



1 MS. HEGLER: Yes, sir. The Applicant is Kenneth Williams. The address is 1809  
2 Spotswood Drive, about 1/3 of an acre. The site's currently zoned RS-MD, that's your  
3 medium density, residential, single-family district. The Applicant is requesting OI, Office  
4 and Institutional. As you know the Office and Institutional District is intended to  
5 accommodate just that; office and industrial uses in areas where they are neither  
6 commercial or exclusively residential in character. The site a part of the Emerald Valley  
7 subdivision and is surrounded by RS-MD zoning districts. The current site under  
8 question does contain a residence. The Richland County Comp Plan calls this area of  
9 its future land use mixed residential and these are mostly our suburban and urban  
10 developed areas of the County and areas that we wanna continue that level of, of  
11 development. The desired development pattern within this future land use is to reinforce  
12 the guiding principle that makes neighborhoods and communities more livable.  
13 Specifically commercial and office development should be located in activity centers or  
14 at major nodes or along major corridors. This site is also part of the Broad River Road  
15 community corridor Master Plan. Again following kinda the idea of the Comprehensive  
16 Plan future land use goal they also wish within that plan to keep these areas suburban  
17 or residential in nature. So in closing Staff felt that the proposed amendment does not  
18 meet the intent of both the zoning district and the Comprehensive Plan, the area is not  
19 predominately commercial in usage, it is exclusively residential, and this would certainly,  
20 this rezoning would conflict with the residential lots around it. So for that reason we  
21 recommended disapproval.

1 CHAIRMAN GILCHRIST: Okay. Any questions for Staff? We do have a couple  
2 persons signed up to speak. Kenneth and Mary Williams. And when you come to the  
3 podium if you'll give us your name and your address, please. For the Record.

4 **TESTIMONY OF KENNETH WILLIAMS:**

5 MR. WILLIAMS: Husband and wife, Kenneth and Mary from 1809 Spotswood  
6 Drive. Pretty much the business that I'm offering is just a metal shack that would not  
7 require a lotta traffic that's coming through Emerald Valley. Cause I do appointments  
8 only, so no signs, no visible signs or anything that would be needed to be put up. I am a  
9 licensed nail tech and as far as the city, the Richland County, I have a mobile nail  
10 technician license from Richland County, but as LLR requires, they don't notice that you  
11 be a mobile nail technician, there's no such thing, they do not do that. As far as the  
12 Valley goes, I've been there 20 years, I'm not planning on moving or going to anything.  
13 They increasing the value of my land to me is nothing but a plus. I understand that you  
14 got certain people around me that might wanna sell homes or, I mean, everything, all  
15 this stuff, but to me it mean that you might get more money outta the deal. It's like  
16 putting in a, a booth but it's enclosed in. I'm willing to do anything and everything that it  
17 takes to get the permit and zoning, if possible, I can a business license. I'll do it all,  
18 whatever it takes. I hate that I didn't go to the home association first, that was my fault  
19 and everything. Or come to the building and permits to get this started. But the money  
20 come in and I was down and out and so [inaudible] came in and I just, my building was  
21 pretty much just brought in; pre-made, pre-fab and everything. So as far as the general,  
22 you know, my wife is retired, somebody's gonna always be home. Eventually I'll be  
23 retired, we'll be the watchdogs for the city.

