

RICHLAND COUNTY PLANNING COMMISSION
November 4, 2019

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

[Members Present: Jason Branham, Stephen Gilchrist, Mettauer Carlisle, Wallace Brown, Sr., Christopher Yonke, Gary Dennis, Jr.; Absent: Heather Cairns, David Tuttle]

Called to order: 3:03 pm

CHAIRMAN GILCHRIST: I'd like to call the November 4th Planning Commission meeting to order. Please allow me to read this into the Record, In accordance with the Freedom of Information Act a copy of the Agenda was sent to radio, TV stations, newspapers, and persons requesting notification, and posted on the bulletin board located in the County administration building. So we thank all of you for being here today at our November 4th Planning Commission meeting. First item on our Agenda is our Consent Agenda. There are no items for the Consent Agenda today. Are there any amendments to the Agenda? From Staff?

MR. PRICE: No, sir.

CHAIRMAN GILCHRIST: Okay, hearing none – sorry, there were no Consent Agenda items on the Map Amendments but we do have Consent Agenda items regarding our Minutes and our Road Names. Can I get a motion to approve?

MR. BROWN: So moved, Mr. Chairman.

CHAIRMAN GILCHRIST: Is there a second?

MR. DENNIS: Second.

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

MR. PRICE: Those in favor: Branham, Gilchrist, Carlisle, Brown, Yonke, Dennis.

[Approved: Branham, Gilchrist, Carlisle, Brown, Yonke, Dennis; Absent: Cairns, Tuttle]

1 CHAIRMAN GILCHRIST: Okay. First case.

2 **CASE NO. 19-041 MA:**

3 MR. PRICE: Mr. Chair, the first item is Case 19-041 MA. The Applicant is Gerald
4 K. James. The location is off of Leesburg Road. The Applicant is requesting to rezone
5 5.16 acres from Rural to Rural Commercial. As stated in your Agenda package this
6 case was previously brought before the Planning Commission for a request to go to a
7 Light Industrial, however, it was withdrawn by the Applicant prior to the September 24th
8 Zoning Public Hearing meeting. Staff recommends disapproval of this request and it's
9 primarily because it's of the opinion that it would not be consistent with the objectives
10 outlined in the Comprehensive Plan. Thus again, we recommend disapproval. The
11 parcel is located within a Neighborhood Activity Center designation of the
12 Comprehensive Plan and we don't feel it's within a contextually appropriate distance
13 from the intersection of a primary arterial, it's not located at a traffic junction, and again
14 it's not within – and also because the plan discourages strip commercial development or
15 fragmented leapfrog development patterns along corridors. Again, Staff recommends
16 disapproval. Also that this property is also part of the Lower Richland Community
17 Strategic Master Plan and is not consistent with those recommendations either, and
18 those are identified on page 3 of your package.

19 CHAIRMAN GILCHRIST: Okay, any additional questions for the Staff?

20 MR. BRANHAM: Mr. Chair?

21 CHAIRMAN GILCHRIST: Yes, sir, Mr. Branham.

22 MR. BRANHAM: So just so I know that I'm clear, the two subject parcels that are
23 the subject of this application include a parcel that is directly beneath a L-shaped

1 structure, that is the tax map number ending in 04F, and then maybe more or less the
2 eastern 75% of the other tax map number in question?

3 MR. PRICE: Yes, sir. If you take a look at what Mr. DeLage has kind of shown
4 you where he's placed a line that separates the subject parcel, if you notice the parcel
5 to the west of his line, that was previously zoned to Neighborhood Commercial but the
6 Applicant never subdivided the properties so it remains under the same tax map
7 number, it's just that it has a split zoning designation.

8 MR. BRANHAM: I haven't been on the Commission forever but that looks weird.
9 Is there not a standard protocol for requiring a new plat?

10 MR. PRICE: No, sir. There's nothing in our Code that requires that when you
11 have a parcel with multiple zoning designations that those be split to show which, you
12 know, which new parcels have the, or which parcels have which specific zoning.

13 MR. BRANHAM: How would this parcel that's already been rezoned be
14 described in the records that indicate the rezoning was approved?

15 MR. PRICE: Well, we have – as part of that rezoning they did have to give us a
16 plat showing us the metes and bounds for that parcel so we do have that in our records.

17 MR. BRANHAM: I would, you don't have that with you.

18 MR. PRICE: No, sir. We don't. I mean, if it's something you need I'm sure we
19 can get that for you.

20 MR. BRANHAM: I think it would be great in the future in situations like this that
21 would be most helpful. I just want to be sure that both the Commission and the public
22 have clarity as to the nature of the application, the scope of it. So in review of the
23 discussion section, parcel area characteristics, indication that one of the parcels is

1 currently an auto repair shop, another is – as a convenience store with pumps and an
2 auto repair shop, and the other is an auto repair shop.

3 MR. PRICE: Yes, sir.

4 MR. BRANHAM: Okay. The one that's the auto repair shop, is that the one that's
5 basically the shape of the building?

6 MR. PRICE: It is part of, there's a portion of the rezoning request, as you can see
7 all of it is part of automobile repair use. I'm not sure exactly why that building has its
8 own designation, I know that we'll see that sometimes for banking purposes with a
9 residential use when there just may just have the house versus the rest of the property,
10 you know, I've seen those in those cases. But in this particular case the parcel, the
11 whole 5.6 acres which includes that barn or that structure is all part of an automobile
12 repair. You can kind of see where all of cars are scattered also, that was part of the use.

13 MR. BRANHAM: So is the current use, your interpretation, a permitted use as it's
14 currently zoned?

15 MR. PRICE: No, sir. It had a, it lost its nonconformity, that's the reason why it's
16 before you at this time. Had it maintained its nonconforming status, they probably would
17 not have needed to rezone the property unless they were planning to do some
18 expansions and they would've been able to use it as they previously have.

19 MR. BRANHAM: How did it lose it?

20 MR. PRICE: A period of discontinuance. There are a number of ways in which
21 you can lose your nonconforming status; I'll just kinda go off the top of my head, but one
22 of the main ones is 12 consecutive months of discontinuance or vacancy. You can also
23 change the use but in this particular use it was based on the period of inactivity.

1 CHAIRMAN GILCHRIST: Mr. Branham, any additional questions?

2 MR. BRANHAM: No.

3 CHAIRMAN GILCHRIST: We have the Applicant, Gerald James. When you
4 come to the podium please give us your name and your address for the Record. You
5 have two minutes to present your case to the Commission, thank you.

6 **TESTIMONY OF GERALD JAMES:**

7 MR. JAMES: Gerald James, 139 [8:26] Prosperity.

8 CHAIRMAN GILCHRIST: Mr. James, let's see if we can't get you mic'd up there.
9 Just a second. Alright, there we go.

10 MR. JAMES: Gerald James, 139 –

11 CHAIRMAN GILCHRIST: Do you mind speaking into the mic for us, please?
12 Sorry.

13 MR. JAMES: Gerald James, 139 Hamm Drive, Prosperity, South Carolina. Alright
14 now you've got all my other buildings and surrounding properties zoned RC and now
15 you're telling me that I can't zone this building that's been a garage for 35 years to do
16 the same thing as I always done? I don't understand. You're condemning my property is
17 the way I see it.

18 CHAIRMAN GILCHRIST: Is there anything else you would like to add, Mr.
19 James?

20 MR. JAMES: I just want your answer, I wanna know why I'm being told no.

21 CHAIRMAN GILCHRIST: Okay, well the Commission will certainly make a
22 decision about that in just a few minutes. Thank you, sir. Appreciate it.

23 MR. JAMES: Thank you.

1 MR. BRANHAM: Can I ask Mr. James a question?

2 CHAIRMAN GILCHRIST: Sure.

3 MR. BRANHAM: So Mr. James, we just heard from the Planning Staff that you
4 had a permitted, a permitted nonconforming use but that the eligibility for that
5 permission went away due to a period of inactivity. Was that communicated to you or
6 are you aware of that?

7 MR. JAMES: Yeah, I wasn't aware of that until we tried to get a new license on it
8 for another tenant. The guy that was in there was in there for 25 years and had lied to
9 me over the last few years that he'd gotten his license every year, him and his mother
10 both. And what's so strange about it is they were getting the license for the guy next
11 door in the other garage, they were getting his license for him. But they didn't get their
12 own.

13 MR. BRANHAM: Thank you.

14 MR. JAMES: Thank you.

15 CHAIRMAN GILCHRIST: Any additional questions for Mr. James? Thank you,
16 Mr. James. That's all we have signed up to speak on this case. Are there any motions,
17 additional questions for the Staff? Is there a motion?

18 MR. BROWN: Mr. Chairman, I apologize, I [inaudible – away from mic]

19 CHAIRMAN GILCHRIST: Yes, in a nonconforming use.

20 MR. BROWN: Nonconforming use.

21 CHAIRMAN GILCHRIST: Yes.

22 MR. BROWN: And a license was granted each year?

1 CHAIRMAN GILCHRIST: I took that to mean a business license, is that right, Mr.
2 Price? Is that right, Mr. James? So a business license granted by Richland County.

3 MR. BROWN: Given by Richland County. [Inaudible] purpose that he still wants
4 to use it for, correct?

5 CHAIRMAN GILCHRIST: I would assume, is that, that's correct.

6 MR. BROWN: So I mean, we're talking about a nonconforming use but at the
7 same time [inaudible] for that purpose.

8 CHAIRMAN GILCHRIST: Question for Staff, how does a person get a license for
9 a nonconforming use?

10 MR. PRICE: In order – you maintain that license, you maintain that use, that's
11 how you continue a nonconformity. You know, you'll see – okay, you'll see this a lot,
12 especially, you know, I think you'll see this a lot in rural areas. I think this has come,
13 similar issues come before the Planning Commission where, you know, there was a
14 business that was there years ago and as long as you maintain your license and
15 continue to operate it then that nonconformity is afforded to you, that status is afforded
16 to you. However, once a period of discontinuance, as I previously stated, of a year
17 comes and it's no longer being used, it just sits there unoccupied, then that will – yeah,
18 essentially void your nonconformity. And in order for you to reestablish it you would
19 have to go through and legally establish it, such as what the Applicant is requesting to
20 do now.

21 CHAIRMAN GILCHRIST: So the issue has been that the property has been
22 sitting vacant for quite some time.

23 MR. PRICE: Yes.

1 MR. BROWN: What period of time, cause he's been in 25 years [inaudible] what
2 period of time [inaudible]?

3 MR. PRICE: We don't have, I mean, one of the things that you're looking at is,
4 again, the term legally operating. I mean, so you know, just because you're doing
5 something doesn't mean that you're legally operating. So one of the things that we look
6 for, and of course we try to go through all of these prior to bringing it before the Planning
7 Commission for a rezoning that may not be necessary, but if a use has, you know,
8 someone may have been there but if we have no records or anything to support that this
9 has been in operation legally over the past couple of years, then we can no longer
10 deem it to be nonconforming.

11 MR. BROWN: Mr. Chairman, I don't [inaudible] if it is nonconforming [inaudible].

12 MR. PRICE: Again, if you've – when the nonconforming is established, so if this
13 was built in 1975 and it had a license in 1975 and every year you came in to renew that
14 license you would maintain your nonconformity. Because that's how you would get it,
15 you – nonconformity means otherwise not permitted within that zoning designation,
16 however, due to changes in the Code it would no longer be allowed. The idea is not to
17 shut them down, but to allow them to remain a use as they were before. But if you go
18 through a period of time in which you do not have a license for this location, which
19 means you're not legally operating, thus your nonconforming status would be voided.

20 MR. BROWN: Has there been any – if I may?

21 CHAIRMAN GILCHRIST: Go ahead, yes, sir, Mr. Brown.

22 MR. BROWN: Has there been any objection to the business that they are – any
23 opposition to that business?

1 MR. PRICE: You mean from the community?

2 MR. BROWN: From the community or –

3 MR. PRICE: I have, we have not heard of any.

4 MR. BROWN: Or from the County?

5 MR. PRICE: No, sir, not that I'm aware of.

6 MR. BROWN: Alright, so it's technically not nonconforming with the Plan but it
7 has been operating 25 years with a vacant period of how long?

8 MR. PRICE: At least for a year – to no longer have that nonconforming status
9 afforded to you. So, I mean, the Applicant says it's been operating for 25 years. I'm not
10 sure when it was first established or what period that 25 years covers.

11 MR. BROWN: My concern, Mr. Chairman, there's really no really change of use
12 of the property and it's been used [inaudible]. And the owner thought it was there
13 because [inaudible].

14 MR. PRICE: May I speak?

15 CHAIRMAN GILCHRIST: Yes, sir.

16 MR. PRICE: So what we may have are two issues here. So let me make sure I
17 clear this up. What you have before you is a rezoning request to go from Rural zoning to
18 I think Rural Commercial; that is the request you have. Now as I hear from you, Mr.
19 Brown, I think you may be alluding that there may be an argument that the owner can
20 make that maybe he still maintains his nonconforming status due to his time of
21 operation. If that is the position that the Applicant wishes to take then that can be
22 appealed to the Board of Zoning Appeals because that would be an appeal of the
23 Zoning Administrator's determination, which is something that another Body would hold.

1 So I don't want y'all to get that confused necessarily, versus what you're here for versus
2 what other options he has if he feels that he should maintain his grandfathering status
3 or nonconforming status, in which he would then appeal that to the Board of Zoning
4 Appeals to show that my interpretation was incorrect in asserting that he no longer has
5 that nonconforming status.

6 MR. BRANHAM: Mr. Chair?

7 CHAIRMAN GILCHRIST: Yes, sir, Mr. Branham? Then I have a question for Ms.
8 Price. Go right ahead, please.

9 MR. BRANHAM: Why don't you go first?

10 CHAIRMAN GILCHRIST: Well, I just, I guess – so was the nonconforming use a
11 consideration when we looked at the proposed zoning request?

