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2 **RICHLAND COUNTY PLANNING COMMISSION**  
3 **Zoom Meeting**  
4 **November 1, 2021**  
5

6 *[Members Present: Stephen Gilchrist, Christopher Yonke, Gary Dennis, Bryan Grady,*  
7 *Beverly Frierson, Mettauer Carlisle, John Metts, Jason Branham; Absent: Terrence*  
8 *Taylor]*  
9

10 Called to order: \_\_\_\_\_  
11

12 CHAIRMAN GILCHRIST: Okay.

13 MR. PRICE: - which would include Case Number two which is 21-035 MA, M1 to  
14 RMHD, 8104 Two Notch Road that has been administratively deferred at this time. And  
15 I think that was it for that, we made a change to the other case.

16 CHAIRMAN GILCHRIST: Those are all the changes Mr. Price?

17 MR. PRICE: Yes.

18 CHAIRMAN GILCHRIST: Okay, alright, moving right along to our Consent  
19 Agenda. Mr. Dennis.

20 MR. DENNIS: Mr. Chairman, I make a motion. I'd like to move along with the  
21 Consent Agenda pulling Case Number one and three for discussion and of course Case  
22 Number two has been deferred and that's it.

23 MR. PRICE: What about case number four?

24 CHAIRMAN GILCHRIST: Case number four?

25 MR. DENNIS: And moving Case Number four onto County Council.

26 CHAIRMAN GILCHRIST: No, yeah, four will be pulled, too.

27 MR. DENNIS: And pulling Case Number four.

28 CHAIRMAN GILCHRIST: Okay, is there a second on the Consent Agenda?

1 MR. BRANHAM: Second.

2 CHAIRMAN GILCHRIST: Okay. Question, Mr. Price, do we include the Minutes  
3 in this?

4 MR. PRICE: Yeah, we've been having a little bit of an issue so hopefully we will  
5 get those to you shortly.

6 CHAIRMAN GILCHRIST: Okay, so the Consent Agenda, and I don't think I see  
7 the minutes included in the Consent Agenda items, so.

8 MR. PRICE: Correct.

9 CHAIRMAN GILCHRIST: So, it's been moved and properly seconded that we  
10 consider the Consent Agenda as recommended by Commission. All in favor signify roll  
11 call vote, Mr. Price.

12 MR. PRICE: Alright, those in favor? Metts?

13 MR. METTS: Aye.

14 MR. PRICE: Grady?

15 MR. GRADY: Aye.

16 MR. PRICE: Branham?

17 MR. BRANHAM: Aye.

18 MR. PRICE: Dennis?

19 MR. DENIIS: Aye.

20 MR. PRICE: Frierson?

21 MS. FRIERSON: Aye.

22 MR. PRICE: Gilchrist?

23 CHAIRMAN GILCHRIST: Aye.

1 MR. PRICE: Carlisle?

2 MR. CARLISLE: Aye.

3 MR. PRICE: Yonke?

4 MR. YONKE: Aye.

5 *[Approved: Metts, Grady, Branham, Dennis, Frierson, Gilchrist, Carlisle, Yonke; Absent:*  
6 *Taylor]*

7 MR. PRICE: Motion passes.

8 CHAIRMAN GILCHRIST: Motion passes with majority vote. Before we get into  
9 the Agenda today. I do want to take one moment of personal privilege. We have a very  
10 special, all of you are special guests, but we have a very special guest with us today  
11 and anytime young people come and join our Commission meetings we want to  
12 recognize them and we have a young man, Miles Dennis, who's here. Would you like to  
13 stand up Miles and show us who you are? There you go. He is the son of Commissioner  
14 Dennis here and he came to join us today so we welcome you to the Planning  
15 Commission meeting. We hope you learn a lot while you're here. So, y'all give him a  
16 hand. Alright, that gets our day started off just right. Okay, we will move right along to  
17 our first case, Mr. Price.

18 **CASE NO. 21-029 MA:**

19 MR. PRICE: I'm sorry, the first item is Case 21-029 MA, the Applicant is Scott  
20 Morrison. The location is Johnson Marina Road. The Applicant is requesting to rezone  
21 two parcels with the combined total of 27.1 acres from rural to RSLD. Staff has  
22 reviewed the request and has determined that the request is in compliance with the  
23 2015 Comprehensive Plan as the plan recommends low density residential and the

1 primary land use, as the primary land use. Likewise, the area should serve as a transition  
2 between rural and neighborhood medium density areas providing for opportunities for  
3 low density traditional neighborhood development. Also, the proposed rezoning is  
4 consistent with the current zoning districts is congruent to the existing development  
5 pattern for residential development. For these reasons Staff recommends approval.

6 CHAIRMAN GILCHRIST: Okay, any questions for the Staff in this case? We  
7 have a couple persons signed up to speak and when we call your name please come to  
8 the podium and give us your name and your address for the Record and you'll have  
9 three minutes to share with us what you would like. Phillip Reams, the Applicant?

10 **TESTIMONY OF PHILLIP REAMS:**

11 PHILLIP REAMS: Good afternoon, everyone. I'd just like to thank y'all for  
12 allowing me to speak on behalf of Great Southern Homes. I have a layout here, I don't  
13 know if y'all care to see a conceptual layout or not.

14 CHAIRMAN GILCHRIST: I mean, we typically don't take the information unless  
15 it's provided before the meeting.

16 PHILLIP REAMS: Okay.

17 CHAIRMAN GILCHRIST: But you are certainly willing to share that. I don't know  
18 if it comes up on our screens, okay.

19 MR. PRICE: Again, one of the, if this is so desired by, I don't know how we could  
20 do it now but in these cases as a Staff we typically don't encourage displays for  
21 requests because we cannot hold them to that particular, whatever depiction they are  
22 providing to us. So we kind of hate to do that, especially when there are people that

1 may be against the request or even in support because that's not something we can  
2 hold them to.

3 MR. REAMS: Yeah, that's fine because, I'm actually, we're gonna change this  
4 layout a little bit anyway So I presented this to the Ballentine Civic Group and after  
5 discussing what our plans were, which were two story homes, probably three to five  
6 bedrooms, you know, we just, after talking to them I just felt like it was probably better to  
7 go back and redesign what we're doing to an even lower density. So our plan now is to  
8 build single story homes like, you know, it will cut the lot use down from probably around  
9 84 to somewhere around 75 lots. Our thought process behind this is, you know, there's  
10 a lotta lifelong people who have lived up in that community up, you know, along the lake  
11 and up Broad River area and we just feel like we'd like to target the couple that wants to  
12 downsize but still would like to stay in that community, you know, since they probably  
13 raised family there and the doctor's offices are there and grocery stores etc., so. That's  
14 really about all I got.

15 CHAIRMAN GILCHRIST: Okay.

16 MR. REAMS: I don't know if you have any questions.

17 CHAIRMAN GILCHRIST: Thank you, Mr. Reams. Any questions for Mr. Reams?

18 Thank you, sir.

19 MR. REAMS: Yeah, thank y'all.

20 CHAIRMAN GILCHRIST: Laura Barns?

21 MS. BARNES: That's okay, he answered.

22 CHAIRMAN GILCHRIST: He answered all your questions? Alright, that works for  
23 me. So that's all we have signed up to speak on this case, Commissioners. Are there

1 any questions for the Applicant and/or our Staff? If not, the Chair will entertain a motion  
2 on this particular case. Yes sir, Mr. Dennis?

3 MR. DENNIS: I didn't, somebody in the crowd raising their hand.

4 CHAIRMAN GILCHRIST: Somebody is raising their hand?

5 MR. DENNIS: Yeah.

6 CHAIRMAN GILCHRIST: Okay, ma'am. Let's see, we've got a couple of persons  
7 signed up to speak. You're welcome to come to the podium if you have something to  
8 share with the Commission.

9 [Inaudible]

10 CHAIRMAN GILCHRIST: So, the meeting is to address us to us we'll certainly  
11 listen.

12 **TESTIMONY OF FEMALE AUDIENCE MEMBER:**

13 MS. (?): I live in Lakeside in Ballentine and we back up to this property so we  
14 wanna know what's going in there. What type of housing, when you say low density  
15 what are you talking about exactly? I'm not sure. I don't know what that means.

16 MR. REAMS: We're planning single story homes -

17 CHAIRMAN GILCHRIST: Mr. Reams, this is a conversation that the two of you  
18 need to have. We're actually here to just focus primarily on the rezoning, ma'am. If you  
19 have an issue with it feel free to share that with us and we'll take that into consideration  
20 but if there's some specific questions you want to ask him, I would encourage you to  
21 have that conversation with him.

22 MS. (?): Okay. Well again, what I'm asking you what type of, when you say low  
23 density what are you talking about? Are you talking about a lotta homes in a tiny area,

1 are you talking about several homes with more property for them? I don't know what  
2 you're talking about.

3 CHAIRMAN GILCHRIST: Mr. Price, would you like to comment on that?

4 MR. PRICE: Yes, ma'am. So to answer that question I'll direct this back to the  
5 Planning Commission. The request is what is low density and in this case low density  
6 means is essentially 3.63 units per acre, and based on the subject acreage that would  
7 allow a maximum of 98 dwelling units. However, that's the gross calculation. It does not  
8 take into consideration infrastructure or any typography issues or any wetlands issues  
9 that may affect the number of units that can be placed on the property. So kind of as a  
10 rule, and things can change, you can pretty much take about somewhere between 10 to  
11 30% from that number that's there. Of course, they can also do open space, which they  
12 would be able to reduce the lot sizes in return for leaving a good percentage, usually  
13 about 20, 25% of the property undisturbed.

14 CHAIRMAN GILCHRIST: Mr. Price, I'm sorry.

15 MR. PRICE: No, I was just going to say, but essentially they could get potentially  
16 up to 98 units on the property. And that's what low density means for this request.

17 CHAIRMAN GILCHRIST: Does that help, ma'am?

18 MS.(?): Not really, that seems like a lot. How many acres is that? Cause it  
19 doesn't seem like it's a lot in there when it backs up to our neighborhood.