1 CHAIRMAN GILCHRIST: Appreciate it.

2 MR. WILLIAMS: Yeah, I understand. Pretty much just, it's just a nail salon that  
3 does pedicures and manicures.

4 CHAIRMAN GILCHRIST: Yes, sir. Thank you all so much.

5 MR. WILLIAMS: No problem.

6 CHAIRMAN GILCHRIST: Absolutely. Patricia Williams.

7 **TESTIMONY OF PATRICIA WILLIAMS:**

8 MS. WILLIAMS: Good afternoon. My name is Patricia E. Williams and I live at  
9 2018 Marley Drive, Emerald Valley subdivision. My husband and I have lived in Emerald  
10 Valley subdivision for 36 years. We're actively involved in the neighborhood  
11 homeowners' association. The majority of the people living in Emerald Valley are retired  
12 homeowners. We have and would like to continue to live in a quiet neighborhood.  
13 Objections to this is the first objection would be to allow a nail salon business in the  
14 resident community of Emerald Valley will make it difficult to deny the next request for a  
15 business. Secondly, the Broad River Road has numerous business, saloons [sic], such  
16 as fitness would be better served by remaining where zoning already address anyone  
17 wanting a license. Thirdly, expanding in a residential community would decrease  
18 property value, bring in more traffic and more staff and customers, the business has  
19 more of a problem such as blocked driveways, massive traffic navigating small  
20 residential roads, increased traffic which may increase crime, possible effects that  
21 require – possibly effects the quiet neighborhood we as homeowners have. Fourthly,  
22 there are concerns with the housing of dangerous chemicals. And finally, the business  
23 could take away from the appearance of the home and community. Therefore, we,

1 therefore, we feel that such a business would be better served by remaining where  
2 zoning already address anyone wanting a license.

3 CHAIRMAN GILCHRIST: Thank you, Ms. Williams. That's all we have signed up  
4 to speak. Comments, motions, questions? Yes sir, Mr. Greenleaf.

5 MR. GREENLEAF: Mr. Chairman, I'd like to agree with the, agree with Staff  
6 recommendation to disapprove this rezoning request.

7 MR. ANDERSON: Second.

8 CHAIRMAN GILCHRIST: We have a motion and a second. All in favor of sending  
9 Case No. 16-18 MA forward to Council with a recommendation of disapproval please  
10 raise your hand. All opposed.

11 *[Approved: Gilchrist, Cairns, Tuttle, Anderson, Greenleaf, Palmer, Theus, Brown;*

12 *Absent: Frierson]*

13 CHAIRMAN GILCHRIST: We are a recommending Body to County Council and  
14 they will meet back in these Chambers again on June 28<sup>th</sup>, so you certainly feel free to  
15 come back at that time. Thank you for being here today. Alright, Other Business?

16 MS. HEGLER: Chairman, Commissioners, just a couple of items. First I want to  
17 remind you that your next meeting in July is actually on the 11<sup>th</sup>. And before we talk  
18 about the timing I'd like to discuss another option. I sent an email about this maybe last  
19 week, we are in the middle of developing a Master Plan for the Olympia Mill District area  
20 and half of that area's within the City of Columbia's corporated limits, half,  
21 predominately Olympia, is outside of that. So this is a really unique opportunity, we've  
22 been working with the City collaboratively, hired a consultant together, and have been  
23 working together on this project. I thought it also presented a really cool opportunity for

1 the two Commissions to meet and get an update from us and really just have a work  
2 session kind of get to know each other talk and, and certainly hear about the project.  
3 And we're at the middle stages of that so we've received a lot of input from citizens and  
4 community stakeholders and the consultants are ready to kind of present some first  
5 blush ideas to you. Thinking that also July 11<sup>th</sup> would be a good time to do that, it's a  
6 good time in the project, it's also the date that you're already planning to meet. So what  
7 I sent out and proposed is that we have a working lunch with the City Commissioners  
8 and meet before your regularly scheduled meeting and push that back just so that we  
9 have plenty of time. Also suggesting that we meet at, or within the study area down in  
10 Olympia, there's a wonderful place, 701 Whaley Street, I'm not sure if y'all have been to  
11 that facility yet, but they've hosted a lot of our functions for this project. Big beautiful  
12 facility, certainly would be a nice little change of scenery for you all, and am just  
13 wondering if you would be amenable to such a thing. So what I would propose is, you  
14 know, arriving around 11:30, lunch will be served at noon, and we will start immediately  
15 with the presentation and the work session portion of that project, and then give us  
16 some wiggle room to talk and socialize, and get back here to start your regular meeting  
17 at 2:30. Currently you only have two cases, I don't think we can add any cases to it at  
18 this point, so that meeting itself should be also pretty, pretty quick. So I don't think it'll be  
19 a, a long, late day for you, and just asking for you to, to agree to do something like that.

