land just a few months back, what
3 y'all were just talking about, and we checked, the schools area already over packed,
4 they can't handle no more traffic. The roads, like my uncle said, it's, the roads are
5 already over packed. Wrecks here all the time. I'm still in the farm, still got agriculture,
6 tractors up and down the road, we don't, it's already too congested, we don't need the,
7 the flow of traffic. And my biggest thing, like the road frontage in there, Richland County
8 requires emergency backup road now. I don't see where there's no room for that. You
9 got to have an emergency lane, I mean, there's, there's, you look right there, where's
10 that emergency road gonna be?

11 ACTING CHAIRMAN VAN DINE: I think it's fair for me to say at this point in time,
12 those are decisions that have to be taken up –

13 MR. BRIAN BOUKNIGHT: Right.

14 ACTING CHAIRMAN VAN DINE: - with the development team and everybody
15 else. That's not, it doesn't have much to do with the actual zoning classifications
16 themselves. That's more of a use issue as far as whether you can actually do
17 something on a property or not.

18 MR. BRIAN BOUKNIGHT: Right.

19 ACTING CHAIRMAN VAN DINE: So.

20 MR. BRIAN BOUKNIGHT: Okay, well I just figured I'd bring that up before, you
21 know –

22 ACTING CHAIRMAN VAN DINE: I do appreciate it, thank you.

23 MR. BRIAN BOUKNIGHT: But I'm against it, okay.

1 ACTING CHAIRMAN VAN DINE: James Goodlet? Followed by Diane Goodlet.

2 **TESTIMONY OF JAMES GOODLET:**

3 MR. GOODLET: Good afternoon, I'm James Goodlet, I live at 1712 Shady Grove
4 Road. I've been there since 1981. I'm a lifetime resident of Richland County, living in
5 that area. I have the property that is, that is jutting up right where there looks to be as a
6 road, which is the only entrance going back to the property and I, I question what is the
7 width between the property lines to the, what clearance does he have as a road or the
8 owner has as a road to support the other property to develop. Even if you build five
9 houses, 50 houses, however, I don't see where we've got enough road for, in order to
10 put that in. Number two, I echo everything that has already been said due to the fact of
11 the other residences in the area. I leave my house at approximately a quarter till 7:00 to
12 7:00 in order to beat the traffic out or either I sit there for 30 minutes for the traffic that's
13 going to Dutch Fork Middle and High School. These are farm to market roads all the
14 way. Old Tamah was farm to market roads and farmed with a pull plow and they were
15 not designed to carry this type traffic. Even Koon Road, and I won't even get involved
16 with that, even when Dutch Fork High School was built, everyone said that the roads
17 were fine. I really don't think that people understand until you go out and see what kind
18 of traffic from the students, parents, faculties, whatever, that is visiting and going to
19 these schools daily. I see it. I am against the zoning. We've already, have enough
20 zoning in compact here as far as the other resident, the other housing developments. I
21 live there because it is rural. We're seeing too much of Richland County being eaten up
22 now for the guys that's wanting to make money. I'm a businessperson, I'm in business

1 to make money, but I'm not doing it at the expense of the people who still wants to have
2 a small farm and live in a rural area. Thank you for your time, I appreciate it.

3 ACTING CHAIRMAN VAN DINE: Thank you. Julia Zion to follow. I'm just letting
4 the next person know to form the line.

5 **TESTIMONY OF DIANE GOODLET:**

6 MS. GOODLET: Oh, I'm Diane Goodlet, I also live at 1712 Shady Grove Road.
7 And we not only own 1712, we own the next one beside it and then the long tract that
8 goes behind that. When we bought the land all of the land there was supposed to be
9 two acre, at least two acre lots and 2,000 square foot homes. As my husband said, we
10 live there, we bought there because we wanted to be in a rural environment. That land
11 is all surrounded by rural area on that side of Shady Grove except the one back section.
12 And I agree with what the other people have said so far and am opposed to this
13 development. Thank you.

