

RICHLAND COUNTY PLANNING COMMISSION
June 5, 2023

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4 *[Members Present: Christopher Yonke, Gary Dennis, John Metts, Frederick Johnson, II,*
5 *Charles Durant, Chris Siercks, Beverly Frierson; Bryan Grady; Absent: Terrence Taylor]*
6

7 Called to order: _____
8

9 CHAIRMAN YONKE: - Mr. Taylor would be down at the end over there, well, I
10 think we moved in a little bit. Is Staff ready? Okay, I'd like to call the order of the June
11 5th, 2023 Richland County Planning Commission meeting. Staff, please confirm the
12 following: In accordance with the Freedom of Information Act a copy of the Agenda was
13 sent to the news media, persons requesting notification and posted on the bulletin board
14 located in the County administration building, is that correct?

15 MR. PRICE: That is correct.

16 CHAIRMAN YONKE: Okay Staff, can you please take attendance for today's
17 meeting?

18 MR. PRICE: Those in attendance for today's meeting, Yonke?

19 CHAIRMAN YONKE: Here.

20 MR. PRICE: Frierson?

21 MS FRIERSON: [Inaudible]

22 MR. PRICE: Johnson?

23 MR. JOHNSON: Here

24 MR. PRICE: Dennis?

25 MR. DENNIS: Here.

26 MR. PRICE: Metts?

27 MR. METTS: Here.

1 MR. PRICE: Durant?

2 MR. DURANT: Here.

3 MR. PRICE: Taylor?

4 MR. TAYLOR: [Inaudible]

5 MR. PRICE: Siercks?

6 MR. SIERCKS: [Inaudible]

7 MR. PRICE: Grady?

8 MR. GRADY: Here.

9 CHAIRMAN YONKE: Thank you, Mr. Price. Mr. Siercks has his items up here so
10 he should be returning and Mr. Taylor did reach out to me and he said he was going to
11 be unable to come out today but sends his best wishes. I will start with our public
12 announcement. Ladies and gentlemen, welcome to the June 5th, 2023 Richland County
13 Planning Commission meeting. As Planning Commissioners we are concerned
14 residents of Richland County who volunteer our time to thoroughly review and make
15 recommendations to County Council. Our recommendations are to approve or deny
16 zoning map amendment request. Per Title VI, Chapter 29 of the *SC Code of Laws*,
17 Planning Commission may also prepare and revise plans and programs for the
18 development or redevelopment of the unincorporated portions of the County. The
19 County's Land Development Code rewrite process conducted last year is an example of
20 this. Once again we are recommending body to County Council and they will conduct
21 their own public hearing and take official votes to approve or deny map amendments
22 and text amendments on a future date to be published by the County. Council typically
23 holds zoning public hearings on the fourth Tuesday of the month. Please check the

1 County's website for updated agendas, dates and times. Please take note of the
2 following guidelines for today's meeting. Please turn off or silence any cellphones.
3 Audience members may quietly come and go as needed. Applicants are allowed up to
4 two minutes to make statements. Citizens signed up to speak are allowed up to two
5 minutes each. Redundant comments should be minimized. Please only address
6 remarks to the Commission and do not expect the Commission to respond to questions
7 from the speaker in a back-and-forth style; that is not the purpose of the meeting.
8 Please no audience/speaker exchanges. No audience demonstrations or other
9 disruptions to the meeting are permitted nor are comments from anyone other than the
10 speaker at the podium. Please remember the meeting is being recorded, please speak
11 into the microphone and give your name and address. Abusive language is
12 inappropriate and will not be tolerated. Please don't voice displeasure or frustration at a
13 recommendation while the Planning Commission is still conducting business. If you
14 have any questions or concerns you may contact the Richland County Planning
15 Department Staff. This will now move us on to Item number 3., Additions or Deletions to
16 the Agenda. Are there any motions for additions or deletions to the Agenda? Let's also
17 deal with any motions to amend the Agenda. I notice that we have a couple of page
18 numbers incorrect, Staff. Just minor updates. For number 6., actually, number 5, letter
19 c., that information for the text amendment we'll speak about is found on page 53 of our
20 packet. It was just flipped cause I, cause for my Chairman's Report pages 49-51.
21 Commissioners, do you notice any other issues with our packet today? And were there
22 any motions to amend, make changes? Okay, if there are none, we can move onto Item
23 number 4., which is the approval of our Minutes, this is from our last meeting. The Staff

1 provided Commission with copies of the transcript of the Commission's May 1st, 2023
2 meeting. Do any Commissioners have any comments or concerns regarding these
3 transcripts? If there are none, the Chair makes a motion to approve the Minutes unless
4 there's an objection. Do I have a second?

5 MR. DENNIS: Second.

6 CHAIRMAN YONKE: Staff, please take a vote.

7 MR. PRICE: Alright, those in favor of the motion to approve the May 1st, 2023
8 Minutes, Grady?

9 MR. GRADY: Aye.

10 MR. PRICE: Siercks?

11 MR. SIERCKS: Aye.

12 MR. PRICE: Durant?

13 MR. DURANT: Aye.

14 MR. PRICE: Metts?

15 MR. METTS: Aye.

16 MR. PRICE: Dennis?

17 MR. DENNIS: Aye.

18 MR. PRICE: Johnson?

19 MR. JOHNSON: [Inaudible]

20 MR. PRICE: Yonke?

21 CHAIRMAN YONKE: Aye. Thank you, Staff.

22 *[Approved: Grady, Siercks, Durant, Metts, Dennis, Johnson(?), Yonke; Absent: Taylor,*
23 *Frierson]*

1 MR. PRICE: Mr. -

2 CHAIRMAN YONKE: Yes? Yes, Mr. Price?

3 MR. PRICE: I'm not sure about the appropriateness of this that the additions and
4 deletions but you will note on each case, on each case it has the Zoning Public Hearing
5 date is for June 27th, 2023.