12 MR. PRICE: No, sir.

13 CHAIRMAN GILCHRIST: Okay.

14 MR. PRICE: No, sir, we don't look at those things. But again, if it was a case
15 where it actually had – so we don't confuse our terms – if we were to determine this to
16 be a nonconforming use and the Applicant wished to operate in the same manner in
17 which that nonconformity was granted to it, then he probably would not be here today,
18 because it would've been allowed to continue to operate. But it was our opinion based
19 on the information that, you know, we've received, that it no longer had that
20 nonconforming status, thus it was a piece of rural property with certain uses that was,
21 you know, structures that are still on the property, and in order for it to continue to
22 operate it could either operate under the uses allowed under the Rural district outright or

1 it needed to be rezoned for other uses. And in this case in order for them to go back to
2 being an automobile repair type business, they would need to rezone the property.

3 CHAIRMAN GILCHRIST: So it was determined that nonconforming use is not
4 appropriate now and that he needed to come in for a rezoning, is that right?

5 MR. PRICE: Yes.

6 CHAIRMAN GILCHRIST: Okay. Mr. Branham?

7 MR. BRANHAM: I just wanted to offer to walk through my thoughts on the,
8 looking at the main four factors that we're supposed to consider as a Planning
9 Commission in a request for a recommendation under our County ordinances, and do
10 wanna state that I understand 100% why Staff made a recommendation of disapproval.
11 The need and justification for the change, the petitioner, he's come here today and he's
12 laid it out in a very simple way and I think in reviewing the circumstances or the history
13 of this tract of land, this single tract of land as we did upfront here today, it makes me
14 think very hard about the justification for the change. Part of the parcel was rezoned just
15 last year and it has a similar and partly the same use as the parcel that's in question
16 today. Obviously we as a Planning Commission and a County didn't have anything to do
17 with whether or not the business operator on the subject parcel did or did not apply for
18 business licenses in a timely manner and that would certainly be the duty of the
19 property owner to ensure that such a situation didn't occur again. As to the effect on the
20 property and the surrounding properties, again the neighboring "parcel" that's already
21 been rezoned has the same or similar use as the property in question. The amount of
22 land in the general area having the same district classification, again the neighboring
23 parcel has a similar but not the same. And then the Comprehensive Plan is one of the

1 stronger reasons to recommend a disapproval in my opinion. But taking everything as a
2 whole with part of it already being rezoned for a commercial use, I feel like there is a
3 strong justification for this petition that has been made today. It's unfortunate the way it
4 played out between the property owner and the tenant and I probably wouldn't feel the
5 same way if these two parcels had different owners, but they have a common owner
6 who sounds like he has similar arrangements with tenants on both properties operating
7 similar businesses. So I'm certainly here for additional discussion if there is any, but
8 otherwise I would move to make a recommendation for approval of this application.

9 CHAIRMAN GILCHRIST: And that approval was – obviously you'll need to give
10 a, you just gave a lengthy explanation, would that explanation satisfy or do we need to
11 make that explanation once we've had a second on the motion?

12 MR. PRICE: Yeah, so if you would just outline specifically why you're going
13 against Staff's recommendation.

14 CHAIRMAN GILCHRIST: Yeah.

15 MR. BROWN: I'll second.

16 CHAIRMAN GILCHRIST: Okay. It's been moved and properly seconded that we
17 send Case No. 19-041 MA forward to Council with a recommendation of approval, and
18 Mr. Branham is gonna give a brief synopsis of what that explanation is for going against
19 Staff's recommendation.

20 MR. BRANHAM: The basis being that the need and the justification for the
21 change are strong in the Commission's opinion; partly in light of the subject parcel's
22 adjoining parcel that was rezoned to a commercial district just last year. And I'll just
23 leave it at that.

1 CHAIRMAN GILCHRIST: Alright, so it's been moved and properly seconded and
2 an explanation has been given that we move Case No. 19-041 MA forward to Council
3 with a recommendation of approval based upon Commissioner Branham's explanation.
4 All in favor signify by raising your hand.

5 MR. PRICE: Those in favor: Branham, Gilchrist, Carlisle, Brown, Yonke, Dennis.
6 *[Approved: Branham, Gilchrist, Carlisle, Brown, Yonke, Dennis; Absent: Cairns, Tuttle]*

7 CHAIRMAN GILCHRIST: Okay. Sir, we are a recommending Body to County
8 Council. They will meet back in these chambers again on November 21st. You're
9 welcome to come back at that time. Thank you, sir. Thanks, Commissioners. Alrighty.
10 Next case.

11 **CASE NO. 19-042 MA:**

12 MR. PRICE: Next item is Case 19-042 MA. The Applicant is Lenny Williams. The
13 Applicant is requesting to rezone about 4/10ths of an acre which is located on Inland
14 Drive, from OI which is Office and Institutional to RS-MD which is single-family medium
15 density. The parcel falls within the mixed use corridor designation of the Comprehensive
16 Plan. Staff, upon Staff's review we find it to be consistent with the objectives of the Plan
17 and thus we recommended approval. There's a note in here that the rezoning of the
18 property would create nonconformities for the subject parcel and that has mostly to do
19 with the accessory building that's on the site due to its encroachment into the setbacks
20 and also due to its size. However, that did not affect Staff's recommendation for
21 approval.

1 CHAIRMAN GILCHRIST: Okay, thank you, Mr. Price. Any questions for the
2 Staff? Okay, we do have a couple persons signed up to speak. Georgia Williams?
3 Please give us your name and your address for the Record. You can come on down.

4 **TESTIMONY OF GEORGIA WILLIAMS:**

5 MS. WILLIAMS: Yes, my name is Georgia Williams. Address is 3C in Brown
6 Court in Eastover, South Carolina.

7 CHAIRMAN GILCHRIST: Okay. Okay, anything you'd like to share with us about
8 this?

9 MS. WILLIAMS: Yes. My son has been renting this property for over 10+ years
10 and we were trying to get – there's no business or anything going on it so we decided to
11 buy it back here last week or so or two weeks ago, about a month. And so we're trying
12 to get a residential there so we can get garbage cans and stuff outta there, out there.
13 On the property.

14 CHAIRMAN GILCHRIST: Alright. Are there any questions for the Applicant?
15 Thank you, Ms. Williams. David Watkins?

16 **TESTIMONY OF DAVID WATKINS:**

17 MR. WATKINS: Good afternoon. My name is David Watkins. I represent the
18 North Columbia Church of Christ which is adjacent property to this being considered.
19 And you probably noticed on the sheet there when I signed up to speak that I actually
20 signed up to speak for and against.

21 CHAIRMAN GILCHRIST: I saw that.

22 MR. WATKINS: And there's valid reasons for both if I may give you those. I
23 signed up that said we would be for the approval of the property, rezoning the property if

1 it would improve the property values in the area, if would improve the appearance of the
2 property and surrounding area, and also if it would reduce crime in the area. Inland
3 Drive is a dead-end street and we're on the very end of it, the property is next to us and,
4 that's being considered, is next to us. I would speak against the property if it's going to
5 continue to appear the way it does. There's a, or there was a significant amount of trash
6 in and around the property and also located across the street from this property that's
7 being considered. There are multiple cars or vehicles that are parked on the property
8 and I think if I'm not mistaken I have counted as many as eight vehicles sitting in front of
9 the property. I'm not opposed to folks owning vehicles, I like them myself, but this does
10 distract from the property. Also a Mr. Hawkins, Mr. Irvy Hawkings owns property across
11 the road from this property and its being trashed, and he's in a nursing home so he
12 does not know this. But I'm not for, I'm not against, I just wanted to bring these points
13 out.

14 CHAIRMAN GILCHRIST: Thank you, sir. We certainly appreciate that. Stysha
15 Williams? Is it Desha?

16 **TESTIMONY OF DESHA WILLIAMS:**

17 MS. WILLIAMS: It's Desha.

18 CHAIRMAN GILCHRIST: Desha? Alright, Desha.

19 MS. WILLIAMS: My name is Desha Williams. My address is 1186 Triple Crown
20 Court, Elgin, South Carolina. I am for, obviously, getting it rezoned. This is my husband,
21 he just recently purchased the property. He's rented it for over 10 years as a residential
22 property. He does run a home-based business out of it. Mr. Earl has attempted several
23 times to question the validity of the home-based business but it's been a valid business

1 for five years. I did want to comment in regards to Mr., what Mr. Watkins just said. The
2 property that is across the street, that dead-end street does have a lot of, I don't know
3 what you wanna call them, people that just come down and hang out. I contact, every
4 time I drive down that road, which I try to do several times a day if possible, I call
5 Richland County and let them know there are this many people out there, none of them
6 live there and they are trashing the property. The last time I called Richland County I
7 was a little bit more aggressive with them and asked could they do something more
8 permanent because they keep coming down this street, they keep trashing all of the
9 property and they are squatting in Mr. Irvy's property but we haven't been able to
10 contact him or his next of kin. But we're in the process of trying to redo, make it look
11 better. And trash cans would really help.

12 CHAIRMAN GILCHRIST: Thank you, Ms. Williams. That's all we have signed up
13 to speak. Questions? Comments, motions?

14 MR. BRANHAM: Mr. Chair?

15 CHAIRMAN GILCHRIST: Sure, Mr. Branham.

16 MR. BRANHAM: Can anyone speak to why the Applicant's not here today?

17 MS. WILLIAMS: Do you want me to come back up?

18 CHAIRMAN GILCHRIST: Sure. Now I have on my list Georgia Williams as the
19 Applicant.

20 MS. WILLIAMS: There are two, they're co-owners, mother and son co-own the
21 property. Son is out of town working, mother showed up.

22 CHAIRMAN GILCHRIST: Got it, okay.

1 MR. BRANHAM: Okay. Real quick, the – so the intention is for the use not to
2 change from what it has been for years?

3 MS. WILLIAMS: Um-hum (affirmative).

4 MR. BRANHAM: And you said it was a home-based business?

5 MS. WILLIAMS: Um-hum (affirmative).

6 MR. BRANHAM: But your address is in Elgin?

7 MS. WILLIAMS: Well, my address is in Elgin.

8 MR. BRANHAM: Okay. So he lives there?

9 MS. WILLIAMS: Yes.

10 MR. BRANHAM: Okay. Okay.

11 MS. WILLIAMS: Well he's lived there 10+ years, 10+ years he's lived there, then
12 of course, we started dating, then we got married, then things didn't go so well. We're
13 still cordial. Okay.

14 CHAIRMAN GILCHRIST: Got it. Thanks. Anything else, Mr. Branham?

15 MR. BRANHAM: I'm just gonna say that I drove by there a couple hours ago and
16 it could use a lotta work.

17 CHAIRMAN GILCHRIST: Okay.

18 MR. BRANHAM: But I was very much excited about the prospect of maybe a
19 change in use because there was a change of plan. But what I hear so far is just a
20 question of trash service or not.

21 CHAIRMAN GILCHRIST: Any additional comments, motions?

22 MR. BROWN: Mr. Chairman, I move that –

23 CHAIRMAN GILCHRIST: Mr. Brown?

1 MR. BROWN: - [inaudible].

2 CHAIRMAN GILCHRIST: Is there a second?

3 MR. DENNIS: I second.

4 CHAIRMAN GILCHRIST: Okay, it's been moved and properly seconded that we
5 send Case No. 19-042 MA forward to Council with a recommendation of approval. Any
6 discussion? All in favor signify by raising your hand. Okay, you're gonna do the roll
7 count?

8 MR. PRICE: Those in favor: Branham, Gilchrist, Carlisle, Brown, Yonke, Dennis.
9 *[Approved: Branham, Gilchrist, Carlisle, Brown, Yonke, Dennis; Absent: Cairns, Tuttle]*

10 CHAIRMAN GILCHRIST: And we are a recommending Body to County Council.
11 They will meet back in these chambers again on the 21st of November. Thank you.
12 Okay. Next case.

13 **CASE NO. 19-043 MA:**

14 MR. PRICE: Okay. Y'all tell me if this sounds familiar. We have Case 19-043 MA.
15 The Applicant is requesting to rezone 2 acres from Rural to Light Industrial. Staff
16 recommends disapproval. The property is located within the Conservation Designation
17 of the Comprehensive Plan and thus based on the land use's character
18 recommendations and also the desired development pattern, Staff finds this not to be in
19 compliance, the request not to be in compliance with the recommendations of the
20 Comprehensive Plan. The Comprehensive Plan recommends environmentally sensitive
21 development that supports agriculture, horticulture, forestry and related working land
22 uses, educational and research practices, recreational use areas and natural open
23 spaces. It also desires that the development patterns are limited development using low

1 impact designs to support environmental preservation, tourism, recreation, research,
2 education and active working land uses. This is similar to the case that you previously
3 heard. It was use, it was there for years, the Applicant wishes to reestablish it for a
4 specific use, the use that was previously there, however, any nonconforming status that
5 the property enjoyed no longer exists, thus they need to rezone the property in order to
6 reestablish the type of use that they're looking to do at this time.

7 CHAIRMAN GILCHRIST: Okay. Questions for our Staff? We do have a couple of
8 persons signed up to speak. Is the Applicant Odell Fleming here? Okay. James Harris?
9 Please give us your name and your address for the Record, please.

10 **TESTIMONY OF JAMES HARRIS:**

11 MR. J. HARRIS: My name is James Dennis Harris. I live at 117 Robert James
12 Road, that's Eastover, South Carolina. And the reason – I'm part owner of that business
13 and we were there for, God, over 50 something years, and the building was never
14 empty. We used it for our own personal use but we wanted to rezone it and get our
15 license back. And they put a note up and tell us we have to come to this meeting up
16 here to apply for another license.

