

RICHLAND COUNTY PLANNING COMMISSION
April 5, 2021 Zoom Meeting

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[Members Present: Christopher Yonke, Gary Dennis, Bryan Grady, Terrence Taylor, Beverly Frierson; Absent: Stephen Gilchrist, Heather Cairns, Mettauer Carlisle, Jason Branham]

Called to order: _____

MR. PRICE: Excuse me, does everyone have access to their email?

MR. DENNIS: I do.

MR. PRICE: Okay, I'm going to forward, because at this point we're gonna need someone as an acting Chair, so I'm going to forward you the public notice announcement that should be read. And I believe that Mr. DeLage has kind of created it for what we're doing now, you know, with the Zoom meetings. So I will forward this to you at this point.

MR. DENNIS: Do we even have enough? Because I'm only showing one, two, three -

MR. PRICE: I'm waiting for Ms. Frierson, if we could just give her a moment.

MR. DENNIS: Okay, so we got five. I didn't see Terry's name but I see it now.

?: Gary, I nominate you as acting Chair.

MR. CROOKS: So Mr. Yonke, I believe it would be Mr. Dennis or yourself as the longest serving Members. I'm trying to find the notice in the rules but I believe that would fall to one of you two gentlemen.

?: So if Ms. Frierson doesn't join do we have a quorum?

MR. PRICE: No, we would need Ms. Frierson.

MR. DENNIS: Yeah, we need Ms. Frierson, but she would preside, no.

1 MR. CROOKS: So Mr. Dennis yourself or Mr. Yonke would have the longest
2 continuing time at this point because from when Ms. Frierson was off for that period.

3 MR. DENNIS: That's right.

4 MR. CROOKS: And so if either one of you two would start the meeting and then
5 if we did have a quorum and have to have business then we would need to designate
6 an acting Chair for the remainder of that time.

7 MR. DENNIS: Okay. I've got to move some things around, hold on a second.

8 MR. YONKE: I have all my email accounts pulled up, too. Got something from
9 Geo.

10 MR. PRICE: Ms. Frierson is trying to connect right now.

11 MR. DENNIS: Mr. Price?

12 MR. PRICE: Yes, sir?

13 MR. DENNIS: Do we wanna go ahead and start?

14 MR. PRICE: I think if you wanna go ahead and do the meeting announcement
15 prior to us taking any action that would be okay.

16 MR. DENNIS: Okay, so I'll –

17 MR. PRICE: I do believe there's a part in there that references whether we have
18 a quorum.

19 MR. DENNIS: Yeah, that's what I'm looking for. We don't have a quorum yet so I
20 couldn't call it to order.

21 MR. PRICE: Like I said, she'll be on in just a moment. I just got off the phone with
22 her and she was just trying to connect.

23 MR. DENNIS: Alright.

1 MR. PRICE: Okay. I believe Ms. Frierson is on at this point.

2 MS. FRIERSON: Geo, I'm in. This is Beverly.

3 MR. PRICE: Okay.

4 MR. DENNIS: Alright, so we got one, two, three, four, we got five now, right?

5 MR. PRICE: Yes, sir.

6 ACTING CHAIRMAN DENNIS: Alright. Let's call the Richland County Planning
7 Commission meeting for Monday, April 5th, 2021 to order. I'm gonna read our public
8 service announcement. Please allow me to read this into the Record: In accordance
9 with the Freedom of Information Act a copy of the Agenda was sent to radio, TV
10 stations, newspapers, persons requesting notification and posted on the bulletin board
11 located in the County administration building. The Planning Commission is a
12 recommending Body to Richland County. Recommendations for approval or disapproval
13 are forwarded to County Council for their consideration at the next zoning public
14 hearing. You will have another opportunity to voice your opinion at the upcoming zoning
15 public hearing. The County Council zoning public hearing is usually scheduled the
16 fourth Tuesday of the month at 7:00pm via Zoom at this time. Please check the
17 County's website for updated agendas, times and dates. For those of us on the call
18 please make sure you have all your cell phones off and pagers. Applicants are allowed
19 up to two minutes of reading. Citizens signed up to speak are allowed up to two minutes
20 each, and a spokesperson is welcome for representative statements. Only address
21 remarks to the Commission. And since we don't really have an audience – please
22 remember this meeting is being recorded so when we're speaking into our microphones
23 make sure we talk loud enough so it can be heard. Please do not voice displeasure or

1 frustration during the meetings and from there is there any questions from the Staff at
2 this time, or for the Staff? Alright. So that's the public notice announcement read. We
3 have some Consent Agenda items. Geo, we don't have anything for road names, right?

