RICHLAND COUNTY PLANNING COMMISSION

1 May 1, 2023 2 3 [Members Present: Christopher Yonke, Beverly Frierson, Gary Dennis, John Metts, 4 Charles Durant, Terrence Taylor, Chris Siercks, Bryan Grady; Absent: Frederick Johnson, 5 III6 7 Called to order: _____ 8 9 CHAIRMAN YONKE: Staff, are you ready? Alright. I'd like to call to order the May 10 1st, 2023 Richland County Planning Commission meeting. Staff, please confirm the 11 following: In accordance with the Freedom of Information Act a copy of the Agenda was 12 sent to the news media, persons requesting notification and posted on the bulletin board 13 located in the County administration building. Is that correct? 14 MR. PRICE: Yes, sir. 15 16 CHAIRMAN YONKE: Staff, can you take attendance for today's meeting? MR. PRICE: Okay. Attendance, Yonke? 17 CHAIRMAN YONKE: Here. 18 19 MR. PRICE: Frierson? MS. FRIERSON: Here. 20 MR. PRICE: Johnson? 21 22 MR. PRICE: Dennis? MR. DENNIS: Here. 23 MR. PRICE: Metts? 24 MR. METTS: Here. 25 MR. PRICE: Durant? 26

MR. DURANT: Here.

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MR. PRICE: Taylor?

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MR. TAYLOR: Here.

MR. PRICE: Siercks?

MR. SIERCKS: Here.

5 MR. PRICE: Grady?

MR. GRADY: Here.

CHAIRMAN YONKE: Thank you, Staff. Ladies and gentlemen, welcome to the May 1st, 2023 Richland County Planning Commission meeting. As Planning Commissioners we are concerned residents of Richland County who volunteer our time to thoroughly review and make recommendations to County Council. Our recommendations are to approve or deny zoning map amendment requests. Per Title VI Chapter 29 of the SC Code of Laws, Planning Commission may also prepare and revise plans and programs for the development or redevelopment of unincorporated portions of the County. The County's Land Development Code rewrite process conducted last year is an example of this. Once again we are a recommending body to County Council and they will conduct their own public hearing and take official votes to approve or deny map amendments and text amendments on a future date to be published by the County. Council typically holds zoning public hearings on the 4th Tuesday of the month. Please check the County's website for updated agendas, dates and times. Please take note of the following guidelines for today's meeting. Please turn off or silence any cellphones. Audience members may come quietly and go as needed. Applicants are allowed up to two minutes to make statements. Citizens signed up to speak are allowed up to two minutes each. Redundant comments should be minimized. Please only address

remarks to the Commission and do not expect the Commission to respond to questions 1 from the speakers in a back and forth style, this is not the purpose of the meeting. 2 3 Please no audience/speaker exchanges. No audience demonstrations or other disruptions to the meeting are permitted nor are comments from anyone other than the 4 speaker at the podium. Please remember the meeting is being recorded. Please speak 5 6 into the microphone and give your name and address. Abusive language is inappropriate and will not be tolerated. Please don't voice displeasure or frustration at 7 the recommendation while the Planning Commission is still conducting business. If you 8 9 have any questions or concerns you may contact the Richland County Planning Department Staff. We're gonna move on to Item number 3 now, Additions and Deletions 10 to the Agenda. Are there any motions for additions or deletions? Let's also deal with any 11 motions to amend the Agenda. Hearing none we will move on to Item number 4. The 12 Staff provided the Commission with copies of the transcript of the Commission's 13 February 6th, March 6th and April 3rd meetings. Do any Commission Members have any 14 comments or concerns regarding these transcripts? Hearing none the Chair is gonna 15 make some motions to approve the Minutes individually. So for Item no. 4, February 6th, 16 17 2023 Minutes I make a motion to approve them. Do I have a second? MR. DENNIS: So moved. 18 19 CHAIRMAN YONKE: Staff, can we take a vote on that? 20 MR. DELAGE: Yes, sir. Grady? 21 MR. GRADY: Aye. 22 MR. DELAGE: Siercks?

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MR. SIERCKS: Aye.