17 CHAIRMAN GILCHRIST: Okay. Questions for the Applicant? Mr. Brown.

18 MR. BROWN: What is the, Mr. Chairman, excuse me, what is the timeline when
19 the business was in operation and then went to personal use and you're now applying?

20 MR. J. HARRIS: I'm not sure, sir. It's been over, say, seven or eight years
21 maybe? About 10, something like that?

22 MR. BROWN: That you have not had a license to operate a business there for
23 seven or eight years.

1 MR. J. HARRIS: No, sir. I'm not sure when the license expired. It was a family
2 business and my father-in-law got up in age and he couldn't handle it no more so what
3 we started doing, we started using it for our own personal use. We kept the lights on
4 and kept it clean. And when we decided to go back into business, to apply for a
5 business license they told us that we were denied.

6 MR. BROWN: I understand, but I was trying to get a timeline [inaudible].

7 MR. J. HARRIS: I'm not sure. I hate to guess on it, but it's been over, say, 10
8 years. And we were, in the meantime we were using it for our own personal use.

9 MR. BROWN: Mr. Chairman, if I may ask –

10 CHAIRMAN GILCHRIST: Yes, sir, Mr. Brown.

11 MR. BROWN: - a question. The original use that was [inaudible] has there been
12 a change in zoning, a change [inaudible]?

13 MR. PRICE: Not from a zoning standpoint. Looks like it's always been rural. But
14 as far as the use I guess, you know, according to what the Applicant has stated looks
15 like it's been some type of automobile repair business. I guess you could go back to
16 whenever zoning may first come in. But there has not been a zoning change in this area
17 for this particular use, and I believe it's always been an automobile repair/towing, also
18 towing business.

19 MR. BROWN: [Inaudible]?

20 MR. PRICE: With the Comprehensive Plan? No, sir.

21 MR. BROWN: Does not.

22 MR. PRICE: No, sir.

23 MR. BROWN: [Inaudible]

1 MR. PRICE: Again, as I stated that the current designation of the Comprehensive
2 Plan is for conservation, more of a conservation use. And actually even from a Staff
3 standpoint we actually had, you know, we try to, one of the things we try to do is look at
4 other questions that we think that the Planning Commission may ask and so in this case
5 we said, well what if it wasn't designated conservation, and we started looking at a
6 number of the designations of our Comprehensive Plan and none of them would've
7 supported a Light Industrial unless this fell within the Economic District. All of the Light
8 Industrial would not have been a supported district within any of the other designations.

9 MR. BROWN: Thank you.

10 CHAIRMAN GILCHRIST: Thank you, Mr. Brown. Any additional questions?
11 Thank you, Mr. Harris. Reginald Harris? Please give us your name and your address for
12 the Record.

13 **TESTIMONY OF REGINALD HARRIS:**

14 MR. R. HARRIS: My name is Reginald Harris. I'm 123 Robert James Road,
15 Eastover, South Carolina. And I'm the father of the son that was applying for the
16 business license. Sorry that he couldn't be here today because he's a firefighter and he
17 got called out. So he couldn't get here. But the thing about it, I can't understand why it
18 can't be re-licensed and zoned because there was nothing or no one complaining and,
19 cause like my nephew said we been there messing around, working in the place
20 ourselves for quite a few years. And it's gotten to the place to whereas we are able now
21 to turn it back into a profitable business. And we wanna do that. And that's when we
22 heard about had to get it rezoned and this, that and the other. And I just wanted to know
23 why, I mean, what's the reason for it?

1 CHAIRMAN GILCHRIST: Okay. Thank you, sir.

2 MR. R. HARRIS: Thank you.

3 CHAIRMAN GILCHRIST: That's all we have signed up to speak. So the, what is
4 going on in this current facility right now, anything?

5 MR. PRICE: I think the Applicant or at least those who support the request have
6 stated they may have done some, you know, some family work in there, just their own
7 personal use but not from a business standpoint.

8 CHAIRMAN GILCHRIST: Okay.

9 MR. DENNIS: Mr. Chairman?

10 CHAIRMAN GILCHRIST: Yes, sir?

11 MR. DENNIS: Looking at this I was noticing, you know, they're going to Light
12 Industrial but I was looking through some things over the weekend and I was wondering
13 why they would possibly have to go to Light Industrial, opening it up to things in the
14 future, being in a conservation area when I think a better fit for the zoning would be an
15 RC to be used for towing and car repair. Light Industrial I don't think fits for it.

16 CHAIRMAN GILCHRIST: Well the Applicant is coming in to propose LI, is that
17 right?

18 MR. PRICE: Yes.

19 CHAIRMAN GILCHRIST: So I think that's what we have to make a decision on
20 today, whether or not what the Applicant is proposing is the appropriate zoning for the
21 area. Thank you, Mr. Dennis. Any additional comments on that? Any motions?

22 MR. BROWN: Mr. Chairman, I just want to [inaudible].

23 CHAIRMAN GILCHRIST: No, go ahead, please.

1 MR. BROWN: I just wanna say that the [inaudible] conservation aspect
2 [inaudible].

3 CHAIRMAN GILCHRIST: Yes, sir.

4 MR. YONKE: I think I would make a motion for disapproval, maybe come back
5 with other options [inaudible] better fit for their use [inaudible].

6 CHAIRMAN GILCHRIST: Alright, it's been a motion on the floor, is there a
7 second?

8 MR. DENNIS: Second.

9 CHAIRMAN GILCHRIST: Okay, it's been moved and properly seconded that we
10 send Case No. 19-043 MA forward to Council with a recommendation of disapproval. All
11 in favor signify by raising your hand.

12 MR. PRICE: Those in favor: Branham, Carlisle, Brown, Yonke, Dennis.

13 CHAIRMAN GILCHRIST: All opposed.

14 MR. PRICE: Gilchrist.

15 *[Approved to deny: Branham, Carlisle, Brown, Yonke, Dennis; Opposed: Gilchrist;*
16 *Absent: Cairns, Tuttle]*

17 CHAIRMAN GILCHRIST: And again, we are recommending Body to County
18 Council and they will meet back in these chambers again on November 21st. Thank you
19 very much. Alright, next case.

20 **CASE NO. 19-044 MA:**

21 MR. PRICE: The next item is Case 19-044 MA. The Applicant is Shirley Ann
22 Montgomery. The location is 245 Killian Road. The Applicant is requesting to rezone
23 two parcels with a total acreage of 3.78 acres from Rural to General Commercial. This

1 parcel lies within the economic development center corridor and so just based on the
2 recommendations of the Comprehensive Plan for parcels located within this
3 designation, Staff, you know, principally recommends approval. And while we
4 understand that the parcels that are south of the site were recently rezoned to General
5 Commercial, there still is a concern from Staff, although we did recommend approval,
6 that this particular request could be viewed as an encroachment into the area and
7 making it incompatible with the existing land uses and residential development of the
8 area.

9 CHAIRMAN GILCHRIST: Alright, any questions for the Staff? We have a couple
10 of persons signed up to speak. The Applicant, Shirley Montgomery?

11 **TESTIMONY OF SHIRLEY ANN MONTGOMERY:**

12 MS. MONTGOMERY: Good afternoon, Shirley Ann Montgomery, 705 Near
13 Creek Drive, Blythewood, South Carolina. I'm actually the real estate agent for this
14 client. It's Palmetto Homes and Investments, Inc., so just wanna, you know, clarify that
15 I'm speaking on their behalf. And I really don't have anything to say other than the fact
16 that I'll support what the Planning Commission is recommending, which is approval and
17 we'll see what happens on November 21st. But I did want to state that clarity for the
18 Record.

19 CHAIRMAN GILCHRIST: Okay, any questions for the Applicant?

20 MR. BRANHAM: Mr. Chair?

21 CHAIRMAN GILCHRIST: Yes, sir, Mr. Branham.

22 MR. BRANHAM: Ms. Montgomery, reviewing the consideration for a General
23 Commercial designation one of the things we're looking at is how it's oriented to a major

1 thoroughfare; in this case that would be Killian Road. There are two parcels in-between
2 these two parcels and Killian Road, which based on the record that I saw are also both
3 owned by your client.

4 MS. MONTGOMERY: That is correct, yes, sir.

5 MR. BRANHAM: Palmetto Home? Normally I wouldn't get too much into the
6 proposed usage but I feel like it might matter considering the distance from Killian and
7 the requested rezoning district.

8 MS. MONTGOMERY: Yes, sir. So proposed usage is definitely not fast foods or
9 any of that nature as to what you're seeing on the other side of Killian Road. I'm actually
10 in communications with an agent, a buyer's agent that's dealing with such as forward
11 moving with Pappano's or something like a family-oriented restaurant such as
12 Cheesecake Factory, P.H. Changs, we're wanting to be progressive in bringing in
13 family-oriented things on that side of Killian Road versus what we already have. So I'm
14 speaking with the Council as well, definitely have talked with my client. Anything that
15 goes there is to promote the community to bring family because I live in that area and
16 it's very congested on the other side and there is nothing family-oriented whatsoever.
17 And so the front portion, the frontage is what is actually zoned General Commercial and
18 so when my client purchased the other property behind it it would just actually give more
19 land usage for the proposed buyer. And I think one of the individuals that's here to
20 speak is actually owning property on the other side that very well may be considering
21 the same.

22 MR. BRANHAM: Thank you.

23 MS. MONTGOMERY: Yes, sir.

1 CHAIRMAN GILCHRIST: Thank you, Ms. Montgomery. Larry Lowman?

2 **TESTIMONY OF LARRY LOWMAN:**

3 MR. LOWMAN: Thank you, my name is Larry Lowman. Oh there we go, thank
4 you. My name is Larry Lowman, I live at 216 David Smith Road, Columbia, 29203. As
5 the crow flies I'm about 200, 300 yards away from this property. My mom and dad
6 bought this property back in the '60s, you know the American Dream, buy a little house
7 out in the woods, 10 acres, add a lake and live there after you retire. And they did that
8 until such time that they were gone, and so the property turned over to myself and my
9 brother who's sitting up here, too. So we've been there for a quite a amount of time and
10 we've been able to see a lot of changes. I'm not opposed to the changes or progress if
11 it's done right. It's nice to have a gas station and a Lowe's and restaurants within, you
12 know, a couple blocks of your house. But this progress is dumping so much water onto
13 this property, and if you can see on that lake up there, you see the lake's already down,
14 that it actually burst the dam. That dam was built to my understanding back in the '40s
15 so it's been there about 80 years and hadn't had any problems. And all of a sudden
16 something's changed, the only thing I can figure is gonna be the watershed. I had an
17 engineer to help us rebuild the dam and he said this area has 5.23 square miles of
18 watershed, which amounts to 3,342 acres of watershed coming into this pond. Now
19 we're here today to talk about a little piece of land but when you look at it and put it in
20 perspective, look at Walmart, how many acres do they have? I'm guessing 20, 30 acres
21 and you know, that's only, like 1% of this total, so that's a little piece of land, too. And so
22 is Kroger's and McDonalds and the bank and all those little pieces of land and they're

1 mounting up. And this water is coming off of these hills down into this pond so you got
2 all, you got all this and if you – may I approach to show you a picture?

3 CHAIRMAN GILCHRIST: Sure.

4 MR. LOWMAN: That's what happens when you dump 13" of water on this
5 property with all this watershed going on. If you look to the left where the trees are
6 Walmart's right behind those trees. If you look to the right the land is just to the right of
7 that. Alright, so this, this is killing our purpose for living here, for our little pond to fish in
8 and have a good time with. The majority of the people that live around this place are
9 retirees. I don't know about maybe three or four people at the most have jobs around
10 there, we're all retired, we're trying to live this dream just like mom and dad did. And we
11 don't have anymore. And it's not because of progress but I think it's because there's
12 some parts of the progress that hasn't been addressed properly and it would be the
13 watershed. That's a lotta water, even the engineer said that's an unheard of amount of
14 water going through this one pond. And so far we've spent about \$35,000 in getting this
15 information and plans to build this thing and I daresay we're gonna spend another
16 \$100,000 putting this in, and it's all because this wasn't planned out properly.

17 CHAIRMAN GILCHRIST: Mr. Lowman, I really appreciate your comments today.
18 Thank you for sharing them.

19 MR. LOWMAN: Thank you.

20 CHAIRMAN GILCHRIST: David Strother?

21 **TESTIMONY OF DAVID STROTHER:**

22 MR. STROTHER: David Strother, 226 Davis Smith Road. And I'll continue where
23 my uncle left off. One thing kinda struck me, there's nothing family-oriented over here,

1 we're gonna take care of it and put a Cheesecake Factory. I don't know about
2 everybody else here but once you buy land you're gonna sell to whoever wants to, you
3 know, to get it from you. Once you buy two or three acres if somebody wants to get it for
4 whatever you're gonna sell it. He's not gonna put it there. That's the truth, but that's kind
5 of a side note. More so on the watershed, that actually destroyed Davis Smith Road.
6 That flood destroyed it and this property is right off Killian Road on a hill where water's
7 already going down the road. And we're getting ready to make it a commercial property,
8 re-divert that water to dump back over on us again. This is a lotta land, this is 5+ acres
9 of land so when you clear land and put concrete there what does that do? That sheds
10 water towards us. Now I understand growth and I understand things change and I'm not
11 against any of those things. The one big point is that there's houses all around this
12 property. I mean, if you look at that on both sides of it there's houses going to Killian
13 Road. Matter of fact Lib Lucas, or excuse me, Killian Loop and Killian Road, right there
14 at that corner, has a house on it and we're actually considering allowing somebody to
15 put commercial property in-between homes. These are homes, people live here, kids,
16 children, etc. It's ridiculous. We didn't come to the first little fight off Killian Road
17 because we knew Killian Road land, it's gonna be commercial, we're not gonna argue it.
18 But as soon as you encroach on property that has people living in homes that went
19 through a flood four or five years ago, and I'm gonna add more flood to it next time, I'm
20 sorry, that's not right. I was under the impression that the Staff was not going to approve
21 this. I don't know what happened in a matter of four days, we had a phone call that said,
22 nah we're not for this at all. I'm outta time. Thank you.