4 MR. PRICE: No, sir.

5 ACTING CHAIRMAN DENNIS: And we don't have any Minutes for approval?

6 MR. PRICE: No, sir. You don't have those Minutes. Those will be presented to
7 you at the May meeting.

8 ACTING CHAIRMAN DENNIS: Okay. So we just have our Map Amendments
9 coming up?

10 MR. PRICE: Yes, sir.

11 ACTING CHAIRMAN DENNIS: Does anybody have anything for the Map
12 Amendments? We have three of them.

13 MR. PRICE: I know typically we look to see if any items should be placed on the
14 Consent Agenda, however, we do have comments of opposition for the first two cases,
15 along with you know, comments from the Applicant. And also we have a comment from
16 Case No. 3, Item No. 3 which is Case 21-010 and that's from the Applicant.

17 ACTING CHAIRMAN DENNIS: Alright, so then we're not gonna pull them we're
18 gonna talk about them. Alright. So first we have Case No. 20-038 MA, Roberto Garcia,
19 RU to LI, 1917 Screaming Eagle Road. Staff recommends disapproval. Do we have any
20 comments and anybody that has any questions?

21 **CASE NO. 20-038 MA:**

22 MR. PRICE: We'll need to read the comments into the Record first, sir, before
23 you –

1 ACTING CHAIRMAN DENNIS: Right.

2 MR. PRICE: So Mr. DeLage has those and he will read the comments from the
3 Applicant and we received two, I believe, against the request.

4 ACTING CHAIRMAN DENNIS: Okay.

5 MR. DELAGE: Alright and I'll start with the Applicant, his comments. [Inaudible]
6 trucks parked there, nothing else in the future. I'm planning to build my house there and
7 have animals also. Thank you. And then we have one from –

8 MR. TAYLOR: I did not hear that very well. Could that be read again since it was
9 kind of brief? I apologize, I couldn't understand it.

10 MR. DELAGE: Sure.

11 MR. TAYLOR: Thank you.

12 MR. DELAGE: Alright so from the Applicant it says, We just want to rezone it to
13 have the trucks parked there, nothing else in the future. I'm planning to build my house
14 there and have animals also. Thank you. And then we have a letter from Ms. Lord, it's
15 addressed to Mr. [Inaudible], I have waited since December 7th, 2020 for this meeting to
16 be heard and I'm delighted that the time is near. I have been so distressed over this
17 possibility. New developments have arisen along with new considerations that I think
18 you should be made aware of. Tuesday, December 29th, 2020, the surveyors were out
19 today and cordoned off the five acres of their 19.98 acres [inaudible] the property using
20 the fence line/property line that divides the two properties from Screaming Eagle Road
21 up to beside my home and behind my home. If this is approved I will have no privacy.
22 This is just not fair. As of July 2021 I will have lived here for 26 years. My property, 1925
23 Screaming Eagle Road, is higher than theirs at 1917 Screaming Eagle Road and I

1 would be subject to seeing all their employees' equipment trucks, trailers, the trash they
2 deposit on the ground whenever they choose, plus their noise 24/7. I'm attaching
3 pictures to show you how close they want the land rezoned, which comes up right next
4 to me. This is a deliberate invasion of my rights and privacy. They're trying to force me
5 to move and sell my property at a huge loss. Horse/farm people do not want to live next
6 to a construction business and my 72 years of age with numerous medical issues
7 including major surgery, this would create a monumental task, not to mention a huge
8 monetary loss with little money to relocate myself as well as my two horses if at all
9 possible. I have no family to help me, my two neighbors are older than me. I have since
10 found out that my realtor could've put a restriction on the 1917 property preventing this
11 problem for me, but instead she was only addressing getting it sold and receiving the
12 commission. The realtor was only too interested in getting his commission from the sale
13 as well. Neither realtor was concerned how this would affect me and it is a prime
14 example of taking advantage of the elderly. Most unfair. I beg you not to approve the
15 rezoning of 1917 Screaming Eagle Road. Sincerely, Susan B. Lord. And then we also
16 have a comment from Ms. Kathy Hartman. It says, I am writing this letter out of concern
17 of potential impact to the community if the proposed zoning change is approved. It is my
18 understanding that the proposed change from Rural to Light Industry will facilitate
19 parking/storage of dump trucks at 1917 Screaming Eagle Road. Of concern is an
20 increase to a large vehicle traffic on Screaming Eagle Road. Traffic is already
21 challenging with the garbage trucks accessing the landfill as well as dump trucks
22 moving sand. We also have to contend with the logging trucks on occasion using
23 Screaming Eagle Road. Before Covid 19 we had regular community meetings at the

