

RICHLAND COUNTY PLANNING COMMISSION
October 1, 2018

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24

[Members Present: Karen Yip, Beverly Frierson, David Tuttle, Heather Cairns, Mettauer Carlisle, Wallace Brown, Sr.]

Called to order: 3:00 pm

ACTING CHAIR CAIRNS: Thank everybody for being here. I just wanna take a moment to offer that over the weekend, I'm gonna choke up and I'm sorry for that, but over the weekend we lost one of our Planning Commission Members, Ed Greenleaf. He is someone that I have known for years and went to church with. He was someone, I just wanna offer that he was someone dedicated to public service. He had spent the last couple years of his life, having retired from Blue Cross/Blue Shield, but serving on Planning Commission as well as being involved in as many other committees and commissions that he could in the community. He had had an attempt to run for political office, but he was dedicated to the public and he will be lost on this Commission. So I just wanted to honor Ed in that little way. So I thank everybody for being here. I have to read into the Record this public announcement. In accordance with the Freedom of Information Act a copy of the Agenda was sent to radio, TV stations, newspapers, persons requesting notification, and posted on the bulletin board located in the County administration office. We have the potential for a Consent Agenda.

MR. TUTTLE: Madam Chair, if you would entertain a motion. I'd like to make a motion that we, I'd like to actually make a motion and beyond the Consent Agenda also ask to defer one item. So as it relates to Consent Agenda I would like to make a motion that we send forward with a recommendation of approval to County Council, with the

1 exception of Case No. 2 which we will hear today. And then further I would like to take
2 Item #5, the TROS discussion, and defer it until next month.

3 ACTING CHAIR CAIRNS: So we have a motion do we have a second?

4 MR. CARLISLE: Second.

5 ACTING CHAIR CAIRNS: All those in favor? Oh.

6 MR. PRICE: Yes, those in favor, Yip, Frierson, Cairns, Carlisle, Tuttle, Brown.

7 *[Approved: Yip, Frierson, Cairns, Carlisle, Tuttle, Brown; Absent: McLaurin, Gilchrist]*

8 ACTING CHAIR CAIRNS: That leaves none opposed. So, Case No. 2. Can the
9 Staff introduce the case?

10 MR. TUTTLE: Yeah, if I may interject. It might be appropriate to announce the
11 date of the County Council meeting public hearing for the first case, in case somebody
12 was here since it's been approved through the consent agenda and they might want to
13 leave.

14 ACTING CHAIR CAIRNS: So what is the date for the County?

15 MR. PRICE: The 25th?

16 MS. HEGLER: The 3rd, October 23rd. Here at 7:00pm.

17 ACTING CHAIR CAIRNS: Okay, so, just so everybody knows we are
18 recommending Body so any action that we take is to make a recommendation to County
19 Council. County Council will meet on October 22nd [sic] at 7 PM in these chambers.

20 MS. HEGLER: 23rd.

21 ACTING CHAIR CAIRNS: 23rd. I'm sorry. Thank you staff. And they will make
22 decisions on these matters. So we will - The Kelly Mill matter was approved by consent
23 agenda. And so then we will move onto the Kennerly Road matter.

1 **CASE NO. 18-035 MA:**

2 MR. PRICE: Alright, the first item that y'all will be taking up is case 18-035 MA.
3 The applicant is Avery Winder. The location is 916 Kennerly Road. The Applicant is
4 requesting the rezoning of tract zoned RU which is Rural, a 7.63 acre tract to General
5 Commercial. Staff has recommended disapproval of this request and that disapproval is
6 based on it not being consistent with the Comprehensive Plan. The site as
7 recommended by the Comprehensive Plan is not, is not located along a main road
8 corridor or within a contextually appropriate distance from the intersection of a primary
9 arterial. And also, based on a Comprehensive Plan that the proposed uses allowed in
10 the GC District would be more intense than the neighborhood scale recommended by
11 the Comprehensive Plan.

12 ACTING CHAIR CAIRNS: Thank you, Mr. Price. Do we have the applicant here
13 Avery Winder? Okay, well, so we do have Carla Mills signed up to speak. If you'd like to
14 come forward and state your name and address for the Record.