23 CHAIRMAN GILCHRIST: Thank you, Mr. Strother, appreciate it. Gina Dowe?

TESTIMONY OF GINA DOWE:

MS. DOWE: Okay, I'm Gina Dowe and I'm at 1107 Killian Loop so I am literally almost next to this property. Just recently moved from Blythewood, moved to be nearby family, all of my family, and have gotten myself caught up right in the middle of this. So as far as the land that's already been commercialized, you know, I speak the same as my brother, I'm not opposed to that. Our grandmother actually owns across the street and been there over 50 years and we know that that's gonna happen. But this property that they're requesting to change now it's way too close to where I live, way too close to where a lotta people live, and I am very concerned about the water, the water runoff. I've got ditches that have been cut all through my property to try to divert the water that's coming from all different directions that we currently already get. And even on a mild rain day, today Killian Loop goes under water down where it meets Davis Smith. So definitely been an issue. We all are of the opinion that the Walmart construction is what took the dam out in the first place which has caused all of us not to have a lake for about five years now, and at expense of the people who live there. So really strongly would ask that y'all consider not letting them come that close to our residential area, you know, rezoning or using what they already have is one thing, but not allowing them to have any more on top of where we all live. Thank you.

CHAIRMAN GILCHRIST: Thank you so much, Ms. Dowe. Andy Lowman.

TESTIMONY OF ANDY LOWMAN:

MR. LOWMAN: I really didn't know I was signing up to speak to you. I was just letting you know I was here.

CHAIRMAN GILCHRIST: That's fine. Anything you wanna tell us.

1 MR. LOWMAN: Yeah, Larry's my brother so I can pretty well just say the same
2 thing he did. I mean, it's crazy that we have all this water coming into our property. Like
3 he said the dam broke back in 2015, I mean, that water was actually in the basement of
4 my house. And you know, to keep having all this water coming from more commercial
5 property with parking lots and paving and everything like that, it's just, you know, it's not
6 what we're looking for in our neighborhood. And that's really about all I got to say.
7 Thank you.

8 CHAIRMAN GILCHRIST: Okay. Thank you, sir. That's all we have signed up to
9 speak.

10 MR. BROWN: Mr. Chairman?

11 CHAIRMAN GILCHRIST: Yes, sir, Mr. Brown?

12 MR. BROWN: Can we ask Geo to speak to the flooding and flood issues?

13 MR. PRICE: I really don't have much to offer on that at this time, Mr. Brown. I'm
14 sure that, you know, just based on what you see that there's a good chance there's
15 some flooding issue. But I cannot state how or if this request will or will not continue to
16 affect the flooding of this area.

17 MR. BROWN: Mr. Chairman, the reason I ask that is if the issue was that
18 Walmart, and I'm familiar with this, I drive it nearly every day [inaudible] Killian Road
19 area, that if Walmart is the reason that flooding issues are occurring and the dam
20 overflowed and broke, [inaudible] really affect Killian and it's not gonna change
21 anything, that's the [inaudible] cause it's there already, if I'm understanding what I'm
22 hearing.

1 CHAIRMAN GILCHRIST: That's what I understood as well. Mr. Brown, are you
2 finished with your statement there?

3 MR. BROWN: Yes, sir.

4 CHAIRMAN GILCHRIST: I just wanted to comment on that, too, that – and I'm
5 glad to hear or if you haven't, you're seeking to get engineers to come out and look at
6 some of the flooding issues because that is certainly something to be considered for
7 you as property owners. But for our interest in zoning today we have to look specifically
8 at what is the appropriate zoning for the area. Mr. Price, I do have a question for you.
9 How far is Clemson Road from where we're talking about here? The beginning of
10 Clemson where Clemson and Killian Road intersect?

11 MR. PRICE: Farrow Road.

12 CHAIRMAN GILCHRIST: Okay. Yeah. And on that corridor going down Killian
13 Road there's commercial on both sides of that road, is that right? Excuse me, please,
14 no commentary from the audience.

15 MR. PRICE: Which portion are we looking at?

16 CHAIRMAN GILCHRIST: So if I'm coming from Clemson and Hardscrabble I
17 guess, the intersection there.

18 MR. BROWN: If you're coming from Clemson, coming from Farrow Road going
19 west and you're near Walmart then you are beginning to get about where this property
20 is.

21 CHAIRMAN GILCHRIST: Got it, okay, got it. So I wanna go back to Clemson
22 Road for a minute, at the intersection of Clemson and Hardscrabble much of that going
23 in that direction toward I guess that Walmart is General Commercial.

1 MR. PRICE: Yes, sir. I think there's a good bit of General Commercial and some
2 old Light Industrial which was M1 zoning designation. However, once you leave from
3 going from Hardscrabble Road headed west down Clemson Road, we have had some
4 rezonings that have taken place, let's say particularly between Hardscrabble and
5 Longtown Road, where we have rezoned those more to a lighter commercial
6 designation, more of a, either OI or NC zoning designations primarily.

7 CHAIRMAN GILCHRIST: Okay. Alright, thank you. Any additional questions for
8 the Staff?

9 MR. YONKE: I have a question.

10 CHAIRMAN GILCHRIST: Yes, sir.

11 MR. YONKE: On the Richland maps [inaudible] do we have the overlay of this
12 economic corridor to see how far it extends over towards their property?

13 MR. PRICE: Yeah, on page 31 I think Mr. DeLage is gonna pull that up.

14 MR. YONKE: [Inaudible] of this economic corridor or are we on the edge of it?
15 Where we're starting to encroach in the [inaudible]?

16 MR. BROWN: While you're getting that, Mr. Chairman, could I – once you
17 [inaudible].

18 MR. YONKE: Our future plans show that? As the economic corridor?

19 MR. CROOKS: Mr. Yonke, to answer your question, the economic development
20 corridor stops kinda slightly west, so kind of where, so you see where Crescent Lake is,
21 where it kinda merges down? That would be where that future designation kind of ends,
22 but based on the way that the future land use map is drawn it's very ambiguous in terms
23 of boundaries. So that's part of it, and so it just depends on how it can be defined. But

1 based on the way that the map is drawn it would kinda be just slightly west so you're at
2 that edge of the economic development center corridor designation. So it's right kind of
3 on that dividing boundary line where ambiguity, it's there, it could go either way kinda
4 thing but most, the way that we interpret it it's based on where that kind of ends. And to
5 note, it does fall within the priority investment area as well, it's solidly within that
6 boundary.

7 CHAIRMAN GILCHRIST: Okay.

8 MR. YONKE: So the parcels that abut Killian Road, they are zoned what now?

9 MR. CROOKS: Their zoning or the future land use designation?

10 MR. YONKE: Both.

11 MR. CROOKS: So the future land use designation, those would fall within the
12 economic development corridor designation as well. I think for the zoning, let's see,
13 most of them's GC with the exception of the residential parcels at the corner of Killian
14 Loop and Killian, those are zoned Rural.

15 CHAIRMAN GILCHRIST: And – sorry, I [inaudible]. I just, if Planning Staff could
16 help me figure this out, Killian Road is a four-lane road, is that right?

17 MR. PRICE: Up to a certain point. I think we had this discussion during the last
18 rezoning in this area. As you can see it goes from a four-lane road to, I think once you
19 get near the Tractor Supply, down to a two-lane road.

20 CHAIRMAN GILCHRIST: Okay. [Inaudible] there are no planned improvements
21 from the penny tax going in that area, in the economic development corridor there?

22 MR. PRICE: No, sir.

23 CHAIRMAN GILCHRIST: Okay. Alright, that's all I have. Mr. Dennis?

1 MR. DENNIS: Mr. Chairman?

2 CHAIRMAN GILCHRIST: Yes, sir.

3 MR. DENNIS: So this proposed area for a new business, yeah I rode out there
4 this weekend and I looked around there and it's pretty much in the middle of residential,
5 like completely in the middle. There's houses to the right, above, below, to the left, I
6 mean, it's everywhere. And I'm all for economic growth but we also have to look at what
7 is around there. I just, I don't see putting something smack dab in the middle of a bunch
8 of houses that's been there a good idea considering there's other areas that still don't
9 have anything on it that's further in a little bit, not much further, but. I just, correct me if
10 I'm wrong, but there are houses all the way around that area if I'm not mistaken, where
11 Crescent Lake is, where you got the – yeah. Can we zoom into that? Now scroll down,
12 please? Cause what concerned me was down there at the corner of State Road and
13 Killian, it looked like there was some houses. And then over where Governor Pond
14 Road cuts up off Killian there was some houses, so it looks like there's houses below
15 those two proposed areas. Yeah. Right there, yeah, it's just hard for me to point and tell
16 you. Yeah. So around the little pond right there there already looks like there's some
17 sort of residential. I couldn't confirm that because I couldn't drive back up in there but I
18 drove around.

19 CHAIRMAN GILCHRIST: Let me ask a question to the Staff again just to make
20 sure that I'm clear on this. The priority investment area along Killian Road, the future
21 land use designation, most of that is General Commercial, is that right?

22 MR. PRICE: Where's that? I'm sorry.

1 CHAIRMAN GILCHRIST: Along the priority investment area. I think I heard you
2 guys mention that earlier.

3 MR. CROOKS: Yes, sir, most of that zoning that's around there is either gonna
4 be Light Industrial, so the legacy M1, or it's gonna be generally General Commercial,
5 GC. That's what most of that is currently zoned as but there's large sections also PDD.
6 So, but for the zoning for within that priority investment area, that's the main three that
7 you'll see, and then other zoning districts as well but those are the primary three.

8 CHAIRMAN GILCHRIST: And was that a significant consideration when we were
9 considering this proposed rezoning?

10 MR. CROOKS: In terms of the priority investment area?

11 CHAIRMAN GILCHRIST: Yes.

12 MR. CROOKS: That's part of the recommendation of approval, just because of
13 the listed intent of the priority investment area being in industrial and commercial node.
14 As well as the language within the future land use designation of the economic
15 development corridor and center, but like we did point out, you know, the encroachment
16 into a residential area of a commercial use.

17 CHAIRMAN GILCHRIST: Right. Well, and just to add to that, Commissioners, I
18 mean, looks like to me no matter where we go on Killian Road that's gonna be an issue
19 for us going forward; that it's gonna be an encroachment on some aspect of residential.
20 And that's not an issue, I mean, unfortunately from an economic development
21 standpoint that's been another conversation that's been had that we don't have any
22 control over. I think our interest here today has to be to look at, a. where the priority
23 investment areas are, does it make sense to the corridor, the economic development

1 corridor within the area, and if it does then we need to consider the, whether or not this
2 particular designation is appropriate. So given that if there are no other discussions I
3 certainly would entertain a motion. Mr. Brown?

4 MR. BROWN: Mr. Chairman, the parcel in front of the, the parcels in front of the
5 one under consideration today that's on Killian Loop at Killian Road, is that, what is that
6 zoned [inaudible]? The parcel under consideration today, is that an extension of that?

7 MR. PRICE: I think if you look at page 36 of your packet that has the correct
8 zoning, that it is zoned commercial.

9 MR. BROWN: Okay, so this would basically be compatible with that, is that, am I
10 correct?

11 MR. PRICE: I think that's one way you can look at it.

12 MR. BROWN: I'm just asking. I just wanna make sure that -

13 MR. PRICE: There's commercial in that area. If that's how you wanna view it,
14 there's commercial in that area that it will be abutting. I mean, I guess you could argue
15 that it's compatible with that zoning designation. But you could also look at the
16 surrounding properties and say it's not compatible with the surrounding properties also.

17 CHAIRMAN GILCHRIST: Right, which is one the reasons I tend to yield back to
18 the priority investment along that corridor, because to me that is a significant
19 consideration when – in a particular zoning request. Chair would entertain a motion.

20 MR. BRANHAM: Mr. Chair, could I just have a couple more comments?

21 CHAIRMAN GILCHRIST: Sure, I'm sorry.

22 MR. BRANHAM: I think that's completely appropriate to consider the economic
23 development corridor as well. As has been discussed in prior meetings of this Body, a

1 lotta those districts, those corridors have been painted understandably with wide
2 brushes. I do wanna just again share with the Body my concerns, primarily the lack of
3 adjacency and relative proximity to Killian Road. The two parcels in question are the
4 third and fourth parcels back from Killian Road, which is the major artery in this vicinity,
5 the surrounding residential area, this being on the western edge of the corridor; at some
6 point there has to be a line drawn. This is an environmentally sensitive area just looking
7 at the waterways alone, regardless of the concerns about watershed, which are of
8 course, completely valid. The Applicant does not, the Applicant doesn't own the subject
9 parcels, they own the two in front of it and we can all speculate about how things might
10 go down in the future and how ultimately it might all be tied to a single use that's
11 oriented to Killian Road, but that's not where we are right now. And you know, it's, it
12 looks like rezoning to assist speculators and it's just not a, it's not a common owner that
13 would allow for these four parcels to come together as one such that they would front on
14 Killian Road. And those are just some of my concerns.