20 MR. GREENLEAF: Mr. Chairman?

21 CHAIRMAN GILCHRIST: Yes sir, Mr. Greenleaf?

22 MR. GREENLEAF: Is there any reason we cannot have our meeting at that  
23 location if it's publicly notified?

1 MS. HEGLER: If I may? We had certainly considered that, we went back and  
2 forth as Staff. Our signage, everything already has this address. I think it's gonna be  
3 hard enough to change the time, I think it was just a little more complicated to also  
4 change the address. We certainly could and it may be something that we think about  
5 doing in the future, just to kind of get around the County a little bit.

6 MR. GREENLEAF: Um-hum (affirmative).

7 MS. HEGLER: But our signs that we post already have this address on it, so we  
8 actually felt that that was simpler. Not on y'all but on the citizens who would come for  
9 those cases, and I'd hate to think that somebody didn't show up for a case because  
10 they didn't know where it was. But we can change the time a lot easier than we can  
11 change time and location, and whatever we can do to facilitate your movement between  
12 the two places I'm open to that suggestion as well, so.

13 MR. THEUS: How about a Rickshaw?

14 MS. HEGLER: What's that?

15 MR. THEUS: How about a Rickshaw? [Laughter]

16 MS. HEGLER: Might be nice, might be a little warm.

17 MR. THEUS: So the regular meeting would be at 2:00?

18 MS. HEGLER: 2:30 we're proposing.

19 CHAIRMAN GILCHRIST: 2:30.

20 MS. HEGLER: That gives us plenty, I'm thinking that Mill District meeting should  
21 not last more than an hour and a half. I will end it to get you guys back here for sure, but  
22 thought that left a little bit of time for you to socialize and conversate with your fellow  
23 Commissioners as well.

1 MS. CAIRNS: I will offer I think it's a grand idea but at this point I'm looking as if  
2 I'll be conflicted out on the time. I mean the date.

3 CHAIRMAN GILCHRIST: Yeah.

4 MS. HEGLER: But the day, too, like you would –

5 MS. CAIRNS: Like the whole day, I'm likely to be outta town that whole day. It's  
6 something that could get canceled so I may show up at the last minute, but as of the  
7 way it stands right now I'm scheduled to be outta town.

8 MS. HEGLER: Okay. Now you do have a regularly scheduled meeting, so.

9 MS. CAIRNS: Understood. [Laughter]

10 CHAIRMAN GILCHRIST: So Tracy, this is set.

11 MS. HEGLER: I mean, it's certainly not, we can tell them that it does not work for  
12 us and try and find another date. It does require moving a lot of other parts cause  
13 obviously you understand coordination between –

14 CHAIRMAN GILCHRIST: Right.

15 MS. HEGLER: - two bodies and a consulting body and two different staff, it's, it's  
16 a lot but we certainly could. I mean, I want you to want to, to do it and get what you  
17 hope to achieve out of it.

18 CHAIRMAN GILCHRIST: Well here's, I mean, obviously we're talking about  
19 having a retreat ourselves about what we're trying to get accomplished and, and I think  
20 that an event like this is certainly important and, and you know, we wanna try to make it  
21 as, you know, an opportunity for as many people to participate. So if the majority of the  
22 Commission can be there certainly we wanna do it, but if not we, we need to probably  
23 find an opportunity where we can have at least a majority of Commission present. So –

1 MR. TUTTLE: Mr. Chairman, I think it's a great idea and I'm, my schedule will  
2 allow me to be there. I'd certainly like to participate.