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MR. DELAGE: Taylor?
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           MR. TAYLOR: Aye.
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           MR. DELAGE: Durant?
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           MR. DURANT: Aye.
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           MR. DELAGE: Metts?
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           MR. METTS: Aye.
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           MR. DELAGE: Dennis?
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           MR. DENNIS: Aye.
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           MR. DELAGE: Frierson?
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           MS. FRIERSON: Aye.
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           MR. DELAGE: Yonke?
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           CHAIRMAN YONKE: Aye.
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     [Approved: Grady, Siercks, Taylor, Durant, Metts, Dennis, Frierson, Yonke; Absent:
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    Johnson]
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           MR. DELAGE: Motion passes.
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           CHAIRMAN YONKE: Thank you, Staff. Now for the March 6th, 2023 Minutes, the
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     Chair makes a motion to approve the Minutes. Do I have a second?
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           MR. SIERCKS: Second.
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           CHAIRMAN YONKE: Thank you, Mr. Siercks, Commissioner Siercks. A vote
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     from the Staff, please?
           MR. DELAGE: Alright. Durant?
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           MR. DURANT: Aye.
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           MR. DELAGE: Taylor?
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MR. TAYLOR: Aye. 1 MR. DELAGE: Siercks? 2 MR. SIERCKS: Aye. 3 MR. DELAGE: Grady? 4 MR. GRADY: Aye. 5 MR. DELAGE: Dennis? 6 MR. DENNIS: Aye. 7 MR. DELAGE: Metts? 8 MR. METTS: Aye. 9 MR. DELAGE: Yonke? 10 CHAIRMAN YONKE: Aye. 11 MR. DELAGE: Frierson? 12 MS. FRIERSON: Aye. 13 [Approved: Grady, Siercks, Taylor, Durant, Metts, Dennis, Frierson, Yonke; Absent: 14 Johnson] 15 MR. DELAGE: Motion approved. 16 CHAIRMAN YONKE: Thank you, Staff. And one more, the approval of the 17 Minutes for April 3rd, 2023, the Chair makes a motion for approval. Do I have a second? 18 MR. DURANT: Second. 19 20 CHAIRMAN YONKE: Second by Commissioner Durant. Staff, please vote. MR. DELAGE: Alright, Yonke? 21 CHAIRMAN YONKE: Aye. 22 23 MR. DELAGE: Frierson?

MS. FRIERSON: Aye. 1 MR. DELAGE: Dennis? 2 MR. DENNIS: Aye. 3 MR. DELAGE: Metts? 4 MR. METTS: Aye. 5 6 MR. DELAGE: Durant? MR. DURANT: Aye. 7 MR. DELAGE: Taylor? 8 MR. TAYLOR: Aye. 9 MR. DELAGE: Siercks? 10 MR. SIERCKS: Aye. 11 MR. DELAGE: Grady? 12 MR. GRADY: Aye. 13 MR. DELAGE: Alright, motion approved. 14 [Approved: Grady, Siercks, Taylor, Durant, Metts, Dennis, Frierson, Yonke; Absent: 15 Johnson] 16 17 CHAIRMAN YONKE: Thanks again, Staff. We're gonna move on to Item number 5 which is the Consent Agenda. To define the Consent Agenda, it's an action item that 18 allows the Commission to approve Road Names and Map Amendment requests where 19 20 one, the Staff recommends approval, two, no one from the public has signed up to speak against the amendment, or three, no Member of the Commission is in need of 21

further discussion on the request. Commissioner Frierson, which cases do we either