1 Sheriff's Department Region 7 Substation. One of the issues raised repeatedly was the
2 increase in traffic, specifically trucks during peak afternoon and evening hours, traffic
3 often backs up from the intersection of Percival and Screaming Eagle to as far as a half
4 mile from the substation. I respectfully request before approving any zoning change
5 conduct a comprehensive study of current traffic issues, safety concerns and road
6 damage. Thank you in advance. And that is the last comment that we have, Mr.
7 Chairman.

8 ACTING CHAIRMAN DENNIS: Alright, do we have any discussion on the
9 matter? Do I have a motion from somebody?

10 MR. GRADY: First a thought and then a motion if I could. This seems broadly
11 similar to the issue I believe last month of a request to zone as Light Industrial for
12 purposes of animal processing. And I think that, as I thought for Staff to consider it, it
13 seems like there may be [inaudible] as we are doing the, yeah thinking about rezoning
14 and the Comprehensive Plan, you know, I don't know if there needs to be some sort of
15 ultra-light, featherweight industrial classification or something that would allow for, if it is
16 simply storage of vehicles, you know, that seems like it's limited but there's certainly
17 concerns that this could be a much more intensive use. But based on what we have,
18 based on what the Comprehensive Plan says, based on the current regulations I believe
19 that Staff is correct that this needs to be disapproved, so if there's no further discussion
20 I would so move.

21 ACTING CHAIRMAN DENNIS: Anybody else?

22 MR. YONKE: I would move to agree with Staff.

23 ACTING CHAIRMAN DENNIS: Hold on, we had Mr. Yonke first?

1 MR. YONKE: I'm sorry. I agree with that motion to agree with Staff on this one.

2 ACTING CHAIRMAN DENNIS: Alright, we have a motion on the table. Do I have
3 a second?

4 MR. TAYLOR: I thought Mr. Yonke was second.

5 ACTING CHAIRMAN DENNIS: Okay.

6 MR. YONKE: Yes, I'm seconding Mr. Grady.

7 ACTING CHAIRMAN DENNIS: Sorry. Alright, so we have a motion on the table
8 to move Case No. 20-038 MA to Council for disapproval as stated by Staff. Let's do a
9 roll call vote, please.

10 MR. PRICE: Okay. Yonke?

11 MR. YONKE: Aye.

12 MR. PRICE: Dennis?

13 ACTING CHAIRMAN DENNIS: Aye.

14 MR. PRICE: Grady?

15 MR. GRADY: Aye.

16 MR. PRICE: Taylor?

17 MR. TAYLOR: Aye.

18 MR. PRICE: Frierson?

19 MS. FRIERSON: Aye.

20 *[Approved to deny: Yonke, Dennis, Grady, Taylor, Frierson; Absent: Gilchrist, Cairns,*
21 *Carlisle, Branham]*

22 ACTING CHAIRMAN DENNIS: So that motion passes. So we are sending Case
23 No. 20-038 MA for disapproval to County Council.

1 MR. PRICE: Yes, sir.

2 ACTING CHAIRMAN DENNIS: Alright, next case. And y'all have to give me a
3 little leeway because this is first time ever doing this, so having to remember *Robert's*
4 *Rules* out of the top of my head is not easy. Alright so we have Case No. 21-009 MA,
5 133 Bookman Road, reclassification from RU to RS-MD. Do we have any comments
6 from the Staff on this one?