15 **TESTIMONY OF CARLA MILLS:**

16 MS. MILLS: Good afternoon.

17 MR. BROWN: Good afternoon.

18 MS. MILLS: My names Carla Mills. My address is 113 Briar field Way in Fountain
19 Inn, South Carolina. I own property, 6 Pearson Circle, that's next to this 7.63 acres of
20 land. I'm not sure what the intended purpose of the commercial use for this property is.
21 However, that particular road is unpaved, it's not maintained, it's not a sufficient amount
22 of access already to get onto to Kennerly Road. It's already a safety hazard for to turn
23 left or right to leave the property that we are currently reside there. My parents resides

1 there. It's just, it's a lot. The speed limit on the street is 45 miles per hour, coming down
2 Kennerly Road and it is already a tough situation for us to leave and enter property. In
3 addition I'm planning to build a private residence there in the spring and I'm not sure
4 again of the commercial intended use but that wouldn't work well for me as a resident
5 there for quite some time.

6 ACTING CHAIR CAIRNS: Just for clarity I think understand that, that what we, I
7 think we can all see it. There's like a, what we would call a flag lot. Like there's that little
8 skinny part. So you're offering that that's a road that you live off of. Like a private dirt
9 road or something?

10 MS. MILLS: Yeah, that's private, that's a dirt road. That's Pearson Circle. That
11 little skinny, the line coming in is a dirt road.

12 ACTING CHAIR CAIRNS: Okay.

13 MS. MILLS: The property is at the very bottom, it kind of circles around the, the
14 block there is bottom of the property.

15 ACTING CHAIR CAIRNS: Okay.

16 MS. MILLS: That belongs to the applicant.

17 ACTING CHAIR CAIRNS: Any questions from the Commission Members?

18 MR. BROWN: Question for Staff.

19 ACTING CHAIR CAIRNS: But no question of the applicant?

20 MR. BROWN: No.

21 ACTING CHAIR CAIRNS: Okay. So thank you very much.

1 MR. BROWN: Madam Chair, does this property that's under consideration
2 actually, is that on Kennerly Road? Looking at the diagram it doesn't seem like it but, I
3 could be wrong.

4 [Inaudible discussion]

5 MR. PRICE: The access will come off of Kennerly Road. As you can see the little
6 flag portion and there's a larger portion of the property. It actually fronts on Kennerly
7 Road.

8 MR. BROWN: Madam Chair, I'd like to move that the, that 18-035 MA be referred
9 to County Council with a recommendation of disapproval.

10 MS. FRIERSON: I second that.

11 ACTING CHAIR CAIRNS: We have a motion and I second on the table. All those
12 in favor of the motion to send this forward to Council with a recommendation of
13 disapproval, please raise your right hand.

14 MR. PRICE: Yip, Frierson, Cairns, Carlisle, Tuttle, Brown.

15 *[Approved to deny: Yip, Frierson, Cairns, Carlisle, Tuttle, Brown; Absent: McLaurin,*
16 *Gilchrist]*

17 ACTING CHAIR CAIRNS: Just so everybody knows as I offered we are a
18 recommending Body so County Council will take this matter up at the October 23rd
19 meeting at 7pm in these chambers. October 23rd at 7pm in these chambers is when the
20 meeting will be with County Council?

21 AUDIENCE: Question. Will there be letters sent out to notify us of this?

22 MR. PRICE: No, the letters that, the letters that were sent out to the property
23 owners previously also included information about the zoning public hearing.

1 ACTING CHAIR CAIRNS: Yes, ma'am.

2 AUDIENCE MEMBER: Do we know what the commercial intended use -

3 ACTING CHAIR CAIRNS: No, actually the way that, that would be typical that we
4 don't with zoning requests is that within the zoning classification of General Commercial
5 there's a variety of uses that are available. And so when we recommend for rezoning
6 any one of those uses is what can go forward. And so we never make our decisions
7 based on the specific use that somebody's thinking of doing. It's just a, a rezoning. This
8 was from a rezoning of Rural into General Commercial was the request. So it could
9 have been any of the potential General Commercial uses. So that concludes the map
10 amendments for today. In terms of other business, do we have any other business to
11 take up?

12 MS. HEGLER: No, ma'am, we are not prepared to discuss the ordinance yet,
13 that's under D1. I believe everything else is in your packet for information only.

14 ACTING CHAIR CAIRNS: Does that conclude our meeting for all matters on the
15 Agenda?

16 MR. PRICE: Yes.

17 MR. TUTTLE: Madam Chair, I'd like to make a motion that we end the meeting,
18 adjourn the meeting.

19 MR. BROWN: Second.

20 ACTING CHAIR CAIRNS: We have a motion to adjourn and a second. Any
21 opposed? So we are adjourned. Oh, I forgot my hammer.

22

23

[Meeting adjourned at 3:15pm]