6 CHAIRMAN YONKE: Yes.

7 MR. PRICE: This is a little unique, kind of a trend I think with County
8 Councilmembers in which all of the Councilmembers that are representatives of each of
9 these cases or districts that have each of these cases, they will, their, their intent is to
10 defer at the June 27th meeting. And so with that being said these cases will not be heard
11 until July 25th, I believe that's the fourth Tuesday, at the, that's when the next Zoning
12 Public Hearing will be.

13 CHAIRMAN YONKE: Thank you, Mr. Price. I'll just copy that for the public.
14 Earlier I stated that Council typically holds their Zoning Public Hearings on the fourth
15 Tuesday of the month. You're saying that County Council will typically defer that for this
16 month and then these cases that we hear today will then be heard in July.

17 MR. PRICE: Yeah, so based on, based on each of these discussions with the
18 Councilmembers that represent these districts that since it was their intent to defer to
19 allow a community meeting or at least some type of town hall to discuss these further,
20 they've asked, decided to go ahead and move these to the July meeting as opposed to
21 posting property and then having to go back out and put deferred on them.

22 CHAIRMAN YONKE: Do you have any questions for Staff?

23 MR. DENNIS: Mr. Chair?

1 CHAIRMAN YONKE: Yes, Commissioner Dennis?

2 MR. DENNIS: What was that date again?

3 MR. PRICE: July 25th.

4 MR. DENNIS: Okay, thank you.

5 CHAIRMAN YONKE: Thank you, Commissioner Dennis. With that we will move
6 on to Item number 5., our Consent Agenda. So I'm going to explain the Consent
7 Agenda. The Consent Agenda is an action item that allows the Commission to approve
8 Road Names and map amendment requests where the Staff recommends approval, no
9 one from the public has signed up to speak against the amendments or no Member of
10 the Commission is in need of further discussion on the request. Today we have
11 Commissioner Grady which cases do we have people signed up to speak or Staff
12 recommends disapproval and we need to remove from our Consent Agenda?

13 MR. GRADY: Mr. Chair, based on, based on those items we will be removing
14 Item 2., Case number 23-014 MA, number 4., Case 23-016 MA, Case 5., 23-017 MA
15 and Case 6., 23-018 MA from the Consent Agenda.

16 CHAIRMAN YONKE: Thank you, Commissioner Grady. So we also have a text
17 amendment under letter c. Question of Staff, do we remove that from our Consent
18 Agenda and hear about it?

19 MR. PRICE: I would suggest we go ahead and remove that.

20 CHAIRMAN YONKE: Also going to remove letter c. We'll address it, make sure
21 we are correct here, our Consent Agenda. The Chair makes a motion to amend the
22 Consent Agenda, so that cases 5. 2., 4., 5., 6. and letter c. are removed so the motion is

1 to approve the Consent Agenda with the letter a. Road Names and b.1., case number
2 one and case number 3. Do I have a second?

3 MR. GRADY: Second.

4 CHAIRMAN YONKE: With that, Staff can we -

5 MR. PRICE: Who made the motion?

6 CHAIRMAN YONKE: The motion is to approve Consent Agenda.

7 MR. PRICE: Who made the motion?

8 CHAIRMAN YONKE: Chairman Yonke, that's me. Thank you. Please take the
9 vote whenever you're ready.

10 MR. PRICE: All those in favor of the motion to approve the agenda, the Consent
11 Agenda, Grady?

12 MR. GRADY: Aye.

13 MR. PRICE: Siercks?

14 MR. SIERCKS: Aye.

15 MR. PRICE: Durant?

16 MR. DURANT: Aye.

17 MR. PRICE: Metts?

18 MR. METTS: [Inaudible]

19 MR. PRICE: Dennis?

20 MR. DENNIS: Aye.

21 MR. PRICE: Johnson?

22 MR. JOHNSON: [Inaudible]

23 MR. PRICE: Frierson?

1 MS. FRIERSON: Aye.

2 MR. PRICE: Yonke?

3 CHAIRMAN YONKE: Aye. Thank you, staff.

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

6 CHAIRMAN YONKE: With that Case Number 23-012 as well as case 23-015
7 have been approved inside of our Consent Agenda and those will be passed down to
8 County Council as recommended approval; not on June 27th meeting but what you said,
9 July 25th.

10 MR. PRICE: Correct.

11 CHAIRMAN YONKE: Thank you. So moving along inside of Item number 5., our
12 map amendment b.2., Case Number 23-014 MA, Staff, can you please provide the
13 information, thank you.