15 CHAIRMAN GILCHRIST: Okay. Thank you, Mr. Branham. Any additional
16 questions? Mr. Yonke?

17 MR. YONKE: Basically what I see with the map that these two parcels, they're on
18 Lib Lucas Road, they're not on Killian Road. I would argue that it's off Killian Road
19 [inaudible] speculate what the future would be putting all that together. [Inaudible] it's on
20 Lib Lucas Road [inaudible].

21 CHAIRMAN GILCHRIST: Can you pull up the page that we're on now? Bring it
22 down to Lib Lucas Road for a minute. You don't have any way of manipulating
23 [inaudible]?

1 MR. CROOKS: [Inaudible] imagery we're looking at 2013 right now.

2 CHAIRMAN GILCHRIST: So is that, is that a dirt road?

3 MR. BROWN: No, that's Killian Road, not Killian, Killian Road is going all the way
4 down, it dips, when you get on the two-lane it dips down and then goes back up. So
5 you're in the neighborhood now.

6 MR. YONKE: So this is the road that these parcels are on.

7 [Inaudible discussion]

8 MR. YONKE: [Inaudible] didn't we see a house right across the street?

9 CHAIRMAN GILCHRIST: Okay. Any additional questions for Staff? Are there any
10 motions?

11 MR. YONKE: Motion of disapproval.

12 CHAIRMAN GILCHRIST: Okay. That's going against Staff's recommendation so
13 you'll have to give us a reason why you're going against the Staff's recommendation.

14 MR. YONKE: Parcels are [inaudible] this road, there's environmental concerns in
15 the area, there's other parcels that [inaudible] Killian but that's not in question today.
16 [Inaudible] edge of the economic area so with that broad paint brush isn't it our duty to
17 define where that line [inaudible]?

18 CHAIRMAN GILCHRIST: Okay, is there a second?

19 MR. DENNIS: I second.

20 CHAIRMAN GILCHRIST: Okay, it's been moved and properly seconded that we
21 send Case No. 19-044 MA forward to Council with a recommendation of disapproval
22 based upon Mr. Yonke's recommendation. Any further discussion? All in favor signify by
23 raising your hand.

1 MR. PRICE: Those in favor: Branham, Gilchrist, Carlisle, Brown, Yonke, Dennis.
2 *[Approved to deny: Branham, Gilchrist, Carlisle, Brown, Yonke, Dennis; Absent: Cairns,*
3 *Tuttle]*

4 CHAIRMAN GILCHRIST: And we are a recommending Body to County Council.
5 They will meet back in these chambers again on November 21st. Thank you. Alrighty.
6 That is it for the map amendments. So Item number IV. Yes, sir.

7 MR. PRICE: Yes, before we even get to IV, at least IV b., which Mr. Crooks will
8 provide you, I think it's a pretty enlightening presentation, just you know, we've been,
9 we've had a couple of cases today, actually we had three, I think there was a lot of
10 discussion. And I think over the past I guess couple of years at least I think that's the
11 best way to look at it, we've used a couple of terms every time when it comes to the
12 Comprehensive Plan, especially from a Staff standpoint. Broadly painted, when we're
13 talking about, you know, the designations of the Comprehensive Plan, it's not parcel-
14 specific. We particularly use those a lot. And again, from a Staff standpoint we just try to
15 stick with the Comprehensive Plan, and one of the reasons we do that is because that's
16 what was, you know, was before you and ultimately adopted by County Council that this
17 is how we envision these areas. So basically Staff's reminder a lot of times to you is,
18 this is what you've designated this area as. When it comes to the Planning Commission,
19 and I think Mr. Yonke, I think you kinda started hitting on it toward the end, when you
20 start looking at your job one of the things that you have is you can look, put a little more
21 focused look on an area, just because it falls within a certain designation of the
22 Comprehensive Plan. You know, you really are looking at is that really appropriate. So
23 it's not just the zoning, you're really looking at these areas. And one of the things as we

1 go forward, and I think Ms. Crooks will present to you, is we're gonna show you some of
2 the decisions that have been made over the last few years, not just with the Planning
3 Commission but also with County Council. I think one of the things that we have to start
4 looking at is once you start recommending approval or denial on some of these
5 requests, especially when it goes against what the Comprehensive Plan recommends,
6 how we need to amend our Comprehensive Plan, which is what is coming up in 2005
7 when we go back to do a review. And some of these areas need to be changed
8 because it really doesn't make sense to go forward, you know, you recommend
9 disapproval for one, you know, in a use, but then somebody's coming back. I think
10 everybody should just know going forward what that true designation is, so as we go
11 forward, but yeah, y'all are not just locked in to just the request itself or what the
12 Comprehensive Plan states. I think you have to kinda look broadly, is really the
13 appropriate designation for this area, and in some cases like this maybe it isn't. So, and
14 I think even when we were looking at the other one for the, on Garners Ferry Road,
15 even though it's zoned Conservation, I think you can kind of look at that area of Garners
16 Ferry Road and say, well is that an appropriate designation for conservation? You
17 know, I'm not saying you should change it, but again those are the things you should be
18 looking at, you know, as we kind of go forward with rezoning requests that come before
19 you.

20 CHAIRMAN GILCHRIST: No, I think, thank you for that because I think that is
21 very helpful and I'll just beat the same old drums I keep – have these kinds of
22 conversations and that is, hopefully the Code rewrite will help with some of that to take
23 out some of the ambiguity and how we look at that. That last case was a struggle for

1 me, I'll be honest with you. Primarily because of what we know the future of the area
2 potentially is. But on the other hand, I mean, it's just tough to look at that and see some
3 of the encroachment issues going on there, so. I mean, it is a delicate balancing act and
4 I appreciate you sharing that with us because that's certainly reminders we can take into
5 consideration going forward.

6 MR. BROWN: Mr. Chairman?

7 CHAIRMAN GILCHRIST: Yes, sir, Mr. Brown?

8 MR. BROWN: It is, it is my hope that as this Commission moves forward and as
9 this whole planning saga moves forward that the issues that were raised today about
10 the dams and about water encroaching and the impact in commercial development on
11 residential areas and so forth would not be taken lightly; and that there is some follow
12 up on that because all of that is very meaningful. If you go out that Killian Road, for
13 example, coming basically from Wilson Boulevard over to where Killian Road four-lanes
14 right there at I-77, that is an area of great concern. You have a great dip in that road, for
15 example, that is residential on both sides of that, there's no question about that.
16 However, where Walmart is, where the Lexus dealership is and all the rest of that, that
17 is commercial on both sides of that, right up to where there are two-lanes. And I raised
18 that in another case earlier of where we had a property owner in here wanting to get
19 rezoning for commercial purposes. Okay? And again, that's not the only area but
20 somehow the County and the State are going to have to come to grips with that or
21 you're gonna have this over and over again. And I just raise it, it's an infrastructure that
22 must be addressed, so thank you.

23 CHAIRMAN GILCHRIST: Yes, sir, Mr. Brown.

1 MR. BRANHAM: Can I piggyback on –

2 CHAIRMAN GILCHRIST: Yeah, sure.

3 MR. BRANHAM: - Mr. Brown? You know, I think a lotta times, too, when we refer
4 to the Comprehensive Plan we're looking at these maps, we're just looking at the maps.
5 There's a lot more in the plan than just the maps, including on page 79, starting on 78,
6 'protection of watersheds, aquifers and flood prone areas is critical'; continuing over to
7 page 79, the last sentence says, "The County has an opportunity through land use
8 planning to protect these watersheds and the ecosystems that they support, including
9 the source water for the County's population." So if one of the appropriate factors for us
10 to review under Ordinance §26-52 is Comprehensive Plan, that's actually there, you
11 know, that's not something that we have to feel like we're pulling out of left field or out of
12 our pocket that's not appropriate; that fits neatly under the Comprehensive Plan. Now
13 the flipside of that is sort of piggybacking on what Mr. Price said earlier which is, the
14 plan is not the be all and end all, it's one of four different things that the ordinance will
15 tell us we're supposed to be considering [inaudible].

16 CHAIRMAN GILCHRIST: Absolutely. Alright?

17 MR. PRICE: Before we get to Mr. Crooks' presentation, we have the adoption of
18 the 2020 Planning Commission calendar. Basically all of the dates that were presented
19 to you do fall on the first Monday of each month. There were a couple that Staff
20 recommended – oh, you need a copy? Sorry. Here you go. There were a few dates
21 during the year where we had to make some changes from the first Monday of each
22 month. January, typically Council does not meet in January so the Planning
23 Commission has over the years elected not to meet in January also, so that kinda gives

1 you a month off. Unless you decide to, you know, change that we can just kinda
2 continue with that same process we've done before. June the 1st, that date had to be
3 changed because – I'm sorry, that is still the first Monday, however, Council chambers
4 will not be available on that date and so what we can do is we can look to move that up
5 to another room; typically we'll go to the 4th floor administration room. The only issue
6 with that, cases like what we had today and I think the ones we've had recently, it's not
7 a big issues cause I think we can fit everybody in. You know, worst case scenario we
8 may have a pretty controversial case such as what we've had, you know, whether it be
9 Crickentree or the rezoning off of Johnson Marina about a year or so ago and those
10 type where the room may not accommodate it. But right now we've scheduled that, you
11 know, to keep the same first Monday of the month for your meeting. July the 9th,
12 because the first Monday of the month follows the July 4th holiday, which is on a
13 Saturday. We just kinda figured most people may be taking that as a break so the July
14 9th is actually a Thursday I believe. Yes, so that date has been changed. And
15 September the 10th, it's traditional that we move that date to that Thursday, following
16 Thursday, you know, because of the Labor Day holiday falling on that Monday. And the
17 other one is on November the 9th, that meeting will be the second Monday and the
18 reason for that is because that is right during the elections and chambers will not be
19 available that first Monday. However, I've been assured from the elections that they will
20 not be needing this room on that following Monday so we can still have our meeting.

21 CHAIRMAN GILCHRIST: Alright. Any questions for Staff about the calendar?
22 Any motion to approve the adoption of the calendar?

23 MR. BRANHAM: Motion to approve the calendar.

1 CHAIRMAN GILCHRIST: Yeah, I mean, we have to adopt it, right? So yeah.

2 MR. DENNIS: Second.

3 CHAIRMAN GILCHRIST: Alright. All in favor signify by raising your hand.

4 MR. PRICE: Those in favor: Branham, Gilchrist, Carlisle, Yonke, Dennis.

5 *[Approved: Branham, Gilchrist, Carlisle, Yonke, Dennis; Absent for vote: Brown; Absent:*
6 *Cairns, Tuttle]*

7 CHAIRMAN GILCHRIST: Alrighty. Everybody go ahead and put this in your little
8 black book for next year. Okay. Alright, Comprehensive Plan presentation.

9 MR. CROOKS: Alright, can everybody hear me? Alright. So we wanted to
10 originally talk to you all about this during the retreat, but unfortunately we ran out of
11 time. But we thought, you know, this is a little bit important topic that we wanna discuss
12 with y'all, I mean, one being just an update in general of kinda this Comprehensive
13 Plan, what it is, what it's about, kinda how that comes into play with the Planning
14 Commission, of course; but also looking at certain things such as map amendments but
15 also looking at the Comprehensive Plan evaluation. So of course, you know, every 10
16 years we must update, every five years we must evaluate. So we're coming up on that
17 five year period so we wanted to talk a little bit about that Comprehensive Plan
18 evaluation as well. So I'll jump right into it. So we'll start off a little bit with, you know,
19 just overview of the functions, powers, duties of the Planning Commission, of course.
20 And you know, Planning Commission's function is determined as to undertake continual
21 planning programs for the physical, social, economic growth, development and
22 redevelopment for the area it serves, and to base plans and programs upon careful and
23 comprehensive surveys and studies of existing conditions and probable future

1 development and recommended means of implementation. So, and this was talked
2 about briefly at the retreat as well by the representative from SCAC, so he talked about
3 this briefly but I just kinda wanted to go over it again just to kinda set up the
4 conversation around the Comprehensive Plan. And so as part of that, you know, to
5 prepare and revise periodically plans and programs for the development and
6 redevelopment of areas under its jurisdiction. And then to prepare and recommend a
7 means of implementing and carrying out those plans, whether that's the zoning
8 ordinance, development regulations, an official map, landscaping ordinance, specific
9 capital projects for implementing the Comprehensive Plan, or any other policies or
10 procedures that relates to Comp Plan implementation. And so the Comprehensive Plan,
11 of course, is our guiding document for how growth and development should happen
12 within a jurisdiction. And then, so it's comprised of a vision for future growth along with
13 specific goals, objectives and strategies to meet that vision. And so it is overall the
14 document to direct policy decisions for where and how our jurisdiction should grow. And
15 so process-wise there's a very basic process that the State sets forward as part of the
16 South Carolina Planning Act which is §6-29 of the *South Carolina Code*. And so there's
17 three main steps for the planning process that must be followed: one is an inventory of
18 existing conditions, two is a statement of needs and goals, and implementation
19 strategies with timeframes. So each one of those steps build on each other and they
20 can be as detailed or as basic as possible but you just have to follow this essential
21 three-step. So inventory of existing conditions, build a statement of needs and goals
22 around those conditions, and then develop strategies for how to address those issues
23 based on those needs and goals. And then within that process similarly a