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have people signed up to speak or Staff recommends disapproval and we need to 1 remove from the Consent Agenda today? 2 MS. FRIERSON: For Case No. 23-010 we have two individuals who have signed 3 up to speak and for Case No. 23-011 we have one person who has signed up to speak. 4 CHAIRMAN YONKE: Thank you, Commissioner Frierson. Looks like we will be 5 6 removing Items 5.b.1. and 5.b.2 from the Consent Agenda. The Chair makes a motion to pass the Consent Agenda with just the Road Names. Do I have a second? 7 MS. FRIERSON: I second that motion. 8 CHAIRMAN YONKE: Thank you, Commissioner Frierson. Can we hold a vote, 9 Staff? 10 MR. DELAGE: Alright. Grady? 11 MR. GRADY: Aye. 12 MR. DELAGE: Siercks? 13 14 MR. SIERCKS: Aye. MR. DELAGE: Taylor? 15 MR. TAYLOR: Aye. 16 17 MR. DELAGE: Durant? MR. DURANT: Aye. 18 19 MR. DELAGE: Metts? 20 MR. METTS: Aye. MR. DELAGE: Dennis? 21 22 MR. DENNIS: Aye. 23 MR. DELAGE: Frierson?

MS. FRIERSON: Aye.

MR. DELAGE: Yonke?

CHAIRMAN YONKE: Aye.

MR. DELAGE: Motion approved.

[Approved: Grady, Siercks, Taylor, Durant, Metts, Dennis, Frierson, Yonke; Absent: Johnson]

CHAIRMAN YONKE: Thank you, Staff. We will now continue along with Item number 5.b., Map Amendment 1., Case No. 23-010 MA. I'm gonna turn it over to Staff for some information.

CASE NO. 23-010 MA:

MR. DELAGE: Alright, and I apologize if I mispronounce the name, the Applicant is Sherwin Paller. The location is 1159 Olympia Avenue. The site is .17 acres. The existing zoning is neighborhood commercial district and the request is for the residential multi-family high density district. The site was originally zoned RM-HD but was rezoned in 2009 under Case 09-12 MA to the neighborhood commercial district. The parcel is located in the mixed residential, high density future land use recommendation category. Let's see here. So Staff recommends approval of this Map Amendment as the proposed rezoning would be consistent with the objectives outlined in the Comprehensive Plan for the mixed residential, high density future land use designation. The Plan recommends multi-family for these areas and for those reasons Staff recommends approval.

CHAIRMAN YONKE: Thank you, Staff. Ms. Frierson, can you call the first name, the Applicant, to speak?

MS. FRIERSON: The Applicant is Sherwin Paller.

1 CHAIRMAN YONKE: If you could come down to the podium. You have two
2 minutes. Please begin with stating your name and your address.

TESTIMONY OF SHERWIN PALLER:

MR. PALLER: Good afternoon everyone. My name is Sherwin Paller. I live in New York but I married to a local South Carolina, so we purchased the property at 1159 Olympia Avenue for the purpose of the two properties that's there we would like to propose, like build a multi-family rental house and the other property we would like to have a multi-family as well. So we can provide, as part of the plan, so we are providing per unit, like specified parking space for each unit so the traffic and the parking space will be enough for the tenant. That's all.

CHAIRMAN YONKE: Thank you.

MS. FRIERSON: Next person that's signed up to speak is Cheryl Case.

TESTIMONY OF CHERYL JAKO:

MS. CASE: Good afternoon. My name is Cheryl Jako. I'm coming before you today in opposition to changing the zoning, and the rationale for that would be the following. I'm here in two capacities; one as an individual, I live directly across the street from the property they're talking about developing, the second thing is I'm representing here the We are Olympia Community Organization. Our organization is working very hard to maintain a historic presence in Olympia and a residential presence. The Olympia Mill Village has been designated by Richland County as an historic neighborhood and we are working with Council to get that codified hopefully within the next six months. So our concern as a community is the fact that only 20% of the homes in our neighborhood are owner occupied, 80% of the buildings are high density

residential. And when we say high density we're talking about a single lot, 60' x 120', a house that has eight bedrooms. Three such properties in the last 18 months have been developed in our community, that is not family development. And that is one of the reasons that we would like to get more information about what the plans are. So we're respectfully asking that you postpone this rezoning at this time until we can get more information and possibly work with the owners about something that would be conducive to all of our goals. That's it.

CHAIRMAN YONKE: Thank you, ma'am.

MS. FRIERSON: And I apologize for mispronouncing your name, I thought that O was an E. The next person that's signed up to speak is Mr. William W., is it Shriver, Shiver?

CHAIRMAN YONKE: Can you come down to the microphone so we can hear you? Thank you. State your name and the address.