14 **CASE NO. 23-014 MA:**

15 MR. PRICE: Alright, as stated, the next item is case 23-014 MA. The applicant is
16 David Cook. Location is Hollingshed Road. The Applicant requesting to rezone two
17 parcels which comprise 5.63 acres from rural, RU to residential single-family low density
18 which is RSLD. Upon Staff's review of the request as compared to, in comparison with
19 the recommendations and guidelines of the Comprehensive Plan we found that it is in
20 compliance with, with the Comprehensive Plan thus, and also, it we also found it to be
21 in character with the existing residential development pattern in that area, along with the
22 zoning designations. So thus, Staff recommends approval.

23 CHAIRMAN YONKE: Thank you, Staff. Ms. Frierson, how are you doing?

1 MS. FRIERSON: Doing okay.

2 CHAIRMAN YONKE: Will you please read any names that are signed up to
3 speak?

4 MS. FRIERSON: The first person we have who signed up to speak is the
5 Applicant Mr. David Cook.

6 CHAIRMAN YONKE: Mr. Cook, you're going to have two minutes to speak.
7 Please state your name and address. Thank you.

8 **TESTIMONY OF DAVID COOK:**

9 MR. COOK: Good evening, David Cook, 2271 Hollingshed Road. The only
10 reason that the request for rural to residential low density is to add a small detached
11 structure along the side of my property there that's along the left-hand side of the
12 property. Right now the rural zoning setback requirement is 20' and we need to go back
13 to five feet for the residential low density and that's the only reason for it.

14 CHAIRMAN YONKE: Anything else you'd like to share?

15 MR. COOK: I'd appreciate everybody's consideration with it. I have spoken with
16 all of my neighbors there on contiguous lots, either stopping by my home or text
17 message or calls and I've had no opposition of it, everybody is for it. That'd be it.

18 CHAIRMAN YONKE: Thank you, sir.

19 MR. COOK: Thank y'all.

20 CHAIRMAN YONKE: Okay.

21 MS. FRIERSON: We have an additional person who's signed up to speak on the
22 opposing side. Ms. Kim Murphy.

23 **TESTIMONY OF KIM MURPHY:**

1 MS. MURPHY: Thank you. Kim Murphy, 154 Old Laurel Lane in Chapin. And I'm
2 not necessarily opposed to this, I just wanted to hear what was being proposed and I
3 had heard that it was to do something that was not developed at a high density. So I do
4 appreciate that. But I was wondering if there's another opportunity that the developer,
5 the owner could use instead of having the rezoning take place. It kind of sets a
6 precedent to do that and potentially, not that this would happen, but it allows it to be an
7 entrance to the 50 acre parcel behind it that potentially be used to develop and without
8 any examination of the effect on the infrastructure. I just would like for you to consider
9 another zoning opportunity if there is one instead of rezoning. Thank you.

10 CHAIRMAN YONKE: Thank you.

11 MS. FRIERSON: Mr. Chair, we do not have additional people wishing to speak.

12 CHAIRMAN YONKE: Thank you, Commissioner Frierson. This item is now
13 opened up on the floor discussion and for any questions for Staff. Item's open on the
14 floor also for any motions.

15 MR. SIERCKS: Mr. Chair?

16 CHAIRMAN YONKE: Yes, Commissioner Siercks?

17 MR. SIERCKS: I make a motion to, excuse me, to forward Case 23-014 MA to
18 County Council with a recommendation for approval.

19 MS. FRIERSON: I second the motion.

20 CHAIRMAN YONKE: Staff, with a motion for approval and the second, can you
21 conduct a vote?

22 MR. PRICE: Alright, motion is for approval for Case 23-014 MA. Those in favor,
23 Durant?

1 MR. DURANT: Aye.

2 MR. PRICE: Siercks?

3 MR. SIERCKS: Aye.

4 MR. PRICE: Grady?

5 MR. GRADY: Aye.

6 MR. PRICE: Metts?

7 MR. METTS: Aye.

8 MR. PRICE: Dennis?

9 MR. DENNIS: Aye.

10 MR. PRICE: Johnson?

11 MR. JOHNSON: [Inaudible]

12 MR. PRICE: Frierson?

13 MS. FRIERSON: Aye.

14 MR. PRICE: Yonke?

15 CHAIRMAN YONKE: Aye.

16 MR. PRICE: Alright, the motion passes.

17 *[Approved: Durant, Siercks, Grady, Metts, Dennis, Johnson(?), Frierson, Yonke;*

18 *Absent: Taylor]*

19 CHAIRMAN YONKE: Thank you, Staff. Case 23-014 moves on with
20 recommendation of approval. Move right along to number 4., Case number 23-016.

21 Staff, please share the information with us.

22 **CASE NO. 23-016 MA:**

1 MR. PRICE: Alright, again, the next item is case 23-016 MA. The Applicant of
2 record during that time was Raymond Perkins, but the school, the Applicant for this
3 particular the case will be represented by someone else. The location is 2812
4 Rawlinson Road. The acreage is about 12.09 acres and the Applicant is requesting to
5 rezone from residential single family low density, RSLD, to office and institutional which
6 is OI. Upon Staff's review and looking at this, does the request meet the objectives and
7 guidelines of the Comprehensive Plan, we found that it does not meet the objectives I
8 guess principally as we like to say, thus Staff recommends disapproval of this request.
9 However, there's another provision within the Comprehensive Plan for the
10 neighborhood medium density designation where it talks about uses that are integrated
11 to better serve surrounding residential properties through pedestrian access, and some
12 of those are things such as churches, libraries, institutional type uses that people may
13 want to access. But because we don't know exactly what the request is at this time we
14 just wanted to make sure we put that in there as part of the Staff Report and maybe
15 you'll find a little more information that will assist you and making your recommendation
16 for this case once you hear from the Applicant.