14 ACTING CHAIRMAN VAN DINE: Chris Shepler to follow.

15 **TESTIMONY OF JULIA ZION:**

16 MS. ZION: I'm Julia Zion, I live at 1704 Shady Grove Road, Irmo. I own the
17 property that's that triangular shape next to the property being rezoned, being requested
18 to be rezoned. I moved there in 2000, my husband and I moved there to move our
19 family to a rural area by choice, so of course, I don't want it rezoned to be a residential.
20 Looking through the report there's some things that I find very concerning. One is the
21 attitude that since there are neighborhoods across the street and off of another road,
22 because Ridgecreek comes off of Koon Road, then it's okay to rezone this. I think
23 you've heard that we all moved there or live there because it is rural and we want to

1 keep it rural. The neighbors have addressed the traffic on Old Tamah and Shady Grove
2 and the report only addresses traffic on Old Tamah and Shady Grove Road. It fails to
3 address any of the supporting roads in the area, whether they be West Shady Grove
4 Road, St. John's Church Road, which are all extremely narrow and poorly maintained.
5 And on top of that our main access is Broad River Road, Highway 76 and 176, and if
6 you want to see traffic you might want to come out there about 3:30 on a Friday
7 afternoon or any afternoon. Traffic does not flow on Broad River Road in that area, and
8 to add more residents and then more traffic, we're gonna create even more of an issue
9 for that. Also this particular report says that the property mildly slopes. I would disagree
10 with that because my proper adjoins it. I can walk on the edge of it, it doesn't mildly
11 slope, it has a steep slope. There are four ponds that are going to be in the runoff from
12 this property and that has not even been addressed. There's gonna be a drainage
13 issue. Thank you.

14 ACTING CHAIRMAN VAN DINE: Thank you. A.R. Smoot to follow.

15 **TESTIMONY OF CHRIS SHEPLER:**

16 MR. SHEPLER: My name is Chris Shepler, I live at 1724 Shady Grove Road and
17 I've been there since 1985. And I own the property, the two acres that is right next to
18 this property out on Shady Grove Road, and when we went there and built our home
19 there was a two acre, 2,000 square foot limit, restrictions if you would please, and we
20 would like to see those restrictions continue to be honored. I also have an issue with
21 runoff on this property. Across the street there's a subdivision that has been built,
22 there's a culvert that runs underneath the highway and goes on to that property and that
23 water drains across my property, the back of my property. And if we develop this

1 property I'm gonna have more runoff coming over on to my property. And so I'm
2 opposed to it because of, of the drainage problems, I'm opposed to it because of the
3 restrictions that are not being upheld, and I'm opposed to it because we're going to
4 have three subdivision entrances in a very rapid succession. Two hundred and fifty feet
5 up the road you've got a subdivision entrance, now you're gonna have another one, and
6 200' past that you're gonna have another one that's already there. And so you're adding
7 another entrance to a subdivision, so all those things are very serious concerns and I
8 hope that you'll give considerations to these things, and that's why I'm opposed to it.

9 ACTING CHAIRMAN VAN DINE: Mr. Smoot.

10 **TESTIMONY OF ALVIN SMOOT:**

11 MR. SMOOT: Hi, my name's Alvin Smoot, and I live at 1807 Shady Grove Road.
12 And also I own the property at 1725 Old Tamah Road, next to that property. And
13 everything been said with the traffic and the runoff and all that good stuff in that area, so
14 I don't have much more to say about that.

15 ACTING CHAIRMAN VAN DINE: Thank you. Those are all the people who have
16 signed up to speak. Any questions from Commission Members, or any comments?

17 MS. MCDANIEL: Do we know where the traffic station is on Old Tamah Road?
18 Because the report indicates that it's Level of Service A, which is as good as it can be.

19 MR. LEGER: I'll get one up right now, it should be right here.

20 ACTING CHAIRMAN VAN DINE: So it's past the school.

21 MR. TUTTLE: No, it's right between the two schools.

22 ACTING CHAIRMAN VAN DINE: Yeah, but from the property it's –

23 MR. TUTTLE: Depending on which way you're going.

1 MS. MCDANIEL: Okay.

2 MR. LEGER: Looks like it's in front of the high school.

3 ACTING CHAIRMAN VAN DINE: And that was a 2011 traffic count?

4 MR. LEGER: Correct.

5 ACTING CHAIRMAN VAN DINE: And do we know what impact has occurred
6 since 2011 on the road systems themselves?

7 MR. DELAGE: DOT releases their reports usually in April with the following year,
8 so in April of this year we should have 2012.

9 ACTING CHAIRMAN VAN DINE: Alright, thank you. Any other questions or
10 comments?

11 MR. TUTTLE: Well, I think one comment is appropriate just for the concerned
12 citizens in the audience to understand. We're kind of limited in our scope and the
13 engineering and, and wetlands issues and drainage and all those things are handled in
14 a subsequent stage here at the county, not really a part of our purview here at the
15 Planning Commission, so I certainly appreciate your concerns but that's not really what,
16 what we're charged with determining. So I just would want you to understand that as we
17 go forward.