3 MR. THEUS: I'll be there.

4 CHAIRMAN GILCHRIST: Okay, great. Mr. Brown?

5 MR. BROWN: I'm checking now.

6 CHAIRMAN GILCHRIST: Okay. Alright, good. Alright.

7 MR. GREENLEAF: Quick question, where's the joint meeting gonna be held?

8 MS. HEGLER: It's at 701 Whaley.

9 MR. GREENLEAF: Oh, 701, good. Richard's place.

10 MR. BROWN: Yes, I can be there.

11 CHAIRMAN GILCHRIST: Okay, great. Alright, good deal.

12 MS. HEGLER: Okay, and Commissioner Cairns and Palmer we can maybe  
13 schedule something to get with, sit down and give you a nice update as well. And I'll  
14 save you a plate. How long –

15 CHAIRMAN GILCHRIST: And, and maybe if there's some recommendations that  
16 you all feel like you could make prior to that meeting, share those with us and we'll, we  
17 can make sure that it's on the agenda as well. And I think Tracy has laid out, given us a  
18 tentative agenda for that day.

19 MS. HEGLER: I have, it's the nice cardstock because that's how Neighborhood  
20 Improvement Program rolls. So yeah, that's proposed. We did work that with the City of  
21 Columbia as well, so. And again, I can send out as well a reminder for how I think the  
22 day should go for you.

23 CHAIRMAN GILCHRIST: Sure.

1 MS. HEGLER: Cause you have other things outside of that agenda, so I can put  
2 something together that's a more working document for you. To get you there and then  
3 get you back here.

4 CHAIRMAN GILCHRIST: Okay. Great.

5 MS. HEGLER: I think it's exciting.

6 CHAIRMAN GILCHRIST: It is exciting.

7 MS. HEGLER: And I'm sorry I don't have you all there, but I think it's –

8 CHAIRMAN GILCHRIST: Well, that's, that's great.

9 MS. HEGLER: - a really cool – we should probably do this a little more often.

10 CHAIRMAN GILCHRIST: I would agree.

11 MR. TUTTLE: Tracy, if I may? Would there be any chance for the folks from the  
12 City to give us an update on, you know, cause they're going through their Code, redoing  
13 their Code currently, and just kinda give us a flavor? Cause I know that's something  
14 that'll be on our Agenda in the next couple years.

15 MS. HEGLER: It's – sooner than that.

16 MR. TUTTLE: Could Chris or somebody'd just give us –

17 MS. HEGLER: Sure.

18 MR. TUTTLE: - two minutes on that and I think it would help –

19 MS. HEGLER: Sure.

20 MR. TUTTLE: - maybe, and give us an opportunity to talk with our counterparts  
21 about what they're experiencing and seeing and so forth.

22 MS. HEGLER: Great, I will.

1 MR. ANDERSON: And just in the, in the odd case that that meeting does roll  
2 over, cause I can imagine if we start bringing up individual cases that could get a little  
3 bit long.

4 MS. HEGLER: Well that's why, I mean, I don't think everybody's attention would  
5 be captured for more than two hours, and that's why – if we start our, your regular  
6 meeting here at 2:30 and, and we meet between 12:00 and 2:00, 30 minutes to get  
7 back here should be plenty. I, there's probably a lot you would love to talk about and I  
8 think if –

9 CHAIRMAN GILCHRIST: Right.

10 MS. HEGLER: - if this is really successful and you do come up with a lot of ideas  
11 for more joint collaborations –

12 CHAIRMAN GILCHRIST: We'll meet again.

13 MS. HEGLER: - we could do this absolutely more frequently, so.

14 MR. ANDERSON: I would like to see what they're doing out, just as an aside,  
15 right where Costco's going, that whole area. Cause that, there's some definitely, right at  
16 that intersection there's some City of Columbia land right there if I'm not mistaken, a fair  
17 amount.