17 CHAIRMAN YONKE: Thank you, Mr. Price. Anything else? If not we'll move on to
18 anyone signed up to speak, Ms. Frierson?

19 MS. FRIERSON: Under Applicant it just says Richland One. So I don't have the
20 name of the person.

21 CHAIRMAN YONKE: Hello, sir.

22 **TESTIMONY OF CRAIG WITHERSPOON:**

1 MR. WITHERSPOON: Hi, I'm Craig Witherspoon, Superintendent Richland One.
2 I did sign a sheet over there. Okay. Alright. Again, thank you for all an opportunity to
3 present to you today. This is for an early learning, early childhood learning center on the
4 said property. And what's being offered there is the same thing that's offered at any
5 school in the district in terms of a health room, in terms of those types of things, support
6 services that you would find at, at any school that we have. The operations are during
7 the day, which is at any school that we have. We have health screenings at schools, we
8 have sometimes dental screenings, those types of things. And there's also property,
9 others, there's a park near there, there's a, there's a bookstore that's on that corner
10 and, and other things as well. And there was a community meeting that was held on
11 March 13th with those surrounding and, and those individuals were in support of the
12 early learning center. And we would just ask the committee's consideration today.

13 CHAIRMAN YONKE: Thank you, sir. Anyone else signed up to speak?

14 MS. FRIERSON: That's the only person signed up.

15 CHAIRMAN YONKE: Thank you, Ms. Frierson. Commissioners, do we have any
16 questions for Staff on this? This will also open up for discussion. Commissioner
17 Johnson?

18 MR. JOHNSON: Mr. Price, I guess my understanding you said there is a lesser
19 intense zoning that would still allow them to move forward with what they intend to do.
20 Was that discussed with the Applicant?

21 MR. PRICE: No, sir, let me clarify. So the, the Comprehensive, according the
22 Comprehensive Plan within the neighborhood medium density there are different
23 sections as it discusses whether a request would be in compliance with the objectives

1 and guidelines. So initially when we talk about the land use and character which is
2 found on page 26, it talks about non-residential development may be considered for
3 location along main road corridors and within a contextually appropriate distance from
4 an intersection from a primary arterial. So just based on that language itself, Staff
5 recommended disapproval of this request. However, and I apologize cause it doesn't
6 look like that section is included on here, but within that same designation of the
7 Comprehensive Plan, it also talks about, I think I have it quoted here where uses that
8 are integrated to better serve surrounding residential properties through pedestrian
9 access and are in character with the institutional or recreational, you know, and in this
10 case they would be in character with the institutional or recreational uses that are
11 adjacent to the property, Staff wanted to make sure we pointed that out because based
12 on hearing what it may be. So again, what we, as a Staff we typically don't like to talk
13 about what the applicant is requesting itself because of course the zoning designations
14 each allow for a multitude of uses, but in this particular case they are looking to place a
15 school here, an educational facility. So an educational facility will more than likely fall
16 into a use that's integrated to better serve surrounding residential properties through
17 pedestrian access, very similar to if this is a park or a library or some other type
18 institutional use.

19 CHAIRMAN YONKE: Anything else, Commissioner Johnson? Thank you,
20 Commissioner Johnson. Staff, would you mind zooming the map out a little bit? I'm
21 pretty familiar with this area. This intersection there, there's a church across the street.
22 There's a park across the street and bookstore.

23 MR. JOHNSON: Chairman, can you put the zoning layer on top of that?

1 CHAIRMAN YONKE: Yes Staff, can we do that? This area does see a lot of
2 traffic for a residential area. Any other questions for Staff? Commissioners, comments,
3 thoughts? The floor is also open for any motions.

4 MS. FRIERSON: I have a comment.

5 CHAIRMAN YONKE: Yes, Commissioner Frierson.

6 MS. FRIERSON: I don't want to make a motion until after my other
7 Commissioners have an opportunity to express themselves. I was looking at the
8 conclusion and I see where in it does not meet the letter of the law, well not law, the
9 Comprehensive Plan completely, however, the part about the zoning designation being
10 integrated to better serve the surrounding area. In listening to Dr. Witherspoon, a child
11 development center, early childhood development center would definitely be, in my
12 opinion, consistent with that which would improve the surrounding area, and therefore, if
13 I need to make a motion I will make a motion in favor of this, but I definitely know that
14 early childhood is crucial and people have a great need for centers that are safe. And so
15 I would be in favor of this motion being sent to County Council with a recommendation
16 for approval, but again I'll wait until the other Commissioners had an opportunity to
17 speak if they so desire.

18 MR. JOHNSON: Madam Vice Chair, I agree with your train of thought. My
19 problem is that I just think we still, for the Record, just to need to note that is contrary to
20 the map. And so much relying on the applicant intended use is the basis for this, if
21 there's any other applicant the, my vote would've been denial but because of who the
22 applicant is and who they're stating it, we're just going against what we would
23 traditionally do and I just need that to be on the Record.