18 ACTING CHAIRMAN VAN DINE: And I'd just simply like to add a little to that,
19 and that is that under the RU District that exists now, the same issues would arise,
20 maybe not to the same extent, but the same issues would arise because of the right to
21 develop this property under the RU District, so road widths, wetlands and all of that
22 would also have to take place in that same process that would take place before they
23 could actually start to move any earth or anything like that. Any other comments?

1 MS. CAIRNS: The one thing that sort of just, I mean, it's of no solution, but I
2 mean, it just, to me highlights the problem of the fact that we don't provide anybody the
3 true opportunity to live in a rural/suburban setting in this county because with $\frac{3}{4}$ acre
4 lots, nothing is really protected as rural. You know, that this, you know, you just look at
5 this aerial photograph and it's basically developed as residential. The one fellow said he
6 still farms some, but yet all of this could go to $\frac{3}{4}$ acre lots and I just, I will just offer I find
7 it so frustrating that we don't protect any kind of rural residential land. So as I offer, it
8 doesn't give any solution to this problem but I think it just continues to frustrate me.

9 ACTING CHAIRMAN VAN DINE: Do I hear a recommendation from the
10 Commission?

11 MR. TUTTLE: Mr. Chairman, I'd like to make a recommendation that Case No.
12 13-11 MA be sent forward to Council with a recommendation for approval.

13 MR. WESTBROOK: I'll second.

14 ACTING CHAIRMAN VAN DINE: Do we have any further discussion?

15 MS. CAIRNS: I'd just like to offer, because it may seem inconsistent, that based
16 on the level of review and the recommendation of the Comp Plan, Comprehensive Plan,
17 that this is consistent with what we're seeking in this area. So that's just my final
18 comment.

19 ACTING CHAIRMAN VAN DINE: Let me add that I, I wish there were a way that
20 we could take into account surrounding neighbors' positions and concerns more at this
21 stage than waiting down the road for something else to take place. And it seems to me
22 that what we are doing is we're isolating our, our thought process and we're not actually
23 planning under a comprehensive plan theory because we're looking at one parcel of

1 land. I don't believe that looking at an individualized parcel is the right way of thinking
2 about a plan and while we talked about it may fit within the Comprehensive Plan and the
3 ideas of the Comprehensive Plan, the fact of the matter is we change the
4 Comprehensive Plan every time we, we do something like this. And it just seems to me
5 that, I for one believe that we have a rather rural area, we are not limiting the use,
6 there's an RU, you can put $\frac{3}{4}$ acre lots in there right now. And my calculations are,
7 unless I'm wrong, is they're something in the range of, of about 40 units could go on that
8 parcel as it is under RU, and it just seems to me that, that even going to the next level
9 seems to be taking it outside of the characteristics of where we are. And I would prefer
10 to have it a much more gradual approach than what we have, so. Any other
11 comments?

12 Audience Member: [Inaudible]

13 ACTING CHAIRMAN PALMER: We are in the deliberative process, I'm sorry, sir.
14 Alright, all those in favor of sending this 13-11 MA forward to Council with a
15 recommendation of approval please signify by raising your hand. All those opposed?

16 *[Approved: Cairns, Westbrook, McDaniel, Tuttle, Brown; Opposed: Van Dine; Absent:*
17 *Palmer, Gilchrist, Theus]*

18 ACTING CHAIRMAN VAN DINE: Alright. Folks, if I could real quickly. We are
19 again a recommending Body. Council has the opportunity to review this and make its
20 choice, so it's April 23rd at 7:00 in this room will be the next meeting and that's when the
21 first reading by County Council will take place, unless for some reason it is either
22 withdrawn or deferred or delayed or something else. So thank you. Alright, next we
23 have is – let's let them go first. Can I ask everybody to please take it outside so we can

1 finish our meeting? Thank you. Alright, next we have is a discussion regarding the
2 Rules and Procedures.

3 MR. PRICE: Yes, once again, you're missing three Members. Staff just ask that
4 we just defer that.

5 ACTING CHAIRMAN VAN DINE: Alright. Will you, again, send out another copy
6 of the proposed Rules so that everybody has it so we have the most up to date?

7 MR. PRICE: Okay.

8 ACTING CHAIRMAN VAN DINE: Thank you. Anything else you'd like to add, Mr.
9 Price?

10 MR. PRICE: Yes, under Items for Discussion, I know, you aren't taking action on
11 this I just want to hand this out to them, is that okay? I've learned not to stick my hand in
12 the socket twice, so, based on last month's meeting.