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

8 MR. PRICE: No, sir. Our discussion, just going over the Staff Report, again it is
9 at 133 Bookman Road. The Applicant is requesting to rezone 27.73 acres from Rural to
10 Residential Single-family Medium Density. Staff does recommend approval of the
11 request, but it's kind of more of a principle approval because the proposed rezoning
12 would be consistent with the objectives outlined in the Comprehensive Plan for areas
13 designated as neighborhood medium density, which this subject site is located within.
14 However, the request could also be viewed as being highly inconsistent with the
15 character of the existing rural large lot residential development pattern and zoning
16 districts along this section of Bookman Road. As a result the request could introduce a
17 zoning designation and development which is not consistent or compatible with the rural
18 character of the area.

19 ACTING CHAIRMAN DENNIS: Okay, do we have any public comments for this?

20 MR. PRICE: Yes, we do.

21 ACTING CHAIRMAN DENNIS: Alright, let's hear those and then we'll go into
22 discussion.

1 MR. CROOKS: Yes, sir, this is a comment from the Applicant. So this is from
2 Madison Pickrel in regards to Case No. 21-009 MA, We feel RS-MD is the best use for
3 this property as it complements the zoning of the adjacent properties. It also coincides
4 with Richland County's future designation of the area and is beneficial to the future life
5 of the tract. So that is all the comments we have from the Applicant, and I believe all the
6 comments for the rezoning case. And now we have comment in opposition from Kelly
7 Holyfield, 1417 Bookman Road, Elgin, South Carolina. Dear Richland County Planning
8 Commission, I am writing to express my strong opposition to Case No. 21-009 MA
9 regarding Bookman Road Acres. I am opposed to a multi-family housing development
10 that will cause traffic and safety problems, create even more problems with schools that
11 are already over capacity, and potentially lower the property values of the existing
12 homes. Traffic and safety are major areas of concern. Traffic is usually jammed at the
13 end of Bookman and Two Notch Road in the mornings as well as the afternoon starting
14 at 3:00 until well after 7:00. Traffic is bad coming from Kelly Mill Road onto Bookman
15 Road because people are coming from Lake Carolina and other developments to jump
16 onto the interstate this way. It has caused several traffic accidents on Bookman and
17 Kelly Mill as well as on the curve of Bookman near the entrance of Jacob's Creek and
18 Briarcliff. It is all because the roads are too busy and cannot support all of these
19 commuters. Schools in the area are already reported at over capacity. This year Jacob's
20 Creek students were rezoned for Bookman Road Elementary which increased our traffic
21 numbers. The rezoned families had a choice to defer the move over to Bookman Road
22 for one more year if their child was a rising 5th grader, which means they will have an
23 even greater influx of students moving to Bookman Road Elementary next school year.

1 Wildlife has been observed in the area and any development will destroy their habitat.
2 Any planned development of the property should consider the continuing impact to local
3 wildlife habitat. It's been observed that property values are likely to go down in the area
4 if multi-family houses are built, much like surrounding areas which have had these
5 neighborhoods pop up. We bought and built on this land over 15 years ago so our
6 children could attend Bookman Road Elementary. We didn't want to live in a
7 neighborhood, we wanted land and to live as much in the country as we could that's still
8 no so far away from easy access to what all Columbia has to offer. We love to sit
9 outside and enjoy the quietness and serenity that we have now. We won't have that with
10 the neighborhood across from us, we will have lights all around us, cars going up and
11 down the road. The speed limit is 45 miles per hour but several motorists do not abide
12 by it and this will become a complete disaster and will cause so many more accidents
13 than we have seen in the years we have lived out here. I just ask that you take into
14 careful consideration that we did not hear about this until we saw the yellow signs
15 across the street and received a letter in the mail about this rezoning. We don't even
16 know if the neighborhood is what is in these plans but we want to take every opportunity
17 to remind the Council the repercussions of building neighborhoods in this area. It would
18 be great for us to grow old and enjoy our country living like we had envisioned. Thank
19 you so much for your time, Kelly Holyfield. Those are all the comments for this case.

20 ACTING CHAIRMAN DENNIS: Alright, thank you for those comments. Alright,
21 let's open the floor up for discussion. Or a motion.

