

**RICHLAND COUNTY PLANNING COMMISSION**  
**November 5, 2018**

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*[Members Present: Heather Cairns, Stephen Gilchrist, David Tuttle, Mettauer Carlisle, Wallace Brown, Sr., Beverly Frierson; Absent: Karen Yip, Prentiss McLaurin]*

Called to order: 3:13 pm

CHAIRMAN GILCHRIST: I love my new gavel. I'd like to call the November 5<sup>th</sup> Planning Commission meeting to order. Please allow me to read into, this statement into the Record. In accordance with the Freedom of Information Act a copy of the Agenda was sent to radio, TV stations, newspapers, and persons requesting notification, and posted on the bulletin board located in the County administration office. And we thank all of you for being here with us today. First on our Agenda is the Consent Agenda.

MR. BROWN: Move adoption.

MS. CAIRNS: I'd like to make an amendment to the Consent Agenda.

CHAIRMAN GILCHRIST: Okay.

MS. CAIRNS: That Map Amendment numbers 1, 2, 3, and 4 are all pulled from the Consent Agenda, whereas items 5 and 6 remain on the Consent Agenda.

MR. BROWN: Move adoption as amended.

MR. PRICE: Mr. Chair?

CHAIRMAN GILCHRIST: Yes, sir?

MR. PRICE: I believe what you were passed out, you know, as part of the Agenda is a revised street name approval list, which you initially had in your package, only had one street. And the one that you have before you there are actually three and

1 so we just ask that you include that as part of your, if you're going to approve the  
2 Consent it will be with this version of it.

3 CHAIRMAN GILCHRIST: Okay, can we [inaudible] our motion –

4 MS. CAIRNS: Yeah, that we'll revise the Consent Agenda to adopt the three  
5 street names and add on Saddle Creek and Wild Horse as also being part of the  
6 Consent Agenda.

7 CHAIRMAN GILCHRIST: There's been a motion, is there a second?

8 MR. BROWN: Second.

9 CHAIRMAN GILCHRIST: Okay, it's been moved and properly seconded that we  
10 amend the Agenda as stated. All in favor signify by raising your hand.

11 MR. PRICE: Those in favor: Frierson, Cairns, Gilchrist, Tuttle, Carlisle, and  
12 Brown.

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

14 CHAIRMAN GILCHRIST: Alright, good deal. Let me take a moment again to  
15 thank all of you for being here today and I want to take a moment for personal privilege  
16 to introduce and say hello to former Councilwoman Val Hutchinson who I think I saw  
17 come into the room today. Madam Councilwoman, good to see you. [Applause] Thank  
18 you not only for being here but for your service to Richland County. Alright. The first  
19 case.

20 **CASE NO. 18-036 MA:**

21 MR. PRICE: Okay. The first item is Case 18-036 MA. The Applicant is George  
22 McElveen. The location is 698 Kelly Mill Road. The Applicant is requesting to rezone a  
23 2.9 acre tract from Rural to Neighborhood Commercial. Staff has recommended

1 disapproval of this particular request. As stated in your package the opinion is not  
2 consistent with the objectives outlined in the Comprehensive Plan. The Plan  
3 recommends commercial development within neighborhood activity centers and within  
4 contextually appropriate distances from the intersection of a primary arterial. The  
5 subject parcel is not located at a traffic junction of a primary arterial and is not within a  
6 contextually appropriate distance of a neighborhood activity center. Also the Plan  
7 discourages strip commercial development or fragmented leapfrogging development  
8 patterns along corridors. For those reasons, again Staff recommends denial.

9 CHAIRMAN GILCHRIST: Okay. Questions for Staff.

10 MR. BROWN: Mr. Chairman?

11 CHAIRMAN GILCHRIST: Yes, Mr. Brown?

12 MR. BROWN: All of the, the properties around it are residential?

13 MR. PRICE: Yes, sir.

14 MR. BROWN: Okay. Thank you.

15 CHAIRMAN GILCHRIST: Any additional questions for the Staff? We do have  
16 persons signed up to speak, and when we call your name if you'll come and, to the  
17 podium and give us – sorry. Yes, is the Applicant George McElveen here?

18 MR. MCELVEEN: I'm here. I'm an attorney, I'm here with Dr. Parmer(?),  
19 [inaudible] Parmer, and he's the actual party of interest. Is there anything I can tell you  
20 about this?

21 CHAIRMAN GILCHRIST: Well, feel free to come up to the podium and give us  
22 your name and address for the Record. You have about two minutes.

23 **TESTIMONY OF GEORGE MCELVEEN:**

1 MR. MCELVEEN: Sure. I'm George McElveen, I'm here for Dr. [inaudible]  
2 Parmer who's here. He's got a number of eye clinics, he's an ophthalmologist in  
3 Georgia and he is just wanting to build one here in South Carolina. And this would be  
4 along the lines of a Sansbury's or something like that. Seems to us like that would be an  
5 asset to the, to the – we're not gonna take it to a strip mall or anything like that.

6 CHAIRMAN GILCHRIST: Okay. Any questions for the Applicant, Commission  
7 Members? Thank you, sir.

8 MR. MCELVEEN: Sure.

9 CHAIRMAN GILCHRIST: Ms. Shirley Yons?

10 **TESTIMONY OF SHIRLEY YON:**

11 MS. YON: I live right across from the area that they're supposedly wanting to do  
12 an eye clinic. We heard that a service station was being put there. And my sister and I  
13 live in two separate dwellings right across from the property and we do not want the  
14 zoning changed to commercial. My family has lived there, one or another, for 41 years  
15 and a lot of things happening, like if it is that would be eventually gas leaking and  
16 getting into well water cause we all have well water around the area that is talked about.  
17 And I'm just against it being changed and a service station being put there. And right  
18 down on Robin Hood Road less than a quarter of a mile from where this area is that is  
19 commercial property over there and there's a service station being put right there. And  
20 it's already been approved and everything. And we don't need one there where they're  
21 wanting to do, and everyone over there has heard that it's a service station that is going  
22 to be put there.