1 Comprehensive Plan must address at minimum nine topics, so those topics are
2 population, economic development or economics, natural resources, cultural resources,
3 community facilities, housing, land use, transportation and priority investment. So at
4 minimum these nine elements must be included and addressed within a comprehensive
5 plan so any comprehensive plan throughout the State must address at minimum these
6 nine topics. Some places decide to go further, a common element that's also been
7 included recently is sustainability. That's just one in general that folks have been
8 including. And once again you can go into as much detail as possible with these, but as
9 long as these are covered following that basic process set forth you're generally good
10 based on the State. There's no necessarily hand slap or whatnot if you don't do this, but
11 then if your plan was to meet a legal challenge that's kinda where that comes into play.
12 And so, you know, per those duties the Planning Commission is to maintain a planning
13 process resulting in the systematic preparation and continual reevaluation and updating
14 of elements considered critical, necessary and desirable to guide the development and
15 redevelopment within its jurisdiction. So those main duties but it goes back to that three-
16 step process, that we're constantly undertaking, reevaluating and updating and looking
17 at how we're wanting to grow, how we're looking to grow and what we think is best for
18 the community. So the Planning Commission itself, making those recommendations to
19 the local body and just making sure that their vision, the community's vision and the
20 Commission's vision all come together making sure that we're growing in a way that we
21 need to grow. And so our current Comp Plan was adopted in March of 2015, so Plan
22 Richland County was specifically adopted March 17th, 2015, so that was an update in its
23 entirety versus a section or specific element update. And so per the State Code, the

1 Planning Act, the Comprehensive Plan must be updated in its entirety every two years,
2 so come March of 2025 we would have to do a full update to the entire plan so every
3 element, every part of the Comp Plan must go through an update. But every five years,
4 so coming up on 2020, we must do an evaluation, in whole or in part, of the
5 Comprehensive Plan. And so this is just to look at essentially how places are ever-
6 changing, that we're taking a look at it. We don't necessarily have to make any
7 changes, it's just to see are we meeting what we're needing to do, is there anything that
8 we should work on to address, and so how is growth and development changing since
9 that plan was instituted, adopted and so what do we need to be going about during that
10 process? And so there's some things obviously that we can see, that Staff we see,
11 we've talked about – Geo alluded to some of it as well – that there's bits and pieces that
12 may need strengthening, for instance, you know, and this is brought up by Planning
13 Commission a lot, the broad brush of the Comprehensive Plan, especially in terms of
14 the future land use map. And that's one of the things that we're gonna talk about a little
15 bit more specifically, but you know, since we're coming up on that five year process,
16 that five year increment, we're looking to start undertaking that evaluation process to
17 see kind of what some of those issues are and what changes, additions or amendments
18 we may need to make. And we're also looking for input and guidance from you all as
19 well as the Planning Commission and some specific things that you might think need to
20 be addressed. And so just moving into a little bit more specifically about map
21 amendments and Plan Richland County, so the future land use of course is a direct
22 reflection of the plan's vision for growth and development; so where and to what extent
23 essentially development should be occurring. So as we all know the future land use is

1 designed to be a support mechanism for implementing the Comp Plan for those specific
2 goals and strategies. So this is just kind of a general breakdown of how that future land
3 use map is set up. So the various designations, there's 11 different ones ranging from
4 the conservation to the mixed use corridor, the economic development center at the
5 most intense. So there's a range of uses, a range of housing types, services, land uses
6 that are encompassed through this map and have varying focuses for what their intents
7 are. So whether that's gonna be neighborhood redevelopment, subdivision
8 development, commercial or employment development or rural lands preservation or
9 working lands preservation, each future land use designation is unique in and of itself
10 and looks to advance specific goals and strategies as part of it. And this should be a
11 map that we're all relatively familiar with, this is the future land use map along with
12 those different designations. And you know, one of the things that happens from time to
13 time the blue will change just because those are the municipalities so as annexations
14 take place or different boundary changes go along with that, that's really the only thing
15 that shifts. But otherwise this is a static map until Planning Commission makes a
16 recommendation to change it and ultimately Council decides to adopt whatever
17 recommended changes we have. And so the future land use map is the main tool used
18 during the rezoning process and to make recommendations and decisions regarding the
19 appropriateness of different aspects or proposed developments. So it's the main guide
20 for making decisions about zoning and infrastructure and improvements and
21 investments. And so, you know, the two little points down at the bottom that are
22 italicized, those are kind of policy guidance to decision makers; one being that these
23 don't make formal recommendations on how something should be rezoned. So we're

1 not saying that, you know, something within the neighborhood low density needs to be
2 RSLD, it could be within this range of zoning categories but whatever the policy body
3 decides best, okay, and whatever the Planning Commission recommends as well. And
4 one of the other things is because the Comprehensive Plan is not intended to provided
5 site level guidance, so discretion should be used when evaluating a proposed rezoning.
6 So this is for us where, you know, and Planning Commission has brought this up
7 numerous times as well, that the future land use map doesn't get into site specific
8 elements. You look at it broadly and take it into consideration of just this broad picture of
9 this one designation and how this fits within that designation as well. And so getting
10 more specifically into map amendments, so using future land use map as that tool. So
11 there's four ways map amendments can take place. One being by adoption of motion by
12 this Body, an adoption of a motion by Richland County Council or initiated by the
13 Richland County Planning Director or the Richland County Administrator. And then the
14 fourth option is the one that we most often see probably 99 out of 100 times, probably
15 more than that more so, is by property owners or an authorized agent. So rarely will we
16 see one of the three other methods used to initiate a petition outside of the rare
17 occurrence such as a Land Development Code rewrite process. But that's to keep in
18 mind that we do have this option, so when we're seeing, you know, so thinking about
19 those duties, thinking about those powers that this Body has so that continual
20 reevaluation, undertaking of planning for future growth and development, these are
21 options that are available to you if we're seeing that we're getting inundated with
22 requests in this specific area or we know, okay, this area we're seeing a lot of change
23 happen. We can take a look at specifically as how do we see this area growing versus it

1 being reactionary, so how can we take a proactive look more specifically? And that's
2 something that, you know, this Body can do in terms of map amendments. And so
3 looking at consistency with the Comprehensive Plan, Staff is bound by the
4 Comprehensive Plan in their recommendation so as part of our analysis we look at
5 consistency with the future land use map more particularly. We do take into
6 consideration other elements but that's generally just as Staff and to point out, hey
7 maybe this is something we need to look at, maybe this is something we need to look
8 at; like an encroachment into a residential area, that type of thing. But our analysis is
9 bound by the Comprehensive Plan. We don't deviate, we can't deviate. But for the
10 Planning Commission, as Mr. Branham as mentioned today, you know, there's four
11 things that can be looked at by the Planning Commission that are outlined in the Land
12 Development Code. So a need and justification for the change, when a change in
13 classification the effect of that change on property and the surrounding properties, the
14 amount of land of the general area having the same district classification, and then the
15 relationship between the rezoning and the goals and objectives of long-range plans with
16 consideration to whether the change will advance those purposes. So not necessarily
17 specifically what the future land use map is saying, but what is the impact that it'll have
18 on those plans. So the Comp Plan but also Neighborhood Master Plans, so for instance
19 some of the rezoning cases we had today were in the Lower Richland Master Plan area.
20 So how is that rezoning advancing those goals as well? So that's just one of those
21 things that Planning Commission is able to take into consideration. So this is some of
22 the things that we think would also be enlightening, and this information is a little bit, will
23 have changed over the last couple of months so this is going from March 15th, so when

1 the Comp Plan was adopted, through September 9th, there have been 202 map
2 amendments. So Staff has recommended approval about half of those and
3 recommended denial on half of those, so 106 out of those 202 cases Staff
4 recommended approval. So that's 106 times that map amendments brought before this
5 Body were consistent with the Comp Plan. And then 96 of those inconsistent, okay? So
6 those 202 requests totaled 288 parcels, so just to give you an idea of how many parcels
7 those included. So there could be multiple parcels in a map amendment versus a single,
8 you know, doesn't have to be a single parcel for a map amendment. So Planning
9 Commission has agreed with Staff's recommendation on 155 of those cases, so almost
10 77% of the time Planning Commission agrees with Staff. So whether we're voting to
11 recommend approval or recommend denial, Planning Commission sees consistency
12 with the Comp Plan 77% of the time. So Planning Commission has recommended to go
13 against Staff on 43 cases, okay? So 43 cases Planning Commission said it is
14 inconsistent based on what we see, okay? And so when Planning Commission
15 disagrees with Staff, so saying that it's whatever this Body sees being different, a
16 recommendation of approval has been provided. So that was 36 individual cases that
17 Staff said no, this doesn't belong here but Planning Commission said no, yes it does,
18 this fits. And so it's those 36 cases where it becomes more of an interest in Staff moving
19 forward but also as part of that broader conversation of, well what are these areas that
20 we need to be looking at, what are these areas that we think more change should be
21 taking place. So how can we be looking at it versus being reactionary to it? And so it's
22 kinda those 36 cases that kinda lends to that argument of, alright these are areas where
23 we're thinking, okay we're inconsistent, Comp Plan's saying something different, we

1 think the Comp Plan may be not quite as accurate or as detailed as it needs to be. So
2 those are those areas where we should be thinking, okay maybe this is where a change
3 can take place. And so just along those lines to give you an idea of how Council, and I
4 gave y'all a packet so all this information is in there as well, at least the PowerPoint, and
5 if you have any other questions after this or any questions during feel free to ask – so
6 Council has agreed with Staff's recommendation on 128 cases and has gone against
7 Staff's recommendation on 43. And so Council has agreed with Planning Commission
8 70% of the time and disagreed 15% of the time. And if you do the math a lotta those
9 percentages aren't gonna add up because a lotta times cases get withdrawn or deferred
10 when they get to the Council level. And so Council has disagreed with both of our
11 recommendations on only six cases, so generally Council's gonna go one way or the
12 other, and one of the things that's not mentioned here but Council has probably only
13 outta these 202 cases or so only voted maybe five or six times in a non-unanimous
14 fashion, just to give an idea. So just one of those situations where it comes in handy
15 where we get an idea of how did Planning Commission vote, what was their reasoning
16 and rationale for why they went this way or why they went that way? So that way it can
17 help stimulate a broader conversation with Council for why should we be voting this
18 way, why should we be voting that way, versus it was unanimous and we don't
19 necessarily get as much discussion. And so this is where all those map amendments
20 have been taking place. So the light blue are map amendments where Staff has
21 recommended approval, so we found consistency with the Comprehensive Plan. Red is
22 where we found map amendments to be inconsistent. I just wanna make sure y'all get a
23 good look at this bigger picture for this. And then this is where Planning Commission

1 has recommended approval or denial. And so just to give you a look between the two
2 you can kinda see where the red and blue are shifting slightly. Where more oftentimes
3 what Staff was recommending as denial you can see the change to blue. There's only a
4 few in there where it goes from blue to red when you go to Planning Commission and
5 some of those are pretty obvious to find out if you know which ones you're looking at.
6 But this is just a breakdown of all of this. So the main ones here to be looking at are the
7 medium blue and the dark blue, so those are where all of the cases that Planning
8 Commission felt the Comp Plan was a little bit off. So where somewhere there was
9 some inconsistency with what the Comp Plan should be saying and what's actually
10 happening in the way that growth and development should be occurring. And these are
11 what those 43, 36 or so map amendments look like. These are where those are located.
12 And so it goes back to where are these occurring, where are we seeing these elements
13 happening so we have a better idea of what potential changes we may be needing to
14 make in terms of that evaluation process. So looking at future land use map, looking at
15 goals, strategies, objectives, how are we meeting those? How are the different elements
16 working in tandem and, but also where are these areas of focus that we need to take a
17 more particular look at? And so obviously just pointing out a few that economic
18 development corridor to the west of Blythewood Proper. So where we had those
19 rezonings a few months ago with economic development, where that new industrial
20 park's going, so that kind of cluster centered around Blythewood. And then also there's
21 this other grouping in the Dutch Fork area around Lake Murray. So those are two
22 particular places that we could take a deeper dive and be thinking, okay these areas in
23 particular, how should they be growing? And then this is the way that Council's

1 decision-making has occurred with the way that that breakdown hits. And so this kinda
2 paints a pattern of specific areas that where can we then take a deeper dive and look?
3 And so again, we can point out some more particular areas, so along Two Notch going
4 towards Rabon Road and off of Polo Road, and then generally Hardscrabble, I mean,
5 that's obviously an area that we've seen a lot of action with over the past few years and
6 the changes and growth that occurring with it. And so, you know, this is just one of
7 those things where when we're seeing these elements occurring we can, as a Planning
8 Commission, as a Staff, we can take a step back and say, hey let's take a more
9 particular look at this area, what do we find is working, what do we find is not working
10 and how do we think we could move forward and take a better look, a better approach
11 at this? So this is just a breakdown of where those map amendments occurred based
12 on their future land use designation. There's no majority with which area has the most
13 but neighborhood medium-density, 74 out of those 202 cases. So a majority of that
14 growth and requests are happening in our medium-density future land use designation
15 areas, so obviously we can see that there's a market drive for where those are taking
16 place. And again, most of that is in the Northeast along Hardscrabble, but in the
17 Northeast generally as well. Anybody got any questions? I know I'm kinda flying through
18 this and it's a lot of information, but.

