

RICHLAND COUNTY PLANNING COMMISSION
May 6, 2019

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[Members Present: Jason Branham, Heather Cairns, Beverly Frierson, Stephen Gilchrist, Mettauier Carlisle, David Tuttle, Wallace Brown, Sr.; Absent: Karen Yip, Prentiss McLaurin

Called to order: 3:02 pm

CHAIRMAN GILCHRIST: Staff, are we ready? I'd like to call the May 6th Planning Commission meeting to order. Please allow me to read into the Record, In accordance with the Freedom of Information Act a copy of the Agenda was sent to radio, TV stations, newspapers, persons requesting notification, and posted on the bulletin board located in the County administration office. So we thank all of you for being here today and we look forward to your participation. First up on our Agenda is our Consent Agenda.

MR. TUTTLE: Mr. Chairman, if you'd entertain a motion to approve the Consent Agenda while removing items number 2, 3 and 4. I'll say that again, items number, Case Numbers 015, 016 and 017 would be removed and heard by this Body today. All others would be sent to Council with a recommendation for approval.

CHAIRMAN GILCHRIST: Okay, it's been moved and properly seconded that we amend the Agenda accordingly. All in favor signify by raising your hand on the Consent Agenda?

AUDIENCE: Excuse me, I didn't understand what you said.

CHAIRMAN GILCHRIST: So we have a Consent Agenda and what happens is we have cases that have been designated approval. If your Case Number was not mentioned then that means that you are free, your case has been placed on the Consent Agenda and you are free to leave. So in this particular situation Case No. 1,

1 19-014 MA and Case No. 5, Case Number 19-018 MA, we put those two cases on the
2 Consent Agenda. Mr. Tuttle?

3 MR. TUTTLE: Mr. Chairman, if I could just elaborate.

4 CHAIRMAN GILCHRIST: Sure.

5 MR. TUTTLE: So when there are cases where Staff recommended approval,
6 there's no one here in disapproval, and this Body would have the opportunity to pull it
7 out if they disapproved, we're taking those in the interest of time and going and
8 approving those upfront.

9 CHAIRMAN GILCHRIST: Yeah. And we need a second on the Consent Agenda.

10 MS. FRIERSON: I second.

11 CHAIRMAN GILCHRIST: Okay, it's been moved and properly seconded that we
12 approve the Consent Agenda. All in favor signify by raising your hand.

13 MR. PRICE: Those in favor: Cairns, Branham, Frierson, Gilchrist, Carlisle, Tuttle,
14 Brown.

15 *[Approved: Cairns, Branham, Frierson, Gilchrist, Carlisle, Tuttle, Brown; Absent:*
16 *McLaurin, Yip]*

17 CHAIRMAN GILCHRIST: Okay. Alright, before we get going here today I
18 certainly want to take a moment to welcome our new Commissioner here. Mr. Branham,
19 thank you for agreeing to be on this Planning Commission, we look forward to working
20 with you and certainly look forward to your participation, so thank you, sir, for being
21 here.

22 MR. BRANHAM: Thank you.

1 CHAIRMAN GILCHRIST: You bet, absolutely. Alright, those lights are pretty
2 bright up there today. Okay. First case.

3 **CASE NO. 19-015 MA:**

4 MR. PRICE: The first Item is Case 19-015 MA. The Applicant is David Parr. The
5 location is off of Golden Rod Court. The Applicant is requesting to rezone a little less
6 than 15 acres from Rural to RS-MD. Staff recommends disapproval of this request but
7 this is principally based on the recommendations of the Comprehensive Plan. The
8 Comprehensive Plan designates this as a Neighborhood Low-Density future land use
9 designation. So thus we recommended denial. However, if you're looking at the
10 densities and the uses in the surrounding development which is Cobblestone, the
11 requested zoning would, would actually mirror that development.

12 CHAIRMAN GILCHRIST: Okay, are there any questions for the Staff?

13 MR. TUTTLE: Yeah, I did have a question. I assume the access would also be
14 Cobblestone?

15 MR. PRICE: Yes. And, you know, just on that point, Cobblestone is actually in
16 the Town of Blythewood and this one parcel just so happens to be in the unincorporated
17 area of Richland County, not sure why. So I'm really not sure if there will be any, if
18 Blythewood will look to annex this particular piece, but it would go through Cobblestone
19 development.

20 CHAIRMAN GILCHRIST: Okay, any additional questions for the Staff? Sir, we're
21 about to do the public comment in just a second. Any other questions for the Staff? We
22 do have several person signed up to speak. When we call your name to the podium

1 please come give us your name and your address for the Record. The Applicant, David
2 Parr?

3 **TESTIMONY OF DAVID PARR:**

4 MR. PARR: Yeah, I'm David Parr with Power Engineering and my address is
5 3117 Wilmot Avenue, Columbia, South Carolina. And I was employed by the property
6 owner to apply for the rezoning and I see the County, as Geo says, disapproves,
7 recommended disapproval but I request that it be granted. Like Geo said too, it's stated
8 in the conclusion that it's surrounded by property with a similar density.

9 CHAIRMAN GILCHRIST: Okay. Any questions for Mr. Parr? Thank you, Mr. Parr.
10 Danielle Danowski?

11 **TESTIMONY OF DANIELLE DANOWSKI:**

12 MS. DANOWSKI: Hi, my name is Danielle Danowski. My address is 1025
13 Primrose Drive which is in Cobblestone, and that's why I'm here. I'm not very good at
14 public speaking, so bear with me. I would just like to say per the Comprehensive Plan
15 that there is no right-of-way for utilities and public streets unless it is through
16 Cobblestone. And the, so the utilities, the roads would be required to go through, like
17 the Town of actual Blythewood, we already talked about, since Cobblestone is in
18 Blythewood Proper, and then enter through Cobblestone Park on, you know, which are
19 private lands. And I just don't, I guess you know, I'm just a layperson so I just don't
20 understand how residents of Cobblestone, do we get an opinion on if we want additional
21 housing attached to our HOA, sharing our amenities, sharing our roads, etc.? So.