23 CHAIRMAN GILCHRIST: Okay.

1 MS. YON: Thank you.

2 CHAIRMAN GILCHRIST: Excuse me, sir. Ms. Cairns?

3 MS. CAIRNS: I just offer on behalf of Ms. Yon?

4 CHAIRMAN GILCHRIST: Yon, um-hum.

5 MS. CAIRNS: The zoning request is to just simply change it to Neighborhood  
6 Commercial which would allow potentially a variety of uses. We don't take into account  
7 necessarily the specific use offered by the Applicant because if we recommend for a  
8 rezoning, any of the allowable uses under that classification would be allowed. So, and  
9 off the top of my head I can't remember if service stations are allowed or not, but we  
10 don't consider it based on the specific use the applicant mentions. It's our look at, it's  
11 currently zoned Rural, is it appropriate for this to become any, you know, a commercial  
12 use allowed under Neighborhood Commercial. Does that make sense? And so -

13 MS. YON: Well, it's just a residential area -

14 MS. CAIRNS: Right, I understand, I just wanted to, I just wanna explain that we  
15 won't take into consideration either the Applicant's offering that the intent is an eye  
16 clinic, nor your offering that you've heard it's a gas station. None of that matters to us in  
17 our consideration, if that makes sense.

18 MS. YON: Okay.

19 MS. CAIRNS: So, I think that's what Mr. McElveen was likely to address. So.

20 CHAIRMAN GILCHRIST: Thank you, Ms. Cairns. That's all we have signed up to  
21 speak. Are there any questions, comments, motions from the Commission?

22 MR. BROWN: Mr. Chairman, I move that this particular recommendation, that  
23 this particular project, I apologize I was looking for the number.

1 MS. FRIERSON: 036 MA.

2 MR. BROWN: 18-036 MA be sent forward to Council with the recommendation  
3 and disapproval.

4 MS. FRIERSON: I second.

5 CHAIRMAN GILCHRIST: Okay, it's been moved and properly seconded that we  
6 send 18-036 MA forward to Council with the recommendation of disapproval. All in favor  
7 signify by raising your hand.

8 MR. PRICE: Those in favor; Frierson, Cairns, Gilchrist, Tuttle, Carlisle, Brown.

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

11 CHAIRMAN GILCHRIST: We are a recommending Body to County Council and  
12 they will meet back in their Chambers on November the, is that right, November the  
13 15th?

14 MR. PRICE: Yes.

15 CHAIRMAN GILCHRIST: Okay, so you're, you're sure, feel free to come back at  
16 that time and, and share the same information with Council at that time. Thank you.

17 CHAIRMAN GILCHRIST: Okay. Next case.

18 **CASE NO. 18-037 MA:**

19 MR. PRICE: The next case is 18-037 MA, the Applicant is Ben Higgins. The  
20 location 1014 McCords Ferry. Staff recommends disapproval of this particular request.  
21 We feel it's not consistent with the objectives outlined in the Comprehensive Plan and  
22 also it, also it's not consistent with the development of the surrounding parcels in this  
23 particular area, which are zoned rural and mostly residential uses. And also the plan

1 recommends discouraging commercial development within these areas so for these  
2 reasons Staff recommends disapproval.

3 CHAIRMAN GILCHRIST: Okay, questions for the Staff? The Applicant, Ben  
4 Higgins?

5 **TESTIMONY OF PAULA HIGGINS:**

6 MS. HIGGINS: I'm his wife, Paula.

7 CHAIRMAN GILCHRIST: Okay, Mrs. Paula Higgins, okay I see on you on the list  
8 here, come on up. Please give us your name and address for the Record, please.

9 MS. HIGGINS: Okay. Paula S. Higgins. 2775 Highway One South, Elgin South  
10 Carolina. The first thing I'd like to is that the address says 1014 McCords Ferry Road, it  
11 is actually 1041 McCords Ferry Road. And the Higgin's family opened this store in the  
12 mid-'70s and ran it as a convenience store until 1981, and then it was rented out to  
13 someone else and they ran it as a convenience store for a long time. And my father-in-  
14 law passed away and my brother-in-law inherited and then he's passed away and my  
15 husband and I have inherited it. It has always been a type of commercial use. Never  
16 has been a home or anything like that. And we have put it for sale and the people that  
17 are interested in it will not buy it because it is residential. And I don't know, we don't  
18 know how it got that, it became residential because it's always been a commercial  
19 business there. The gas tanks that were there were taken up in 19 – by Spinx Oil  
20 Company - took them up in 1993. And that, that's out argument for it.

21 CHAIRMAN GILCHRIST: Okay. Thank you Ms. Higgins. Any questions for the  
22 Applicant? Okay, that's all we have signed up to speak. Questions, comments?

1 MS. CAIRNS: Question for staff. Just curious do you have, I mean, are there any  
2 records on file that show it's a commercial use in terms on business licenses or  
3 anything else?

4 MR. DELAGE: Not that I'm aware of. If, if the business was closed prior to 2005  
5 the City of Columbia actually maintained the business license for Richland County up  
6 until that point, then the County started in 2005 processing it. So if it would to be closed  
7 in '93 there's a good chance we wouldn't have a record of that. And there hasn't been  
8 anything recently as far as for a business license.

9 MS. CAIRNS: I mean, it is a commercial structure on the property?

10 MR. DELAGE: It is.

11 MS. CAIRNS: I mean, it just, you know, I mean, our packet offers that the original  
12 zoning was adopted as Rural in '77, and if it was a commercial building it's sort of an  
13 interesting adoption of, I mean, I just wonder if it got caught up in the fact that it's such a  
14 small parcel.

15 MR. PRICE: I think we run across this periodically in the Rural areas where you  
16 have that, you know, the old store or some commercial service that was there, you  
17 know, we're going back prior to zoning. With the zoning, for those particular uses, was  
18 never changed or reflects what the use was so a lot of them are Rural. I think you've  
19 had a few of those over the last couple of years.

20 MS. CAIRNS: Okay. I mean, these are tough ones. I mean, it just is cause I  
21 don't, I don't like piecemeal zoning but at the same time if, you know, unless there was  
22 clear intent in '77 to grandfather in a nonconforming use, which is hard to offer.

23 MR. PRICE: I believe you said that, you haven't seen any licenses?

1 MR. DELAGE: Not current. Or recent.

2 MR. TUTTLE: If I could recall the Applicant I'd like to ask a question.

3 CHAIRMAN GILCHRIST: Okay. Ma'am, you can come back.

4 MS. HIGGINS: I have a record here where Spinx Oil Company took up the gas  
5 tanks because of environmental things. Right here I've got information there proving  
6 that it was a convenience store and had gas tanks there.

7 MS. CAIRNS: Do you know what year it stopped operating as a, some kind of a  
8 store?

9 MS. HIGGINS: It stopped probably in the late '90s, but my brother-in-law ran it as  
10 a bar for several years.

11 MS. CAIRNS: After that.

12 MS. HIGGINS: After that. And then he closed it down probably in the early 20s,  
13 and no one's run it. But yes, it is a commercial building there that my husband and the  
14 family built.