19 MR. BRANHAM: It's awesome.

20 MR. CROOKS: So once again this kind of gives us an idea of, you know, in terms
21 of our future land use map, how is it working for us and how are we seeing it, how is it
22 working? So going back to where these pockets are occurring, so cases – by future land
23 use designations where Planning Commission went against Staff, so where whatever

1 rezoning was being requested, Planning Commission said, yeah that's appropriate, no
2 matter what versus where the Comp Plan was saying, no it's not, okay? So this gives us
3 an idea then of what land use designations are probably not the most appropriate then
4 based on what Planning Commission has been thinking. So in Blythewood where it's
5 currently neighborhood low-density, probably more appropriate going forward that it
6 becomes an economic development center/corridor. If that's where the County new
7 industrial park's gonna be going, maybe we should be trying to plan for that more
8 specifically versus reacting to it. You know, same way with some of these others,
9 economic development center corridor and center, so what land use was that that was
10 appropriate that may not have been. Same way with the rural designations with the two
11 cases, one on Lower Richland Boulevard and one on Garners Ferry. So just to give an
12 idea of, you know, how all this information can help us plan forward and to get a better
13 idea of what we need to be looking at and how we can more appropriately direct and
14 guide growth and development. So previous zoning, so under requests for map
15 amendments, 138 parcels came forward as Rural, so out of the 288 parcels 50% of
16 those were previously zoned under a rural zoning designation. The next closest would
17 have been General Commercial and RSLD. So those three are the most common
18 requests to change from, but particularly the rural zoning designation. And this gives
19 you an idea of where all those were located and what that previous zoning was. So
20 that's a lotta green dots on the map. So that just gives you an idea of, there's a lot of
21 new development happening, there's a lot of new growth, new places that probably
22 haven't likely been developed or are now being in a way that the character around them
23 has shifted in some fashion. You know, whether it's being driven by private market or

1 it's being driven by speculators, whether it's driven by road expansion or County service
2 provision, there's something saying, hey we've got this new growth out here, how is this
3 gonna look? And then the requested zoning, so nothing necessarily stands out too
4 much but most of it is gonna be a commercial use. General Commercial there was 52
5 cases, Neighborhood Commercial 25 cases, Light Industrial 22 cases and Office and
6 Institutional 20 cases. So those are the ones that had the highest percentage of
7 requested zonings. So under any petition if you're throwing a dart on the dartboard
8 you're likely gonna hit one of those more often than not than anything else. Just to give
9 you an idea, they're kinda scattered all over the place. There's no particular theme other
10 than some select locations for certain requested districts. So you can see the
11 concentration of hot pink up there around Blythewood for your LI, where the new
12 economic development center, economic plan is going, you know, that's where their
13 focus has been. Same way with HI, there's a cluster down there off of Longwood, okay?
14 And then Dutch Fork, there's a cluster there as well. And then you've got the blob along
15 Two Notch, Rabon, up Hardscrabble. So just, you know, it's harder to pick out a general
16 theme here but you at least have an idea and we can see more specifically how those
17 are playing out. So we can then look at, well what was inconsistent, what's being
18 requested and so we can get an idea and build a pattern of, okay we know along
19 Hardscrabble we're getting generally an idea of requested uses for some type of
20 commercial; whether that's GC, NC or OI. Okay, so maybe then as the Commission we
21 take a step back and say, alright we know this is happening, we know this is changing,
22 but do we wanna be reactionary to it or do we wanna step forward and be proactive and
23 say, hey in terms of this growth that we're seeing, this growth that's happening, do we

1 wanna drive it or do we wanna let it drive us kinda thing. So we could then initiate map
2 amendments that say, okay for this specific area at Sloan and Hardscrabble, alright well
3 we know we approved and Council approved a request for NC so maybe Sloan, that
4 intersection, that's appropriate for NC but then what does it look like north of it? Okay,
5 maybe it's more appropriate for institutional or neighborhood low-density, so RSLD
6 kinda thing versus it being Rural. So just to give you an idea of maybe building out that
7 plan land use wise versus letting the property owners dictate how that works. That way
8 we at least have an idea and we're not getting incompatible land use requests as well.
9 You know, just to give an example, okay? And feel free to chime in as well, or any other
10 comments on this from the gallery. So once again cases by requested zoning where
11 Planning Commission gave approval against Staff, so areas or specific zoning
12 designations or zoning districts rather, sorry, that didn't fit what Staff thought was
13 appropriate. So the zoning districts in these particular areas that Planning Commission
14 said, these are appropriate but Staff felt were not, so once again this goes back to how
15 do we take this going forward and to say, well what is appropriate and what is not? So
16 building that land use plan where we can say, alright if what we have recommended
17 now is not appropriate then what is? And this can at least give us a baseline for moving
18 forward where we can say as Staff, alright we know this is what the Planning
19 Commission thought, this is what the Planning Commission said, how do we come up
20 with something more specifically that can build upon this where it still kinda fits those
21 goals and strategies of the Comp Plan but addresses some of that more specificity or
22 more appropriateness that the Planning Commission or Council sought? And that brings
23 us to the Comp Plan evaluation. So in part using all of that data to build and strengthen

1 currently, so we're currently in the process of undertaking the evaluation per the
2 Planning Act and we're gonna be looking at the Comp Plan in whole to see what
3 amendments or additions are needed. And mainly what we're trying to look at more
4 particularly is what elements need to be strengthened, not necessarily holistic changes
5 but how can we build upon and make better what we currently have? And if that means
6 amending or changing designations at least where they're mapped, that's something
7 that we're probably gonna be looking at. So we're expecting this to take several months,
8 we're probably already, you know, three months into it, most of it is going to be updating
9 data but also looking at specific elements and recommending certain changes. So in
10 terms of completion we're trying to, we're shooting for next year but that's tentative.
11 We're trying to look at pairing this in companion with the Code rewrite, more specifically
12 the mapping process with the Code rewrite, cause if we have these future land use
13 changes in place prior to that gives us more of a foothold in terms of knowing how to
14 recommend those map amendments for the Code rewrite process as a whole. So if
15 we're remapping everything based on this future land use map that we know has some
16 flaws, okay, how is that gonna affect these new zoning designations going forward? So
17 just to give a little bit more background on the plan evaluation. So we'll be reviewing the
18 Comprehensive Plan to determine what changes are needed. Then we will start with
19 issues that we feel can be strengthened or need of attention, okay? And then once we
20 have identified some of the things we'll be looking for feedback from you all on any
21 particular issues that you see and should be viewed for the Comp Plan. So one thing
22 that we know of and probably are all in agreement on are the future land use map. And
23 this kinda just gives a breakdown of kind of how that process would look and how that

1 process would work and generally what that would look like. So we're currently in the
2 process of updating the technical appendix, that's one of the things that probably most
3 people don't look like or realize is part of the Comp Plan. It's one of the things that you
4 can really only find online unless you have a paper copy and somebody's given it to
5 you. But that's where all of the data is essentially. So one of the things that we're
6 looking at with it is updating the technical appendix and it would satisfy the inventorying
7 of existing conditions for that plan process. So that step one that needs to be made
8 before the needs and goals and issues, etc. So we're gonna be going through and
9 updating all elements accordingly and then once all that information has been finalized
10 we will present that updated information to the Planning Commission and then
11 ultimately County Council. So just some of the things that we know are going to be
12 wanting some changes, land use and future land use. You know, obviously that's one of
13 the things that we hear the most about and most often used with this Body, even with
14 Staff in terms of dealing with customers, that's one of the things I direct people to most
15 often is, well what is going with that, what is going on with that. So we know that's an
16 issue that has been identified. But in terms of it, you know, there's no guidance for site
17 specific things, so in terms of future land use maps you generally get one or the other,
18 you get something very broad and blobby, that's the technical term for it, blobby, or
19 highly prescriptive. So one of my goals with any potential changes is adding a little bit
20 more specificity so more prescription to the future land use map so that way when we're
21 getting into the nitty-gritty of, well where exactly does this parcel fall, okay, well it falls
22 within the neighborhood low-density but it's this category specifically under it. As well as
23 these three other or five other blocks that are next to it kinda thing. Versus it just being,

1 well it kinda falls here, this is generally kinda what it says but we can get a better idea
2 of, okay what more specifically can we say in terms of as it relates to this site kinda
3 thing. So that's our intention at the moment and what we're likely looking forward to try
4 to do with it. And we're looking for any input that you all have in terms of how you might
5 like to see the future land use map, any potential changes that you would like to see
6 with that or any potential areas that you want us to look at, generally or specifically. And
7 then another element, implementation plan, that's one of the areas that I know is lacking
8 with our Comp Plan, it really kind of only identifies a couple of issues and so looking
9 more broadly and more specifically at what items we can move as part of the
10 implementation of the Comp Plan. And then just generally some of the other elements
11 that probably need to be taking a look at, housing, population, economic development,
12 priority investment and community facilities. And so that kinda brings us into looking at
13 where we've been so far with updating the technical appendix. So I'm not gonna talk too
14 much on some of these, you've got some of the information in that packet and I know
15 we've been here a little bit so I'll just kinda try and hit the highlights of some of this. So
16 in 2012, so when the Comp Plan was adopted and the estimates that were used, most
17 of them used 2012 data, so 2012 our estimated population for the County was 393,830
18 persons. The 2017 estimate is now 411,519 people. So that's an increase of 5% from
19 2012 or an additional 18,000 people. So we know we have the census coming up in
20 2020 so we're gonna get more of an exact county, well we should get an exact count
21 based on what that is, but right now all we have is estimates to go off of. So this is the
22 2017 estimate but we're looking at more likely a population of 415,000 for the County
23 currently. And like I said we'll get a more definite count come 2020 with the census but

1 this just gives you an idea, we're still growing and we're growing relatively quickly; 5%
2 growth over five years, that's relatively steep. But then going back and looking at 2000,
3 we gained almost 91,000 persons going back 17 years. So that's 28% increase. That's
4 a significant number of people over 20 years. So that was almost 91,000 over that same
5 period. And so of course the Northeast planning area, so generally what is considered
6 halfway between Wilson Boulevard and I-77, and then I-20, is our fastest growing area.
7 So between 2012 and 2017 it grew by 10.5%, so an additional 12,000 persons over five
8 years. That's a significant number of population in that one area. Every other planning
9 area with exception of the North Central planning area saw increases in population. The
10 North Central area has seen a steady decrease and it's likely to probably continue to
11 see that decline. But everywhere else is seeing a growth if not a slow growth. The
12 Northwest and the Northeast, anywhere between 5 to 10% over that years, and then the
13 Southeast and the North Central have seen relatively slow but steady growth. The
14 population density for the County as a whole has continued to increase but that's mainly
15 just because of population gains, you know, our land area is not growing but our
16 population is, so our population is gonna increase that way. But otherwise in terms of
17 planning area density the Northeast and Northwest are both continuing to decrease,
18 everything else is staying relatively stable or slow growing. And then this just gives you
19 an idea chart-wise of what those specific changes look like, and these may be a little
20 hard to see in the handout but if you wanna see, you know, I can send out this
21 presentation electronically so you have these full slides as well so you can get an idea
22 of what those look like. And then this is just what that, where those growth areas are
23 specifically based on census tracks, so you can see in the Northeast and Northwest

1 they already have a higher population percentage, and then 2017 once again see those
2 changes, and then more specifically the darker green is a great increase, the brighter
3 red the lower or decrease, more intense decrease. And then same way with population
4 density where that's kinda looking at. So this is probably one of the things that's more
5 interest to you all, so there's three different population projections that we're looking at,
6 all very, over the next 35 years that we're expected to have a population, a total County
7 population anywhere between 513,000 to 707,000. So Central Midlands, so the Council
8 of Governments is projecting 707,000 by 2050, Woods & Poole, which is an economic
9 and planning, essentially consulting and research think tank is expecting 513,000. We
10 have developed a projection model where we're looking at 625,000 by 2050. So we're
11 looking at our projection as being the most reasonable estimate so we're using that as
12 our forecast. So that's one of the things that different between a forecast and a
13 projection; forecast is what you think is most reasonable and more acceptable and
14 agreed upon in terms of what's gonna happen. So we're using that as our forecast and
15 this is kind of how all of those project out over the next couple years. Our model and
16 forecast is the red line in the middle, so it fits right between a more aggressive and a
17 conservative approach between the other two groups. So we're looking at the next 35
18 years, by 2050 around 620,000, 625,000 folks. And this is just how that kinda looks like
19 period over period, so every five years, and this is based on 2012 and 2017 estimates,
20 migration, birth and death rates as well, so just you know, it's a general increase looking
21 at maybe around 4 to 7% every five years or so. So that leads us into the next topic of
22 housing, so we in 2012 had around 163,950 housing units within the County, 2017 we
23 gained almost 10,000, 9,000 more additional housing units. So over five years round

1 about 2,000 or so a year. The Northeast and Northwest have seen the largest gains,
2 again. It's also partly tied to population. North Central and Southeast have continued to
3 see mild growth but steady, North Central still sees housing units but the Beltway has
4 also seen a loss of housing units. So they've seen a slight decrease, I think a lotta that's
5 been tied to specifically public housing demolitions that have gone on with this period.
6 So theirs is only a slight decrease as well. Single-family detached housing continues to
7 serve as the largest percent share but in terms of other units, so mobile homes, RV,
8 van, boat, etc. those have seen significant increases though in terms of absolute
9 numbers they're very marginal. And this just looks at housing unit growth by area, just to
10 give you an idea more specifically of what those breakdowns look like. So in the
11 Northeast just to point this out, they saw a doubling of housing units between 2000 and
12 2017, so they had 101.09% growth. So they doubled what they had in 2000. And then
13 everything, those still have significant growth over that five year period for the Northeast
14 and the Northwest, over 10% for both of those areas. And just again, where those units
15 are located 2012, where those units were located in 2017, and then where change in
16 those units have occurred. So deeper green greater increase, bright red less of an
17 increase. And then this is a breakdown of the units by structure, it's probably a little hard
18 to see in the handout, but one of the key things to point out with this is the single-family
19 attached one to four and the multi-family units, particularly for the Northwest and
20 Northeast. It's kinda hard to see in this graph but between 2012 and 2017 the Northeast
21 gained almost 1,000 multi-family units, so in terms of thinking about, where is multi-
22 family development occurring, that's a little bit of an eye-opener to see where exactly
23 this is happening. And it was similar growth for the Northwest where there was 864