1 CHAIRMAN YONKE: Thank you, Commissioner Johnson. My thoughts as a
2 resident of the area, and I asked to zoom the map out, that are other uses right there at
3 that intersection of a park, a church, a few different churches as you zoom out and
4 there's a lot of traffic in that area. What's it zoned now? It's RSLD as it stands.
5 [Inaudible] a single-family home would be more appropriate there than an office or
6 institution.

7 COMMISSIONER JOHNSON: I didn't hear you.

8 CHAIRMAN YONKE: Yes sir, Commissioner Johnson. My feelings are with it
9 being RSLD as it currently stands, I'm not sure if a single-family home would be better
10 suited there or office or institution with that level of traffic and Caughman Road Park is
11 there. They just improved the area with a cross walk. It looks like Staff has pulled up
12 some information? Mr. Price?

13 MR. PRICE: Well, we just wanted, because it wasn't included in your packet, we
14 wanted you to see the section of, for the neighborhood medium density designation, just
15 so you can see that language. And it's, Tommy if you make it larger, under the
16 recommended land uses for secondary land uses that are, that are deemed to be
17 appropriate, and Tommy can you go to that section, I guess the last sentence. This is
18 that section I was referencing. That actually would be the last two sentences are places
19 of worship and it's again, to go along with what Mr. Johnson is saying again, because
20 as I stated earlier typically we don't discuss a specific use when, you know, I think y'all
21 have been doing this with us long enough to know we try to stay away from that, we talk
22 about the specific zoning, but again, there are just sometimes, who the applicant is and
23 what they're proposing that we do kind of look at it a little further.

1 MR. JOHNSON: Madam Vice Chair, if you want to move your motion forward,
2 you would have a friendly second coming.

3 MR. DURANT: Question, Mr. Chair?

4 CHAIRMAN YONKE: Yes, Commissioner Durant?

5 MR. DURANT: Question for Staff, actually. Mr. Price, am I to understand this
6 zoning as it currently exists, I mean, as it's being proposed, is that or is that not in, in
7 conjunction with the Comprehensive Plan?

8 MR. PRICE: Yes.

9 MR. DENNIS: Mr. Chair?

10 CHAIRMAN YONKE: Yes, Commissioner Dennis?

11 MR. DENNIS: Question for probably Staff or the Applicant. Does Richland One
12 already own this parcel?

13 MR. PRICE: Yes.

14 MR. DENNIS: Okay, thank you.

15 CHAIRMAN YONKE: Okay. Yes, Commissioner Frierson?

16 MS. FRIERSON: I have a question of the Applicant, too. We heard the term
17 school. Is the intended use an elementary school or just an early childhood center?
18 Could you elaborate, please?

19 MR. WITHERSPOON: Yes ma'am, this intended use is an early learning center.
20 Birth to four, birth to five. So it would be young people, and, and the majority if we're
21 talking birth to four, you know, would be brought, dropped off and then services would
22 be provided just like they would at any, any early learning center during that time.

23 MS. FRIERSON: Thank you.

1 CHAIRMAN YONKE: Just for the public to show the fairness I have a stop watch
2 up here, he only used about a minute the first time, and like 20 seconds there. So we
3 will give everyone their two minutes.

4 MR. PRICE: Yes.

5 CHAIRMAN YONKE: So the Commissioner, the Chair opens this up on the floor
6 for an official motion to be made and then we can look for a second and conduct a vote
7 either way.

8 MS. FRIERSON: I'd like to make a motion that we as a Planning Commission
9 move Case 23-016 forward to County Council with a recommendation of approval. And
10 in that this is going against Staff we're supposed to state a reason and is the reason is
11 that in my opinion this particular request is one wherein it does, it would improve the
12 surrounding community.

13 CHAIRMAN YONKE: Thank you, Commissioner Frierson. Do we have a second?

14 MR. JOHNSON: Second.

15 CHAIRMAN YONKE: That's a second from Commissioner Johnson. Thank you.
16 With that, Staff can you conduct a vote?

17 MR. PRICE: Alright, those in favor of the motion to approve Case 23-016 which
18 goes against Staff's recommendation based on the Comprehensive Plan, for the reason
19 that it will improve the surrounding area, those in favor, Johnson?

20 MR. JOHNSON: [Inaudible]

21 MR. PRICE: Dennis?

22 MR. DENNIS: Aye.

23 MR. PRICE: Metts?

1 MR. METTS: Aye.

2 MR. PRICE: Durant?

3 MR. DURANT: Aye.

4 MR. PRICE: Siercks?

5 MR. SIERCKS: Aye?

6 MR. PRICE: Grady?

7 MR. GRADY: Aye.

8 MR. PRICE: Frierson?

9 MS. FRIERSON: Aye.

10 MR. PRICE: Yonke?

11 CHAIRMAN YONKE: Aye.

12 MR. PRICE: Motion passes.

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

15 CHAIRMAN YONKE: Thank you. Thank you, Staff. That item moves on as
16 approval to County Council. With that we are moving along to item number 5. inside of
17 item number 5., Case Number 23-017 MA. Staff, can you provide the information?