20 MR. PRICE: It's 27 acres.

21 CHAIRMAN GILCHRIST: Twenty-seven acres.

22 MS. (?): Well, that just seems like a lot houses to me with 27 acres. I don't know.

23 CHAIRMAN GILCHRIST: Okay, anything else you want to share with us?

1 MS. (?): Are these single family homes, is that what these are gonna be single  
2 family?

3 CHAIRMAN GILCHRIST: So what we're looking at is the zoning on whether or  
4 not it's an appropriate zoning for the area, and so what the Staff is recommending is  
5 what is appropriate for the zoning. And so Mr. Price I think has laid out for you specifics  
6 on exactly how many dwellings would potentially be able to go in there. I did have a  
7 question for you Mr. Price. The 20 to 30%, did that also include open space?

8 MR. PRICE: No, sir. I mean, it could, regardless of whether you're going to apply  
9 the open space provision of our Code.

10 CHAIRMAN GILCHRIST: Yeah.

11 MR. PRICE: You still have to take into consideration roads, utilities, those type  
12 that will also go into development. So it could potentially reduce those but the open  
13 space does allow you to come closer to achieving what the gross number is.

14 CHAIRMAN GILCHRIST: Okay.

15 MR. PRICE: And also, Mr. Chair, the Applicant has agreed to meet with, I'm  
16 sorry.

17 MS. (?): Yeah.

18 CHAIRMAN GILCHRIST: That would be great.

19 MR. PRICE: To discuss this with you, to kind of give you an idea that's more  
20 specifically what they intend to do.

21 CHAIRMAN GILCHRIST: That would be great, absolutely.

22 MS. (?): That would be nice. Alright, thank you.



1 CHAIRMAN GILCHRIST: Alright, that's all we have signed up to speak, guys.

2 Chair will entertain a motion.

3 MR. DENNIS: Mr. Chair, I'll make a motion.

4 CHAIRMAN GILCHRIST: Yes sir, Mr. Dennis?

5 MR. DENNIS: Yes sir, I'd like to send Case Number 21-029 MA to County  
6 Council for approval.

7 CHAIRMAN GILCHRIST: Is there a second?

8 MS. FRIERSON: I second.

9 CHAIRMAN GILCHRIST: Okay, it's been moved and properly seconded by  
10 Commissioners that we send Case Number 21-029 MA forward to Council with a  
11 recommendation of approval. Any additional questions, any comments? If not all in  
12 favor signify by roll call vote, Mr. Price.

13 MR. PRICE: Okay, those in favor of the request to approve this, Gilchrist?

14 CHAIRMAN GILCHRIST: Aye.

15 MR. PRICE: Frierson?

16 MS. FRIERSON: Aye.

17 MR. PRICE: Yonke?

18 MR. YONKE: Aye.

19 MR. PRICE: Carlisle?

20 MR. CARLISLE: Aye.

21 MR. PRICE: Dennis?

22 MR. DENNIS: Aye.

23 MR. PRICE: Metts?

1 MR. METTS: Aye.

2 MR. PRICE: Grady?

3 MR. GRADY: Aye.

4 MR. PRICE: Branham?

5 MR. BRANHAM: Aye.

6 *[Approved: Metts, Grady, Branham, Dennis, Frierson, Gilchrist, Carlisle, Yonke; Absent:*  
7 *Taylor]*

8 MR. PRICE: Motion passes.

9 CHAIRMAN GILCHRIST: Unanimous vote. And again, we are recommending  
10 Body to County Council and they will meet back in these chambers on when?

11 MR. PRICE: 18<sup>th</sup> of November.

12 CHAIRMAN GILCHRIST: 18<sup>th</sup> of November. So right before turkey day. So  
13 please make sure that you come back at that time. Alrighty, moving right along, Mr.  
14 Price, next case.

15 **CASE NO. 21-036 MA:**

16 MR. PRICE: Alright, your next item is case 21-036 MA. The Applicant is Ann  
17 Altman Morris. The Applicant is requesting to rezone two tracts of land; one is 9.52, the  
18 other is 12.36, I'm sorry I don't have that full total there, from Rural to RSHD. Again,  
19 Staff has reviewed this request and we determine that it is not in compliance with the  
20 requirements or the guidelines of the 2015 Comprehensive Plan. Per the plan the  
21 primary use within this area is medium density residential neighborhoods provided to  
22 provide a mix of residential uses in densities. For these reasons Staff recommends  
23 disapproval of this request.

1 CHAIRMAN GILCHRIST: Okay, thank you Mr. Price. Any questions for Mr. Price,  
2 Staff? Okay, well we have a couple persons signed up to speak on this case. So again  
3 when we call your name please come to the podium and give us your name and  
4 address for the Record. Ann Altman Morris, the Applicant.

5 **TESTIMONY OF ANN MORRIS:**

6 MS. MORRIS: Hi, I'm Ann Morris with the ERA Wilder Reality. Thank you for this  
7 opportunity to come. And I'm representing the sellers and I'm here with the buyer, the  
8 purchaser, Mr. Brent Lucas, and I would like to defer all my comments that he can  
9 speak on my behalf.

10 CHAIRMAN GILCHRIST: Okay, Mr. Lucas is signed up so sir, you're welcome to  
11 come up as well. Give us your name and address for the Record.

12 **TESTIMONY OF BRENT LOCAS:**

13 MR. LUCAS: Yes, sir. Brent Lucas, 258 Sundial Drive.

14 CHAIRMAN GILCHRIST: Okay.

15 MR. LUCAS: That's Pawley's Island. So initially we looked at this project as a  
16 potential for higher density multi-family and then looking at the Comprehensive Land  
17 Plan we realized it didn't fit. So we achieved to come in with the higher density. What's  
18 the compromise here? Would medium density work?

19 CHAIRMAN GILCHRIST: Well, what we're looking at right now is just we want  
20 you have to say to us.

21 MR. LUCAS: Okay.

22 CHAIRMAN GILCHRIST: And the Commission will kind of make a decision about  
23 whether or not -

1 MR. LUCAS: Yes sir, well.

2 CHAIRMAN GILCHRIST: What you're proposing is appropriate.

3 MR. LUCAS: It's obviously a desirable area and what we anticipate doing is  
4 putting affordable homes on the ground and really complying with everything that you  
5 guys need us to comply with.

6 CHAIRMAN GILCHRIST: Okay, are there any questions for Mr. Lucas? That's all  
7 you want to share with us?

8 MR. LUCAS: That's all I got. Yes, sir.

9 CHAIRMAN GILCHRIST: Okay, thank you sir.

10 MR. LUCAS: Thank you so much.

11 CHAIRMAN GILCHRIST: Alright, that's all we have signed up to speak on this  
12 case, guys. Any questions again, to the Staff, or any motions?

13 MR. BRANHAM: Mr. Chair?

14 CHAIRMAN GILCHRIST: Mr. Branham, okay. Go ahead, Mr. Branham.

15 MR. BRANHAM: Thank you. You know, looking at the factors that we are  
16 charged to review under the county ordinance, you know, I feel inclined to agree with  
17 Staff and the recommendation of disapproval. Sounds like the Applicant has a sense  
18 that something different might be more appropriate as well, something less dense.  
19 There's nothing in the immediate vicinity that's near that density. What was proposed is  
20 more than double the density of anything that's nearby. Five thousand square feet I  
21 believe would have been the minimum acreage before any open space credits might  
22 have been granted. So I'd like to make a motion to send this to Council with a  
23 recommendation of disapproval. [Inaudible] if the motion is seconded.

1 CHAIRMAN GILCHRIST: Is there a second on this motion?

2 MR. DENNIS: Second.

3 CHAIRMAN GILCHRIST: Okay, it's been moved and properly seconded that we  
4 send this case forward to Council with the recommendation of disapproval. Any  
5 discussion? Hearing none, Chair will entertain roll call vote, Mr. Price.

6 MR. PRICE: The motion is for disapproval.

7 CHAIRMAN GILCHRIST: Disapproval.

8 MR. PRICE: Motion is for disapproval. Those in favor? Gilchrist?

9 CHAIRMAN GILCHRIST: Aye.

10 MR. PRICE: Frierson?

11 MS. FRIERSON: Aye.

12 MR. PRICE: Yonke?

13 MR. YONKE: Aye.

14 MR. PRICE: Carlisle?

15 MR. CARLISLE: Aye.

16 MR. PRICE: Dennis?

17 MR. DENNIS: Aye.

18 MR. PRICE: Mets?

19 MR. METTS: Aye.

20 MR. PRICE: Grady?

21 MR. GRADY: Aye.

22 MR. PRICE: Branham?

23 MR. BRANHAM: Aye.

1 [Approved to deny: Metts, Grady, Branham, Dennis, Frierson, Gilchrist, Carlisle, Yonke;  
2 Absent: Taylor]

3 CHAIRMAN GILCHRIST: Okay, it's a unanimous vote. The Council will meet  
4 back in these chambers on the 18<sup>th</sup> of November and we would encourage you at that  
5 time to come back to the Council meeting at that time. Okay, thank you. Thank you for  
6 being here. Next case, Mr. Price.

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

8 MR. PRICE: The next case is 21-038 MA. The applicant Jayden Patel is  
9 requesting to rezone 32 acres, a little more than 32 acres from Rural to General  
10 Commercial. Staff, of course, again has reviewed this request and we recommend  
11 disapproval of the map amendment as it's not consistent with the objectives outlined in  
12 the 2015 Comprehensive Plan. This is designated a mixed-use corridor and it promotes  
13 smaller scale commercial, business and service use types as the primary land uses.  
14 More intensive commercial uses such as those permitted in the requested GC district  
15 are deemed to be more appropriate near and within activity centers. The area of the  
16 subject request is not designated as an activity center. And again Staff recommends  
17 disapproval of this request.