22 MR. YONKE: Okay, this is Chris. Hi everyone.

23 ACTING CHAIRMAN DENNIS: Alright, Mr. Yonke.

1 MR. YONKE: Looking around at the map, because I always refer to the map and
2 what's going on in the area, and I don't see any other RS-MD in sight. There's other
3 neighborhoods that are RS-LD but nothing as dense as this. I think listening to what
4 their comments were and driving through the area this past weekend doesn't seem like
5 it's a good fit for this site. I'll leave it open for more discussion.

6 ACTING CHAIRMAN DENNIS: Alright, do we have anybody else?

7 MR. GRADY: If I might?

8 ACTING CHAIRMAN DENNIS: Mr. Grady, go ahead.

9 MR. GRADY: Yes, so I think I share concerns about this request but perhaps
10 from a different direction. You know, this does seem like it is an example of potentially
11 leapfrog development of leaving sort of the existing developed area, would certainly
12 prefer to see more housing closer to existing amenities, closer to existing employment.
13 So I think that's my primary concern here, and I certainly don't have any problem with
14 developing housing in general but yeah, this doesn't seem – while as Staff mentioned it
15 fits the future land use plan I think there's an inherent different future date implicit in that
16 because, you know, certainly different areas are going to be part of a cohesive
17 development plan at different points in time. So you know, if this was part of a more
18 comprehensive development that was not just a single subdivision in isolation I might
19 have a different view of it, but as it stands this does seem like it's not particularly
20 consistent with either current land use or the Comprehensive Plan.

21 ACTING CHAIRMAN DENNIS: Alright. Noted.

22 MR. TAYLOR: This is Terry.

23 ACTING CHAIRMAN DENNIS: Go ahead, Mr. Taylor.

1 MR. TAYLOR: Yeah, just curious, under the Conclusion in that second paragraph
2 it says, the request can be viewed as being highly inconsistent with the character of the
3 existing . . . my question is why would Staff submit it for approval if that's part of the
4 criteria? Is it just because we're looking at the exact letter of the law or the guidelines?

5 MR. PRICE: Yes Mr. Taylor, you're correct. We base our recommendations on
6 the language found within the Comprehensive Plan and how the request relates to the
7 Comprehensive Plan. But in certain cases there are times in which we as a Staff, we
8 want to point out that while it is consistent with the Comprehensive Plan in our
9 recommendation there are some other factors that should be looked at with the request.

10 MR. TAYLOR: Thank you.

11 ACTING CHAIRMAN DENNIS: Alright. Does anybody else have any more
12 discussion on this? Do we have – well before we do that I'll put in my little two cents. So
13 driving out there, that road does get very busy, especially where Bookman Elementary
14 School is. It can be quite dangerous sometimes coming down where Bookman and
15 Kelly Mill connect to each other. I do understand Staff's recommendation for approval
16 and I also understand how it's not consistent, but when you start looking out over the
17 overall area you can see it's starting to grow out there. So I truly think that, you know, I
18 don't think this is the time for it but in the next few years I can see it actually growing out
19 that far when you really look at the grand scheme of things in that area. In the Northeast
20 we got a lot of housing that's pushing out towards the border of Kershaw County. So I
21 will entertain a motion.

22 MR. YONKE: This is Chris again. I'll entertain a motion of disapproval. And I
23 know I'm disagreeing with Staff so I need to come up with a better reason. Just to

1 highlight what Staff says in their second paragraph as it being highly inconsistent with
2 the character of the existing rural large lot residential development and using my own
3 observations, looking at this area going out to the site, looking at the greater view on the
4 map there's some low residential around but nothing for medium density, so motion of
5 disapproval.

6 MS. FRIERSON: This is Frierson, I second the motion for disapproval.

7 ACTING CHAIRMAN DENNIS: Alright, we have a motion by Mr. Yonke and
8 second by Ms. Frierson for disapproval for the reason Mr. Yonke stated in conjunction
9 with it being inconsistent. Roll call vote, please?