18 Thank you.

19 **CASE NO. 23-017 MA:**

20 MR. PRICE: Next item is of course as stated is 23-017 MA. The Applicant is
21 Blake Valentine. The location is, what's that, we have it as Mount Vernon Church Road,
22 it's actually near the corner of Mount Vernon Church Road and Broad River. The
23 Applicant is proposing to rezone three parcels, which total 50.78 acres from rural which

1 is RU to RSE which is single family residential estate. Upon review of the
2 Comprehensive Plan which designates this area as neighborhood low density it's been
3 determined that the request meets the objectives and guidelines of the, of that zoning
4 designation, excuse me, of that Comprehensive Plan designation and for that reason
5 Staff recommends approval.

6 CHAIRMAN YONKE: Thank you Staff. Ms., Commissioner Frierson, do we have
7 anyone signed up to speak?

8 MS. FRIERSON: [Inaudible]

9 MS. FRIERSON: We do, the first person is the Applicant, Blake, looks like
10 Valentine?

11 CHAIRMAN YONKE Thank you. Please state your name and address?

12 **TESTIMONY OF BLAKE VALENTINE:**

13 MR. VALENTINE: Sure, Blake Valentine, 322 Justin Rodgers Court, Lexington,
14 South Carolina. So yeah, Blake Valentine here on behalf of Pulte Homes. We came
15 across this property from the seller who's, used to be a farm, they no longer decided to
16 farm the property so reached out to sell it. So in reviewing it with the current RU zoning
17 we thought it best to seek the RSE zoning after talking with Staff here. So we think it's
18 appropriate in relationship that currently you can do about 70 lots there; with the RSE
19 zoning, you can achieve about 110, which is all we're asking for. We have been talking
20 with Councilmen Branham, he has asked us to do a town hall on this to speak with the
21 residents of the area which we do plan to do. That's it for me.

22 CHAIRMAN YONKE: Thank you, sir.

23 MR. VALENTINE: Yep.

1 MS. FRIERSON: We have a number of people who have signed up to speak
2 against. The first person listed is, Kim Murphy.

3 **TESTIMONY OF KIM MURPHY:**

4 MS. MURPHY: Good afternoon, again. Kim Murphy, 154 Old Laurel Lane. The
5 three tracks of land totaling 51 acres is actually divided by the new frontage road and
6 Mount Vernon Church Road leaving several parcels detached from the main parcel that
7 appear to be undevelopable. So based on what property is left for development after
8 those small parcels are deducted that would lead to a much higher density than the
9 agenda would indicate, especially with the addition of density that could be obtained
10 from setting aside open space or land that could not be developed. Also, the Agenda
11 notes the DOT's road condition for Broad River Road and indicates that it's a level C but
12 the Agenda does not indicate the road condition for Mount Vernon Church Road which
13 is, except for a small area, a narrow curvy farm to market road with a railroad crossing
14 that is already overburdened with traffic, with no improvements planned. Also, Spring
15 Hill Master Plan in this area was passed in 2014 which purpose was to protect rural and
16 the environment. One of the reasons for this is that we have Lake Murray on one side
17 and then we have the Broad River Road on the other. So in between is this narrow strip
18 of land, of rural, that is trying to be protected so we can protect the water bodies on
19 either side. Both are used for drinking water. Thank you very much for your time.

20 CHAIRMAN YONKE: Thank you.

21 MS. FRIERSON: Next person is Jason Pittman.

22 **TESTIMONY OF JASON PITTMAN:**

1 MR. PITTMAN: Good afternoon, Commissioners. I'm Jason Pittman, I live at
2 1212 Canterfield Road in Chapin, which is very close to this piece of property. I'm here
3 today to speak in opposition to the request that is being advanced here today. I
4 respectfully disagree with the Staff recommendation that it's consistent with the use of
5 the area. The plan, the Comprehensive Plan for this area provides for low density. The
6 requested rezoning actually indicates that it's for use in low density to medium density.
7 So as indicated by the Applicant they are able to put 70 homes in this location. They are
8 able to do residential development which would be consistent with the area. The RU
9 zoning designation importantly has in it a intention and an obligation by the Commission
10 and the County Council to preserve open space and farm land and to protect and
11 encourage the integrity of existing rural areas. Changing a designation that is historically
12 rural and surrounded by all rural property does not protect the integrity of the area as is
13 intended by the rural designation. Importantly, there are no other designations in the
14 zoning code that mandate the protection of areas such as this. I am an owner of one the
15 pieces of farmland close to this tract and so I'm not saying that residential development
16 isn't appropriate but it can be accomplished under the existing zoning designation and
17 no change is required. There is no compelling reason for the increased density which
18 would not protect this rural area. I would note that there are probably a number of my
19 neighbors and constituents that can't be here because this is at 3:00 o'clock when most
20 folks are out working, so take into account my comments, please, respectfully and I
21 would ask that you advance this with a recommendation for disapproval. Thank you.

1 CHAIRMAN YONKE: Thank you, sir. Real quick, I just want to make known that
2 we had in our packets several requests for this one, information. Mr. Price, do you want
3 to mention that since you put it in our packets?

4 MR. PRICE: Sure, yes sir. We received some emails in opposition, well, I'm
5 sorry, we received emails in response to the request, and so Staff, because it was
6 directly to the Planning Commission and we compiled those into a couple of, one
7 document about three pages and we included that in your packet. So although it did not
8 come in to speak, their comments regarding this request it had been received by the
9 Planning Commission.