18 MS. HEGLER: And Lexington County, that might not be a bad topic just to have –  
19 [Inaudible]

20 MS. HEGLER: - a special meeting all on its own, cause that's something that  
21 Staff has talked a lot about as well –

22 CHAIRMAN GILCHRIST: Yeah.

1 MS. HEGLER: - really looking at that area and focusing on a more detailed plan  
2 for its growth.

3 MR. ANDERSON: That's Lexington County?

4 MR. TUTTLE: We clearly understand where our Council stands on that.

5 [Inaudible]

6 MS. HEGLER: Correct. And I, but I think there's a lotta value in having that kind  
7 of conversation even for her.

8 CHAIRMAN GILCHRIST: I do, too.

9 MS. HEGLER: Very much.

10 MR. BROWN: Mr. Chairman?

11 CHAIRMAN GILCHRIST: Yes sir, Mr. Brown?

12 MR. BROWN: Kroger is also supposed to be going in that area, down in the  
13 Granby Mills area.

14 MS. HEGLER: Yes, the old stadium, the old Bombers' stadium?

15 MR. BROWN: Yes.

16 MS. HEGLER: Yes, sir that is what I have seen in the papers. And in fact that  
17 South Assembly corridor is within the study area for that reason. We knew we were  
18 doing so much to revitalize and talk about growth for – it started out as Olympia and  
19 then it just kinda grew to include those other places cause it makes sense, they're all so  
20 intricately woven that –

21 MR. BROWN: Do we have an idea about the plans for the University of South  
22 Carolina?

1 MS. HEGLER: Yeah, the consultant's been collecting a lotta that data and trying  
2 to amass what's going on in that general area, University of South Carolina, the mills,  
3 the quarry, the railroad alignment and its impact. So yeah, all that, all that is going into  
4 this effort so we can put forward a plan for that area.

5 CHAIRMAN GILCHRIST: Great. Any additional comments? Well thank you,  
6 Tracy and Staff, for working that out for us, and certainly we look forward to participating  
7 in that on, on the 11<sup>th</sup> of July. Any additional business?

8 MS. HEGLER: Yeah, one other item. You also have before you another agenda.  
9 We had mentioned a potential retreat -

10 CHAIRMAN GILCHRIST: Yes.

11 MS. HEGLER: - a couple of times, and I've talked to the Chairman about some  
12 possible agenda items and topics and, and that's just what we propose at this time.  
13 Certainly open to rearranging or amending, as well as, you know, talk about a possible  
14 date. But, but I think that's a robust agenda before you, it's, probably would be very  
15 interesting and, and generate a lotta dialogue that I think would help Staff understand  
16 your vision for growth and probably be a good precursor, too, to the update to the Code  
17 that Mr. Tuttle mentioned, which we will be starting imminently. We have, we are  
18 wrapping up the selection of a consultant so we will be getting on that sooner than later.  
19 So nothing, if you wanna take action on selecting a date that's at your discretion. I just  
20 wanted to throw out the idea.

21 CHAIRMAN GILCHRIST: Can we send some dates around to everybody and just  
22 see if, if – you wanna do it that way or do you wanna try to do that now?

1 Commissioners, y'all wanna try and do that now or would you prefer that we just send  
2 some dates to you and have you pick them?