18 CHAIRMAN GILCHRIST: Okay, are there any comments about this case?

19 MR. GRADY: Mr. Chair?

20 CHAIRMAN GILCHRIST: Yes sir, Mr. Grady?

21 MR. GRADY: I had two questions. One sort of clarifying and one a little bit bigger  
22 picture question, so. First, in the packet there's an indication that a parcel [inaudible]

1 General Commercial but that doesn't appear on the map. I was curious which of those  
2 was correct.

3 MR. CROOKS: Commissioner Grady, those general commercials are gonna be  
4 further down closer to the interstate near along I-77 so that area around Tractor Supply.  
5 I believe the most recent ones are gonna be this group here at this intersection that was  
6 rezoned last year, year before last, relatively recently.

7 MR. GRADY: Okay, I was just looking at the table on page 26, particularly where  
8 it refers to the adjacent parcels.

9 MR. CROOKS: That one may just be a typo Mr. Grady.

10 MR. GRADY: Okay. Just wanted to confirm that. Second, I was a bit, I was a little  
11 bit perplexed and maybe you can expound upon the Staff recommendation here  
12 because when I looked at the Comprehensive Plan it certainly indicated that General  
13 Commercial was indeed an appropriate use in a mixed-use corridor which I believe this  
14 area is designated as so, I was curious why in that document it says GC is permissible  
15 and consistent whereas you're saying here it is not.

16 MR. PRICE: And a lot of that, again that is based on the location of the request.  
17 As stated this, if it was in an activity center, we would have recommended approval, and  
18 what Mr. Crooks was just pointing out the activity centers in this area happen to be  
19 more eastward down Killian Road. But this area is not designated as an activity center  
20 and as such we didn't feel GC was an appropriate zoning request for this location.

21 CHAIRMAN GILCHRIST: Thank you, Mr. Grady. Did someone else have a  
22 comment on this case? Is the Applicant here, Mr. Patel? Please give us your name and  
23 your address for the Record.

1 **TESTIMONY OF JAYDEN PATEL:**

2 MR. PATEL: Myself Jayden Patel and good to see you everyone personally, last  
3 beginning of the year I miss all of you. This property is on Killian Road where the Wilson  
4 Boulevard and Killian Road is intersection, 32 acre big lot. And as for the 2015  
5 Comprehensive Plan it shows General Commercial so I believe it falls under the  
6 General Commercial that's why I applied for it. And it's a particularly, that big lot the  
7 front corridor we are planning to use as a commercial property, like the anchor stores or  
8 a small department store or something in that nature. And the back side of the land we  
9 are planning to use either or as General Commercial or we are not sure at this point.

10 CHAIRMAN GILCHRIST: Okay. Are there any questions for the Applicant?

11 Thank you, Mr. Patel.

12 MR. PATEL: Thank you, one last comment.

13 CHAIRMAN GILCHRIST: Yes, sir.

14 MR. PATEL: I was thinking also for the Neighborhood Commercial but the  
15 Neighborhood Commercial that falls under the six thousand square feet of the maximum  
16 building I believe. And that is very, that is not appropriate for what we are planning so  
17 that's why we have applied for General Commercial.

18 CHAIRMAN GILCHRIST: Thank you.

19 MR. PATEL: Thank you so much.

20 CHAIRMAN GILCHRIST: That's all we have signed up to speak. Any comments  
21 on this case?

22 MR. BRANHAM: Mr. Chair?

23 CHAIRMAN GILCHRIST: Mr. Branham?



1 MR. BRANHAM: I think the distinction was made, and thank you to Mr. Grady for  
2 his questions. [Inaudible] in honing in on the fact that, you know, certain types of  
3 development within the corridor are only appropriate if they're at an activity center. This  
4 is not an activity center. We've dealt with some other recent requests on this stretch of  
5 Killian Road. I feel for these residents that live on this stretch of Killian Road. I mean, I  
6 drove out there a few days ago, I mean, it's rural, it's a large lot, it has a certain character  
7 and it has that character for a pretty decent size stretch, you know, as you can see here  
8 on the map. I understand I-77 and Killian Road interchange is something very different,  
9 but it being what it is and for the reason decided by the Staff, you know, I'd like to make  
10 a motion for disapproval and to hear from the Commission on this.

11 CHAIRMAN GILCHRIST: Okay, thank you Mr. Branham. Mr. Dennis, do you  
12 have a comment on it? Oh, you going to second motion, okay.

13 MR. DENNIS: Second.

14 CHAIRMAN GILCHRIST: Alright, it's been moved and properly seconded that we  
15 send this case forward to Council with recommendation of disapproval, any discussion?  
16 Just want to comment that this too for me on Killian Road is rather interesting. I too am  
17 very familiar with this area of the county and recognize that we, you know, I'm glad to  
18 know that we've put some effort into the rewrite that I think will get at some of this kind  
19 of thing that we're struggling with, with cases like this and in particular in parts of the  
20 county like Northeast Richland. So anyway, that's all I have. Anybody else got a  
21 comment on it? Okay, been moved and properly seconded that we send this case  
22 forward to Council with recommendation of disapproval. Mr. Price, will accept a roll call  
23 vote.

1 MR. PRICE: Alright, the motion is for disapproval of the request those in favor of  
2 that motion, Gilchrist?

3 CHAIRMAN GILCHRIST: Aye.

4 MR. PRICE: Frierson?

5 MS. FRIERSON: Aye.

6 MR. PRICE: Yonke?

7 MR. YONKE: Aye.

8 MR. PRICE: Carlisle?

9 MR. CARLISLE: Aye.

10 MR. PRICE: Dennis?

11 MR. DENNIS: Aye.

12 MR. PRICE: Metts?

13 MR. METTS: Aye.

14 MR. PRICE: Grady?

15 MR. GRADY: Aye.

16 MR. PRICE: Branham?

17 MR. BRANHAM: Aye.

18 *[Approved to deny: Metts, Grady, Branham, Dennis, Frierson, Gilchrist, Carlisle, Yonke;*  
19 *Absent: Taylor]*

20 CHAIRMAN GILCHRIST: Again, we are a recommending Body to County  
21 Council. They will meet back in these chambers on the 18<sup>th</sup>. I would encourage you to  
22 come back at that time. Okay, thank you all so very much. That concludes the map

1 amendments for today and that brings us to the Land Development Code rewrite  
2 updates and actions. Mr. Crooks, map amendments, signage, posting requirements.

3 MR. CROOKS: Yeah, so this is one of those items that we brought before y'all  
4 last meeting and I believe based on the discussion if I recall correctly at least related to  
5 the posting requirements I think, you know, that's one of the things we kind of talked  
6 about briefly and Planning Commission didn't initially have a preference on how we  
7 looked at that. I think it's just more so looking at what language could be, how we could  
8 make that a little more fine-tuned but in terms of that I don't think we really made too  
9 much headway. I believe in relation to the neighborhood pre-application meeting so kind  
10 of mixing these two together at the moment as part of the discussion and just kind of  
11 recap with that, you know, mentioned what we thought would be best. And so in terms  
12 of that again, if it was Council's desire to make some of those items required versus  
13 being optional as it has been recommended and approved at first and second reading  
14 so far, would be to basically add an acreage requirement, particularly only for map  
15 amendments, so leaving all other application types still as optional particularly things  
16 like land development permits, land development applications, those types of things.  
17 So, those by right uses rather than having to have a pre-application in. So again, before  
18 you even submit it for those by right uses leaving that as optional but for things like the  
19 map amendments, special exceptions, variances, those types of items that you would  
20 submit for a, or hold this pre-application neighborhood meeting in advance of that  
21 submittal. We think in terms of looking at that it makes more sense if it was to be a  
22 required neighborhood meeting to add a acreage requirement on what would be kind of  
23 that triggering factor and then below that threshold still as optional, cause again you

1 can't discriminate against the applicant but you'd be able to discriminate against that  
2 kind of application type if you will. So that way anybody below 25 acres, just throwing  
3 that in there as a, you know, random number at the moment, so anybody below 25 you  
4 wouldn't have to have this pre-application neighborhood meeting; anybody above that  
5 threshold would have to hold that neighborhood meeting prior to the submittal. So I think  
6 in terms of if it was to be required that's what we really think is kind of the best way  
7 forward is looking at some of those size thresholds. And as you kind of go up in tiers if  
8 you will you expand the range of what that is. So thinking about the size of that request,  
9 leading to that size of that community impact, so in terms of the people and what area  
10 you look at, so you know, how far out do you really go? Provide that notice. Who all  
11 should be looking to have attending those meetings, those types of things play into that  
12 overall acreage amount. So that's kind of what we're leaning towards in terms of what  
13 we recommend if it was Council's wish to make that a required meeting versus optional  
14 as it's listed within proposed Code. So that's the big recap based on kinda what we  
15 talked about last meeting and then kinda what we would propose in terms of a hard  
16 specific number. I see Mr. Branham over there, wheels turning, so I know he's got a  
17 question in a second, so. That's kind of it so far from my end.

18 CHAIRMAN GILCHRIST: Yeah so, thank you for that Mr. Crooks. And yeah I do  
19 remember us having a conversation about this last time. What I don't remember, did we  
20 ask for any stakeholder opinions from out in the community on this?

21 MR. CROOKS: In terms of what Planning Commission was requesting?

22 CHAIRMAN GILCHRIST: This came before us because Council was requesting  
23 it, is that right?

1 MR. CROOKS: This was something was brought up during the work session and  
2 we proposed this is would be something that we could bring back to you all.

3 CHAIRMAN GILCHRIST: Right, but what I'm asking is when Council brought this  
4 to you to ask for us to reconsider it was, did you guys speak to any other stakeholder  
5 groups about it?

6 MR. CROOKS: We have not spoken to anybody else at this point but we have  
7 had conversations as part of the overall rewrite process that would be relevant to this.  
8 It's kind of been a little mixed. Certain groups kind of liked the idea, but I think it's more  
9 so, for certain groups it's having that notice behind it and then others it's for those by  
10 right uses and things like that, you know, don't want that at all because it's a by right  
11 use, don't need to kind of put up a façade of kind of input for input sake if you will, and  
12 then for some of the other things they also understand for things that are going to have  
13 a public hearing anyway okay, yeah, that could makes sense. And so I think it's just kind  
14 of a mixed bag and I think once we have something a little bit more specific we could  
15 reach back out to those kind of stakeholder groups as well to kind of get some more  
16 feedback into kind of what would be proposed.