10 CHAIRMAN YONKE: Thank you, Mr. Price. And again anytime anyone from
11 public would like to send in information we appreciate that. Send it out to the Planning
12 Commission, Staff and they do get it to us. Okay, Commissioner Frierson, please
13 continue.

14 MS. FRIERSON: The next person is it looks like Brian, gosh, Mosolgo, I'm sorry,
15 Mosolgo. I apologize.

16 **TESTIMONY OF BRIAN MOSOLGO:**

17 MR. MOSOLGO: Yes, I'm Brian Mosolgo. I live at 11447 Broad River Road
18 about, less than half a mile from the proposed zoning change. Other than Broad River
19 Road being a very busy road I don't see adding, you know, 100 houses helping the
20 traffic out there at all. When I pull out of my drive way during rush hour I can't make a
21 left-hand turn, it's impossible, the road is very busy. And other than that I was under the
22 impression that we were in a rural transition zone, so I had receive a letter from
23 Richland County proposing to or suggesting that our property, which is a flag lot, we

1 don't have a driveway that's on Broad River Road, considering rezoning it to RTU which
2 is rural transition and I read the perimeters for that and it sounds like a good idea to go
3 from the urban area, you know, closer to the exit, exit 97 and transition to rural, you
4 know, past the schools and maintain the, the beauty of the area. So I don't see putting
5 this many houses over there as any kind of a transition, so thank you.

6 MR. DENNIS: Chair?

7 MS. FRIERSON: Excuse me, could you spell your last name?

8 MR. MOSOLGO: M-O-S-O-L-G-O.

9 MS. FRIERSON: Okay, thank you.

10 CHAIRMAN YONKE: And what was being referenced there is the 2021 Land
11 Development Code that is still in progress with the County Council. Ms. Frierson?

12 MS. FRIERSON: The next person is Joann Kerr?

13 MS. KERR: [Inaudible]

14 MS. FRIERSON: Okay, thank you.

15 CHAIRMAN YONKE: Thank you.

16 MS. FRIERSON: The next person is Melissa Dealy?

17 **TESTIMONY OF MELISSA DEALY:**

18 MS. DEALY: Hi, my name is Melissa Dealy and I live at 2130 Wash Lever Road.
19 We've lived there for 18 years, moved from Columbia, from Irmo, the city, to get out into
20 a rural environment. In that 18 years you cannot get on Broad River Road, there are no
21 street lights on Broad River Road or on Kennerly Road or sidewalks for anyone to
22 maintain unless you go all the way back to Irmo area. At 2:00 o'clock in the afternoon
23 the Peake exit all the way to this property is backed up for the two miles that it's there;

1 5:00 o'clock rush hour it's still backed up for the two miles to you even get close to my
2 home. I have to literally take the Kennerly Road route to get home to my house. Again,
3 as this gentleman said earlier you cannot turn either way on Broad River Road now. It's
4 meant to be rural, most people that live there are there for that reason, to have privacy,
5 comfort in their home and not all this noise with traffic. And the schools can't handle it,
6 we've just built a new school there and our, it's already overburdened with people. I
7 definitely oppose it. Thank you.

8 CHAIRMAN YONKE: Thank you.

9 MS. FRIERSON: The next person is John Launt?

10 **TESTIMONY OF JOHN BLUNT:**

11 MR. BLUNT: Good afternoon, thank you for having me. Just wanted to, to
12 piggyback off of Ms. Murphy -

13 CHAIRMAN YONKE: Please state your name and your address.

14 MR. BLUNT: Oh, I apologize, sorry.

15 CHAIRMAN YONKE: No worries, thank you.

16 MR. BLUNT: Name is John Blunt, 142 Almafani Lane in Chapin. I just wanted to
17 piggyback off them referencing the traffic and Broad River and how bad it is. I'm a
18 resident of the big neighborhood you see there and it is a very huge neighborhood in
19 the pink there at Portrait Hill. Currently there is 491 houses, at that time that the data
20 was ran in February, February 16th, 2021, they were still 130 houses to be completed in
21 there. So the data is roughly skewed when you say you have a 10,600 average daily
22 trips if you will. And it's a providing a, a level of service of c. You add that to what is now
23 in Portrait Hill, the fact that that was during COVID there is going to be more trips every

1 single day through there and judging by everybody's response it's already backed up
2 two miles from the Peake exit and all the way to this property. So it's my
3 recommendation that you review, have reviewed the data and then pass on a, a
4 disapproval to the Commission, to the Council. Thank you.

5 CHAIRMAN YONKE: Thank you, sir.

6 MS. FRIERSON: The next person is Terry Rawl.

7 **TESTIMONY OF TERRY RAWL:**

8 MR. RAWL: Good afternoon, my name is Terry Derrick Rawl. I live at 3635
9 Kennerly Road. Got me, now?

10 CHAIRMAN YONKE: Thank you.

11 MR. RAWL: My ancestors settled this land. We are the original Dutch Fork line
12 that have lived here all our lives. As I have grown up, they are taking away my way of
13 life. I have been to meetings back at the Cate Center a few years back where they
14 asked me what I wished my land to be and the people surrounding it and we all said
15 rural. Rural does mean 2.2 houses per acre. Rural does not mean coming in and
16 stripping all the hardwoods off of a piece of property, leveling the ground. Mother Nature
17 is taking great care of the run off now. We do not need holding ponds, we do not want to
18 see houses with one little tiny tree planted with some shrubs along the side. Now, if you
19 will look at that map and you will follow the parcels around that area, starting on Broad
20 River Road we do have a part over there with a little piece that will not be developed
21 where there is a light industrial place that has been there since 1981. I don't even know
22 if they had zoning at that time. Following from there you get a parcel of 9.58 acres, 6.07
23 acres, 6.83 acres, 6.83 acres, 3.52 acres, very small parcel, 3.45 acres, 3.30 acres,