22 CHAIRMAN GILCHRIST: Thank you. Sterling Wagner. And folks, we have two
23 podiums on each side so feel free to use whichever one is closer to you.

1 MR. TUTTLE: Mr. Chairman, if I may ask.

2 CHAIRMAN GILCHRIST: Yes, sir.

3 MR. TUTTLE: I have a question for Staff. Geo, would – I just wanna make sure
4 that our purview's clear that we nor the County really get involved with HOA
5 annexations or who joins an HOA or doesn't join an HOA, etc., that would be beyond
6 our scope here today, correct?

7 MR. PRICE: That is correct.

8 MR. TUTTLE: Okay. Thank you.

9 **TESTIMONY OF STERLING WAGNER:**

10 MR. WAGNER: I'm Sterling Wagner, I live also in Cobblestone, on Leyland
11 Cypress Drive which just almost adjoining that rectangular 15 acre area. I've been there
12 about three years now. And a couple things that people have to keep in mind. Being a
13 former engineer as we know there's really very limited access to that property, other
14 than through Cobblestone. The way I look at that is there's a couple things going on, DR
15 Horton is the primary builder in Cobblestone and there's a temporary injunction against
16 DR Horton, they cannot build any future roads because of a covenant that was in the
17 original developer's deed to that property. So this temporary injunction right now until it's
18 decided on, what I'm afraid of is the owner of this parcel and one adjoining parcel –
19 Horton could be structuring a deal to purchase this – what will happen if this gets zoned
20 to medium density it'll be the same as Cobblestone, nobody is gonna put houses on 15
21 acres, there has to be an ulterior motive here to sell this property, I think, to Horton. And
22 the way I look at it is, back to what you're hearing about the access, I don't think we
23 could afford to utilize the roads that exist in Cobblestone, meaning the cul de sac, to

1 gain access to this small piece of property. The thing I look at as an engineer, if you
2 have a fire you have to get large fire trucks in there and you don't want them running
3 through a cul de sac if you don't have to. So that's basically what my concerns are.

4 CHAIRMAN GILCHRIST: Thank you, sir. We certainly appreciate that. Alright,
5 that's all we have signed up to speak. Comments on this case? Mr. Tuttle?

6 MR. TUTTLE: Mr. Chairman, if I could start a little discussion. You know,
7 regardless of the density level seems to me the access is pretty limited and is gonna
8 come from one direction. So I'm in favor since the, if you come to that conclusion which
9 I have, then the density is relatively the same as Cobblestone so it kinda makes sense
10 that the density adjacent should be similar to Cobblestone. So I would go ahead and
11 make a motion that Case 19-015 MA get sent forward to Council with a
12 recommendation of approval.

13 CHAIRMAN GILCHRIST: And of course that approval is subject to –

14 MR. TUTTLE: Yeah, because it goes against the Comprehensive Plan I think
15 however – because the Comprehensive Plan is kind of a 10,000' view, clearly when you
16 get down to parcel by parcel I think it's very logical that you could assume the
17 Comprehensive Plan missed this parcel and it's logical it could be zoned the same
18 density as the adjacent parcel. And that would be why I go against Staff's
19 recommendation.

20 CHAIRMAN GILCHRIST: Okay. We have a motion, is there a second?

21 MS. CAIRNS: I'll second the motion.

1 CHAIRMAN GILCHRIST: Okay, it's been moved and properly seconded that we
2 send Case No. 19-015 MA forward to Council with a recommendation of approval based
3 upon Mr. Tuttle's recommendation. All in favor signify by raising your hand.

4 MR. PRICE: Those in favor: Cairns, Gilchrist, Carlisle, Tuttle.

5 CHAIRMAN GILCHRIST: Those opposed?

6 MR. PRICE: Those opposed: Branham, Frierson, Brown.

7 *[Approved: Cairns, Gilchrist, Carlisle, Tuttle; Opposed: Branham, Frierson, Brown;*
8 *Absent: Yip, McLaurin]*

9 CHAIRMAN GILCHRIST: And again, we are a recommending Body to County
10 Council and they will meet back in these Chambers again on May 28th. Feel free to
11 come back at that time. Thank you. Okay, next case.

12 **CASE NO. 19-016 MA:**

13 MR. PRICE: Alright, the next item is Case 19-016 MA. The Applicant is Torrey
14 Rush, the location is 698 Kelly Mill Road. The Applicant is requesting to rezone a little
15 less than three acres, about 2.9, from Rural to Rural Commercial. Staff recommends
16 disapproval of this request. We feel it's not consistent with the objectives of the
17 Comprehensive Plan. Also we feel that this request, approval of this request would
18 constitute leapfrogging and also the plan also discourages strip commercial
19 development along corridors. We try to keep them, you know, try to have a nice pattern
20 to development. Also, I apologize for this, that it's also not located within an intersection
21 of a primary arterial. So for these reasons Staff recommends denial.

22 CHAIRMAN GILCHRIST: Okay, any questions for the Staff? We have a couple
23 persons signed up to speak, the Applicant, Torrey Rush?