17 CHAIRMAN GILCHRIST: Thank you, sir.

18 MR. CROOKS: I think ultimately kind of what we recommended to the Planning  
19 Commission that y'all ultimately decided to go with is part of y'all's recommendation, I  
20 think that's really what we thought was best based on the input that we have. But we  
21 knew again based on that note that we stuck in that spreadsheet there's a possibility  
22 that Council would have wanted this to be a requirement just based on the way that, you

1 know, what it is, and kind of the way that Council has been interacting in regards to  
2 asking for additional neighborhood meetings as part of the map amendment process.

3 CHAIRMAN GILCHRIST: Alright. Mr. Branham?

4 MR. BRANHAM: Okay, thanks Mr. Crooks. I wasn't here for the last meeting so  
5 I'm just trying to get caught back up in your back and forth [inaudible] after having  
6 [inaudible] What was the contemplated signage posting requirement – we voted to  
7 recommend – yeah.

8 MR. CROOKS: So the way that it's listed in there currently is what y'all  
9 recommended, so I believe it was one sign for every, I think it's a 150' and that was  
10 what y'all recommended as part of that. So the way that we kind of talked about as part  
11 of that work session, and if I recall correctly so that was one of the things that we have  
12 been hearing a lot about wasn't directly to the posting but kind of how the postings look,  
13 if you will. And so that's one of the issues that we had already identified and we made  
14 note to Council. That's gonna be one of the things that we're gonna be working on no  
15 matter what, is kind of how those the actual signs themselves look, what's the  
16 information that's presented on there, things of that nature. But one of the things that  
17 they also mentioned was, you know, how do we have a more impactful posting of a  
18 property. So is it only posting on those properties or is it doing things like, okay, the next  
19 major intersection, things like that cause it's also one of the things that, I think, you  
20 know, bringing this back to Planning Commission so y'all can take a look at, what other  
21 things we might can do; cause we also don't want to, I would say over-codify the posting  
22 requirements because one of the things that we do, and I think the last meeting we used  
23 Rabbit Run for an example or either we used that as part of the example used as part of

1 that work session but, you know, we have what we're required to post but then we  
2 oftentimes will post beyond that. So for instance for that one we posted at a major  
3 intersection, we posted at the subdivision across the street, subdivision over there. So  
4 there was a couple other places besides what we were required to post; where we  
5 thought we would get the most impact, most bang for the buck if you will. And so I think  
6 that was part of that conversation is do we go ahead and make some of those things a  
7 requirement, but then what would those regulations look like as part of that posting  
8 requirement. So things internally, what that sign looks like and things like that, we're  
9 gonna be doing that anyway, and we ultimately we'll be bringing that back to y'all for  
10 maybe some feedback. But because that's one of the things that's administrative  
11 function of what that ultimately looks like, you know, don't, we wanna have some of that  
12 leeway still. But in terms of, do we need to do anything else besides one sign every  
13 150', you know, do we go ahead and add some additional things. And that can also be  
14 tied back to maybe the, I'm going to say the impact of that potential map amendment as  
15 well, you know, do we post three miles down the road or is it just, you now, that next  
16 major intersection for that, you know, property. Or is it, you know, the interchange or  
17 what have you, cause it's also not trying to, you know, conflate or confuse what the  
18 request actually is and what it's for. So to give you another example, and I think Mr.  
19 Price referenced last meeting, when Council has been having those neighborhood  
20 meetings. They've been putting out some signs but they've not been necessarily as  
21 directly relevant to that actual case. They'll be three or four miles down the road and so  
22 folks see it, yes, but does it have the impact that you want and is it relevant to that site  
23 in terms of that case. Cause then people come to the meeting, they don't necessarily

1 know what it's for or what it's about, they just see a Hardscrabble rezoning and then  
2 because of the way that it is or what it is they might think it's just something to do with  
3 like a road or something like that. So that was just some of the things that we kinda  
4 discussed last time. But really kind of how it got brought up was just to mention this as  
5 something that we've seen and we've heard a lot of comments from as we went back  
6 through and did those public meetings throughout July and August, that that was a kind  
7 of a common theme is, how they see the notice, how they find about the notice. And  
8 ultimately the purpose of the sign is not necessarily to inform on the information but to  
9 provide notice to the community that, hey this thing is happening. Cause again if you're  
10 driving down the road at 60 miles an hour are you gonna see, you know, 12 point font  
11 on a three by two sign and get all the information that you need. No, it's going to be, hey  
12 something is happening, I know I need to call the Planning Department and find out  
13 what this things about, what's going on and what it is. And so it's really how do we have  
14 a more effective notice versus providing that information directly on site.

15 MR. BRANHAM: One of the things that we like about the rewrite is visual  
16 representation. [Inaudible] questions about what [inaudible] maybe even include  
17 representation in the -

18 MR. CROOKS: Yeah, so we're looking at something. So to give you a good  
19 example, and I think mentioned this last meeting, but obviously you weren't here, but I  
20 think I can pull some of it up. So one of the best examples that I've seen is the Atlanta  
21 Regional Commission. Their signs, they actually redid theirs a couple of years ago  
22 when they got their new commissioner, and so this is just an example of what theirs  
23 look like. So just to give you an idea of kind of what that looks like, and so you know, in



1 reference to how ours look yeah they're kind of similar but still it's not as, I'm gonna say  
2 graphically pleasing, if you will. So this, you know, it's got an A it's going to be  
3 something specific. It's got a V, Z, P, etc. and so doing something similar so you know  
4 for instance, you know, for what we primarily look at with Planning Commission and  
5 Council, alright you see something that's a Z you know it's a zoning map amendment.  
6 Alright, if it's white, it's Planning Commission, if it's yellow or red or whatever color kind  
7 of thing, you know, it's going to Planning Commission, or excuse me Council at that  
8 point. And so just kind of looking at something similar to this where you get the main  
9 information that you need to have and you can kinda see what's what and then we go  
10 back to alright, hey call the Planning Department, that's on there versus trying to throw  
11 alright, parcel A,B,C,D and E all of those, all that information all on there on that sign,  
12 plus what the request is, plus when the meeting is, plus where the meeting is, plus how  
13 you get to the meeting, and plus all of the contact information for reaching Staff, cause  
14 that's if I'm correct most of the stuff that we put on there currently for those sign  
15 postings. So just, you know, in terms of what we're working on and what we will be  
16 working on it will be something similar to this to have a better functional sign. And then  
17 obviously in terms of how we post those and the way we kind of look at those.  
18 Obviously, we have the requirements of the Code but then what additional elements  
19 might we have with that as well. You know, so how close to the property, how close to  
20 the road, things like that, too, just some of those internal workings that we need to  
21 address with that.

22 MR. BRANHAM: Great, I like the motivations behind, you know, what you guys  
23 are talking about and I don't mean to ask anybody to rehash anything just because I

1 missed the last meeting. So there are a couple of other things that I wanted to ask about  
2 the Code rewrite, just minor or superficial, if nothing else just to put it out there and we  
3 can talk about it more later but I don't want to get to those things before we complete  
4 the discussion that's on the Agenda there.

5 MR. CROOKS: So I would say maybe, let's save this for maybe item seven, just  
6 because these would be specific action items related to this, if Commission so chooses  
7 to take action on any of these things. But I guess my recommendation at this point, Mr.  
8 Chair, would just be let Staff come back next meeting, present something more  
9 concrete, if kind of y'all like the direction that we're kind of proposing, and then have  
10 something a little bit more concrete for December meeting. So that way we can kind of  
11 have a discussion on that a little bit more fully and then, you know, make whatever  
12 tweaks we need to make and then hopefully maybe February we'll have something  
13 more specific that can start rolling through with that meeting as well.

14 CHAIRMAN GILCHRIST: Let me ask you a question, do our current zoning signs  
15 have Q code on it?

16 MR. CROOKS: I don't think they have a QR code, no. And that was one of the  
17 things that we mentioned we wanted to include with this.

18 CHAIRMAN GILCHRIST: Okay, that may be helpful for people, particularly if  
19 we're talking about not populating the sign with a whole lotta stuff, but still giving people  
20 the ability to be able to kind of -

21 MR. CROOKS: Yeah, yeah, I do think for, like the BOZA signs, those are more  
22 applicable, the QR codes, because they're going to be more site specific as you know  
23 with a variance or special exceptions.

1 CHAIRMAN GILCHRIST: Right.

2 MR. CROOKS: So, the nearby neighbors are gonna have a little bit more, you  
3 know, they're gonna be for a small lot doing something versus, you now, with most of  
4 the rezoning's we have a larger acreage kinda thing, and. But yeah, we're looking at QR  
5 codes with this. We're looking at a couple different things on how we can make that  
6 work as well.

7 CHAIRMAN GILCHRIST: Is there a timeline that we need to get this back to  
8 Council?

9 MR. CROOKS: I don't think so, cause I think we got time in terms of what  
10 Planning Commission would recommend cause they're still currently in the, let's see the  
11 thirteenth reading is scheduled for the 16<sup>th</sup> of this month, and then if we need to go through,  
12 obviously whatever additional changes that Planning Commission may see or as we go  
13 through once we have it adopted. We have the time and ability to do that and this would  
14 be one of those things where we're not seeing what that impact could be yet and so  
15 there's still that potential for making a change once, you know, prior to that effective  
16 date, if you will.

17 MS. FRIERSON: Sorry, I have an observation. Mr. Crooks, if you could put back  
18 on the screen those big colorful blocks with the letters on it. Okay, look at T, I know this  
19 is just a draft but I heard you when you said that with some of them you would include  
20 the location of meeting, etc., etc. My comment is that sometimes when you're driving  
21 and you see various zoning or whatever type of announcement it might be, if the font is  
22 so tiny you cannot see it, it really defeats the purpose. And again, this I know is just a

1 draft form but T is driving me crazy, cause I wouldn't be able to see that even with all of  
2 my glasses on.