13 ACTING CHAIRMAN VAN DINE: Yeah, you don't have to stick your finger in a
14 socket to get burned.

15 MR. PRICE: Yeah, y'all showed me that a lot.

16 MS. CAIRNS: Is this the same thing again and again, you're just counting slowly?

17 MR. PRICE: This is different.

18 MS. CAIRNS: But, I mean, are all of these the same?

19 MR. PRICE: Yeah, all the same, yes.

20 [Inaudible discussion]

21 MR. PRICE: Yes, it's all the same. Now what you have before you is a proposed
22 Text Amendment that we will look to bring up next month. What we, looking at the
23 criteria for rezoning property if you don't have two acres, basically you could ask to go

1 to any zoning designation, just depending on what you're abutting. For example, you
2 can go to GC if you're abutting Industrial, you can go to OI or NC if you're abutting
3 Residential, and so on. The one that we didn't have was if you were abutting Industrial.
4 And so what we did was just added that, that line where you would be able to go to LI if
5 you were abutting an existing Industrial zoning designation.

6 MS. CAIRNS: Which would be M, right? I mean –

7 MR. PRICE: 1, yes, because we're –

8 MS. CAIRNS: Right, cause if it's LI it's contiguous to LI.

9 MR. PRICE: Yeah, or, or M-1 or HI. So if you're abutting M-1 and LI, M-1 or HI,
10 and you didn't have the required two acres you would be eligible for rezoning.

11 MS. CAIRNS: Gotcha.

12 ACTING CHAIRMAN VAN DINE: And we're, this is gonna be taken up at, next
13 month?

14 MR. PRICE: Yes, sir.

15 ACTING CHAIRMAN VAN DINE: Okay. Alright. Anything else?

16 MR. PRICE: That's it. Yes, unfortunately Chairman Palmer's not here but I
17 believe you were notified of a special called meeting, just a work session.

18 ACTING CHAIRMAN VAN DINE: It's on April the, April 15th, at 2:30.

19 MR. PRICE: Okay, so it's a special called meeting. Special called meeting on the
20 15th.

21 ACTING CHAIRMAN VAN DINE: At 2:30, correct?

22 MR. PRICE: Yes, sir.

23 MS. HAYNES: Yes.

1 MR. PRICE: So we wanted you, you know, the reason behind it is because as
2 you know the Roundtable and Staff have been working on essentially open space
3 amendment for the Code, and looking at the time that we've spent in these meetings,
4 you know, we're talking about at least two or three times a month over the past couple
5 of years. I think it would be a little unfair to ask you to take it up in one meeting and
6 necessarily vote on it, but we figure if we get it to you early enough, even if we don't
7 take action on the 15th, at least we'll have a chance to explain it to you and answer
8 some of your questions.

9 ACTING CHAIRMAN VAN DINE: So the 15th will then be advertised as well? Will
10 we hold it in here?

11 MS. HAYNES: We'll have it on the fourth floor in the large conference room.

12 MR. WESTBROOK: And that's 2:00?

13 ACTING CHAIRMAN VAN DINE: 2:30.

14 MR. WESTBROOK: 2:30.

15 ACTING CHAIRMAN VAN DINE: So we, do we expect a crowd to come in if
16 we're going to actually be potentially taking action on it?

17 MS. HAYNES: That's up to y'all. Tracy had said, what she's hoping to happen is
18 that at the next Planning Commission meeting you'll be ready to take action on it. But I
19 don't know if you want to do it a session or a meeting if you want the public to be there.

20 ACTING CHAIRMAN VAN DINE: Well, I guess the only question I have is if we,
21 ultimately if we, if it's a meeting and we have to turn around and we don't vote on it, do
22 we have to defer it, will we have to do a motion to defer it and all the rest of it?

1 MS. LINDER: If you're having a special called meeting you would have, you
2 would follow the same procedures as you have today.

3 ACTING CHAIRMAN VAN DINE: Alright, so we would have an Agenda, if it's a
4 meeting we would have an Agenda, we would have a discussion, we could vote if we so
5 desired, and if we did not desire to vote we would have to defer it by motion.