1 **TESTIMONY OF TORREY RUSH:**

2 MR. RUSH: Good afternoon, Mr. Chair and other Members of Commission, it's
3 good to see you all. I do understand Staff's perspective as it relates to the way they look
4 at this rezoning. They look at it as from a black and white standpoint, meaning that this is
5 the ordinance that the County sent forward and based on that ordinance that's what
6 they're following. But however, I think that as we look at growth, and one thing that we
7 looked at when we were looking at this particular parcel is that the growth of this area,
8 when you look at 2000, in the year 2000 the amount of growth in that area was non-
9 existent. When you look at the growth in that area now with Lake Carolina expanding,
10 some of the other residential areas are expanding, you can see the fingerprints of
11 growth going in that area. It's inevitable that we're gonna have growth in that area and
12 throughout the County, and I think as we look at the Comprehensive Plan how do we
13 look at it in a, as a living document as opposed to just a static document that we, we – I
14 understand we adhere to but looking at it as a living document to understand that over
15 time there's growth if we want this County to continue to grow and be what we say we
16 want it to be. One thing I did go out and speak to one of the residents in that area who
17 actually lives adjacent to the property and just to get her perspective of it, and I
18 understand that she's against it as well, but at the same time I don't think it's a –
19 sometimes in these arguments it's an us versus them. I think it's more so when you start
20 talking about commercial versus residential, when you start looking at economic
21 development in this County we've got to be sensitive to the fact that we need both and
22 we need both to work together in some way, shape, form or fashion. And we need
23 commercial to offset some of the services and needs of this County as well, so I do, like

1 I said, although I understand Staff's perspective I do feel that with the amount of growth
2 in that area that it warrants a level of commercial to service those individuals as well.
3 And I understand that's my time. I do have a copy of this map if that's okay to pass it
4 around. It's just, and it's small so you'll be able to see it, it just shows you the greatest
5 growth in that area.

6 CHAIRMAN GILCHRIST: Mr. Rush, if you'll give us your address for the Record,
7 please.

8 MR. RUSH: Oh, I'm sorry about that. I should've known that, Mr. Chair. Torrey
9 Rush, 409 Burnwood Court, Columbia 29203.

10 CHAIRMAN GILCHRIST: Thank you, sir.

11 MR. RUSH: Thank you.

12 CHAIRMAN GILCHRIST: Any questions for the Applicant? William Rikerds, Jr.?

13 **TESTIMONY OF WILLIAM RIKERDS, JR.:**

14 MR. RIKERDS: My name's William David Rikerds, Jr. I live on Robinhood Road
15 which is adjacent to this piece of property. I can understand wanting to increase
16 services for the people in that area, but on Robinhood Road down at the other end of
17 that, which is seven blocks long, there is another establishment in, being put together
18 right now, being built now, doing the same that this gentleman wants to do. Seven
19 blocks up on the other end of the street. So from there seven blocks, which is actually in
20 Kershaw County cause Robinhood Road is about halfway Richland County and, I'm
21 sorry, and Kershaw County. But that whole area would be serviced by that place on the
22 other end of our road. So we don't need two whatever businesses, I've been told it's a
23 filling station/convenience stores, we don't need two within a seven block area. That, I

1 don't feel like. Second of all this is a neighborhood. This is our neighborhood.
2 Everybody in that neighborhood has well water. And from my understanding the
3 business that he wants to put out there, there's always a chance of the well water, the
4 water underground being contaminated with pollutants like gasoline, oil and that kinda
5 thing that we understand is what it's gonna be put here. I may be wrong about that, but
6 if that is the case we're worried about well water contamination. You're talking about the
7 whole neighborhood, the whole area, down through Lake Carolina and everything. Lake
8 Carolina is just right on the other side there. And we all on the same water aquifer going
9 down through there. Thank you so much, that's all I have to bring. Thank you.

10 CHAIRMAN GILCHRIST: Thank you. Chapman? What's your first name, Mr.
11 Chapman?

12 MR. CHAPMAN: Douglas.

13 CHAIRMAN GILCHRIST: Douglas, okay. Please give us your name and address
14 for the Record.

15 **TESTIMONY OF DOUGLAS CHAPMAN:**

16 MR. CHAPMAN: Yes, sir. Douglas Chapman, I'm at 702 Kelly Mill Road, Elgin,
17 South Carolina 29045. I'm actually directly across from where this 2.9 acres is in the
18 middle of our neighborhood. I want to point out also with this piece of property there's
19 houses all the way around, so we have neighbors in our neighborhood that completely
20 surrounds this property. We have a house behind this property that actually keeps
21 children. I have two grandchildren at my house. I'm concerned about noise, I'm
22 concerned about traffic, and I'm also concerned about crime. Now we may not be a
23 Lake Carolina like we're talking about extending service, we may not be a Crickentree,

1 but we're actually a neighborhood that children that play there, we have well water to
2 take care of our drinking water, and I think there's actually no need to take in the middle
3 of the neighborhood and put a commercial piece of property there. We've already been
4 one time where it tried to go full commercial and now we're doing this again, but I'm
5 telling you in light of the neighborhood and the people that live there every day, this
6 would be detrimental to this entire neighborhood and the people. It wouldn't be a matter
7 of progress, it would be a matter of damaging the neighborhood and what we have
8 there. I think it would increase crime also having a commercial there. Probably the lights
9 from the facility would probably shine into my bedroom window, that's how close the
10 property is. But I strongly oppose this and hopefully you Commissioners will agree that
11 we need to disapprove this. And I thank you for your time.

12 CHAIRMAN GILCHRIST: Thank you, Mr. Chapman. Shirley Yon?

13 **TESTIMONY OF SHIRLEY YON:**

14 MS. YON: My name is Shirley Yon and I live at 703 Kelly Mill Road, and I'm the
15 lady that Mr. Rush came out to see. And from what I understand a Dollar General is
16 what they're wanting to put there. And it is directly across from my place and my sister's
17 place. And like they were talking about the crime there with a commercial place there,
18 the taxes are high enough in Richland County without a putting a commercial place
19 there and raising ours. We do have small children around there. It is a neighborhood
20 and this piece of land is directly in the middle of it. As he said the light from it would
21 shine directly into my bedroom. And before they wanted to put a gas station there when
22 I was here a few months back, and now it's a Dollar General is the way I understand it.
23 And I, the traffic through there is already bad because people use our road as a bypass

1 to get to the interstate. And the traffic is terrible. To put a business right there, I can't
2 hardly get outta my driveway now because of the traffic. And I think it would just make it
3 10 times worse and I'm totally against it. Again, the well water that we have, everybody
4 has wells, I don't wanna have to dish out money if they decide to put county water
5 through there or whatever. I can't afford it. But again, I'm against anything going up
6 there. And our community has grown, there have been people that have moved in in the
7 last year, built houses there, and we have schools on that land, the road that I live on.
8 But I don't think we need a commercial property of a Dollar General right across from
9 us. And that's all I have to say.