3 MR. CROOKS: Gotcha, gotcha Ms. Frierson.

4 MS. FRIERSON: Even though we do want a lot of information.

5 MR. CROOKS: So this is just what we're looking at some of those examples. So  
6 this is what the City of Atlanta uses for their signs, so these are their specific signs that  
7 City of Atlanta has. And so that would be one of the things that we look at is, you know,  
8 the size of the font but also how does that font actually present itself as part of that  
9 overall graphic there to make sure, you know, if we do need to increase the signs' size  
10 rather than using a 3 x 6 do we go to a 4 x 3 or larger, you know, that will be part of that,  
11 that we're looking at as well. And I think that also goes back to kind of part of the other  
12 conversation earlier of, you know, does one every 150' at that point still make sense, or  
13 how do we look at some of those things alternatively, too. But again, this is just an  
14 example of what the City of Atlanta uses for their signs. And so we'll probably want to  
15 look at something similar because of how this presents itself and the way that  
16 information is provided.

17 MR. PRICE: May I chime in, Mr. Chair?

18 CHAIRMAN GILCHRIST: I think Mr. Dennis had a question, then -

19 MR. PRICE: Okay.

20 MR. DENNIS: I actually had, talking about these signs from Atlanta I'm one of  
21 those guys that if the wheel ain't broke don't fix it type a guy but this is a great sign.  
22 Riding down the road, even if you were to use a sheet of paper this big and you put half

1 of it with a Z of a T on it you would be able to see that. However, putting the information  
2 on there, the detailed information is gonna be hard for people to see. It really is.

3 MR. CROOKS: Right.

4 MR. DENNIS: The problem is how do we circumvent that? If we start, you know,  
5 we said 150' for signs, thinking it's about the normal size that we've been using. That's  
6 why we went with that 150'. If we change the size of the sign and we put up a big sign  
7 then how much is that gonna cost? I think I talked about this last time. But how about if  
8 we was to take a sign like this, we put that on there, is there a way to have a spot on our  
9 website so people can type in an address to see something coming up. They drive  
10 down that road, they see it, they know hey what's going on, on Wilson Boulevard.  
11 Wilson Boulevard, boom it populates they can see it, they can get all the detailed  
12 information they need. I mean, that's one way.

13 MR. CROOKS: I definitely think that's something we can look at, we can get our  
14 IT GIS Department and see if that's something that maybe they can facilitate with this. I  
15 think there's a couple things that, you know, we've kind of talked about internally of how  
16 do we have some of this information a little bit more accessible for those who, who want  
17 to access it versus just kind of having the PDF and that's it. It's kind of the same way  
18 with some of, you know, land development mapping, same thing. And so some of the  
19 things that we're looking at internally of how do we have some of that information a little  
20 bit more accessible kind of that falls in line with that.

21 MS. FRIERSON: One more comment in line with what my partner just said. I  
22 mean, I like to big letters but if we're going to do it every 150' you could do the big letter,  
23 you know, letting it be known that this is Planning or this is Zoning and then on the next

1 one have a location, so you wouldn't have, necessarily have all the same information on  
2 the big one because again, the readability is my concern. The location can be bigger.

3 MR. CROOKS: Yeah, I understand that but, so one of the problems with that is,  
4 is printing information and having that constantly, so rather than having just that one  
5 standard sign that you use for every location we would then have to print out that  
6 specific sign every single time for each individual posting. And then knowing how many  
7 of those would we need and so say for instance it's 450' of road frontage at that point if I  
8 got my math right we would have to have at least three signs. So at that point do we just  
9 have one that is kind of this, I'm just going to say odd at this moment and then the other  
10 two are just the letter signs, and so that's another one of those issues that presents  
11 itself going that route is at what point do you, you know, how do you know when and  
12 what? But that's something we can take a look at, even if it's just something different but  
13 we'll take a look at it as we kinda go.

14 MS. FRIERSON: Or even purchasing, the county could purchase some digital  
15 signs and, you know, they're huge and when you need a specific location you move  
16 them to those areas and they can be big enough to be read, you know.

17 MR. CROOKS: Yeah, we can add it to the list to take a look at.

18 CHAIRMAN GILCHRIST: So Mr. Crooks, let me ask you a question. Did Council  
19 give you a budget to work with?

20 MR. CROOKS: I mean, other than what they allocate every year, I haven't  
21 necessarily been told a budget amount. But that would also be part of this, whatever we  
22 were to recommend to Council.

23 CHAIRMAN GILCHRIST: So, they didn't say -

1 MR. CROOKS: Yeah, so if we see that, okay the overall cost of posting  
2 properties. Let's just say we just go back and use the previous three years. How much  
3 did we average for posting of signs? We would use that as kind of this baseline and  
4 then we would say, alright how does the new, how does this proposed sign and the cost  
5 associated with it and the way that we would be posting, how does that effect the cost?

6 CHAIRMAN GILCHRIST: I guess what I'm asking though is Council didn't restrict  
7 you from using cost as a determinant.

8 MR. CROOKS: No, they did not say, hey you can only make a sign X amount of  
9 dollars or you're only going to have X amount of dollars to spend on this.

10 CHAIRMAN GILCHRIST: Alright.

11 MR. CROOKS: We would just either try to reallocate money within the budget or  
12 we would request additional money as the budget process.

13 CHAIRMAN GILCHRIST: Okay, any additional comments from the Commission?

14 MR. YONKE I have a comment.

15 CHAIRMAN GILCHRIST: Yes, sir, Mr. Yonke?

16 MR. YONKE: Alright, I just want to go back over the QR code thing. I think  
17 moving forward with technology it's, you got to think of your audience, you're driving  
18 down the road. When I'm interested in something you're not supposed to touch your  
19 phone but you grab it snap a picture of it come back and look at it later. It can link out to  
20 Richland Maps possibly. I think it's a good solution. Second question is, when we talk  
21 about these items do we allow any public input in this part of the meeting? I see a  
22 gentleman back there who keeps raising his hand, maybe for next month if someone  
23 wants to talk during this section can they have the availability to sign up.

1 CHAIRMAN GILCHRIST: I was going to, actually to in my comments allow this  
2 gentleman to make a comment or, at items for discussion, yes.

3 MR. YONKE: Excellent. Thank you.

4 CHAIRMAN GILCHRIST: Just give us one more second, sir. We'll let you -

5 GENTLEMAN: Okay, I just want to ask a question.

6 CHAIRMAN GILCHRIST: Okay, yeah, we will.

7 MR. YONKE: That was one comment we kept hearing was we wanted the public  
8 to have a lot of feedback about our Code rewrite. Here's a part right here where people  
9 can come out and talk about the Code rewrite with us, so.

10 CHAIRMAN GILCHRIST: Sure. Any additional comments? Now, we're just  
11 talking about item A.

12 MR. CROOKS: That was, I mean, I kinda grouped them together A and B in  
13 terms of discussion.

14 CHAIRMAN GILCHRIST: So what did we come up with on the application  
15 packet?

16 MR. CROOKS: So item B, so in terms of what we kinda mentioned to Mr.  
17 Branham's questions kind of what you're proposing is, you know, thinking about these  
18 thresholds for map amendments more so particularly. I think everything else still leave  
19 that kind of as optional because for most of what they are, you know, things before  
20 BOZA, they're gonna be site specific for the most part. You're gonna really only have  
21 that area of impact that would be going along with it that would be, you know, those  
22 people that get the notice in relation to that, are those people that are really going to be  
23 impacted by this. So for things like BOZA you're gonna have public hearings for those



1 but those are site specific things. Those aren't going to necessarily have as community  
2 wide impacts potentially. And so thinking about the map amendments really kind of  
3 looking at thresholds in terms of acreages and as you increase in these thresholds you  
4 also increase the radius, if you will, that you have to go outwards to kind of reach these  
5 people. So those would be the folks that you have to, you know, say I think right now I  
6 don't have my copy of the proposed Code with me but I believe right now the  
7 neighborhood application meeting I want to say it's like 300' of the proposed site or  
8 something like that. So you got to do a radius of 300', and I'm probably wrong, that's  
9 probably not the exact number. But you would have to invite, you know, basically where  
10 is your site, do a 300' radius or whatever it is, invite all of those property owners. And so  
11 basically what we do as part of this threshold area and say alright, you know, that's kind  
12 of the optional baseline so for everything else under, let's just again using a made-up  
13 number 25 acres, alright everything that is less than 25 acres that's optional and if you  
14 were to do this here's how you do it. So you use what's already established in the  
15 proposed Code. So, 25 acres to let's just says 50 acres, so that threshold, then you got  
16 to invite everybody within half a mile of that property, kind of thing. Get up to 100 acres,  
17 alright everybody within three quarters of a mile. Alright everything over 100 acres, you  
18 gotta invite everybody within a mile that of that site. But, you know, that's just kind of  
19 spit balling here off the top of my head. We'll look at refining some of that over the next  
20 month and then we'll kind of present some more specific thresholds and things. But  
21 that's kind of what we feel would be the best possible option if it was to be made a  
22 specific requirement for map amendments.

1 CHAIRMAN GILCHRIST: Yeah, and I think you guys were gonna go back and  
2 look at, like a neighborhood, cause we talked about that last meeting. We used to have  
3 in the county a list of all the neighborhoods.

4 MR. CROOKS: Yeah, and we have something similar that's through our  
5 Government and Community Services Department. We are working with them on  
6 something separate and related I guess at this point to kind of create this more so  
7 neighborhood registry. So really looking at how do we kind of certify subdivisions, certify  
8 neighborhoods; so not just having this list but kind of make it a little bit more robust,  
9 maybe look at how we can look at these things geographically as well so having a  
10 mapping component to it as well. So we're kind of looking at a couple of things in  
11 relation to that with them. Don't know when we would be looking to roll that out but it'd  
12 probably be sometime 2022, if we pursue that. But really kind of using that list and then  
13 making it a little bit more accessible to the public, cause right now it's, you got a list and  
14 then you call GCS and say hey, I live here, I'm trying to get in contact with this  
15 neighborhood, and that's really kind of the process.