1 multi-family units between 2012 and 2017. So they're not just building solely single-
2 family, they're also building multi-family units as well, which is when you think about it in
3 terms of how we're looking to implement the Comp Plan and what specific changes
4 we're trying to look at with that, you can see that there's still these other types of
5 housing developments outside of single-family detached. Granted that's where a
6 majority of what was developed occurred with, but there's still at least 1,000 or so units
7 over a five year period. So this, looking at occupancy and vacancy rates, so whatever
8 happens with occupancy rates inverse happens with the vacancy rate. So occupancy
9 rates were slowly declining starting in the 2000's, but then this most recent year for
10 2017, so between 2012 and 2017, there was up uptick only slightly by around 1% point
11 so we're looking around 87 to 88, so I believe in the 2,000's occupancy rate was about
12 99, 98% or so, slowly decline as we reached recession, and then now that we're more
13 post-recession more specifically we're seeing an uptick again. The number of owner
14 occupied units has been decreasing so the number of rentals has thereby been
15 increasing. So we're looking at 61% owner occupied units in 2012 to a slight decrease
16 in 2017 at 59%. So once again it went opposite of what happens with owner occupied
17 inverse is true of renter occupied. And then what we're looking particularly in terms of
18 vacancy rate for this is the County vacancy rate in 2017 was 12%, but there's a sub-
19 category of that that's generally looked at as harmful vacant units, so these are anything
20 that are essentially not being utilized and so whether that's a deteriorated property, so
21 anything that's not being marketed, sole, used for seasonal, etc., these are generally
22 your problem properties. So the overall vacancy rate was 12%, the bad vacancy rate
23 was 7%, so half of that vacancy rate is attributable to harmful vacant units. So that's a

1 fairly large statistic, especially for an area like us. That's something you might expect
2 more in Detroit, Memphis, larger cities and areas that generally have a more developed
3 urban population that saw decline and never saw a resurgence again. So that's just,
4 that's a significant number to point out and as we're looking at issues going forward
5 that's something that I'm gonna be wanting to pay particular attention to, to look at how
6 we might be looking to address some of that. Once again, just how those breakdowns
7 take place for housing units, looking at occupied units, owner occupied and then renter
8 occupied, and then looking at harmful vacant units, and vacant units in general and
9 harmful vacant units. So Richland County like I said has seen an increase share of
10 those harmful vacant units where in 2000 it was 1%, 2017 7%, and we have seen an
11 increase in the vacancy rate going forward. We saw a slight decline from 2012 but still it
12 is hovering around 12% or so. Once again, just looking at where all of that kind of is.
13 And so looking at the average household size being 2.5 persons per household in 2017,
14 which is increasing but based on our population forecast the household size is projected
15 to drop over the next 35 years, though it'll vary in-between to around 2.45 persons per
16 household by 2050. And so looking at our population forecast we're estimating an
17 additional 101,079 units needed to satisfy that population growth, and this is as a county
18 as a whole so this includes municipal growth as well, not just unincorporated areas. So
19 a lot of those housing units should be getting absorbed within those municipal areas but
20 we're looking at needing 101,000 units over the next 35 years. And just to point out, you
21 know, that equates to almost 3,000 units per year over 35 years, so. And this is just
22 based on several different things; one our population forecast but looking at several
23 different assumptions that are built into that housing model being a vacancy rate of 11%

1 so what the average has been between 2010 and 2017, and then a unit loss rate so
2 demolitions, etc. of 2% per period, and then looking at a group population of essentially
3 around 35,000 people which is what it's been relatively going back the past several
4 years. And so that's where we kinda get those 101,000 units from that we're gonna be
5 needing. And this is what that would look like housing demand wise, so the red dots are
6 what that period would be calling for, so between 2017 and 2022 we're looking at
7 needing 2,000 units per year for that period, so a total of 7,500 or so. And then moving
8 forward until 2050 where we're looking at needing 100,000 units to satisfy that growth
9 and so that's kind of where we're at now. Those are the two points that we've been able
10 to get through for the technical appendix, so population and housing, looking at those
11 two factors, currently in the process of analyzing economic development issues so
12 particularly employment by sector, income and poverty. I've been working my way
13 through some of those different factors and then once we move on from it we're gonna
14 be moving onto land use in particular. And so a lot of that we've already gotten through
15 in terms of looking at some of that map amendment stuff, but looking at more
16 particularly land use appropriateness and things of that nature. So that's kinda what's
17 been happening. Any questions?

18 [Inaudible]

19 MR. CROOKS: Transportation somewhat, cause that's one of the things that
20 data points, it's a lot harder to come by because we don't control all of it specifically but
21 that is gonna be one of the elements that's gonna be updated and as we update it I can,
22 I'll likely be looking to do this same thing where, here's the highlights of what's
23 happened with those changes. And so a lot of that'll probably come down to level of

1 service is what I'm gonna be looking at more particularly in terms of that versus just
2 what's been going on with the rest, more specifically how has level of service changed.
3 That's probably what I'm gonna be more geared towards looking at issue-wise with
4 transportation versus where are these roadways, widenings happening or not
5 happening kinda thing. Yeah, but most of that since we don't have traffic counts for
6 county roads we're not gonna necessarily be able to develop a level of service as
7 specifically that I would be able to, but for DOT roads yes. But also as a caveat to that a
8 majority of roads in the County are also DOT roads, so.

9 MR. BROWN: If Mr. Branham is finished I just wanna follow on what he is saying
10 because that's been plaguing us on this Commission since I've been here. The road
11 system, whether who is in charge of what, you know, the penny tax and what it pays for,
12 doesn't pay for, what the state road system, how that impacts on the county road
13 system, that we're approving developments coming off two-lane roads that bring 400 or
14 500 new families per subdivision in there, onto these roads, that is an issue. The other
15 thing, and he mentioned it, and that has to do with infrastructure. We went through this
16 whole flooding issue, we dealt with part of that today, but the whole flooding issue,
17 these dams and all the rest of it that are there, if we don't start addressing those issues
18 how are we gonna plan? I mean, what sense does it make with any of that? We talked
19 about it on Killian Road today and how that four-lane road narrows into a two-lane road,
20 we're talking about developments off the two-lane road and the jam that that's gonna
21 have, the impact of the, on that dam that was brought up today, you can go down to
22 Lake Elizabeth, go on down to Meadowlake where I live, you can, unless we look at all
23 of that no matter whether it's the State of South Carolina or the County of Richland, all

1 of it has to come together if it's gonna make any sense or continue good development,
2 and if we're gonna make good decisions on the Planning Commission. The other thing I
3 wanted to raise is development that's near towns like Blythewood, the City of Columbia
4 and so forth. You've got a lotta development around Blythewood that's gonna impact
5 our school districts, our Chairman has raised this. We need to work more closely with
6 them and coordinate more closely with them, get their opinion and get their input on
7 some of the decisions we make in those areas with what they may have in mind so that
8 it's not – well this is the county and this is the town or this is the city and this is the
9 county. We need to do it kinda together if we're gonna do a good, solid comprehensive,
10 make good decisions, let me put it that way, make good decisions. Thank you, Mr.
11 Chairman.

12 CHAIRMAN GILCHRIST: Yes. I appreciate those comments. What an excellent
13 report. I think this is, as I've been on this Planning Commission for the last few years
14 this information is, some of you've heard me calling and asking, where do we find some
15 of this data, this is very significant and more specifically I hope you're sharing it with
16 some of the other departments like the Economic Development Department and some
17 others who need this information as they're trying to make sound decisions about the
18 economic impact in the County. I think this is excellent and thank you for working on
19 this. And I certainly look forward to seeing the data on economic development and
20 transportation as well, I think those are two components to our efforts on planning, so.
21 And can you send this to us via email, please?

22 MR. CROOKS: Yeah, I can send you the digital version of this as well.

1 CHAIRMAN GILCHRIST: Yeah, that would be great. But this is a very good tool
2 for us to be able to use as we consider our efforts to plan for sure. Absolutely. Additional
3 comments?

4 MR. DENNIS: I just wanted to say thank you for all that information you gave us.

5 CHAIRMAN GILCHRIST: Great job, great job. Alright. I think it's the Planning
6 Report next from Chairman, I think, and I think we've heard enough. I don't wanna
7 interrupt that great presentation. But I do just wanna put one thing on your radar screen,
8 I've already asked Staff to look into this. Some of you probably have heard about
9 opportunity zones that's being discussed quite a bit. I happen to serve on the White
10 House Committee to address this and we've been, you know, from day one I've sort of
11 kind of been engaged in this whole effort, but as this continues to roll out and when
12 treasury finally releases the last set of regulations, it's important for this Body to have a
13 briefing on that because I think it's important for you to understand just what that will
14 mean and more specifically how that's tied into capital gains and what that will mean for
15 development because it certainly will. I have asked Staff to begin researching whether
16 or not in our new Code if there needs to be a designation called opportunity zones, and
17 so I'll share more about that when we have our next Planning Commission meeting but I
18 certainly wanted to place it on your radar screen because I think as we move forward
19 that's gonna become significant, particularly for development in the County. Other than
20 that that's all I have. Everybody had a great Thanksgiving, can't believe we're almost
21 there, I won't see you until after Thanksgiving over, is that right?

22 MR. PRICE: Should be. Yeah, December is the next meeting.

23 CHAIRMAN GILCHRIST: Okay, so you had something to mention?

1 MR. PRICE: Yeah, I just want to just point out one thing. You know, as we
2 continue to go through all the, you know, citizens coming in and making requests, I
3 would like to, I'm trying to find the right word, I don't wanna use the word caution, but I'd
4 just like to just kinda bring to your attention that when, you know, I guess some of y'all
5 may not really, you know, we have not really had a good discussion on exactly what
6 happens when an applicant comes to Staff. Like I said there's a lot of discussion that we
7 have with the applicant from what do you have, what are you trying to do, trying to make
8 sure they have the appropriate zoning designation, you know, based on the information
9 they give us. So there's a lotta discussion that we have prior to it and if we can avoid
10 someone going forward with a rezoning request, you know, unnecessarily we make
11 sure we do that. But one of the things I'll point out and I think this kinda came up today
12 is, I would strongly recommend take the request based on merits, what's before you.
13 Somebody's asking for this, that's what you make your decision on. Be very careful
14 stating what you may prefer it to be or what you could see it being, because you know,
15 history has shown that applicants have left here and said, I think I'm gonna withdraw
16 because that Planning Commission Member said, or the Planning Commission said
17 they prefer to see this rezoning request. Then they come back in and that gets denied
18 and next thing you know they're saying, I don't understand, they told me to come back.
19 And so that's why I say if the request is for LI, I think you should just review it as LI. And
20 if there's some discussion with Staff, like why didn't they come for another zoning
21 designation we'd be more than happy to, you know, to explain to you why, what
22 happened during our pre-application meeting. That was it.

1 CHAIRMAN GILCHRIST: Thank you for that and, you know, that's certainly
2 something we've learned being on the Commission for a while that that happens. But I
3 will, and this is something I hope we can begin and I hope the rewrite, I keep bringing
4 that up as hopefully a tool that will help us, sometimes it is frustrating to sit here and
5 know that this little lady who can't hire an engineer to give her the right advice comes in
6 and the only designation she knows to ask for is what, I mean, you're not gonna tell her
7 what she needs to ask for but she asks for the wrong designation, we know it's not the
8 designation she needs and so as a consequence of that we're sitting here and we vote
9 to deny the project knowing that there's another designation that would be more
10 appropriate. I hope that there can be some way to find a happy medium in that.

11 MR. PRICE: I hear you, Mr. Chair. I'm gonna go ahead and pretty much, I'm
12 gonna pay probably Tommy DeLage on the back more on this one because he probably
13 does probably, I don't know, 90+ percent of the pre-application meetings that come in.
14 You know, I may happen to stumble across one or someone just knows me from the
15 past, but Tommy does most of the pre-application meetings. And again I've done them
16 over the years, I will tell you we walk a very fine line when we work with people, and we
17 understand there's a difference between that seasoned realtor or developer or engineer,
18 someone that knows what they're doing, clearly, you know, you can always look at Mr.
19 Fuller who comes in for the rezoning, you know Mr. Fuller, hey Geo, he's just telling me
20 what he wants to do, we don't really need to discuss much, he knows exactly what he's
21 doing. But if someone comes in and they're a novice at this and when discussions are
22 had, and again like I said, I think Tommy does most of the pre-application meetings, we
23 understand that. We talk to them, we, we do, we don't try to – we have to be careful not

1 to tell them what to do but we clearly will let them know what doesn't work and why it
2 won't work and we base it on the history of that. So when a lotta people come up there
3 they may not be able to articulate clearly what it is they're doing or what the request is
4 and I think you get a lot of, this is all I want to do, we get that. Well, but we've already
5 been through what zoning will work in that designation, or the zonings that will work.
6 And we do all we can to guide them on that, so like I say I don't want you to think that
7 when people come in we just take a piece of paper and say, okay flip a coin and then go
8 forward and good luck. No, I think we do a little more hand holding than I think a lotta
9 people recognize.

10 CHAIRMAN GILCHRIST: Well, we know you guys have done it, you know, over
11 the years you certainly have seen, and I've heard that the Staff has been a lot more
12 engaged with that. But this is some complex business as y'all know and it's even
13 complex for those of us who serve so we have to yield to you quite a bit to help us figure
14 some of this stuff out. But when there're people standing in front of us and we know
15 that, you know, there may be some other options [inaudible] figure out how to handle it.

16 MR. PRICE: Yeah, sure.

17 CHAIRMAN GILCHRIST: Alright guys, well thank you for a good meeting today.
18 Thank you Commissioners. Have a happy Thanksgiving everybody, I know that sounds
19 kinda strange but hey, it is what it is. I'll accept a motion to adjourn.

20 MR. BROWN: So moved.

21 MR. CARLISLE: I second.

22 CHAIRMAN GILCHRIST: Alright. Have a good one everybody.

23 *[Meeting adjourned at 5:45 pm]*