15 MS. CAIRNS: Okay.

16 CHAIRMAN GILCHRIST: Mr. Tuttle.

17 MR. TUTTLE: That covered the question. Thank you.

18 CHAIRMAN GILCHRIST: Thank you, Ms. Higgins.

19 MS. HIGGINS: Thank you.

20 CHAIRMAN GILCHRIST: Okay. Any additional questions for the Staff? Motions?

21 MR. TUTTLE: So I do have a question for Staff. So given the current statute  
22 since this hasn't been in use as a commercial thing, they can't operate a business now,

1 clearly they can't sell it to somebody who wants to operate a commercial business, so it  
2 just becomes RU and anything that can be done in RU is what's acceptable?

3 MR. PRICE: Correct.

4 MR. TUTTLE: Thank you.

5 CHAIRMAN GILCHRIST: Let me ask a question. The, when it was operating  
6 prior to when you, when the County did finally get some acquisition to it was it operating  
7 in a nonconforming use according to the County standards?

8 MR. PRICE: If it was in operation, yes. If they had a business license and they  
9 were operating it would've been deemed nonconforming. But I think one of the things,  
10 you know, we – again, we seem to have these discussions a good bit now, but you  
11 know, once a period of discontinuance or abandonment takes place, and I think you,  
12 from what I'm hearing, let's start in the '90s, maybe the early 2000s, then that, that  
13 grandfathering status or the nonconformity is lost.

14 CHAIRMAN GILCHRIST: I'm sorry, is what?

15 MR. PRICE: The nonconformity is lost.

16 CHAIRMAN GILCHRIST: Okay, lost, okay.

17 MR. BROWN: Mr. Chairman, may I ask –

18 CHAIRMAN GILCHRIST: Yes, sir, Mr. Brown.

19 MR. BROWN: What's the size of this property?

20 MR. PRICE: A little more than an acre.

21 MR. BROWN: Okay, thank you.

22 CHAIRMAN GILCHRIST: Okay. Ms. Cairns.

1 MS. CAIRNS: One other, I mean, just, I'm just curious is the, based on Staff's  
2 having been out to the property, does the building appear to be derelict or is a  
3 maintained property shape?

4 MR. PRICE: We'll pull that up.

5 CHAIRMAN GILCHRIST: Is that good? Everybody seen that? If somebody could  
6 put the lights back on for us, please. Thank you. Alright. Any questions, comments,  
7 motions?

8 MS. CAIRNS: These are brutal. I mean, I –

9 MR. TUTTLE: I'm gonna make a recommendation to send Case 18-037 MA  
10 forward to Council with a recommendation for disapproval.

11 MR. BROWN: Second.

12 CHAIRMAN GILCHRIST: Okay.

13 MR. CARLISLE: Repeat that, please?

14 MR. TUTTLE: Recommendation for disapproval.

15 MR. CARLISLE: Disapproval.

16 CHAIRMAN GILCHRIST: Okay, it's been moved and properly seconded that we  
17 send Case No. 18-037 MA forward to Council with a recommendation of disapproval. All  
18 in favor signify by raising your hand?

19 MR. PRICE: Those in favor: Frierson, Cairns, Gilchrist, Tuttle, Brown.

20 CHAIRMAN GILCHRIST: Okay.

21 MS. CAIRNS: Opposed?

22 CHAIRMAN GILCHRIST: One, okay. One opposed.

23 MR. PRICE: Opposed: Carlisle.

1 CHAIRMAN GILCHRIST: Let's hold our hands up again just to make sure we got  
2 that right. So in favor of sending it forward with a recommendation of disapproval.

3 MR. PRICE: Those in favor: Frierson, Cairns, Gilchrist, Tuttle, Brown.

4 CHAIRMAN GILCHRIST: Okay. Opposed?

5 MR. PRICE: Opposed: Carlisle.

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

8 CHAIRMAN GILCHRIST: Ma'am, we're a recommending Body to County  
9 Council. Again, they'll meet back in their Chambers on November 15<sup>th</sup>.

10 MS. HIGGINS: Can I say one thing else?

11 CHAIRMAN GILCHRIST: We've closed out the hearing, ma'am, thank you.

12 MS. HIGGINS: Okay.

13 CHAIRMAN GILCHRIST: There'll be opportunity to speak at that time. Thank  
14 you.

15 MS. HIGGINS: Thank you.

16 CHAIRMAN GILCHRIST: Okay.

17 **CASE NO. 18-038 MA:**

18 MR. PRICE: The next item is Case 18-038 MA. The Applicant is Ken Jones. The  
19 location is 3409 Hardscrabble Road. The parcel is a little more than an acre and a half.  
20 And the Applicant is requesting to rezone from RS-LD, which is Residential, Single-  
21 family, Low-Density, to NC, Neighborhood Commercial. Staff recommends disapproval  
22 of this. Again, it doesn't seem to meet the recommendations of the Comprehensive  
23 Plan. That's specifically about locating non-residential development along main road

1 corridors or within a contextually appropriate distance from the intersection of a primary  
2 arterial. Sloan Road is classified as a two-lane, undivided collector and Hardscrabble  
3 Road is a minor arterial. Approval of the rezoning would be out of character with the  
4 surrounding development pattern and zoning districts for this area. In addition the  
5 request would initiate the spread of commercial zoning districts along this section of  
6 Hardscrabble Road. This case has come before you previously, same Applicant, and of  
7 course Staff's recommendation was the same. One of the things we did look at, we did  
8 kind of take into consideration the improvements that will be taking place along  
9 Hardscrabble Road, but [inaudible].

10 MR. DELAGE: Yeah, even the two to five will allow for it to function. It wouldn't  
11 kick it up to that designation for the Code for along that main road corridor or principal  
12 arterial.

13 MR. TUTTLE: I got a question for Staff. That's one of the most traveled roads in  
14 Columbia, they're gonna have one of the biggest improvements in Columbia's history.  
15 Because it currently functioning at double the capacity, how would that still be classified  
16 as a minor arterial road after the improvements are I place? I'm lost.

17 MR. DELAGE: That's a good question. Unfortunately for DOT, that is the gist of  
18 what I got from looking at the functional classification. While it could potentially, I'm not  
19 sure how that would change, but based on the road going from two to five typically the  
20 definitions – I mean, could they classify it? Sure, they might come back and do that, but  
21 at this time at least it's not classified as that.

22 MR. TUTTLE: And just for my edification, if it were classified as an arterial road,  
23 would that have changed the Staff's recommendation in any way?