16 CHAIRMAN GILCHRIST: Let me ask you a question and then I'm going to let this  
17 gentleman come speak cause he's been patient. The, you know how when we go into a  
18 neighborhood and there's a, what do you call it for you realtors, y'all know about this  
19 stuff, the show house. What do you call it where you go in - model home, that's what I'm  
20 to figure out? So if Mungo has a model home in a neighborhood do they not know who  
21 the other neighbors are? Do they have way determining that? Do y'all know, does  
22 anybody know? So they just, you know, they don't know who lives there, all they have is  
23 a model home there.

1 MR. CROOKS: Yeah, I have no idea Mr. Chair, I'm sorry.

2 MR. DENNIS: [Inaudible] neighborhood that they're building?

3 CHAIRMAN GILCHRIST: Yeah.

4 MR. DENNIS: I mean, when you talk with the onsite agent a lotta times, you  
5 know, they're the ones selling all those properties in there.

6 CHAIRMAN GILCHRIST: Right.

7 MR. DENNIS: And they actually, that onsite agent actually has a very good  
8 relationship with most of the people in there.

9 CHAIRMAN GILCHRIST: I would think so.

10 MR. DENNIS: Really, cause every time I go into one of those model homes they  
11 seriously, it's like, oh yeah, you remember such and such down the street, I introduced  
12 them the other day when you was there? Actually [inaudible] a lot of those site agents.

13 CHAIRMAN GILCHRIST: I don't know much about them but it kind of makes  
14 sense to me, you know, that if they're there it might be a good point of contact for a lot  
15 of our developer friends at the BIA to see if they can help us with crafting this list of  
16 whatever. I mean -

17 MR. DENNIS: There's something out there. There is a app, and technology is not  
18 my greatest thing -

19 CHAIRMAN GILCHRIST: Like with these neighborhood apps and all?

20 MR. CROOKS: [Inaudible]

21 MR. DENNIS: It's not the greatest thing to use to help people do this but it is one  
22 of the best steps we got in today's world. So Nextdoor is an app, I live up in the  
23 northeast, anytime there is a rezoning in the northeast somebody post rezoning here.

1 CHAIRMAN GILCHRIST: Oh yeah. No doubt

2 MR. DENNIS: However, local governments are allowed to have an account and  
3 post in those neighborhoods. Now not everybody is gonna join it but there's enough  
4 people on there -

5 CHAIRMAN GILCHRIST: There's a lot of people, yeah.

6 MR. DENNIS: - that I think if we post something.

7 MR. CROOKS: That's something that we can talk with our PIO(?) about because  
8 they would be the ones that would be in charge of that account and monitor and post  
9 through that. It's the same way with all of our social media accounts as well.

10 MR. DENNIS: I think Richland County has an account on there. I've seen them  
11 post stuff.

12 MR. CROOKS: I know the Fire Department and I think the Sheriff's Department  
13 have Nextdoor accounts. I don't know if, and I can't speak for certain, but I don't know if  
14 the administration, so you know, Richland County government as we generally think  
15 about it, I don't know if we have a specific.

16 MR. DENNIS: I think they do.

17 MR. CROOKS: They may.

18 MR. DENNIS: I remember, I think it was posting the mask ordinance on it, so.

19 MR. CROOKS: Okay, but we can check with PIO and see if they do have a  
20 Nextdoor account.

21 MR. DENNIS: Yeah.

22 MR. CROOKS: And if that's something we can take a look at.

23 MR. DENNIS: Cause you can actually post in specific neighborhoods on there.

1 MR. CROOKS: Yeah. We've looked into it as a division cause we wanted to try  
2 and use it for a couple of years but we necessarily didn't have access to do that, so.

3 MR. DENNIS: I don't have a great answer.

4 MR. CROOKS: We can take a look at, you know, what technologies are available  
5 and how we can use some of that stuff. But we'll take a look at so, for 5(B) we'll present  
6 something more specific at next meeting and have that to the Commissioners to take a  
7 look at.

8 MR. DENNIS: Before the next meeting I would love to see something emailed out  
9 so we can look over it and that way when you come, we can actually -

10 MR. CROOKS: Yeah, once we have that ready, we'll send that out to the  
11 Commission so that way y'all will have that for the meeting and we can have that more  
12 particularly for discussion and -

13 CHAIRMAN GILCHRIST: And just another point to Commissioner Dennis' point  
14 and if we could have those broken down. I would like to see them very distinct between  
15 item A and item B.

16 MR. CROOKS: Yeah, yeah.

17 CHAIRMAN GILCHRIST: Alright, no action we need to take on that, right?

18 MR. CROOKS: Yes sir, no action.

19 CHAIRMAN GILCHRIST: Okay, sir, what's your name.

20 VERNON DAVIS: Alright, Vernon Davis.

21 CHAIRMAN GILCHRIST: Mr. Davis, well you have earned the award of being the  
22 most patient today.

23 MR. DAVIS: Alright, first time I've ever been here.

1 CHAIRMAN GILCHRIST: Thank you very much. Well, that's alright, glad you  
2 came and thank you.

3 MR. DAVIS: I'm here about what he's talking about. I live on Johnson Marina  
4 Road.

5 CHAIRMAN GILCHRIST: Yes, sir.

6 MR. DAVIS: And you've got a sign up there that at 3:00 o'clock today you having  
7 a meeting on some property that they going to change the zoning to or something. And  
8 I've been here since 3:00, but when is the hearing actually?

9 CHAIRMAN GILCHRIST: Johnson Marina Road.

10 MR. DAVIS: They changed it once. It was another date and then they changed it  
11 the 1<sup>st</sup> and I pulled over and read the sign.

12 CHAIRMAN GILCHRIST: It was on the Consent Agenda I believe.

13 MR. CROOKS: Yes, sir that was the first case.

14 CHAIRMAN GILCHRIST: Oh, that was the first case? Oh, that was the first case  
15 on our Agenda. Were you hear when the meeting started?

16 MR. DAVIS: No, it said be here at 3 o'clock.

17 CHAIRMAN GILCHRIST: We started at 3:00, so. We started a little after 3:00  
18 today.

19 MR. DAVIS: Well, I been here about probably five minutes 3:00.

20 CHAIRMAN GILCHRIST: Okay, I don't know if you were here but we certainly  
21 talked about that case earlier.

22 MR. DAVIS: So you talked earlier than 3:00?

23 CHAIRMAN GILCHRIST: No, we can't do it earlier than 3:00.

1 MR. DAVIS: Oh.

2 CHAIRMAN GILCHRIST: It was probably just a minute or two after 3:00 but  
3 yeah, we talked about it already.

4 MR. DAVIS: What do we have to sign up on something or what?

5 CHAIRMAN GILCHRIST: We made a recommendation of, Mr. Price, what was  
6 that vote on that?

7 MR. PRICE: [Inaudible]

8 MR. CROOKS: Approval.

9 CHAIRMAN GILCHRIST: We voted to approve that one.

10 MR. DAVIS: What's going to go there?

11 CHAIRMAN GILCHRIST: Well, we would encourage you to get with the  
12 Applicant. Do you know the Applicant there?

13 MR. DAVIS: Who is that?

14 CHAIRMAN GILCHRIST: Let's, see?

15 MR. CROOKS: Scott Morrison.

16 CHAIRMAN GILCHRIST: Scott Morrison and Phillip Reams.

17 MR. DAVIS: Who?

18 CHAIRMAN GILCHRIST: Phillip Reams.

19 MR. DAVIS: Phillip Reams?

20 CHAIRMAN GILCHRIST: If you get with the Staff, they can tell you exactly who  
21 that is.

22 MR. DAVIS: Okay.

23 CHAIRMAN GILCHRIST: And they'll be happy to direct you to that person.

1 MR. DAVIS: I'll just a get a note from one of them?

2 CHAIRMAN GILCHRIST: Yeah so, and I'm sorry because you're new we  
3 certainly can explain to you how it works. So typically the way it works is a little before  
4 3:00 o'clock we have some sign in sheets out there.

5 MR. DAVIS: Right.

6 CHAIRMAN GILCHRIST: And persons willing to speak for or against a particular  
7 map amendment can sign up there and you're welcome to come up and share your  
8 thoughts about that particular case.

9 MR. DAVIS: Yeah, I didn't know what it was.

10 CHAIRMAN GILCHRIST: No problem, not a problem at all. But if you'll, these folk  
11 right here, these fine people right here they can certainly help you with getting you  
12 connected with them.

13 MR. DAVIS: Thank you.

14 CHAIRMAN GILCHRIST: Mr. Dennis you want to make a comment on that?

15 MR. DENNIS: I have a question for him actually.

16 CHAIRMAN GILCHRIST: Yes, sir.

17 MR. DENNIS: Cause this is actually a great learning moment real quick. Sir, you  
18 stated that you seen the sign for this meeting?

19 MR. DAVIS: Yes.

20 MR. DENNIS: How would you like, I mean, how did you see the sign? I mean,  
21 was it easy to go to look at, did you get the information?

22 VERNON DAVIS: Well, I had to pull up to get the reading off of it. I just pulled off  
23 right by the sign and read it. You know, you could see there was going to be a meeting



1 about something on the property but you couldn't get all the exact information. It was a  
2 little small. So I pulled up there. It was gonna be a week or so ago and they changed it  
3 to the 1<sup>st</sup> at 3:00 o'clock, so. And I guess I was a few minutes late cause finding a  
4 parking spot here.

5 CHAIRMAN GILCHRIST: Yeah.

6 MR. DENNIS: You're not finding a parking spot the day before Election Day, not  
7 gonna happen. So would you say the signs fairly easy to see from the road but just hard  
8 to get the information from?

9 MR. DAVIS: Hard to get the information. You could see the sign. There was like  
10 three of them there. So you know, I live right on, I been up there 25 years and saw it  
11 when it first got up and, but you couldn't read the details that good but you knew it was  
12 a sign about zoning.