TESTIMONY OF WILLIAM W. SHIVES:

MR. SHIVES: My name is Bill Shives and I had gotten a letter from the County that, pertaining to the Blythewood rezoning and I failed in some way to, for it to be today. So I'm sorry, thank you so much.

CHAIRMAN YONKE: No worries. Thank you for coming out, sorry for the miscommunication there.

MS. FRIERSON: We need to require people to print cause I'm seeing R's where they're S's, I apologize. Those were the only two people that signed up to speak for this particular Map Amendment.

CHAIRMAN YONKE: Thank you, Commissioner Frierson. This case is now open to my fellow Commissioners for discussion or any questions to Staff.

MR. SIERCKS: Mr. Chair?

CHAIRMAN YONKE: Yes, Commissioner Siercks.

MR. SIERCKS: Question for Staff, just point of clarification. On one of the, the zoning district zoning summary where it lists out the properties next to the subject property it states the property west is zoned as residential high density but on the map it's shown as commercial zoning designation. Am I misreading that or could you provide any clarification?

MR. DELAGE: No, sir. You're reading it correctly, however, that is a typo. It is, that entire block as you see in the zoning map is correct, it is zoned neighborhood commercial. It still does contain a residential use on it.

MR. SIERCKS: Okay, thank you. I just wanted to make sure.

CHAIRMAN YONKE: Thank you, Commissioner Siercks. Staff, is there any other recent zoning history to remind us of – this area looks familiar.

MR. DELAGE: So the, kind of the completion of the block is a more recent request. I don't have the date off the top of my head but that is something we could find out. But that came in kinda as after the original case which was back in 2009. The, kinda the parcels that are part of this – or the parcel part of this request and then the other parcel, part of the second request, came in as a group. They had the residence on this particular site as well as a nonconforming structure that contained a, if I recall correctly it was either a convenience store or restaurant, and then there was a laundry mat attached to it. And then once that had an accident, had a fire, burnt down, but you

know, as far as for the current zoning when it was RM-HD they couldn't do anything to it because it was a nonconforming structure, nonconforming lot, nonconforming structure, therefore that was one of the reasons why they rezoned that area because if they had to do any improvements to the structure they weren't gonna be able to do it under the current zoning. But however since then have not been any submittals officially for any kind of building permits or uses, at least for the corner lot. And then of course this parcel is just a, well it's being used residentially.

CHAIRMAN YONKE: Thank you, Staff. I'd also like to point out to my fellow Commissioners that just, it does look pretty obvious from our Agenda that these are right next to each other and same owner for cases number 1. and 2., but we are looking at them individually right now. So I find it helpful to look at page 5 and page 13, kinda flipping back and forth, and Staff maybe pull up the Richland County maps so we can look at the area. And I'm keeping this open on the floor for my fellow Commissioners for discussion. And the discussion could also be any possible motions.

MR. DENNIS: Mr. Chair?

CHAIRMAN YONKE: Yes, Commissioner Dennis.

MR. DENNIS: Yes sir, I have a motion to move Case number 23-010 MA to County Council for approval.

MS. FRIERSON: I second the motion.

CHAIRMAN YONKE: Thank you. Okay Staff, we have a motion for approval from Commissioner Dennis and a second from Ms. Frierson, Commissioner Frierson. With that we will take a vote on that motion.

MR. DELAGE: Alright. Durant?

1	MR. DURANT: Aye.
2	MR. DELAGE: Taylor?
3	MR. TAYLOR: Aye.
4	MR. DELAGE: Siercks?
5	MR. SIERCKS: Aye.
6	MR. DELAGE: Grady?
7	MR. GRADY: Aye.
8	MR. DELAGE: Metts?
9	MR. METTS: Aye.
10	MR. DELAGE: Dennis?
11	MR. DENNIS: Aye.
12	MR. DELAGE: Yonke?
13	CHAIRMAN YONKE: Aye.
14	MR. DELAGE: Frierson?
15	MS. FRIERSON: Aye.
16	[Approved: Grady, Siercks, Taylor, Durant, Metts, Dennis, Frierson, Yonke; Absent:
17	Johnson]
18	MR. DELAGE: Alright, motion approved.
19	CHAIRMAN YONKE: Thank you, Staff. Again we are a recommending body to
20	County Council. They will have their meeting on this fourth Tuesday of the month. We're
21	gonna move on to Item number 5.b.2., Case number 23-011 MA. Same owner, property
22	right next door. Would the Applicant like to speak? You get two minutes for this

property, anything new to share? We're good? Okay. Okay, then anymore information from the Staff?