1 MR. PRICE: I think one of the things in that particular case, we – and I think  
2 we've discussed this previously about us kinda taking a long-term view of Hardscrabble  
3 and its improvements. You know, this is one of the first ones that's coming in in this  
4 particular section, even though the parcel south of it is zoned commercial but that was, I  
5 don't even know, ATV Center or some antenna, so I believe they applied that zoning  
6 because of the use. But again, you know, from a Staff standpoint we just have that, this  
7 is the first and so it's always a little more difficult for us to tell you exactly what we would  
8 do.

9 MR. BROWN: Mr. Chairman?

10 CHAIRMAN GILCHRIST: Mr. Brown.

11 MR. BROWN: Isn't this location on the residential side of Farrow Road, between  
12 Farrow Road and North Main?

13 MR. TUTTLE: No.

14 MR. BROWN: No. Is it between Farrow Road, it's actually between Farrow Road  
15 and Sloan Road? Is that –

16 MR. PRICE: Yes, yeah –

17 MR. BROWN: Which is over –

18 MR. PRICE: If you're looking on page 21 or if you're looking at the aerial, as you  
19 can see right there Farrow Road would be kind of south of this site.

20 MR. BROWN: Going back to what Mr. Tuttle was saying, all of that construction's  
21 going on now, the widening of Hardscrabble Road is going on right now.

22 MR. PRICE: Yes, sir.

1 MR. BROWN: So I mean, it's not something that's going to be or planned to be, it  
2 is in process. Am I correct in that?

3 MR. TUTTLE: Yes, sir.

4 MR. BROWN: Yeah.

5 CHAIRMAN GILCHRIST: When you spoke with DOT did they inform you on  
6 when the road would actually be completed? Any ideas? [Laughter]

7 MR. BROWN: I would say within the next six months cause the road is actually  
8 cut, they're cutting the road between that and Clemson Road.

9 CHAIRMAN GILCHRIST: So the fact that, that we know that we are gonna be –

10 MR. BROWN: It's going to be. I mean, they're already having it marked off, the  
11 work has already begun and so forth.

12 CHAIRMAN GILCHRIST: Please, please, folks, no comments from the audience.  
13 Thank you. Okay, Mr. Brown did that?

14 MR. BROWN: That, that's, yeah.

15 CHAIRMAN GILCHRIST: Okay. Any additional questions for Staff? Motions?  
16 Recommendations?

17 MR. PRICE: Have we heard from the Applicant?

18 CHAIRMAN GILCHRIST: Oh, that's right, we do have the Applicant.

19 MS. CAIRNS: Sorry about that.

20 CHAIRMAN GILCHRIST: Yeah, that's alright. Ken Jones. We were gonna  
21 bypass you, Mr. Jones.

22 **TESTIMONY OF KEN JONES:**

1 MR. JONES: Well Gwendolyn did last time, so hopefully y'all wouldn't be this  
2 time. I'm here to represent the owners of that piece of property. Hardscrabble Road is  
3 already four lanes. The people's house that sits on this piece of property is 15' from the  
4 road now. You got General Commercial right underneath it, which it's, yes it's been  
5 there for a while, but you've also got a brand new convenience store about a quarter of  
6 a mile down that was in, that is NC. And it was just rezoned, actually it's a brand new  
7 convenience store. So don't tell me that it's not already been done because it has been.  
8 And that was before it was a four-lane road. So I'm here to say this is a four-lane road,  
9 there's a traffic light right there, there is a turn lane right there; that's not a residential  
10 piece of property any longer. It's 1.5 acres, we can't put a shopping center on it, we  
11 can't put a big major building on it, it's gonna be some type of an office building. We, we  
12 may, I can't say it's not gonna be a convenience store because we don't, we're gonna  
13 put it up for sale. But we're trying to find an office building to put there. But you, you  
14 can't leave that a residentially zoned piece of property, it's not residential any longer.  
15 The rest of the property out there can be – but a corner lot at a traffic light that's only big  
16 enough to put a one-user site on there, can no longer be considered a residential piece  
17 of property. You have to give us some leeway here. And it's ridiculous if you don't.

18 Thank you.

19 CHAIRMAN GILCHRIST: Thank you, Mr. Jones. That's all we have signed up to  
20 speak. Any other questions for Staff? Motions?

21 MS. CAIRNS: Well I, I'd just like to comment. I know a lotta you guys have heard  
22 me say this before, but again I just, I don't find that simply the existence of a four-lane  
23 road is sufficient reason for the property along it to be zoned commercial. I mean, you

1 know, basically that's an argument that says Hardscrabble oughta become another Two  
2 Notch and we oughta have nothing but commercial running all the way out it because it  
3 becomes a five-lane road. And we have examples of roads in the County such as  
4 Trenholm which are five-lane roads which are not commercial on their entire length.  
5 They are residential. And, you know, I, I had the joy of driving Hardscrabble a bunch in  
6 the last couple of weeks and certainly know what, have seen the construction, see this  
7 sort of haphazard development pattern along some of that, but I, I will support Staff's  
8 recommendation of disapproval because I do not want to see the County turn another  
9 road into just endless commercial just because it's widened to five lanes.

10 CHAIRMAN GILCHRIST: Is that a motion, Ms. Cairns?

11 MR. TUTTLE: I'd like to just, just to follow up on that comment though.

12 CHAIRMAN GILCHRIST: Mr. Tuttle?

13 MR. TUTTLE: The fact that it is at a node puts it in a different classification than if  
14 it was in-between nodes if you will. So I do think that corners tend to lend themselves to  
15 be commercial more so than the middle of a section that's not a corner. So, you know,  
16 when we looked at this before I think you went back to the Minutes you and I probably  
17 had the same discussion then.

18 MS. CAIRNS: Right, yeah and I don't see the intersection of Sloan as a major  
19 cross street. I mean, there's definitely bigger cross streets that if indeed corners are  
20 gonna become partially commercial as dots, but I don't think that, you know, a traffic  
21 light by itself makes it, I mean, Forest Drive's a good example, I mean, there's traffic  
22 lights that don't become commercial nodes either.

23 CHAIRMAN GILCHRIST: Thank you, Mr. Tuttle.

1 MR. TUTTLE: Mr. Chairman, I'd like to make a motion to send Case –

2 CHAIRMAN GILCHRIST: Well we have, is this a motion on the floor for –

3 MS. CAIRNS: No, I – no.

4 MR. TUTTLE: - to send Case 18-038 MA forward to Council with a  
5 recommendation for approval. And one of the reasons I went against Staff  
6 recommendation is I do believe that because they classified it as a minor arterial the  
7 fact it is a major thoroughfare that ultimately will be classified as an arterial changes my  
8 perspective of it, and therefore I think it should be zoned appropriately.