13 MR. DENNIS: Okay, you just gotta figure out a way to get the details on their  
14 better.

15 MR. DAVIS: Yeah.

16 MR. DENNIS: Okay.

17 CHAIRMAN GILCHRIST: See you gave us a lot of great direction today.

18 MR. DENNIS: I know.

19 MR. DAVIS: Yeah, the sign was good, the writing could have been a little bigger.

20 CHAIRMAN GILCHRIST: Sure. But please, we'll make sure you'll get connected  
21 with these fine people and they'll be able to get you connected.

22 MR. DAVIS: They'll give me the name of the real estate company?

23 CHAIRMAN GILCHRIST: Yes, sir. They can get you in contact with those folks.

1 MR. DAVIS: Just see him down there?

2 CHAIRMAN GILCHRIST: Yeah, the one, that's right. Sir, we might have to -

3 MR. DAVIS: I'm old but I'm learning.

4 CHAIRMAN GILCHRIST: Yeah, we may have to, yeah, they'll take care of you.

5 Alright, going on to the Chairman's Report.

6 MR. DAVIS: Thank you.

7 CHAIRMAN GILCHRIST: Yes sir. Item six, just a couple of things real quick.

8 Commissioners, again thank you guys for your continued work on behalf of this county.

9 I do want to wish everybody a very Happy Thanksgiving coming up and do we meet, will  
10 we meet again before Christmas?

11 MR. CROOKS: Yes.

12 CHAIRMAN GILCHRIST: Okay, we'll meet again before Christmas. We'll have a  
13 Christmas party at that time. But I certainly want to wish everybody a Happy  
14 Thanksgiving. One thing I did want to bring to everyone's attention and certainly Staff  
15 can help me understand this a little bit better and of course you. It's my understanding  
16 we have a moratorium on zoning, is that right?

17 MR. CROOKS: Yes sir, we do.

18 CHAIRMAN GILCHRIST: Okay, can y'all explain how that happen and who did  
19 it?

20 MR. CROOKS: Well, I guess technically County Council did it.

21 CHAIRMAN GILCHRIST: Council, did it?

1 MR. CROOKS: As part of the first reading approval. So, as part of the zoning  
2 ordinance of the rewrite there was a moratorium included within there and so as part of  
3 first reading moratorium is in effect.

4 CHAIRMAN GILCHRIST: How long is that?

5 MR. CROOKS: It's going, so it's in effect from October 1<sup>st</sup> until May 2<sup>nd</sup> I believe  
6 is that date. And so May 2<sup>nd</sup> is the anticipated effective date of the LDC text and the  
7 map, and so basically the rationale behind the moratorium is really for a couple things.  
8 One is in we're in a Catch-22 in a lot of circumstances, so as we're going through and  
9 doing this remapping process, do we still have things coming in behind it that may either  
10 have impact on what that overall recommendation of the map would be or preventing  
11 people from, alright well yeah you got approval for this but now we're coming back in  
12 behind you and now you're getting this thing instead. So that's kind of part of that  
13 rationale for that moratorium. And so we have heard some feedback and there is, you  
14 know, Council has the potential option to lift it or change the effective date as they deem  
15 fit. And so that's kind of the short and quick of it.

16 CHAIRMAN GILCHRIST: Okay, I just wanted these fine people who represent  
17 the Planning Commission who vote on zoning requests to not in any way find  
18 themselves in a situation where they're having to defend the moratorium that they had  
19 nothing to do with.

20 MR. DENNIS: I would like to make a statement, yes. The Planning Commission  
21 had no direction on that. Like, we didn't vote on it. We didn't do nothing, that was all  
22 County Council. So just to let the public know that's County Council not Gary Dennis or  
23 anybody else up here.

1 CHAIRMAN GILCHRIST: Or Steven Gilchrist. We just wanted to make that, Mr.  
2 Branham.

3 MR. BRANHAM: So, it's not a moratorium on building applications?

4 MR. CROOKS: No, it's just map amendments.

5 MR. BRANHAM: Yeah, just -

6 MR. CROOKS: That's the only thing it will apply to is map amendments. So  
7 you're still going to be able to come in apply for subdivision application, you're gonna be  
8 able to come in and apply for land development application, you're gonna be able to  
9 come in and apply for site development, change of use, business licenses, everything  
10 else that coincides with development. You just can't request to change your zoning  
11 district from A to B, that's it.

12 MR. BRANHAM: For whatever extent we understand the Lexington County  
13 moratorium, they're not the same.

14 MR. CROOKS: Has nothing to do with that whatsoever. No, it's entirely separate  
15 and it applies to an entirely separate realm of what you can or couldn't do, so.

16 MR. BRANHAM: [Inaudible] do you think we might still [inaudible] for map  
17 amendment requests?

18 MR. CROOKS: You'll have at least one or two at least next month because of the  
19 deferrals that have come in after, so once they had a complete application they  
20 would've been on, you know, October, November agenda, and they subsequently  
21 request a deferral you'll still have those. You're just not going to have anything that was  
22 not already in the pipeline prior to October 1<sup>st</sup>, so if you know, so if they tried to submit  
23 October 2<sup>nd</sup> you wouldn't be getting any of those cases, cause those would not have

1 been able to submit. But so for instance, I think we've got, you know, obviously the  
2 deferral today and I think we had another deferral that was done prior to the posting of  
3 the properties so we were able to go ahead and defer that one at that point versus  
4 having to have it on the agenda and then defer it. So you get at least two more as far as  
5 map amendments cases specifically. And you'll still get any street names and stuff like  
6 that and then obviously the other items that we discuss as part of the Planning  
7 Commission. But yeah, the moratorium only applies to map amendments and that's it.

8 MR. BRANHAM: [Inaudible] but I don't know if the rest of the Commission really  
9 cares [inaudible]. Is that included in reference, is there a clear addressing of solar farms  
10 in the rewrite code? Right now as it stands in the current Code I'm just glancing through  
11 the use type [inaudible] just seems like it's an emerging thing [inaudible].

12 MR. CROOKS: So you're referencing the new, the proposed Code? I think that's  
13 probably what that would fall under, yeah, just off the top of my head. But let me see.

14 MR. BRANHAM: I recognize I'm putting you on that spot. We can talk about this  
15 later if we need to.

16 MR. CROOKS: No, you're fine, I mean, this part of the meeting, so. Let's see  
17 here. I'm just trying to make sure I got the right thing. I think it's power generation  
18 facility, is that right? Yeah, facility for the generation of the utility scale is not a large  
19 solar or wind energy conversion system. So let's see – do we have something  
20 specifically for solar? So that makes me think it's going to be, we have that separated  
21 out. Give me just a second Mr. Branham, we're gonna find this out together. Unless the  
22 Commission wants us to move on and just have a second conversation?

23 MR. YONKE: [Inaudible] overlay, part of the table.

1 MR. CROOKS: Okay, so I'm just trying to think. So just the way that that use is  
2 defined, Mr. Yonke, it's kind of segregated out so it's making me think it was something  
3 else. And I'm trying to figure out what it would be. Solar energy conversion system  
4 would be the specific use, Mr. Branham. Does that answer your question? So the way  
5 it's proposed AG, Homestead, RT, Institutional, Light Industrial, Heavy Industrial and a  
6 couple planned developments that it would be allowed in. So that's weird [inaudible]  
7 definition table. There it is, okay. Alright so that is the specific definition for that use, Mr.  
8 Branham.

9 MR. BRANHAM: Alright, great, [inaudible].

10 MR. CROOKS: Yeah, and that is something that we have seen a little bit more  
11 prevalent. I know we've had a couple in Lower Richland that have popped up and I think  
12 as they become a little bit more feasible and I guess maybe a little bit more profitable  
13 probably see them potentially popping up in a couple other locations as well. But we've  
14 got, we've had some questions about them previously and we've seen that use kind of  
15 coming up every once in a while, so.

16 MR. DENNIS: I see them a lot more out in Chester, part of Kershaw, a lot of them  
17 popping up.

18 MR. CROOKS: Okay.

19 CHAIRMAN GILCHRIST: Is that it, Mr. Branham?

20 MR. BRANHAM: Yes, thank you.

21 CHAIRMAN GILCHRIST: So the only other thing that I'll have for the Chairman's  
22 Report. Tomorrow's Election Day and make sure you go out and vote. It's important to  
23 cast your vote, your voice be heard. I'll share a comment that I said to somebody

1 earlier, and might get in trouble for saying this, but I'm going to say it because it's  
2 important. It's important to make sure that particularity for what we do and  
3 representatives of the public that we don't operate, that our governments do not operate  
4 like fraternities and sororities but that we operate to serve the public. So people who are  
5 appointed officials or people who are elected officials are stewards of that, and in my  
6 opinion that's how we should always not only seek to serve but for those who are  
7 seeking to receive our support for the election. So I would encourage everybody to go  
8 out tomorrow and vote if you live in the city or wherever you live and exercise your civic  
9 duty. That's all I have, Mr. Price, for Chairman's Report. Other items for discussion.

10 MR. CROOKS: Mr. Branham, did you have another item that you, or was that, it  
11 was the solar.

12 MR. BRANHAM: It was the moratorium.

13 MR. CROOKS: Okay, alright.

14 CHAIRMAN GILCHRIST: Anything else? Alright, any Commissioners? This is  
15 just, and I want to do our colleague and I should of said this earlier but Mr. Taylor,  
16 Commissioner Taylor did inform me that he had an emergency situation at his home  
17 and was not able to be with us today. So I should have referenced that a little bit earlier,  
18 but he did a point to let me know. Alright. Anything else? Planning Director's reports  
19 attached to the document, anything specific we need to know about?

20 MR. PRICE: I did have one question it's more for the Planning Commission as a  
21 Body. Again, I'm sure the answers may differ. How many of you actually need the actual  
22 package versus the digital package?