10 CHAIRMAN GILCHRIST: Thank you, Ms. Yon.

11 MS. YON: Thank you.

12 CHAIRMAN GILCHRIST: Appreciate you being here. That's all we have signed
13 up to speak. Any comments on this case? Alright so I do have a question. This traffic
14 study that was done by DOT in the case of roads operating at a Level B, what does that
15 mean?

16 MR. DELAGE: So the traffic counts that SCDOT does is done over a period of
17 time, it's just an average daily trips. The level of services are broken down into, from the
18 functional classification, so if you're operating at a Level of Service A, B or C, you're
19 either functioning kinda where there's either additional capacity or it's operated below
20 capacity, and then C it's functioning at capacity for its intended design. Once you get
21 beyond C it means that it's additional traffic and it's handling more cars than it was
22 intended to actually, or designed to handle.

1 CHAIRMAN GILCHRIST: You would say that currently this road is operating
2 below capacity, is that right?

3 MR. DELAGE: According to DOT's traffic count.

4 CHAIRMAN GILCHRIST: Okay. Thank you, sir.

5 MR. DELAGE: Yes, sir.

6 CHAIRMAN GILCHRIST: Any additional comments on this case? Any motions?
7 Everybody don't speak at once. Motion, comments? You know, I'll make one other
8 comment about this particular case and it kinda goes back to Mr. Tuttle's point earlier
9 just about the 30,000' perspective on the Comprehensive Plan and more specifically
10 how the Plan while it certainly is a guide that we use, the question becomes, is it
11 consistent with where we want to develop in the County given some of the unique
12 growth patterns we've experienced. For example, I've heard a couple of times in this
13 case the reference to Lake Carolina, how far is Lake Carolina from this spot in terms of
14 mileage or whatever? We have some snazzy technology here everybody so I hope
15 you're enjoying this display here today.

16 MR. DELAGE: So according to a straight line shot using the internet mapping
17 service it's roughly 1130' away as the crow flies.

18 CHAIRMAN GILCHRIST: Alright. It used to be some commercial capacity within
19 Lake Carolina, is that right, at some point?

20 MR. PRICE: Yes. Yes, there is.

21 CHAIRMAN GILCHRIST: Okay. And this is about 1100', Mr. Tommy, from where
22 we're talking about?

1 MR. DELAGE: That would just be the boundary of Lake Carolina. The
2 commercial uses within Lake Carolina would be located further west/northwest of the
3 particular location.

4 CHAIRMAN GILCHRIST: Okay. Thank you, sir. Any additional comments on
5 this?

6 MS. CAIRNS: I think, I don't have any answers by any means but I just, what I
7 see in this is I think that I've often spoken about the frustration of strip commercial
8 running down streets. Obviously the reverse of that is an occasional commercial spot by
9 itself. I have no feel for whether or not this corner is a good place for one of those
10 oddball commercial spots that can be very helpful for a neighborhood. At the same time
11 this is, you know, being beyond the edges of Lake Carolina, it is its own sort of rural,
12 what I call sort of the rural/residential, semi-country living. So what I don't have any feel
13 for is whether or not, you know, is this magical corner that can allow some commercial
14 or is it just like you gotta be kidding me, we're sticking commercial in the middle of
15 residential. I don't think any of us here [inaudible].

16 CHAIRMAN GILCHRIST: I totally agree, Heather, and –

17 MS. CAIRNS: I got cut off there, but I mean, I, so I've been trying to sort of look
18 on the map on my uber big device here to get a feel for, you know, how far away is
19 commercial. But I mean, I can offer to the Commission and anyone here my inclination
20 is that this should stay in a residential zoning classification. I know that it's not
21 significantly far to commercial, I mean, what is it, Sandhills, it looked like Sandhills by
22 car was about a five mile trek as I asked Google Maps to map that. But to me the
23 information that would be useful – cause I agree with the idea that when we do these,

1 the Comp Plan, we do put effort into trying to be accurate on a level that we'll be
2 answering questions to but that doesn't mean we always get it right. But at the same
3 time the analysis that I think would be interesting to hear would be, you know, what is a
4 reasonable saturation of commercial, how close is this to some level of saturation cause
5 this is clearly not, like the boonies, I mean, this isn't people who necessarily expect to
6 drive forever to get to a grocery store, but at the same time a lot of development has
7 come close. So I'm sure the people in these homes are closer to commercial
8 development than they were for a lotta years. But I think that's all my comments.

9 CHAIRMAN GILCHRIST: Thank you, Ms. Heather. Mr. Price?

10 MS. FRIERSON: I have some comments. I am familiar – is it on? Okay. I am
11 familiar with the area because I live very close to that area, I'm in Lake Carolina. I
12 listened to what the people stated when they testified or brought forth their statements
13 and of course I read the recommendations from Staff. I'm concerned about the
14 leapfrogging, the strip development, etc., but I'm mainly concerned also about what was
15 stated about potential contamination of the water in that the aquifer would potentially
16 damage where I live in Lake Carolina. And it was mentioned also of schools in that
17 area, there are about three that are very close. And in terms of the traffic I listened to
18 what was stated earlier about the A, B, and C designations, and you know, with traffic
19 sometimes it's horrible at certain times of the day. But there's something that was not
20 mentioned and that's the curvature of those roads and the people that brought forth
21 testimony about it being in a residential area are actually giving you accurate
22 information. And that's what I have to offer and after comments then I'd make a motion.