3 MR. GREENLEAF: I prefer the latter, please.

4 MR. PALMER: We take August off.

5 MS. HEGLER: Off, right.

6 CHAIRMAN GILCHRIST: Okay.

7 MR. PALMER: So it may be a good time to try.

8 CHAIRMAN GILCHRIST: Good time to do is? Okay.

9 MR. PALMER: In August.

10 CHAIRMAN GILCHRIST: Then why don't we – given that –

11 MS. HEGLER: You look at the first Monday in August, like you would maybe  
12 have already had –

13 MS. CAIRNS: I'll be out of the country the first two weeks.

14 MS. HEGLER: So may be the second half of August Staff can look at dates.

15 MS. CAIRNS: Second half.

16 CHAIRMAN GILCHRIST: Yeah.

17 MS. HEGLER: And Mr. Tuttle, can we still use your facility?

18 MR. TUTTLE: Yeah, we'll just have to check once we get the date.

19 MS. HEGLER: That may be what I do first is –

20 CHAIRMAN GILCHRIST: Okay.

21 MS. HEGLER: - get dates. Okay.

22 CHAIRMAN GILCHRIST: That'd be good.

23 MR. TUTTLE: But during the day there generally is [inaudible].

1 CHAIRMAN GILCHRIST: Yeah.

2 MS. HEGLER: So you would like Staff to propose –

3 CHAIRMAN GILCHRIST: If you don't mind. And, and just shoot that to  
4 everybody.

5 MS. HEGLER: I will do two dates.

6 MS. CAIRNS: Well towards the – yeah.

7 CHAIRMAN GILCHRIST: To the end of August, great.

8 MS. HEGLER: Fair enough.

9 CHAIRMAN GILCHRIST: Anything else?

10 MS. HEGLER: No, sir.

11 CHAIRMAN GILCHRIST: Alright. Just a couple of things that I wanna mention to  
12 the Commission and to Staff as well. I would like for us at some point to get a briefing  
13 on where the County is headed on some of these discussions regarding what happened  
14 with the flood. I think it's important for us to at least be up to speed on some of those  
15 conversations that are taking place in the County, certainly some of that, some of the  
16 recommendations coming out of those committees will have an impact on, you know,  
17 some of the things that we need to be considering. And so I don't know, Tracy, I know  
18 they're still meeting and probably will continue to meet over the next few months but  
19 whenever that's an opportunity I'd love to try to work that out.

20 MS. HEGLER: Well two thoughts, I mean, would you maybe wanna have  
21 somebody come at your July meeting? I know you're already kinda going later than  
22 typical and you're missing two? Or is that something you wanna add to the agenda, the  
23 retreat agenda?

1 CHAIRMAN GILCHRIST: Well I think – I don't want them to come without some  
2 tangible – I know we're still waiting on the Feds to kinda make some decisions, so it  
3 probably might make more sense to kinda figure out where this committee is going.  
4 Does that make sense?

5 MS. HEGLER: Yeah, there, there has been a lot of recent activity.

6 CHAIRMAN GILCHRIST: Okay.

7 MS. HEGLER: Beyond maybe when I think you were at the last meeting.

8 CHAIRMAN GILCHRIST: Yeah.

9 MS. HEGLER: September, your regular meeting, might be a good time.

10 CHAIRMAN GILCHRIST: Okay.

11 MS. HEGLER: Okay? I'll coordinate with them and –

12 CHAIRMAN GILCHRIST: Sure. I think that'll be good for us. And the second  
13 thing I just want to – I like the idea of, of the Commission moving around the County to  
14 have our Commission meetings, I think that's a good thing for the community. And we  
15 can certainly tuck that away as something to think about in the future, but being able to  
16 allow the community to have more access to, you know, our mobility I think would be a  
17 good thing. And then the final thing, just wanna encourage all the Commissioners to,  
18 and the Staff, to go vote today. This is Election Day and it's an important day. We  
19 exercise our Constitutional right to do that. And then finally, thank you all for what you  
20 do and thank you for meeting with me to help me think through the agenda for our  
21 retreat. So anything else to claim the attention of the Commission?