9 CHAIRMAN GILCHRIST: Okay, is there a second?

10 MR. BROWN: Second.

11 CHAIRMAN GILCHRIST: Okay, it's been moved and properly seconded that we  
12 send Case No. 18-038 MA forward to Council with a recommendation of approval based  
13 upon Mr. Tuttle's amendment to this case. All in favor signify by raising your hand?

14 MR. PRICE: Those in favor: Frierson, Tuttle, Carlisle, Brown.

15 CHAIRMAN GILCHRIST: Those opposed?

16 MR. PRICE: Those opposed: Cairns, Gilchrist.

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

19 CHAIRMAN GILCHRIST: Okay. Sir, we're a recommending Body to County  
20 Council. They'll meet back in their Chambers on the 15<sup>th</sup>. Alrighty.

21 **CASE NO. 18-039 MA:**

22 MR. PRICE: The next item is Case 18-039 MA. The Applicant is Gabriel  
23 McFadden. The location is Dutch Fork Road. The Applicant is requesting to rezone 1.2

1 acres, a little more than 1.2 acres from Rural to Neighborhood Commercial. From a  
2 consistency standpoint Staff has recommended disapproval of this request. Again, it's  
3 still not consistent with the objectives of the Comprehensive Plan as the Plan  
4 recommends commercial development within neighborhood activity centers and within  
5 contextually appropriate distances from the intersection of a primary arterial. The Plan  
6 also discourages strip commercial development or fragmented leapfrogging  
7 development patterns along corridors. However, there was, the parcel south of it,  
8 southeast of it, was recently rezoned to Neighborhood Commercial so it would be  
9 consistent with, you know, that section along Dutch Fork Road.

10 CHAIRMAN GILCHRIST: Okay. Any questions for Staff? The Applicant, Gabriel  
11 McFadden.

12 **TESTIMONY OF GABRIEL MCFADDEN:**

13 MR. MCFADDEN: Yes, as the gentleman just said there was –

14 CHAIRMAN GILCHRIST: Could you give us your name and address for the  
15 Record, please?

16 MR. MCFADDEN: Oh, I'm sorry.

17 CHAIRMAN GILCHRIST: No problem.

18 MR. MCFADDEN: I'm Gabriel McFadden. I'm representing Palmetto Citizens  
19 Federal Credit Union. Address is 1320 Washington Street, Columbia 29201. As the  
20 gentleman just said there was a piece of property that was just recently approved that's  
21 adjoining to the piece of property that we're requesting to be approved. On November  
22 17<sup>th</sup>, we've been following the guidance of the Staff, on November 14<sup>th</sup>, 2017, the Staff  
23 told us if we can get other owners to rezone then it was a better chance for us getting

1 our property rezoned. So as we just recently stated one has already been approved,  
2 we're seeking to get our approved. And just today I spoke to the gentleman that's on the  
3 other side of us and he is going to be seeking to get his approved at the next County  
4 meeting. So with that we're seeking to be approved as well.

5 CHAIRMAN GILCHRIST: Okay. Any questions for the Applicant? Thank you, sir.  
6 Motions, comments?

7 MR. TUTTLE: Mr. Chairman, I'll make a motion to send Case 18-039 MA forward  
8 to Council with a recommendation for approval. And the reason that I'm going against  
9 Staff recommendation is because it would be consistent with the adjacent parcel's  
10 recently approved zoning.

11 CHAIRMAN GILCHRIST: Is there a second on that?

12 MR. BROWN: Second.

13 CHAIRMAN GILCHRIST: Okay, it's been moved and properly seconded that we  
14 send Case No. 18-039 MA forward to Council with a recommendation of approval based  
15 upon Mr. Tuttle's recommendation and amendment. All in favor signify by raising your  
16 hand?

17 MR. PRICE: Those in favor: Frierson, Cairns, Gilchrist, Tuttle, Carlisle, Brown.

18 CHAIRMAN GILCHRIST: All opposed?

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

20 CHAIRMAN GILCHRIST: Again sir, we are a recommending Body to County  
21 Council. They'll meet back in these chambers on the 15<sup>th</sup> of November. Thank you.  
22 Alrighty. Moving right along.

1 MR. PRICE: The Text Amendment has been deferred at this time so we're up to  
2 Other Business which will be the Adoption of the 2019 Calendar which was sent in your  
3 package.

4 MS. CAIRNS: Those were on the, they were on the Consent Agenda.

5 CHAIRMAN GILCHRIST: They were on the Consent Agenda.

6 MR. BROWN: Oh okay, I'm sorry. Thank you.

7 CHAIRMAN GILCHRIST: The last two. So we're at the calendar, is that right?

8 MR. PRICE: Yes, sir.

9 CHAIRMAN GILCHRIST: Adoption of the calendar.

10 MS. CAIRNS: Just clarification, we're proposing we do not have a meeting in  
11 January?

12 MR. PRICE: Yes. Over the last few years Council has not held a zoning public  
13 hearing during the month of January. And because of that we've just decided from the  
14 Planning Commission not to meet and just follow the Council schedule.

15 MR. TUTTLE: Yeah, I guess the only problem, since we're not on the exact same  
16 schedule, if we don't meet in January then that might cause somebody in February not  
17 to – they have to wait all the way to February to go through Planning Commission if they  
18 applied in –

19 MR. PRICE: If somebody appeared at the January, if you did hold a meeting in  
20 January, they'd have to wait until the February zoning public hearing.

21 MR. TUTTLE: To get to Council, okay.

22 MS. CAIRNS: Yeah, Council's not – and so in August it's always a tentative for  
23 us.

1 MR. PRICE: Yes.

2 MS. CAIRNS: We schedule it with the understanding we may not have it.

3 MR. PRICE: Correct.

4 MS. CAIRNS: I mean, I make a motion that we adopt the calendar as proposed  
5 in our package for 2019.

6 MR. TUTTLE: Second.

7 CHAIRMAN GILCHRIST: Okay, motion in favor, signify by raising your hand?

8 MR. PRICE: Those in favor: Frierson, Cairns, Gilchrist, Tuttle, Carlisle, Brown.

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

10 MR. BROWN: Mr. Chairman, just so for the Record on March 4<sup>th</sup> I will not be  
11 here, that's my wife's birthday and she's more important than this meeting. [Laughter]

12 MS. CAIRNS: I like that planning ahead stuff.

13 CHAIRMAN GILCHRIST: We'll make sure the calendar is noted.

14 MR. BROWN: Thank you.

15 MS. FRIERSON: I have a question.

16 CHAIRMAN GILCHRIST: Yes, ma'am.

17 MS. FRIERSON: On this proposed calendar it says customarily meets on the first  
18 Monday of the month at 1:00, we're gonna go back to 1:00?