23 CHAIRMAN GILCHRIST: Okay, thank you, Mr. Frierson. Mr. Tuttle?

1 MR. TUTTLE: Yeah, so you know, it's hard cause the Neighborhood Commercial
2 designation is designed for areas that aren't overly populated, it's not [inaudible]
3 otherwise it would be GC on Two Notch Road. And obviously we have that classification
4 because there are demands for neighborhood centers. You can see quite a few of them
5 as you ride around. I think a very good point was made, you know, which corner is
6 appropriate, which corner isn't if you buy into Neighborhood Commercial as viable in a
7 somewhat rural area. I'm pretty familiar with the area obviously, there's a good bit of
8 traffic. Land planners would also make a case that if you have the right neighborhood
9 center it actually somewhat reduces traffic because you don't have cars going past
10 there to go to a more populated area to get certain services that might be provided here.
11 So therefore they get closer to the home, they don't have to travel as far so you have
12 less cars on the road. I see all sides of the argument, I think it's a really tight one but I
13 think I would make a recommendation to move Case 19-016 MA forward to Council with
14 a recommendation for approval. And I'm gonna fall back on the same logic we generally
15 do when we disagree with the Comp Plan, is that the Comp Plan takes a much larger,
16 higher view than specific parcel by parcel and I think given the traffic counts in this
17 location that it is reasonable that this could be Neighborhood Commercial.

18 CHAIRMAN GILCHRIST: Is there a second? Yes sir, Mr. Price?

19 MR. PRICE: The request is for Rural Commercial.

20 [Inaudible]

21 MR. PRICE: You're correct.

22 MR. BRANHAM: My packet says RC.

23 MR. TUTTLE: The picture must be mislabeled.

1 MR. PRICE: The request, and I apologize, but the request is for Rural
2 Commercial and that's going by the Application actually filled out by the Applicant and
3 also based on Staff's review of this, we reviewed this for a Rural Commercial. So I
4 apologize for the Neighborhood Commercial that you may see on the aerials, but all of
5 our recommendations, our review of the Comp Plan and also the request from the
6 Applicant was for Rural Commercial.

7 MR. TUTTLE: I think that even furthers the argument I would make. So I'll keep
8 my motion the same, thank you.

9 CHAIRMAN GILCHRIST: Okay. Is there a second on this motion? And I know
10 Ms. Frierson had a motion as well. Is there a second on this one? There's no second,
11 this motion dies for lack of second. Is there an additional motion? Ms. Frierson?

12 MS. FRIERSON: Mr. Chairperson, thank you. I'd like to make a motion that Case
13 No. 19-016 MA be sent forward to County Council with a recommendation of
14 disapproval as suggested by Staff for the reasons stated earlier. Do I need to restate
15 them?

16 CHAIRMAN GILCHRIST: It's, Staff recommends disapproval based upon the
17 Comp –

18 MS. FRIERSON: That's what I'm recommending as well. Do I need to state the
19 reasons again or just leave it like that?

20 CHAIRMAN GILCHRIST: I think you can leave it.

21 MS. FRIERSON: Okay.

22 CHAIRMAN GILCHRIST: Is there a second?

23 MR. BRANHAM: Second.

1 CHAIRMAN GILCHRIST: Okay, it's been moved and properly seconded that we
2 send Case No. 19-016 MA forward to Council with disapproval. All in favor signify by
3 raising your hand.

4 MR. PRICE: Those in favor: Cairns, Branham, Frierson, Carlisle, Brown.

5 CHAIRMAN GILCHRIST: All in favor [sic]?

6 MR. PRICE: Those in favor [sic]: Gilchrist, Tuttle.

7 *[Approved to deny: Cairns, Branham, Frierson, Carlisle, Brown; Opposed: Gilchrist,*
8 *Tuttle; Absent: Yip, McLaurin]*

9 CHAIRMAN GILCHRIST: And again, we are a recommending Body to County
10 Council. They will meet back in these Chambers on May 28th. Thank you.

11 AUDIENCE: Sir, could I say something?

12 CHAIRMAN GILCHRIST: We've closed it out, ma'am. Thank you, we appreciate
13 it. Thanks. Alright, next case.

14 **CASE NO. 19-017 MA:**

15 MR. PRICE: Okay. Let me get this right this time. The next case is 19-017 MA.
16 The Applicant is Kevin Wimberly. The location is off of Rabon Road, I can expound
17 upon that a little bit later. The Applicant is requesting to rezone a little more than 37
18 acres from RS-MD which is single-family residential, medium density, to RM-MD which
19 is residential multi-family, medium density. Staff recommends approval of this particular
20 request upon review of the Comprehensive Plan we find that the Comprehensive Plan
21 recommends a desired development pattern of medium density residential
22 neighborhoods designed to provide a mix of residential uses and densities within the
23 neighborhoods. The proposed zoning of RM-MD would allow for a mixture of housing

1 types and densities as prescribed by the Comprehensive Plan. So for those reasons
2 Staff recommends approval.

3 CHAIRMAN GILCHRIST: Okay, any questions for Staff? We have a couple of
4 persons signed up to speak. Again, when we call your name please come up, give us
5 your name and your address for the Record. Kevin Wimberly, the Applicant?