6 MS. LINDER: That is correct.

7 ACTING CHAIRMAN VAN DINE: Okay.

8 MS. HAYNES: Then if you could [inaudible].

9 MR. TUTTLE: And you'd have to have a quorum to be able to even –

10 MR. PRICE: Correct.

11 MR. TUTTLE: So the only, if I'm understanding it, the only advantage to it being a
12 meeting would be is if everybody came to consensus and wanted to vote that day.
13 Otherwise, you could just vote at the next regular meeting –

14 MR. PRICE: Yes, sir.

15 MR. TUTTLE: - two weeks later.

16 MR. PRICE: Yes, sir.

17 MR. TUTTLE: So I would like to propose we just make it a work session.

18 MS. MCDANIEL: I would agree with that because I, I've already informed Ms.
19 Haynes I'm gonna have to be in court that day so I can't be here and I would like to be
20 able to participate in the vote.

21 MR. PRICE: Correct, and I think one of the, another reason is two, to try to stress
22 to the Planning Commission Members to attend the meeting. You know, I think we've
23 had a few where it was called and we end up having to cancel it because we didn't even

1 have a quorum. So it is important that everyone who can come attend the meeting. And
2 you should receive a draft of it next week once the Director returns and we get the final
3 comments, we will get a copy at least a week in advance.

4 ACTING CHAIRMAN VAN DINE: So then we will have a work session, not a
5 meeting and therefore it does not need to be advertised.

6 MS. HAYNES: We still advertise for work sessions.

7 ACTING CHAIRMAN VAN DINE: But it's not a mandatory requirement that it be
8 done.

9 MS. HAYNES: No, it's not, only if it's public comment.

10 ACTING CHAIRMAN VAN DINE: Okay.

11 MS. LINDER: It would have to be advertised in the event that a quorum did show
12 up, for the Freedom of Information requirements.

13 ACTING CHAIRMAN VAN DINE: Okay. Alright.

14 MR. TUTTLE: One other thing I'd like to bring up.

15 ACTING CHAIRMAN VAN DINE: Sure.

16 MR. TUTTLE: And I'm sure somebody will tell me why this is crazy and won't
17 work, but – and there's probably some fundamental basis and the law won't allow it to
18 even happen, but it seems like back in the old days when we could do PUDs and PDDs,
19 we could maybe find a way to help a business or a use that was appropriate, but the
20 whole category may not have been. And I just wanted Staff to do some research and
21 see if, and test the pulse of, of the county. I mean, would we be interested in, in figuring
22 out a way to, through Development Agreements, create almost a, a modern day PUD or
23 PDD on a non-mixed use parcel to allow some of these things where you wouldn't have

1 to grant the whole category, you could narrowly restrict it to a particular use within that
2 category. And it would be deed restricted as well, so it would have to stay that use until
3 it was voted on again. I just think time to time some of these categories are so broad
4 and some of the really negative things that could take place you have to take into
5 consideration and the odds of that really being the business there are diminimus.

6 MR. PRICE: Yeah, I believe you have to, you're required to have a certain
7 amount of acreage for, to have a Development Agreement.

8 MR. TUTTLE: Okay.

9 MR. PRICE: We can look into that. And we'll look into what the state actually
10 stated previously, that PDDs must be a mixed use.

11 MS. MCDANIEL: I think, I think that is the law, that's stated [inaudible] law.

12 MS. CAIRNS: Cause otherwise it becomes spot zoning.

13 MS. MCDANIEL: Yeah.

14 MR. TUTTLE: Okay.

15 ACTING CHAIRMAN VAN DINE: And the other thing, concern I have also is
16 deed restriction in which the, all of a sudden the, the county gets into the business of
17 trying to monitor deeds and whether or not there are restrictions, and I'm not sure that
18 we're in that position and, and as non-owners of the property I'm not sure you can
19 require that.

20 MR. PRICE: Yeah, and I think one of the concerns that we've had over the years
21 because going back to our previous Land Development Code when we actually had site
22 specific PDDs, you rezone a parcel for a specific use, you know, you've taken that into
23 consideration, you can look at the abutting parcels, you've also, I think by default,

1 changes what they can come in for. Now, I don't want to speak on the one we just had
2 but you put a certain type use, you know, commercial there, even though it may be
3 restricted the next property owner can say, hey what about me? After a while you start a
4 little trickle down of really just having a commercial corridor.

5 MR. TUTTLE: Okay.

6 MR. PRICE: But we'll still look into it.

7 MR. TUTTLE: See, I knew y'all would set me straight.

8 MR. PRICE: No, and actually –

9 MS. MCDANIEL: There may be another way to do it.

10 MR. PRICE: You've brought that, that is actually something that we as a Staff
11 have discussed, you know, maybe looking into that, because we do have certain uses
12 that come in that seem like, boy this would be great, but . . .