10 MR. PRICE: Alright. Christopher Yonke?

11 MR. YONKE: Aye.

12 MR. PRICE: Dennis?

13 ACTING CHAIRMAN DENNIS: Aye.

14 MR. PRICE: Grady?

15 MR. GRADY: Aye.

16 MR. PRICE: Taylor?

17 MR. TAYLOR: Aye.

18 MR. PRICE: Frierson?

19 MS. FRIERSON: Aye.

20 *[Approved to deny: Yonke, Dennis, Grady, Taylor, Frierson; Absent: Gilchrist, Cairns,*
21 *Carlisle, Branham]*

22 MR. PRICE: The motion is approved.

1 ACTING CHAIRMAN DENNIS: Alright. So that was 5/0 vote. We are moving
2 Case No. 21-009 MA to Council for disapproval.

3 MR. PRICE: Yes, sir. Mr. Acting Chair, just like to point out to all of the Applicants
4 and those who are listening as part of the Planning Commission meeting, that the
5 Planning Commission's votes are a recommendation for Council and Council will hear
6 these cases on April the 27th at 7:00pm. And if anyone has any comments they would
7 like presented to Council they can email those comments to
8 planningcommission@richlandcountysc.gov.

9 ACTING CHAIRMAN DENNIS: Alright, thank you Mr. Price. Alright, moving on.
10 This is our last one it looks like. Alright, so we have Case No. 21-010 MA on 8930
11 Rabbit Road, existing zoning is PDD, a proposed zoning PDD. So do we have any
12 public comments on this one?

13 **CASE NO. 21-010 MA:**

14 MR. PRICE: We have comments from the Applicant.

15 ACTING CHAIRMAN DENNIS: Alright, please go ahead.

16 MR. PRICE: But I think prior to that I'll just go ahead and read some of the
17 particulars of the request into the Record.

18 ACTING CHAIRMAN DENNIS: Okay.

19 MR. PRICE: Okay, this is Case 21-010 MA. The Applicant is Kelvin Steelman,
20 the location is 8930 Rabbit Run. The Applicant is requesting to rezone 175.5 acres from
21 an approved PDD to an amended PDD. You know, for those who may be trying to
22 understand exactly what that request is, there was a previous approval for the overall
23 general development of this site and the Applicant is coming in to make amendments to

1 that approval. So that's why we have an amended PDD. But Staff recommends
2 approval of this request as the amendment would be consistent with the objectives
3 outlined in the Comprehensive Plan in addition to the Southeast Richland Neighborhood
4 Master Plan or we refer to it as the SERN. Both the 2015 Comprehensive Plan and the
5 SERN recommends a mix of residential uses and densities within neighborhoods and
6 the proposed PDD would allow for residential development consistent with these
7 objectives. Also, the amendment from the originally approved PDD would include
8 development at a lower intensity than what is currently allowed with the original PDD.
9 And so again Staff recommends approval of the request. And that's it Mr. Chair.

10 ACTING CHAIRMAN DENNIS: Alright. And let's move on to the public
11 comments.

12 MR. DELAGE: Yes sir, Mr. Chair, we've got a comment from the Applicant,
13 Kelvin Steelman. It says, Members of Richland County Planning Commission, I am
14 writing on behalf of Land Tech in support of our application to amend the land use map
15 contained within the PDD that governs the development of the Bunch Family property
16 located at the intersection of Garners Ferry Road and Lower Richland Boulevard, and
17 identified as TMS# R21800-01-06. The land use map approved for the property in 2007
18 included commercial, multi-family, single-family residential attached, and single-family
19 residential detached uses. We are proposing to keep those land uses in place but
20 modify some of the locations, acreage and densities of each of the residential uses to
21 accommodate our development plans for the property. The following summarizes the
22 land use acreages and densities under the previously approved plan in our proposed
23 amendment. So approved land uses and densities are 44 acres at four units an acre

1 which equal 176 single-family lots, 12 acres at eight units an acre which is 96 attached
2 single-family units, 48 acres at 16 units per acre which is 769 multi-family units, for a
3 total of 1,040 maximum. Proposed land use densities are 71.8 acres at six units an acre
4 for a total of 430 single-family lots, 10.7 acres at eight dwelling units per acre at 85
5 attached single-family units, 20.7 acres at 16 dwelling units per acre for 331 multi-family
6 units, for total maximum units of 846. In summary the proposed map amendment
7 reduces the overall maximum residential density by 194 units from the 1,040 to 846
8 units by reducing the acreage allocated to multi-family and increasing acreage allocated
9 to single-family residential detached which has a much lower density. We have also
10 incorporated proposed development standards in our request which will govern the
11 development activity within each land use area. We believe that our request is
12 consistent with the County's Comprehensive Plan for the area and respectfully request
13 that you recommend approval to our request to County Council. I plan to participate in
14 the meeting on Monday and will be available to answer any questions. Thank you for
15 your consideration of our request. And that was it, Mr. Chair. And that was it, Mr. Chair.