CASE NO. 23-011 MA:

MR. DELAGE: No, sir. Pretty similar Staff Report, just kinda moving one parcel over. But the land use recommendation is the same and Staff's recommendation is the same as well.

CHAIRMAN YONKE: Ms. Frierson, any new names? Yes? Okay.

MS. FRIERSON: Yes, we have one individual who signed up to speak, Mrs. Cheryl Jako.

TESTIMONY OF CHERYL JAKO:

MS. JAKO: I'm back.

CHAIRMAN YONKE: Hello again, two minutes.

MS. JAKO: Once again this property, and you can see from the map there is nothing on this property right now so we're talking about an entirely new build and that again is a concern that we have with our community because we have been inundated by properties that say they're one thing and they end up being something different. So once again we're requesting that you postpone until we can get some more information either from the owner, the builder or just whatever that we could do to help preserve, again, the historic nature and the residential nature of this historic community. Thank you.

MS. FRIERSON: That is the only person, she's the only person who signed up to speak.

CHAIRMAN YONKE: Thank you, Commissioner Frierson. So for Item number 1 5.b.2., the Chair opens this up to the floor for discussion or any questions to Staff. The 2 item is also open for any possible motions. 3 MR. SIERCKS: Mr. Chair? 4 CHAIRMAN YONKE: Commissioner Siercks. 5 MR. SIERCKS: I make a motion to forward application number 23-011 MA to the 6 County Council with a recommendation for approval. 7 MR. DENNIS: Second. 8 CHAIRMAN YONKE: I have a motion for approval from Commissioner Siercks 9 and a second from Commissioner Dennis. With that the Chair requests a vote from the 10 Staff. 11 MR. DELAGE: Grady? 12 MR. GRADY: Aye. 13 MR. DELAGE: Siercks? 14 MR. SIERCKS: Aye. 15 MR. DELAGE: Taylor? 16 17 MR. TAYLOR: Aye. MR. DELAGE: Durant? 18 19 MR. DURANT: Aye. 20 MR. DELAGE: Dennis? MR. DENNIS: Aye. 21 MR. DELAGE: Metts? 22 23 MR. METTS: Aye.

1 MR. DELAGE: Yonke?

CHAIRMAN YONKE: Aye.

MR. DELAGE: Frierson?

MS. FRIERSON: Aye.

[Approved: Grady, Siercks, Taylor, Durant, Metts, Dennis, Frierson, Yonke; Absent: Johnson]

MR. DELAGE: Motion is approved.

CHAIRMAN YONKE: Thank you again, Staff. And again we are a recommending body to County Council, the fourth Tuesday of the month County Council will be looking at this property. That concludes Item number 5., we move on to Item number 6. now which is the Chairman's Report. I'd just like to say thank you to my fellow Commissioners for all their time and effort they invest each month in this Commission, and I would like to invite my fellow Commissioners to attend County Council's Development and Services Committee meeting. This will be held on May 23rd at 5:00pm, am I correct Mr. Jenson, is that time correct? 5:00pm, thank you.

MS. FRIERSON: Mr. Chairperson, is that meeting held right here?