19 MR. PRICE: No, I'm sorry. I'm glad you brought that up, and that will be  
20 corrected to reflect 3:00pm.

21 MS. FRIERSON: Okay.

22 CHAIRMAN GILCHRIST: Okay.

23 MR. TUTTLE: So to be highly technical do we need a motion relative to that?

1 CHAIRMAN GILCHRIST: To, to the amendment?

2 MR. TUTTLE: Cause we just approved it as written at 1:00.

3 MS. CAIRNS: Provide that the motion, an amendment, the motion is based on  
4 the amendment of the fact that the meetings will continue to occur at 3:00.

5 MS. FRIERSON: Second.

6 CHAIRMAN GILCHRIST: Okay. All in favor signify by raising your hand?

7 MR. PRICE: Frierson, Cairns, Gilchrist, Tuttle, Carlisle, Brown.

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

9 CHAIRMAN GILCHRIST: Thank you. Land Development Code Rewrite?

10 MS. HEGLER: There is no action there, we're still providing feedback to the  
11 consultants and the next round will be some public review of two modules. That'll be  
12 forthcoming.

13 CHAIRMAN GILCHRIST: Okay. TROS discussion. Mr. Price, before we get into  
14 that let me just make a comment about the discussion regarding TROS. We appreciate  
15 the Staff giving the Commission an opportunity to be briefed on this today. We will not  
16 be accepting any public comment regarding the TROS today, it's just an opportunity for  
17 us to be briefed about the designation so that those of us, as Commissioners, as we  
18 continue to explore this designation and that we're up to speed on the things that we  
19 need to be aware of. So I wanna thank the Staff for putting this on our Agenda today for  
20 us to discuss, so with that being said we'll turn it over to you. And this is for the  
21 Commission to be able to weigh in on or any questions they may have of Staff.

22 MR. PRICE: Thank you, Mr. Chair. Again, this was requested by the Planning  
23 Commission, specifically by Commission Tuttle, just to, just to discuss the TROS. Not

1 so much, really just to kinda – we don't use this particular district very often. I believe  
2 we've had one request. So it's just a matter of just bringing you up to speed about what  
3 it is and maybe a brief history on it. So this would be actually very short and at such  
4 time we'll be prepared to answer some questions. And also had to go do a little digging  
5 because this [inaudible] was around 2007 when this took place. But the TROS, we'll  
6 start with some conversations with citizens and Council regarding the uncertainty of golf  
7 courses which were closing or being sold. The ordinance was formulated to serve, there  
8 were two purposes as I've gathered, one was to bring certain uses, specifically golf  
9 courses, country clubs and other ancillary uses into compliance. The ordinance at this  
10 time permitted these uses, golf courses, by special exception in the residential districts.  
11 And this also included athletic fields, swimming and tennis clubs. At the time none of  
12 those, the golf courses had received a special exception for the establishment of those,  
13 it was just kinda built in with the development. Thus it made them nonconforming. Thus  
14 the TROS would've, you know, brought them out of their nonconformity and made them  
15 conforming. Also, it provided a level of notice and a chance for public input to property  
16 owners for proposed changes to the parcels which would encompass the golf courses.  
17 So as I've stated before just lets an owner know if you have a golf course behind you  
18 and if someone decided one day to start building some roads and some houses at least  
19 you would have a little notice and you would be able to go through a public process to at  
20 least voice your concerns, you know, with the change. From these discussions this  
21 became a TROS district and it was adopted on May the 1<sup>st</sup>, 2007, and the ordinance  
22 was intended to insure the preservation of conservation, recreation and open space,  
23 and to lessen the diminution of property values from the loss of open space commonly

1 provided for in a community, and to provide opportunities for improved public and  
2 private recreation activities, and to provide for a community-wide network of open  
3 space, buffer zones, and recreation spaces. That is actually taken directly from the  
4 purpose statement of the TROS. Within this district the following uses were permitted by  
5 special requirement: athletic fields, country clubs or golf courses, dance studios and  
6 schools, golf courses, miniature golf courses, golf driving ranges, public and private  
7 parks, public recreational facilities, swim and tennis clubs, swimming pools, bus shelters  
8 and bus benches and utility substations. Permitted as outright uses were riding stables  
9 and utility lines. Subsequently an ordinance to permit golf courses only in the GC, M1  
10 and LI and the newly TROS was given 3<sup>rd</sup> reading on July the 15<sup>th</sup>, 2008, so at one time  
11 again in the residential districts, the golf course was allowed by special exception but  
12 the ordinance I just referenced took it – you would not be able to put a golf course in a  
13 residential district, it would only be allowed if the property was zoned TROS,  
14 commercial or industrial. After this the following golf courses were proactively rezoned  
15 TROS, the golf club of, excuse me, I can go by just naming all of them: Crickentree,  
16 Columbia Country Club, Linrick Golf Course, Forest Lake Club, Spring Valley Country  
17 Club, Wildewood Country Club, Windemere and Woodlands Country Club. We did have  
18 the rezoning in 2013 for a parcel that was along Windsor Lake Boulevard to also rezone  
19 to TROS, but this was, that was the only requested rezoning for a TROS that we have.  
20 The golf courses not located within or a part of a residential development or zoned PDD  
21 were excluded, so golf courses such as Sedgewood, North Woods, Oak Hill and  
22 Woodcreek were not subject to the TROS zoning. Mainly because those were, were not  
23 within a residential area of course, and some of them were, like Sedgewood along

1 Garners Ferry Road just kinda sits by itself, or they were zoned PDD in which a public  
2 hearing would've been, is required if someone wanted to change that particular section  
3 of the, of the parcel to another use. Really that's kind of it just in short. A couple of  
4 questions we had that one of the things about the TROS, I know they talk about open  
5 space, well we have not really applied it to any parcels in the County. As I read through  
6 some of the Minutes that was one of the questions, like should be just apply the TROS  
7 to open spaces within residential developments where we have not done that. And also  
8 that it does differ from the Conservation Overlay District which we do have. The  
9 Conservation Overlay is intended for safe, suitable development along designated water  
10 sources throughout Richland County. That's just from the purpose statement. There  
11 was a question of, well why not just make them conservation, put an overlay, but that's  
12 the reason why, from a purpose statement, if you go by the purpose statement it only  
13 applies to land along water resources.

14 MS. CAIRNS: One question I have, cause you offered, I think while you were  
15 reading the purpose statement, like the first statement I think in the purpose statement?