6 **TESTIMONY OF KEVIN WIMBERLY:**

7 MR. WIMBERLY: Good afternoon. Kevin Wimberly, my address is 6 Shadow
8 Way Court, Columbia 29223. I'm here today representing SC Uplift Community
9 Outreach to request the approval to change the zoning of the parcel off Rabon Road
10 from RS-MD to RM-MD. This change would allow the development of approximately 18
11 of the 37 acres into a royal village of independent living housing for adults 55 and older
12 that would allow them to age in place. The 90-unit development will combine
13 independent living, social and community engagement, and the latest technology with
14 the latest principles in age-friendly design to create sustainable living solutions. These
15 will be one and two bedroom homes ranging from 550 square feet to no more than 950
16 square feet. We're also looking to develop an onsite community center that will provide
17 services for exercising, a health room, dining, barbershop, salon, and other activities.
18 The location conveniently near medical services and shopping we feel is idea for an
19 older adult who is wanting to downsize to a smaller home. We also believe this type of
20 development resembles that of the surrounding communities, as these are not
21 apartment complexes nor high rise units, and aligns with the Richland County
22 Comprehensive Plan. We met with the Folk Stone community on March 14th and had a
23 follow up meeting with a few representatives of May 3rd, along with one member from

1 the Charleswood neighborhood. We're planning to meet with the Folk Stone
2 neighborhood on this Thursday, May 9th, and we'll be speaking with the Charleswood
3 community on May 16th to address their concerns. We're requesting their input as we
4 develop community guidelines and would like to be able to adopt similar guidelines they
5 have in place to ensure the development will be a safe and quiet community for all in
6 the area. We're wanting these communities to know that we're invested in the success
7 of this development for years to come and ask them to be a part of this success with
8 their input. SC Uplift Community Outreach wholeheartedly seeks to be proactive in
9 sustainable solution and model that gives older adults the best opportunity to live
10 independently and I ask that the Commission approve this zoning change.

11 CHAIRMAN GILCHRIST: Okay, any questions for the Applicant? Thank you, sir.
12 Daisy Lock?

13 MS. CAIRNS: Mr. Chairman, I'd like to actually ask Staff some questions real
14 quick.

15 CHAIRMAN GILCHRIST: Sure, go right ahead, Ms. Cairns.

16 MS. CAIRNS: Mr. Price, so the Applicant described what sounded like single-
17 family housing but the request is for multi-family housing. Can you please explain the –

18 MR. PRICE: Yes. The RM-MD districts are actually both of our multi-family
19 designations, medium density and high density, allow for multi-family uses but also
20 allows for single-family developments.

21 MS. CAIRNS: So why did not the existing medium density, single-family fit?

22 MR. PRICE: Okay. Yeah, okay this is when – when we meet with the applicant
23 and, of course, we kinda go over what it is they're proposing, and again, the applicant

1 does not have to tell us exactly what they're going to do. Sometimes they don't have an
2 idea. But based on the type of project that they're proposing, they needed to have the
3 multi-family designation as opposed to the single-family. The single-family district really
4 allows single-family housing and that's pretty much it. The multi-family, while it will allow
5 multi-family developments it also allows single-family, but there're also other type uses
6 that are allowed within that designation; could be duplexes, you can do duets, you can
7 do assisted living facilities, other type institutional uses, within that designation. So
8 essentially single-family would not work for what the Applicant was proposing.

9 MS. CAIRNS: Thanks.

10 MR. PRICE: Also, maybe this'll help out, too. Also to do a single-family
11 development would also require, you know, and I hate to kinda get into the development
12 aspect of this, but also would require the construction of a road. And typically for certain
13 projects that really eats into the bottom line to have to construct roads, because each lot
14 would have to be on its own individual, each home would have to be on its own
15 individual parcel, so that was another reason why.

16 MS. CAIRNS: So some of this also just sort of ownership then, cause it's all
17 gonna be, it's not fee simple ownership, it's just –

18 MR. PRICE: I think he can expound upon that, because there are some cases
19 where right, they may actually just own just the building itself, you know, kinda like a
20 condo –

21 MS. CAIRNS: A condo style.

22 MR. PRICE: - and everything else is part of the association or common area.

23 MS. CAIRNS: Okay. Thank you.

1 CHAIRMAN GILCHRIST: Go right ahead.

2 **TESTIMONY OF DAISY LOCK:**

3 MS. LOCK: Good afternoon. My name is Daily Lock, I live off of Rabon Road,
4 and my address is 609 Folkstone Road, zip 29223. I'm here to approve the Royal
5 Village because I would never be able enough to afford it in the first place when they
6 quote how much it would be, but I'm for the ones that need that independent living and
7 that assistance living, what they was offered. And that's about all I have to say, I'm for it.

8 CHAIRMAN GILCHRIST: Alright, thank you for being here. Okay, that's all we
9 have signed up to speak. Are there any additional comments, questions or motions?
10 Yes, sir?

11 MR. BROWN: I'd like to move that 19-017 MA be moved forward to County
12 Council with the recommendation of approval.

13 CHAIRMAN GILCHRIST: Is there a second?

14 MS. FRIERSON: I second.

15 CHAIRMAN GILCHRIST: Okay. It's been moved and properly seconded that we
16 send Case No. 19-017 MA forward to Council with a recommendation of approval. All in
17 favor signify by raising your hand.

18 MR. PRICE: Those in favor: Cairns, Branham, Frierson, Gilchrist, Carlisle, Tuttle,
19 Brown.

20 *[Approved: Cairns, Branham, Frierson, Gilchrist, Carlisle, Tuttle, Brown; Absent: Yip,*
21 *McLaurin]*

1 CHAIRMAN GILCHRIST: And again, I think that's a unanimous vote, we are a
2 recommending Body to County Council. They will meet back in these chambers again
3 on May the 28th. Thank you. Next case.

4 MR. PRICE: That was it for the cases.

5 CHAIRMAN GILCHRIST: Oh yeah, that is it, okay good. We're moving along real
6 fast. Other Business.

7 MR. PRICE: Yes. I sent each one of you an email about a training that's
8 upcoming, I believe it's on the 14th. It's gonna be at the South Carolina Bar Association.
9 Just let me know if you'll be interested in attending. I was just gonna try to register
10 everybody one time. So I'll send you out a reminder also.