16 ACTING CHAIRMAN DENNIS: Alright. Let's move on to discussion, open the
17 floor up for discussion, do we have any? Alright, I got one real quick. Mr. Price, this area
18 is really close to McEntire Air Base, does that pose, have we heard anything from
19 them?

20 MR. PRICE: Mr. DeLage, if you don't mind?

21 MR. DELAGE: Yeah, I can answer that. We did not formally submit anything to
22 them because they are outside of the buffer area that's required by the State for
23 notification. So we have not received anything from them.

1 ACTING CHAIRMAN DENNIS: Okay, yeah I knew it was close to that buffer,
2 that's why I wanted to ask. Alright that's all I have, does anybody else have any other
3 questions, or a motion?

4 MR. YONKE: I have a comment, this is Chris Yonke. I won't speak as an
5 employee of McEntire, I'm speaking as myself, a citizen of Richland County. Just
6 looking at the materials in our packet it looks like, you know, the PDD existed and this is
7 an amendment to this PDD, and the total residence count going down to 846 from
8 1,040. As someone who drives through here every day I think that works good for the
9 site. So I would lean towards approving this.

10 ACTING CHAIRMAN DENNIS: Alright. Do we have any other comments? Go
11 ahead, Mr. Grady.

12 MR. GRADY: Yeah. I would say I'm a little bit ambivalent about this because I
13 remember after, yeah, in reference to a previous case looking at the Lower Richland
14 Master Plan would seem to be, you know, trying to develop a true node for that part of
15 the County, yeah honestly I would certainly prefer honestly the higher density that's
16 currently proposed, but certainly I think this is still consistent enough with the
17 neighborhood activity center definition and the Comprehensive Plan more broadly, that I
18 will support this is this is what the developer thinks is best for the site.

19 ACTING CHAIRMAN DENNIS: Do we have any more comments or a motion?

20 MR. YONKE: Is that Beverly with the hand raised?

21 ACTING CHAIRMAN DENNIS: I can't see if – Ms. Frierson?

22 MR. YONKE: It appears that she's muted.

23 MS. FRIERSON: Can you hear me now?

1 ACTING CHAIRMAN DENNIS: I got you now.

2 MS. FRIERSON: Okay. Alright, I make a motion that we approve this Map
3 Amendment in accordance with the Staff recommendation.

4 MR. YONKE: I second.

5 ACTING CHAIRMAN DENNIS: Alright we have a motion on the floor from Ms.
6 Frierson for approval and seconded by Mr. Yonke. Can we have a roll call vote, please?

7 MR. PRICE: Alright, Yonke?

8 MR. YONKE: Aye.

9 MR. PRICE: Dennis?

10 ACTING CHAIRMAN DENNIS: Aye.

11 MR. PRICE: Grady?

12 MR. GRADY: Aye.

13 MR. PRICE: Taylor?

14 MR. TAYLOR: Aye.

15 MR. PRICE: Frierson?

16 MS. FRIERSON: Aye.

17 *[Approved: Yonke, Dennis, Grady, Taylor, Frierson; Absent: Gilchrist, Cairns, Carlisle,*
18 *Branham]*

19 MR. PRICE: Okay, that motion passes 5/0.

20 ACTING CHAIRMAN DENNIS: Alright. So we have a passed motion for Case
21 No. 21-010 MA, 5/0 to send to County Council for approval from the existing PDD to the
22 amended PDD. And I want to remind everybody that's watching this on Facebook and
23 YouTube or wherever you're watching it, the Planning Commission is a recommending

1 Body for Richland County Council. So we vote on these things and we go approval or
2 disapproval and they're forwarded to County Council for their consideration at the next
3 Zoning Public Hearing, which if I'm not mistaken you said that was 27 April at 7:00pm?