1 MR. TUTTLE: I'd just like to note for the Record how much faster the meeting  
2 went with Mr. Gilchrist presiding than Mr. Palmer residing. I just wanted to get that on  
3 the Record. [Laughter]

4 MR. PALMER: Wait. Your microphone wasn't on. Could you repeat that?  
5 [Laughter]

6 CHAIRMAN GILCHRIST: Mr. Tuttle, I learned a lot from Mr. Palmer. [Laughter]

7 MS. CAIRNS: Just along the lines of the idea of, you know, if and when we ever  
8 start to move the County, I mean, the meetings around the County is one of the other  
9 things that I think, we've talked about it before, but I think it's a, worth bringing it up  
10 again is the time that we meet I think is a relatively difficult time for most people, most of  
11 the public to come. And, and I don't think moving us about and keeping the time at 1:00  
12 helps. So I mean –

13 CHAIRMAN GILCHRIST: Um-hum (affirmative).

14 MS. CAIRNS: - I think that we need to continue to look at the issue of meeting  
15 later in the afternoon. I hate the idea of early evening myself, I've had enough of those.  
16 But, you know, I think anything we could do to shift the time if we're gonna shift the  
17 place.

18 CHAIRMAN GILCHRIST: That's a great idea. Absolutely. Anything else? Can I  
19 get a motion to adjourn?

20 MR. ANDERSON: Hold on one second. Just make sure all of the Commissioners  
21 got credit. [Laughter]

22 MR. THEUS: Do I need to sit here any longer to get credit for being here?

23 CHAIRMAN GILCHRIST: No, no, no.

1 [Inaudible discussion]

2 MR. ANDERSON: That got me a couple years ago, so.

3 CHAIRMAN GILCHRIST: Everybody's good?

4 MS. HEGLER: I think by rules you have to be here more than half of the  
5 meeting? Yeah.

6 CHAIRMAN GILCHRIST: Yeah, so everybody's good. Yes sir, Mr. Greenleaf?

7 MR. GREENLEAF: Excuse me, Mr. Chair, I have a, a quick point of order. The  
8 report we received dated May 24<sup>th</sup> from Ms. Hegler's office where it reports in from the  
9 County Council's Actions relative to our work and the work of the Zoning Board ahead  
10 of us. I just wanted to point out that one particular case jumped out at me, and it's the  
11 first one on the list. It's Case No., and maybe the Staff can help recollect us which this  
12 case was, cause I didn't bring that material with me, but it's Case No. 16-13 MA where  
13 George H. Reed requested a change from RS-MD to Rural at 2127 Long Trail Drive.  
14 Where we voted in unanimity to deny the revision. The Board ahead of us did the same.  
15 And then County Council unanimously approved that rezoning. I'd like to get some  
16 detail on that particular case. If the Council doesn't mind waiting for five more minutes?

17 CHAIRMAN GILCHRIST: Sure.

18 MR. ANDERSON: Was that the mobile home where he was trying to make a  
19 mobile home park?

20 MS. HEGLER: No. This was a gentleman, it is an area off of Garners Ferry, there  
21 was a similar a couple months back. This gentleman was looking to add a, a barn of  
22 such size that he was not allowed under his current zoning. The, you know, I'm trying to  
23 recall the Council's deliberation about it. It really revolved around their desire for this to

1 be a more rural area. So. We have had conversations with Councilman Jackson who  
2 represents this district and indicated that that doesn't seem to be the direction that the  
3 Comprehensive Plan was moving, was that something we wanted to revisit? So.

4 MR. PALMER: Well should we, to that point, when we see things like this occur  
5 where Staff recommends one way, Planning Commission recommends one way, and  
6 we're leaning heavily on the Comp Plan, should be automatically put something place  
7 that if Council does do something to this affect that we then reactively put something,  
8 just, you know, Staff comes up with a Comp Plan change and put it in front of them?  
9 And, you know, immediately thereafter and let him make a decision at that point? And  
10 say, 'hey look, this is what you've said in your actual actions. Now we need to conform  
11 the Code to what you're looking at' and see if they take the same actions or not.  
12 Because we're, it's giving us conflicting guidance. And we always talk about, well let's,  
13 does this mean we change the Comp Plan? Well let's just do it and see what happens?