11 MS. FRIERSON: Of this month?

12 MR. PRICE: Yes, ma'am, for May. But I'll send you out a reminder also.

13 MR. BROWN: Those of us who are short termers don't need to attend that, is
14 that correct?

15 MR. PRICE: Well, you know, I'm not sure exactly, Mr. Brown. We might wanna
16 keep you. But no, sir, you and Mr. Tuttle would not necessarily need to attend those,
17 that training session. And kind of in line I guess with that, looking at the upcoming
18 County Council Agenda, I think as we've discussed, there are four positions on the
19 Planning Commission that are up; two of them, Mr. Tuttle and Mr. Brown have
20 exceeded their terms, and two of them, Mrs. Frierson and Mrs. Yip are eligible to come
21 back for reappointment. Looking at the upcoming, the County Council Agenda, which is
22 tomorrow, I did not see any applications or actually just didn't really see any item for the
23 appointment of the Planning Commission on there, so I am hoping that they will address

1 that on the 21st with the Rules and Appointments Committee with interviews and also
2 then bring it forth to Council at the meeting on the 21st. If not, Mr. Brown and Mr. Tuttle
3 and Ms. Frierson, you can expect another package at your door at the end of the month.

4 MS. FRIERSON: Geo, you refer to me sometimes as Miss Frierson and Mrs.
5 Frierson.

6 MR. PRICE: I apologize.

7 MS. FRIERSON: I am Ms. Frierson.

8 MR. PRICE: Okay. Ms. Frierson.

9 CHAIRMAN GILCHRIST: Uh-oh. [Laughter]

10 MS. FRIERSON: Unless I got a husband out there that I know not of. [Laughter]

11 MR. PRICE: I apologize, Ms. Frierson.

12 CHAIRMAN GILCHRIST: Let's duly note that, Commissioners.

13 MS. FRIERSON: You know I love you and I'm messing with you, but that's true.

14 MR. TUTTLE: At least we know where the wood shed is now.

15 MS. FRIERSON: What'd you say, David?

16 CHAIRMAN GILCHRIST: We know where the wood shed is now. Alright.

17 MR. PRICE: But that's it for Other Business from Staff.

18 CHAIRMAN GILCHRIST: The rewrite.

19 MR. DELAGE: So, and I apologize, Mr. Brown may not have received this email,
20 but an email went out on Friday talking about the update to Module 1. You know, Staff
21 of course appreciates all the hard work and past efforts that have been put into Module
22 1. One of the things that we wanna do though is make sure that we are addressing all of
23 your concerns, not only from a standpoint that we would like to eventually take Module 1

1 before Council, but the fact that if there is a major substantial change to Module 1 based
2 upon those recommendations, that could potentially delay Module 2 because Module 1
3 and Module 2 are tied together. So if there's a substantial change then we're gonna
4 have to address that in Module 2, and that is currently proposed to be released this
5 summer. That date is gonna really depend on if there's any major changes that are
6 gonna cause any sections to have to be, you know, restructured or maybe altered
7 based upon that feedback. So Staff was recommending that we either look at having a
8 separate work session or either taking, we can even take a look at it today cause it's an
9 item for action, or we could also take it up on the June Planning Commission meeting
10 as well. Those are some potential options that Staff threw out.

11 MR. TUTTLE: If I may since there's a potential change possibly on the 27th,
12 [inaudible].

13 CHAIRMAN GILCHRIST: Okay, we certainly can –

14 MS. FRIERSON: I second that.

15 CHAIRMAN GILCHRIST: So we'll postpone it until the June meeting, I'm cool
16 with that. Is that it?

17 MR. DELAGE: Yes, sir, that was it. So, and just for clarification, you know, we
18 just wanna make sure that we advertise it and have it on there, so the intent would be at
19 the June meeting to take a look at Module 1, you know, we'd be open suggestions on
20 whether we would go through that as a comment and response or, you know, potentially
21 going through the document, so.

22 CHAIRMAN GILCHRIST: The date is?

23 MR. DELAGE: That is –

1 CHAIRMAN GILCHRIST: It's graduation season so I know it's getting to we have
2 that issue. So do we need a motion to defer?

3 MR. TUTTLE: We have a motion.

4 CHAIRMAN GILCHRIST: Second?

5 MS. FRIERSON: Yeah, I second it.

6 CHAIRMAN GILCHRIST: Alright, all in favor signify by raising your hand.

7 MR. PRICE: Those in favor: Cairns, Branham, Frierson, Gilchrist, Carlisle, Tuttle,
8 Brown.

9 *[Approved: Cairns, Branham, Frierson, Gilchrist, Carlisle, Tuttle, Brown; Absent: Yip,*
10 *McLaurin]*

11 CHAIRMAN GILCHRIST: That's it, Tommy, on that?

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

13 CHAIRMAN GILCHRIST: Okay, thank you. Chairman's Report, just real quick
14 want to again welcome Commissioner Branham to the Commission. Anything you
15 wanna say to us?

16 MR. BRANHAM: As far as I understand I'm taking the seat that was vacated by
17 Mr. Greenleaf. I had the opportunity to speak with him once after one of these meetings,
18 he was very gracious in taking the time to speak with me. He made a real contribution
19 on this Commission but I know he made other great contributions to the community as
20 well in the things that he did. So I feel very honored to have known him and to serve
21 with you now in his absence. So just [inaudible].

22 CHAIRMAN GILCHRIST: Sure, well we're delighted that you're here. Absolutely,
23 thank you for being here. Just one other point of reference just so that everybody

1 knows, it's my understand Commissioner Yip, her mother had a stroke? Yes, and so
2 let's keep her and her family in our prayers going forward. The only thing that I wanna
3 bring up today on the Chairman's Report is our little retreat that we've had. Mr. Tuttle
4 has offered to host us at Lake Carolina and so I'll ask, and I know we've talked about
5 this a couple of times before, I found out something else today that's quite interesting, I
6 learned that Tommy is a great cook. And so we, our friend Tommy here, I understand
7 he's a big time cook, so we got a caterer so we're halfway there.