16 MR. PRICE: Yes.

17 MS. CAIRNS: Can you just repeat that sentence alone?

18 MR. PRICE: Yes. It's intended to insure the preservation of conservation,  
19 recreation and/or open space and to lessen the diminution of property values from the  
20 loss of open space commonly provided for in a community, and to provide opportunities  
21 for improved public and/or private recreational activities, and to provide for a  
22 community-wide network of open space and buffer zones and recreational spaces.

1 MS. CAIRNS: Thank you. You also offered, I think, in sorta your preamble that  
2 part of the purpose of this zoning district was to provide notice to adjoining property  
3 owners of potential change. Was that ever incorporated or is that just sort of legislative  
4 history?

5 MR. PRICE: No, that was, that was part of the discussion. I took that –

6 MS. CAIRNS: But it's not, it's not incorporated within the zoning classification.

7 MR. PRICE: No.

8 MS. CAIRNS: But it's obviously, every zoning changes provides notice as part of  
9 what it does.

10 MR. PRICE: Correct.

11 MS. CAIRNS: And also I guess just, I mean, I think this is true having sat here for  
12 as long as I have and actually having been here when the TROS was adopted, that the  
13 action of Council and the Planning Commission to proactively rezone, how common  
14 would you offer, I mean, I would offer that that's a pretty rare instance that we actively  
15 rezone anything to anything. Is that –

16 MR. PRICE: No, you're correct. I know that discussion has come with a different  
17 makeup of the Planning Commission about proactive rezoning of property. I know  
18 there's been a lot of questions, you know, how does that affect taxes if we were to do it,  
19 you know, how should we? But the TROS is one of the few times that we've actually  
20 gone out and proactively rezoned property.

21 MS. CAIRNS: Okay.

1 CHAIRMAN GILCHRIST: Mr. Price, you mentioned that there are a number of  
2 different entities that would fall under the TROS. Did I hear you mention that schools  
3 were one of the –

4 MR. PRICE: No, sir.

5 CHAIRMAN GILCHRIST: What did you mention about schools?

6 MR. PRICE: Dance studios and schools.

7 CHAIRMAN GILCHRIST: Dane –

8 MR. PRICE: Dance studios, dance schools.

9 CHAIRMAN GILCHRIST: Not schools.

10 MR. PRICE: Not public or private schools. No, sir.

11 CHAIRMAN GILCHRIST: Okay, I just wanna be clear about that.

12 MR. PRICE: I'm sorry, correction. Let's take that out – dance studios and schools  
13 are not permitted, so. I apologize, I thought it looked strange as I was reading it, but  
14 yeah, dance studios and schools are not permitted, and neither are miniature golf  
15 courses, so I apologize for that.

16 CHAIRMAN GILCHRIST: Alright, thank you. Any – Ms. Cairns?

17 MS. CAIRNS: Just to sort of maybe stimulate some discussion among  
18 Commission Members in terms of would any rezoning request in or out of TROS, is  
19 there anything in the Code section that would offer that it would be treated any  
20 differently than any other rezoning request?

21 MR. PRICE: No.

22 MS. CAIRNS: And is there much in our guiding documents that offer what we are  
23 to consider in rezoning requests of any type?

1 MR. PRICE: If there was a request to rezone from TROS to another zoning  
2 designation we would just follow the same pattern we do if it was any other rezoning; we  
3 would look at the Comprehensive Plan and how it relates and also the surrounding  
4 properties.

5 MS. CAIRNS: And that's, so that's, and there's nothing beyond that in terms of  
6 what we as Commission Members are expected to consider when recommending up or  
7 down a zoning request. It's basically, it's compliance with the Comp Plan.

8 MR. PRICE: Again, one of the things that we tend to kinda have this discussion  
9 with the applicants, and when Staff is making a recommendation for a request we pretty  
10 much limit it to the Comprehensive Plan and we'll look at the area. But we normally, our  
11 recommendation is based on the Comprehensive Plan. Now we may put in a statement,  
12 say, you know, I'm sure you would see the howevers and we'll point something out.  
13 When it gets to the Planning Commission, of course, you know, you take that same  
14 information but you can look at it a little more broadly, you know, in the area when  
15 you're making your determinations.

16 MS. CAIRNS: Right, but I understand and appreciate that you guys have the  
17 narrow focus of the Comp Plan but in terms of our consideration for any rezoning  
18 request of any type is that it's my belief, and correct me if I'm wrong, that we don't, we  
19 aren't provided with any statutory pointers basically as to what we are to consider.

20 MR. PRICE: Not –

21 MS. CAIRNS: And we could take, we could just base our recommendation on our  
22 own just personal bias or personal belief or theory on what should or shouldn't happen  
23 with development patterns in the County.

1 MR. PRICE: I believe you're correct on that. I believe there were some statutes  
2 that required you to take that into consideration, we probably outline it in your package  
3 and something we would also look to address. So we do that with the Board of Zoning  
4 Appeals, we take those specific requirements –

5 MS. CAIRNS: Yeah, yeah.

6 MR. PRICE: - so we do the same.

7 MS. CAIRNS: That's what, yeah having previously served on BOZA remember  
8 that we had very specific parameters when we were considering variances.

9 MR. PRICE: Yes.

10 MS. CAIRNS: They were statutory. But my, my recollection is, on this  
11 Commission as a recommending Body we don't have the same sort of constrictor that  
12 BOZA as a semi-judicial body had.

13 MR. PRICE: Correct.

14 MS. CAIRNS: So I can stop talking. The other Commission Members can –

15 CHAIRMAN GILCHRIST: No, that's good. Any other comments on this?

16 MS. CAIRNS: No comments, yeah I mean, I just offer to the people who have  
17 come, I mean, I think we all know that, I mean, just cause I think a number of us maybe  
18 read the newspaper, but the Crickentree is a closed golf course that is likely to come  
19 before us under this. And you know, I just think we can offer that we will provide it the  
20 same thought and – that we provide all rezoning requests, which is always a balance  
21 between the property owners and the community. That's our job and that's what we will  
22 do.

1 CHAIRMAN GILCHRIST: Absolutely. Absolutely. Any additional comments about  
2 the TROS? This is certainly one that – I guess, let me just ask a question. You know,  
3 we're going through the rewrite of the Code and I'm curious to know as we're continuing  
4 to draft that will this fit into some of that drafting?

5 MR. DELAGE: So it will be looked at. You know, there's current  
6 recommendations about how to look at that particular district and whether it makes  
7 more sense to either combine it with another one or to, you know, basically a  
8 recommendation that we could get from the public and, you know, Planning  
9 Commission may be that they wanna see it stay, you know, separate rather than  
10 combine it, like a conservation district or something like that. So that's kinda up in the air  
11 right now, that's gonna be based off of public input but it wouldn't, the idea's not  
12 necessarily to get rid of TROS, but to make it a little bit more usable, whether it means  
13 having – basically take like the conservation district [inaudible] and basically making  
14 them the same thing. But again, that's just an early stage recommendation that is also  
15 due to public input.