14 MS. HEGLER: Right. And I think in some cases it's not so clear that that's what  
15 you would need, that it was, it was kind of grey enough of an area that you could go  
16 either way and it didn't affect the Comp Plan. You've had a couple lately –

17 MR. PALMER: Right.

18 MS. HELGLER: - that I think that is actually a very valuable and, and valid point  
19 to make. And that is within your purview to suggest doing that; that if the character that  
20 seems to be coming to an area does not seem to comply with the Comp Plan then is the  
21 Comp Plan wrong? Which one of them needs to give. And you can make that  
22 suggestion. We also as Staff made the same suggestion to the Councilperson who

1 could also do that, and I think he would be in favor of making sure that the, the two  
2 comply.

3 MR. PALMER: So does that mean that we are gonna see something from Staff  
4 on these things moving forward, that if, if it is in direct conflict that you guys will bring a  
5 Comp Plan amendment to us?

6 MS. HEGLER: Potentially, if that, I mean, if we see enough of it that it needs to,  
7 to change at that location.

8 CHAIRMAN GILCHRIST: I was just gonna comment on that. I mean, we don't  
9 want that to continue to happen every time there's a case, back and forth.

10 MS. HEGLER: Doesn't help you make a recommendation, a decision.

11 CHAIRMAN GILCHRIST: Right. So, but that is something to take a look at. Any  
12 other comments?

13 MR. GREENLEAF: And –

14 CHAIRMAN GILCHRIST: Yes, sir.

15 MR. GREENLEAF: - in similar nature, Mr. Chairman, we, we voted to approve a  
16 text amendment to clarify the minimum lot area, it's on page 2 of this memo, and  
17 Council denied that text amendment. Again, for the most part the Council is in line with,  
18 in align with our thoughts, but occasionally we have these occur. We had a previous  
19 case with a prominent lawyer that things changed at Council level that disturbed me,  
20 that's why I asked for this report. Any clarity on that from the Staff? It went back to you  
21 for planning.

22 MS. HEGLER: Yeah. They all come back to us. The conversation amongst  
23 Council on this item is that they were concerned – basically they disagreed with us, as

1 a, as a statement. I mean, they, where we thought we were clarifying conflicting  
2 language, and really the word clarify is probably wrong, we were simply trying to remove  
3 conflicting language. They did not see it as such, they, they became worrisome about  
4 removing that, you know, must have a minimum lot size and cannot vary it, so. We've  
5 since gone back and looked at it as Staff and, and really what brought this up was the  
6 open space provision.

7 CHAIRMAN GILCHRIST: Um-hum (affirmative).

8 MS. HEGLER: Its ordinance does state that, you know, all other conflicting  
9 language is essentially repealed. So it doesn't, it doesn't hurt the use of the open space  
10 code. We were simply trying to clean up the document. This is something that should've  
11 been caught early on when we were writing the open space code and we didn't. So  
12 Council just became worrisome that taking out that language would expose us and do  
13 away with the minimums that they so staunchly defend, so.

14 MR. GREENLEAF: Thank you very much, Mr. Chair, and thank you, Staff, for  
15 that clarity.

16 CHAIRMAN GILCHRIST: Thank you, Mr. Greenleaf. Any other comments,  
17 questions for Staff?

18 MR. TUTTLE: Tracy, just in, in that vein, has there been a public hearing on a  
19 rezoning that hasn't been unanimous in recent times at Council level?

20 MS. HEGLER: Very, very few if any.

21 CHAIRMAN GILCHRIST: Thank you, Mr. Tuttle. Any other comments?

22 MR. PALMER: Motion to adjourn.

23 CHAIRMAN GILCHRIST: Motion to adjourn.

1 MR. THEUS: Second.

2 CHAIRMAN GILCHRIST: Alright. Thank y'all.

3

4

*[Meeting Adjourned at 1:29pm]*