8 MS. FRIERSON: He's gonna grill us something. Salmon, steak.

9 CHAIRMAN GILCHRIST: But if I may indulge you to, at our June meeting let's
10 begin to plan that for later this, particularly since we're having some new
11 Commissioners joining us and that'll give us an opportunity to really plan and bring
12 everybody up to speed on what we've done. I thought our last retreat was really good.
13 The only other point I would just make, this June 3rd meeting on the rewrite will be very,
14 very important, so let's plan to spend some time here going through that, and I'm
15 assuming the consultants will be here, too, is that right?

16 MR. DELAGE: They will not, it'll be Staff.

17 CHAIRMAN GILCHRIST: Oh, really? Okay, alright good.

18 MS. CAIRNS: Our personal consultants, right?

19 CHAIRMAN GILCHRIST: Yeah. Okay, well very good. So you'll have to endure
20 us for a little while on that, but think it'll a good opportunity for us to – so I'll ask all
21 Commissioners to begin to review as much of that as you can in preparation for that
22 meeting on June the 34rd. That's all I have. Planning Director's Report.

1 PLANNING DIRECTOR: Yes, sir, you have it in front of you I believe, in your
2 packet.

3 CHAIRMAN GILCHRIST: Alright. Direct everyone's attention to the items that
4 were approved on the 23rd of April. We're glad that you're here, you're getting broken in
5 well we hope. And so thanks for joining the ranks. And let me just take a moment,
6 another moment to say to all the Staff, thank you for what you do. We know we bug you
7 quite a bit and we ask you to help us with things that either we should understand or
8 sometimes we don't understand. But we really appreciate what you do to keep us in
9 check so thank you for that. Can't thank you enough for that. Alright, is there anything
10 else? Mr. Price?

11 MR. PRICE: Yeah, just wanna go back. I know we just talked about this, we
12 deferred, I guess the Land Development Code for Module 1 to June, correct? I guess
13 one of my concerns and we've kinda talked about this as a Staff, was potentially we
14 could have four new Members on there and I'm hoping, you know, I think, I wanna go
15 ahead and give a pat on the back to Mr. Branham, cause I know he's actually been
16 following a lotta these things prior to even coming on to the Planning Commission, so
17 he didn't come in just totally blind to this. But you know, potentially we could have four
18 new Members on there who really, if they haven't been following what's been going on
19 with Richland County with this, we may actually have to use part of June to actually
20 bring them up to speed prior to, you know, us taking any action, so. Just wanna put that
21 out for thought.

22 CHAIRMAN GILCHRIST: I know there was a discussion about having a work
23 session. And I'm open to that if the Commission wants to do that. I mean, I know that –

1 MS. CAIRNS: I think it's partly timing though, like we may have four new
2 Members. And we need to have – but we wouldn't have them before, would we have
3 them at all before?

4 MR. PRICE: There's a good chance we could have the four new Members for the
5 June meeting.

6 MS. CAIRNS: But not before the June meeting.

7 MR. PRICE: The 21st.

8 MS. CAIRNS: Of May.

9 MR. TUTTLE: So Mr. Price, in your tenure here in Richland County has there
10 ever been four Planning Commissioners approved in one month?

11 MR. PRICE: Not that I'm aware of.

12 MR. TUTTLE: Thank you.

13 CHAIRMAN GILCHRIST: Yeah. Well, you know, let's play that by ear. I mean,
14 we have been waiting how long to get Mr. Branham?

15 MR. PRICE: Right.

16 CHAIRMAN GILCHRIST: Yeah, so I don't wanna hold my breath on that. But if
17 we happen to have that happen then I guess we can try to figure out how we address
18 that at that time, with maybe even having some of the new Members brought in to do
19 like you did when I first got on the Planning Commission, bring you in and just have a
20 conversation about where we are. And what are some of the major priorities and more
21 specifically some of the key points and the highlights of the – and you know, one of the
22 things that, and I'll say this to Mr. Tuttle and Mr. Brown and Ms. Frierson, but for those
23 who have been on this Commission, I mean, I think we need to create some type of

1 venue for these folks to continue to be engaged, and so I hope you will consider doing
2 that because your voice would be extremely valuable, and has been, in this two year
3 process. So I don't know what that looks like and I don't know what it means, but I think
4 we need to think about that because I do think that that's critical. And it is a major
5 learning curve for folk that will be new coming in, particularly for those who have not
6 paid attention, so that's just something to think about. But I think we just play it by ear
7 and see what happens. Yes, sir?

8 MR. DELAGE: And I was gonna add, Mr. Chairman, that there's also the
9 potential for our stakeholder committees so we've had some change over over the
10 years since it's kind of been a two year plus process, so we may be looking to fill
11 additional seats. So that could be another option for those Members as well, so.

12 CHAIRMAN GILCHRIST: Good. Is there a motion to adjourn?

13 MR. TUTTLE: Motion to adjourn.

14 MR. BROWN: Second.

15 CHAIRMAN GILCHRIST: Alright, thank you everybody.

16 MR. PRICE: Y'all gonna vote on that adjournment just, you know, to do it right?

17 CHAIRMAN GILCHRIST: Everybody signify by raising your hand.

18 MR. PRICE: Cairns, Branham, Frierson, Gilchrist, Carlisle, Tuttle, Brown.

19 *[Approved: Cairns, Branham, Frierson, Gilchrist, Carlisle, Tuttle, Brown; Absent: Yip,*
20 *McLaurin]*

21 CHAIRMAN GILCHRIST: Thank y'all.

22

23

[Meeting adjourned at 4:00pm]

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