16 CHAIRMAN GILCHRIST: I understand. Mr. Tuttle?

17 MR. TUTTLE: Tell me this, Mr. Price, back when this was implemented golf  
18 courses were there operating as a nonconforming use and the underlying zoning was  
19 still there. So for instance, if you had a residential zoning under a golf course, with no  
20 notification the golf course owner could tomorrow come submit a sketch plan and didn't  
21 have to have a public hearing, they could've gone and developed a golf course with no  
22 other public input.

23 MR. DELAGE: That's correct.

1 MR. TUTTLE: So I think the TROS was put in there as an additional zoning  
2 category just like anything else. We saw RU going to NC today and so on and so forth.  
3 That just gives a stop gap to where the public has an opportunity to get out and speak  
4 relative to a change. It doesn't preclude it, it doesn't make it harder or easier or  
5 anything, but without that that was, that protection wasn't there previously.

6 MS. CAIRNS: Yeah, I think it was, it was the loss of Coldstream in Lexington  
7 County that preceded all of this, the discussion. I mean, just historical that's what, you  
8 know, Coldstream shut down and Lexington County went through its pains with that.

9 MR. BROWN: Mr. Chairman, is this –

10 CHAIRMAN GILCHRIST: Mr. Brown?

11 MR. BROWN: - golf course publicly owned or privately owned?

12 MR. TUTTLE: Mr. Chairman, we're not talking about the case today. I wanna be  
13 clear –

14 [Inaudible discussion]

15 CHAIRMAN GILCHRIST: Yeah, because this case is not in front of us we don't –

16 MR. BROWN: No, I know that, I'm just asking general information.

17 MR. PRICE: I think maybe I can answer. I named you only the parcels,  
18 particularly the golf courses that were zoned TROS. Linrick is the only one that's County  
19 owned.

20 MR. BROWN: I asked a question. I just asked the question.

21 CHAIRMAN GILCHRIST: Well, this is good. I think that obviously there's a lotta  
22 interest in this, both from the Commission perspective. Heather, I'm glad that you've  
23 been on here a long time so when we get into this you certainly can provide some

1 context that, about some of the historical stuff. But I thought it was important for us to at  
2 least – thank you, Mr. Tuttle for recommending that we at least have this conversation  
3 about this so that as we continue to move forward, but I am, I'll be very much interested  
4 in seeing more specifically what sort of our recommendations will be coming from  
5 regarding this in the rewrite for us. Because I think that that will serve as our basis for  
6 really having some, making some determinations about this in the future. Any additional  
7 questions for the Staff?

8 MS. FRIERSON: I do have one question.

9 CHAIRMAN GILCHRIST: Yes, ma'am, Ms. Frierson.

10 MS. FRIERSON: At one of our recent meetings we talked about the date of our  
11 term expiration, and you're supposed to get that to us, cause we saw that there were  
12 some errors. So I just wanted to remind you.

13 MR. PRICE: Yes, ma'am, actually you're not the only Member who reminds me  
14 of that [laughter]. But we, I've been working with the Clerk of Council and because  
15 there's still, the information that's on the website is not correct, that we wanna make  
16 sure that we get on the same page and that we can make sure that's correct. And then I  
17 will start including that in your packages also.

18 MS. FRIERSON: Thank you.

19 CHAIRMAN GILCHRIST: Okay. Moving forward to the Planning Commission  
20 retreat. And we've talked about this for the last few meetings and we're getting into the  
21 year, going into the beginning of the year. My recommendation would be that let's not  
22 try to plan a retreat between now and the end of the year for a couple of reasons;  
23 number one, our great Planning Director is leaving us and we're so sad that she's

1 leaving but Tracy's done a great job here in Richland County and you certainly have  
2 brought a perspective since I've been on the Commission. As a former administrator,  
3 you know, you always look for great people who can come in and be a part of your team  
4 and folk who know their work, and you certainly know your work. So we hate to see you  
5 leave, but you've done a great job and we're excited about your new endeavor. So we'll  
6 – some of us are excited about your new situation [laughter]. So for those of you that  
7 don't know, Tracy would you like to tell us a little bit about where you're headed?

8 MS. HEGLER: I will be the City Manager for Cayce.

9 CHAIRMAN GILCHRIST: She's gonna be the City Manager for Cayce, so that's,  
10 that's a good deal. We're excited for you, congratulations.

11 MS. HEGLER: Thanks.

12 CHAIRMAN GILCHRIST: And that you for your contributions to Richland County.  
13 No doubt, no doubt about it. So given that I would just ask us to just, you know, let's just  
14 table it until next year and we'll come back to the retreat conversation. Just on the  
15 Chairman's Report, for those of you, for the public's interest, we lost a dear  
16 Commissioner and I wanna thank all of you who had the opportunity to attend the home  
17 going service of Mr. Greenleaf and for his service to our Commission during the time  
18 that he served. But I certainly wanna thank the Commission for your support during his  
19 time and his family's time of bereavement. Planning Director's Report?

20 MS. HEGLER: Is for information in your packet.

21 CHAIRMAN GILCHRIST: Alright, great. Well again Tracy, we, we – Tracy, when  
22 do you leave cause we didn't even get a chance to have a party.

23 MS. HEGLER: That's okay.

1 MS. FRIERSON: We can always do a party.

2 MS. HEGLER: That's true, I'm not going far. I leave next week.

3 CHAIRMAN GILCHRIST: So we need to try to do something as a Commission  
4 and we can talk a little bit about that, but I wanna definitely do something for Tracy. I  
5 grew up with you here on the Commission. So I don't know if you wanna, we can kinda  
6 talk a little bit about it, Commissioners, at some point.

7 MR. TUTTLE: Yeah, let's do that off line.

8 CHAIRMAN GILCHRIST: Yeah, and then we can figure out what we wanna do  
9 and go from there.

10 STAFF: Please know that we are throwing Tracy a party on the 14<sup>th</sup>. We would  
11 not send her away without one. Your invitation will come this afternoon as soon as I get  
12 –

13 CHAIRMAN GILCHRIST: Oh great, great. Alright, good deal. Anything else to  
14 bring to our attention today? Motion to adjourn then.

15 MR. BROWN: So moved.

16 MR. TUTTLE: Second.

17 CHAIRMAN GILCHRIST: Alright, see y'all next month.

18

19

*[Meeting Adjourned at 4:15pm]*