4 MR. PRICE: Yes, sir.

5 ACTING CHAIRMAN DENNIS: Alright. And you can get those on the website,
6 the Richland County website, and if you have anything for or against it please contact
7 the email listed on the website. And then going back that looks like everything. We did
8 talk about Opportunity Zones last time, I know there's a couple of organizations out
9 there that are working for Opportunity Zones and I think that's a good thing. That's a
10 good thing for Richland County especially with all the money that's being passed and
11 infrastructure built. And I really think if this infrastructure bill gets passed we need to
12 start looking at that also. There's some opportunities for us all in there to help this
13 County for many different things. And it just depends on what we got and what gets
14 approved in Congress and comes down to us. Next we have a Chairman's Report. I
15 don't have anything to report other than this was a short meeting and I didn't butcher it
16 too bad. Does anybody else have any items to discuss?

17 MR. YONKE: Thanks for stepping in today, Mr. Dennis. Good work.

18 ACTING CHAIRMAN DENNIS: I appreciate it. Thank you very much, Mr. Yonke.
19 Do we have the Planning Director, does he have a report for us?

20 MR. PRICE: I believe that report should be in your package, just the actions from
21 the previous Council Zoning Public Hearing meeting.

1 ACTING CHAIRMAN DENNIS: Okay. Alright so we all have that. I just want to
2 thank everybody for being here. I'm glad we had a quorum to get this done. Look
3 forward to seeing y'all at the next meeting.

4 MR. CROOKS: Mr. Dennis, before we adjourn, if I may?

5 ACTING CHAIRMAN DENNIS: Yes.

6 MR. CROOKS: I just wanted to remind everyone, I mentioned last week that we
7 were looking to begin moving forward or bringing forward the Rediscover Sandhills plan
8 before you all. So there is a draft of that online on the project website that I will be
9 forwarding to you all. But if you all could begin, go ahead and taking a look through that.
10 We will bringing that before you all at the next meeting so I just wanted to go ahead and
11 remind you all about that and that we will be having a public meeting on it on the 22nd at
12 6:00 via Zoom. You can find a link in regards to that on the County's events page. So I
13 just wanted to make a quick mention of that so you all would be aware. But I will send
14 you all that link directly to the plan as well as for that event, but just wanted to make
15 mention of that before we moved on.

16 ACTING CHAIRMAN DENNIS: Alright. Thank you, Mr. Crooks. So for that Zoom
17 meeting when you email that link out are you gonna email us the Zoom meeting link
18 also or we're just gonna watch it like everybody else?

19 MR. CROOKS: I think it'd be working the same way with everybody, it's a direct
20 link to that Zoom. So the link that is on the events page is the link to the Zoom meeting
21 itself.

22 ACTING CHAIRMAN DENNIS: Okay, okay. Alright, Mr. Price you had
23 something?

1 MR. PRICE: Yeah, just wanted to point out if you look in your Agenda under Item
2 No. VI we have, we kind of put a little placeholder there, it's called Other Items for
3 Discussion. And we just kind of wanted to put that there so if there are any issues or
4 any items that the Planning Commission Members want to discuss, if you so desire you
5 can contact Staff prior to the meeting and we will place that item on there. Like I said I
6 know some of the things come up and maybe, you know, we just kind of get into some
7 discussions, but if there's something that you would just like to put on there in advance
8 we can add that to it, or you can also do it at the beginning of the meeting prior to us
9 adopting the Agenda.

10 ACTING CHAIRMAN DENNIS: Thank you. Commissioners, now that Mr. Crooks
11 has pointed that out to us about the Rediscover Sandhills, if you guys haven't gone out
12 there lately please I advise you to take the time and ride out there and kinda give that
13 area a look, because this is gonna be something big. I'm very curious to see everything
14 in detail. I know this has been talked about for a while and County Council has been
15 pushing for it so I can't wait to see it. Does anybody else have anything else? Alright,
16 thank you all for being here. Do I have a motion to adjourn?

17 MR. TAYLOR: So moved.

18 ACTING CHAIRMAN DENNIS: Alright. Thank you everybody. Y'all have a
19 wonderful afternoon and I will see y'all at the next meeting.

20 MR. TAYLOR: Good job, thanks Gary.

21
22 *[Meeting adjourned at _____]*