23 MR. FRIERSON: Repeat your question please, Geo, I couldn't hear you too well.

1 MR. PRICE: Yeah, how many of you prefer to get the actual package, the paper  
2 package? You know, we're gonna send you the digital one, but I mean, is there anyone  
3 on here that really doesn't care to get it?

4 MR. CROOKS: Who doesn't want paper is basically the question, so?

5 MR. DENNIS: I mean, to tell you the truth, I don't need the paper until really, I  
6 come here.

7 CHAIRMAN GILCHRIST: That's what I was going to say, yeah.

8 MR. DENNIS: Because I, when you guys send it out digitally I do everything right  
9 then and there. I got my own notes but then I use this packet to write down all my notes  
10 from this so I got it in. But I don't need it until I was to get here, but in retrospect I guess  
11 I really don't need it because at all. I could figure out and just do it on my I Pad.

12 CHAIRMAN GILCHRIST: I agree with that. I mean, I think it's, for me, it works.  
13 The only difference is when something changes and y'all have to give us a new packet.  
14 Bringing the packet that has actually changed from the thing you have on the web or.

15 MS. FRIERSON: Geo, I'm the opposite. I prefer to have a hard copy because I  
16 like to write on it and my sister likes to read the things, we look at the maps and all  
17 those things. And maybe it's because I'm the English major, I love to have my paper  
18 copy.

19 MR. PRICE: You can't share with your sister. It's a private document. [Laughter]

20 MR. DENNIS: For me Geo, I will say this it was, I forgot what time it was but Geo  
21 come knocking on my door late, and I'm like what are you doing and it was on the  
22 weekend and, you know, that's a lot of dedication.

23 MR. PRICE: I don't mind doing it, it's just.



1 MR. DENNIS: It was a rough weekend let me tell you.

2 MR. PRICE: I don't mind doing it. I just, you know, I had one of our board  
3 members and he was just telling me he said, I don't need that. So I was just checking to  
4 see who, I know Mr. Branham likes it and I know Ms. Frierson I figured she would too,  
5 Mr. Carlisle, yeah.

6 MR. DENNIS: Mark me down as you don't need to bring it.

7 MR. PRICE: It is not a problem. I got a route already set.

8 CHAIRMAN GILCHRIST: If you're fine with bringing them, hey.

9 MR. PRICE: Drop them off and grab something to eat.

10 CHAIRMAN GILCHRIST: I look forward to seeing you.

11 MR. PRICE: Drop off the next one.

12 MS. FRIERSON: But you know, in line with what we just said we go back to that  
13 same thing it still would be great to have laptops because you mentioned, well some of  
14 us prefer digital, some prefer this and some like both, but 21<sup>st</sup> Century, we ought to  
15 have access to the various materials digitally.

16 CHAIRMAN GILCHRIST: I know y'all working hard on that, right?

17 MR. PRICE: We're trying to get laptops for Staff. I think if we can somehow work  
18 that out maybe something else. There are other digital devices besides a laptop that  
19 may serve the same purpose.

20 MR. FRIERSON: Whatever.

21 MR. PRICE: But that's something we'll continue to look at the technology that's  
22 out there.

1 MR. YONKE: I think before a laptop, parking would be great so that we could  
2 park here at the meeting.

3 MS. FRIERSON: Absolutely.

4 CHAIRMAN GILCHRIST: Tough parking out there today, yeah.

5 MR. FRIERSON: Gosh.

6 MR. YONKE: There was a garage at one point that we had a code to, that was  
7 awesome.

8 MR. PRICE: I know and then all of a sudden the garage got full and so didn't  
9 have any parking spaces. So then you could use Council's spaces but now Council will  
10 just come at any time and so of course they want they're parking spaces. That's  
11 something again I will work with our Risk Management about to see if there's something  
12 they can designate, you know, once a month for a few hours. I'm sure that's something  
13 they can probably provide for us.

14 CHAIRMAN GILCHRIST: Okay, sounds good. Is there anything else to address?  
15 I just want to thank Miles for joining us here today. I hope you learned a lot. Yeah, great.  
16 Feel free to come back at any time, even on the November 18<sup>th</sup>, Council meeting like I  
17 told everybody else. Okay.

18 MR. PRICE: I'm sorry, just normally these dates don't mean much to you but on  
19 the 9<sup>th</sup> of November County Council has opened up an additional second public hearing  
20 going in the Land Development Code rewrite. So just in case it's something of interest  
21 to you. And potentially, fingers crossed, on the 16<sup>th</sup> of November we could have third  
22 reading of the Land Development Code by Council.

23 MS. FRIERSON: On the 9<sup>th</sup>, Geo, what time and would it be here?

1 MR. PRICE: Six o'clock. It will be here, yes. Now I'm not sure where it falls on the  
2 agenda. And I believe you can also see it on YouTube, but I'm not sure where it's gonna  
3 fall on the agenda, probably early on there. But they opened up a second public hearing  
4 for the Land Development Code rewrite.

5 CHAIRMAN GILCHRIST: Do you mind sending out just a note maybe a couple  
6 days prior to just to?

7 MR. PRICE: You want me to just text you?

8 CHAIRMAN GILCHRIST: Yeah, that will be fine.

9 MR. PRICE: Send a group text to everybody?

10 CHAIRMAN GILCHRIST: Yeah, just that helps me out to remind me to try and be  
11 here if I can. And then the last thing I just want to say is the Staff thank y'all so much for  
12 everything that you've done this year and every year. You guys have done, there's been  
13 a lot going on in the midst of a pandemic, and you guys have continued to keep us  
14 having meetings, being able to serve the public and we really appreciate all of what you  
15 do and your advice and guidance and keeping us out of trouble. We appreciate all of  
16 that we have a great Staff here at Richland County and we appreciate what you do to  
17 help. Thank you very much. With that Chair will entertain a motion to adjourn.

18 MS. FRIERSON: No, one more request. Anymore plans or specifics on a retreat?  
19 Cause we keep talking about it but never doing it.

20 CHAIRMAN GILCHRIST: Yeah. Gosh, pandemic has really impacted that quite a  
21 bit. But with cases going down and getting into next year obviously, I mean, that's  
22 probably when, you know, we'll have maybe some additional Members on the  
23 Commission. And it might be more appropriate at that time to, for the Commission to

1 consider having its retreat. You're right, Ms. Frierson, that's always been a, for those  
2 who haven't been on the Commission for very long, that's been a great opportunity for  
3 the years I've had the opportunity to be here when we started it under my tenure, and  
4 it's proven to be very effective when we come together with other departments and  
5 other people to learn about what we can do. And I think in light what has happened with  
6 the rewrite a retreat is extraordinarily important, so hopefully we can get something like  
7 that planned in the not too distant future.

8 MS. FRIERSON: Let me just mention this, when you talked about the pandemic,  
9 you know, the number of Commissioners is small in number and I know we do bring in  
10 experts and so forth, but those people who can't or choose to not come in person could  
11 be zoomed into us so to speak. There's so many, as you well know, technological  
12 advances, we need to stop saying what we can't do and I'm not throwing bricks at you.

13 CHAIRMAN GILCHRIST: Oh sure.

14 MS. FRIERSON: But this training is vital, it's needed and I think we need to set a  
15 date. I would appreciate it if we could set a date maybe, not that it be in December but  
16 that we come up with tentative dates in December so we can start kicking the can down  
17 the road, seriously.

18 CHAIRMAN GILCHRIST: I'll do whatever the Planning Commission wants.

19 MR. PRICE: We could, I think it might be best if we kinda a schedule a month So  
20 let's, you know, with everything going on I think December always a tough one for  
21 everybody but.

22 MS. FRIERSON: Oh no, I didn't mean have the retreat in December I mean.

23 MR. PRICE: No, I was just saying that.

1 MS. FRIERSON: Come up with some dates.

2 MR. PRICE: We're also looking at, you know, maybe January would be a good  
3 time to have a retreat. There are, you typically don't meet in January anyway, and so we  
4 could schedule a time around that. And there are a few other items I think will be great  
5 to discuss at the retreat, you know, Brian I'm sure he has some ideas too, some other  
6 things that we can do. And so I think that might be a good time to go ahead and try and  
7 schedule one. We'll come up with some dates cause one of the things we have to do,  
8 you can come up with dates but we have to secure a location and so that's, and from  
9 talking to other people that have tried to [inaudible] that's not the easiest thing to do  
10 now, just finding that right location. But we'll look around and we'll start trying to find  
11 places hopefully for a January retreat and we can bring that back to you hopefully in  
12 December and let you know.

13 MS. FRIERSON: Great, thank you Geo.

14 CHAIRMAN GILCHRIST: Thank you, Ms. Frierson. Now can the Chair entertain  
15 a motion to adjourn?

16 MR. DENNIS: Second.

17 CHAIRMAN GILCHRIST: Alright, so it's been moved and properly seconded. All  
18 in favor signify roll call vote. I mean, I thought Mr. Price.

19 MR. YONKE: I'll second.

20 CHAIRMAN GILCHRIST: Oh, I thought Ms. Frierson made the motion and  
21 Dennis second.

22 MS. FRIERSON: No, someone else made the motion.

23 CHAIRMAN GILCHRIST: Alright. Who second, alright Yonke second.

1 MR. YONKE: Yonke, second.

2 CHAIRMAN GILCHRIST: Take a roll call vote.

3 MR. PRICE: Motion to adjourn. Gilchrist?

4 CHAIRMAN GILCHRIST: Aye.

5 MR. PRICE: Frierson?

6 MS. FRIERSON: Aye.

7 MR. PRICE: Yonke?

8 MR. YONKE: Aye.

9 MR. PRICE: Carlisle?

10 MR. CARLISLE: Aye.

11 MR. PRICE: Dennis?

12 MR. DENNIS: Aye.

13 MR. PRICE: Metts?

14 MR. METTS: Aye.

15 MR. PRICE: Grady?

16 MR. GRADY: Aye.

17 MR. PRICE: Branham?

18 MR. BRANHAM: Aye.

19 MR. PRICE: Motion passes.

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

22 CHAIRMAN GILCHRIST: Bye, everybody. See y'all next time.

23 [END RECORDING]