CHAIRMAN YONKE: Yes. Mr. Jenson informed me that this would be here in the Council chambers. Our purpose will be to help inform the Committee on our Land Development Code recommendations. And I would like to read a little part of their preagenda. The Development and Services Committee is tasked with three actions. First to review the recommended zoning map and text amendments forwarded by us, the Planning Commission. Second to propose changes to the proposed zoning map as appropriate. And third to request the preparation of redline versions of the

1	recommended text amendments that the Committee wants to forward to Council for
2	consideration. So in summary last month I was asked on behalf of our Commission to
3	speak in front of the Council. I feel like that went well and they decided to move our LDC
4	recommendations over to a committee and this committee is the Development and
5	Services Committee. So it's less in the hands of Staff now for them to help with Council
6	and more in our hands to help them understand the motions that we made. So please
7	let Mr. Price know if you're able to attend. If there is at least five of us that means there
8	will be a quorum of the Planning Commission at this Committee meeting and we'll have
9	to [inaudible]. Thank you.
10	MR. DENNIS: Mr. Chair?
11	CHAIRMAN YONKE: Yes, Commissioner Dennis.
12	MR. DENNIS: Yes, on public record I will be there for that meeting.
13	MS. FRIERSON: Mr. Chair, I will be there also.
14	CHAIRMAN YONKE: Thank you. I'm gonna get my notes and keep up with this.
15	MR. DURANT: Mr. Chair, I'll attend also.
16	CHAIRMAN YONKE: Yes thank you, Commissioner Durant. I will be there as
17	well and that's at least five Members, Mr. Price, so please advertise that the, a quorum
18	of the Planning Commission will be at this Committee on May 23rd, 5:00pm
19	MS. FRIERSON: Mr. Chair, would you call out those names cause I wrote down
20	four, I must have missed one.
21	CHAIRMAN YONKE: Okay, so far I have Chairman, I'm the Chair, sorry,
22	Commissioner – I'm the Chairman, I'll be there so there's one. Commissioner Durant,
23	Commissioner Metts, Commissioner Dennis, and you yourself, Commissioner Frierson.

MS. FRIERSON: Thank you.

CHAIRMAN YONKE: Thank you. Alright, anyone else take some time and think about it and come on out if you can. I would love to show the County that we're united, we did pass these motions, if not unanimously, very close to unanimously, and I would love to move this along and everyone be [inaudible] in the public eye just cause we, again like how we start every meeting, we are concerned citizens of Richland County and we're doing this, I do this outta love; I love planning and it interests me so I wanna make sure we put our best foot forward. Okay, with that I'm off my soapbox. Number 7., Planning Director's Report, Mr. Price?

MR. PRICE: Other than the Report of Council from the Council's actions from the March 28th Zoning Public Hearing, there's nothing else to report, sir.

CHAIRMAN YONKE: Thank you, Mr. Price. With that I'm gonna move to number 8., any Other Items for Discussion?

MR. DURANT: Yes, Mr. Chair, just one.

CHAIRMAN YONKE: Acknowledge Commissioner Durant.

MR. DURANT: I attended the information session in Eastover regarding the Land Development Code and I just wanna point out that I thought Mr. Jenson and the Planning Staff did an outstanding job conducting that information session, particularly Mr. Jenson in light of a couple of somewhat antagonistic citizens that were there. But I just wanted to point out that they did a great job in presenting the information.

CHAIRMAN YONKE: I second that. Thank you, Mr. Jenson, for all those information meetings. Any other items for discussion? If not, the Chair makes a motion for adjournment, Item number 9.

MR. DURANT: Second. 1 MR. DENNIS: So moved. 2 CHAIRMAN YONKE: Second. So moved. Okay. With that, Staff can you take a 3 vote for adjournment? 4 MR. DELAGE: Grady? 5 MR. GRADY: Aye. 6 MR. DELAGE: Siercks? 7 MR. SIERCKS: Aye. 8 9 MR. DELAGE: Taylor? MR. TAYLOR: Aye. 10 MR. DELAGE: Durant? 11 MR. DURANT: Aye. 12 MR. DELAGE: Metts? 13 14 MR. METTS: Aye. MR. DELAGE: Dennis? 15 MR. DENNIS: Aye. 16 MR. DELAGE: Frierson? 17 MS. FRIERSON: Aye. 18 MR. DELAGE: Yonke? 19 20 CHAIRMAN YONKE: Aye. [Approved: Grady, Siercks, Taylor, Durant, Metts, Dennis, Frierson, Yonke; Absent: 21 Johnson] 22 CHAIRMAN YONKE: With that we are adjourned. Thanks everyone. 23

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