13 MR. TUTTLE: Right. Well, and I think the county could, could also, you know,
14 potentially get an upside there with more restrictive landscaping, more stringent buffers,
15 you know, you could require storm water, you know, BMPs that are different or
16 something. I mean, there's an upside potentially there too, but if it's spot zoning and you
17 can't do it by state law then you can't do it.

18 MS. CAIRNS: Or you could start looking at, you know, like I think just using today
19 as an example, it's the storage issue, well clearly automobile storage is a negative land
20 use, but you know, but if you allowed and said, but if you do this, you know, make it
21 special restrictions, so bring some of those land uses in, minimizing the size of the lots
22 and, and increasing the landscaping requirements –

23 MR. PRICE: Maybe that should be a special exception.

1 ACTING CHAIRMAN VAN DINE: Why couldn't you use special exceptions to do
2 something like that?

3 MS. CAIRNS: Right, exactly. Yeah.

4 MR. TUTTLE: You could.

5 MR. PRICE: Correct, I mean, and that's something that could be initiated by the
6 Planning Commission, for Text Amendment.

7 ACTING CHAIRMAN VAN DINE: Anything else?

8 MS. LINDER: During the meeting on the 15th, is that, is it your desire just to have
9 the work session and no votes to be taken?

10 ACTING CHAIRMAN VAN DINE: That is the desire.

11 MS. LINDER: Okay.

12 ACTING CHAIRMAN VAN DINE: True.

13 MS. MCDANIEL: But it's still a meeting, so.

14 ACTING CHAIRMAN VAN DINE: It's still meeting with attendance requirements.

15 MS. CAIRNS: No, she said it would not be attendance required I thought I heard.

16 MR. PRICE: You just need a quorum.

17 MS. MCDANIEL: But it's still a meeting of the Planning Commission so it does –

18 ACTING CHAIRMAN VAN DINE: Right.

19 MS. MCDANIEL: - go under FOIA requirements.

20 ACTING CHAIRMAN VAN DINE: No, apparently not.

21 MS. CAIRNS: No, FOIA and the, mandatory attendance, FOIA and voting I think
22 are three independent things.

23 MS. MCDANIEL: Yeah.

1 MR. TUTTLE: I think it would only fall under FOIA if you had a quorum. If you
2 didn't have a quorum you could still –

3 MS. CAIRNS: But since we're gonna try to have a quorum, we want a lot of
4 people to be there, we're gonna advertise it, but it won't be a voting thing and it won't be
5 a mandatory attendance. I think that's my understanding.

6 MS. LINDER: The work session would be advertised but you would not be
7 expected to take a vote at that meeting. You would not be able to take a vote. Based on
8 your decision to have a work session not an active meeting.

9 MS. CAIRNS: Which also therefore makes attendance voluntary, based on our
10 tip sheet.

11 MS. HAYNES: It's not a meeting so it's not counted.

12 MS. CAIRNS: There you go. No demerits for missing.

13 MS. LINDER: I certainly encourage everyone to come to the meeting. I know
14 we've been spending a lot of time working on the open space requirements, especially
15 Ms. Hegler, she's been working very hard on that ordinance and it's a very detailed
16 ordinance that you'd want some time to discuss it and look at it before you vote in May.

17 MS. CAIRNS: Okay.

18 ACTING CHAIRMAN VAN DINE: One quick question. On the Zoning Public
19 Hearing Report that we have, it says that that particular application for Garners Ferry
20 was withdrawn. Can you guys add to this little report what our vote was in that? So that
21 we know, I mean –

1 MS. CAIRNS: It's hard for us to remember any, yeah you've got on here
2 [inaudible] – sorry, I didn't mean to cut you off. But it tells us that the Applicant withdrew
3 the Garners Ferry?

4 MR. PRICE: Yes.

5 MS. CAIRNS: What was the –

6 ACTING CHAIRMAN VAN DINE: It just says, action planning but we don't know
7 what, whether we voted yea or nay and we would like to just have an idea so we can
8 put it in context.

9 MR. PRICE: Okay.

10 ACTING CHAIRMAN VAN DINE: Alright. That's all we've got. Any other
11 business? If not I will entertain a motion to adjourn.

12 MR. TUTTLE So moved.

13 MS. CAIRNS: Second.

14 ACTING CHAIRMAN VAN DINE: We are adjourned.

15

16

[Meeting Adjourned at 2:00pm]