1 3.17 acres, 8.10 acres, 8.49 acres, 8.50 acres, coming on around, 6.64 acres, 4.82
2 acres, 4.44 acres. There is a small spot on the corner that I actually sold off of my piece
3 of property going over to my piece of property we have 43.52 acres, my mother, brother
4 own 22.9 acres.

5 CHAIRMAN YONKE: We need your final thoughts, ma'am. Just so we can keep
6 the time fair.

7 MS. RAWL: Well, my point is, is that this does not fit in with our area at all. It
8 does not improve our surrounding, it destroys our surroundings. It increases noise
9 population, it increases traffic, it does not fit in with the surrounding area. We like the
10 way we live and we invite you to come to our area and look at it and see how beautiful it
11 is. And if you would go out and look at these areas you have to rezone I think you would
12 agree, this area does not need to be rezoned.

13 CHAIRMAN YONKE: Thank you, so much.

14 MS. RAWL: Thank you.

15 MS. FRIERSON: The next person is Jimmy Smith.

16 MR. PRICE: Excuse me, Mr. Chair, can we pause for a moment?

17 CHAIRMAN YONKE: Yes.

18 MR. PRICE: Thank you.

19 CHAIRMAN YONKE: Shall we continue?

20 MR. PRICE: Yes.

21 CHAIRMAN YONKE: Come on down. Please state your name and address.

22 **TESTIMONY OF JIMMY SMITH:**

1 MR. SMITH: My name's Jimmy Smith. I live at 1181 Joe Metts Road. It's listed as
2 Little Mountain but we're in Richland County because of postal service. I've lived and
3 worked in this area for 40 between 40 and 47 years. Worked there for 25 years but I've
4 lived here in this general area for almost 47 years. There's been a lot of change. I
5 understand progress makes change but the roads that are out there now which I call in
6 just about daily about repairs needed in these roads, we can't get the roads repaired
7 like they should be. The infrastructure is just not there for more traffic. I don't know how
8 familiar y'all are with that area but it has been stated, the number of vehicles that's out
9 there, the number of houses that's already out there, we can't keep up with what we got
10 now. I don't know how we going to be able to keep up with more homes out there. So
11 it's my wish and my wife's wish that we disapprove of any additional homes that are
12 going to be built there or anywhere else in this general area. Thank you for your time.

13 CHAIRMAN YONKE: Thank you, sir.

14 MR. FRIERSON: Next person is Mike Richie.

15 **TESTIMONY OF MIKE RICHIE:**

16 MR. RICHIE: Hey y'all. If I heard right, y'all volunteered for this?

17 CHAIRMAN YONKE: Please state your name and address and go ahead and get
18 started.

19 MR. RICHIE: Oh, I'm sorry.

20 CHAIRMAN YONKE: Yes.

21 MR. RICHIE: Mike, Mike Richie, 100 Back Acre Road. That's a dirt road right
22 around the corner from this, from this development. And if I understand y'all volunteered
23 for this? If y'all do we appreciate it. But we've been there since the late '60s on this 30

1 acre tract of land. And just like Terry over there we seen it all built up around us and we,
2 we just like our little community, like the way it is, please, please vote no. Thank you.

3 CHAIRMAN YONKE: Thank you for coming out today and we appreciate
4 everyone coming out today. We know 3:00 o'clock on a Monday is hard to come out.
5 Thanks. Ms. Frierson?

6 MS. FRIERSON: Next person is Lisa Epting.

7 **TESTIMONY OF LISA EPTING:**

8 MS. EPTING: Hello, good afternoon, my name is Lisa Epting. I live 2409 Freshly
9 Mill Road. And I am not a public speaker so I apologize ahead of time. I am here
10 because I recommend disapproval. For all of those that have come before me as
11 they've mentioned, my concern is also the safety I don't know if y'all realize that there is
12 a school right there across from where this parcel is. I have, when I, I am very
13 concerned about the safety of me, my neighbors, the student drivers, it is a lot of traffic.
14 You really need to see it. And like they were talking about it backs, it backs up in the
15 mornings, in the afternoon and I always tell my husband hey, I'm leaving to go take my
16 life in my hands to go to the store or wherever I'm going to go. But I'm very concerned
17 about the traffic and what this is going to add. I would like to keep it rural for that reason.
18 I really would like us to leave it that way. We, I think everybody understands you're
19 always going to have growth but it does need to be responsible growth. We need to
20 make sure that there's the infrastructure that we need. Our roads need to be better if
21 we're going to add anything to that rural area. I've lived here all my life. I started out, I
22 grew up on Kennerly Road, got married and I moved to Freshly Mill Road so I've lived
23 here all my life and we have seen so many, so much growth. We've got the school that

1 came in, we got Portrait Hill that came in, we got other subdivisions. And people, it is
2 scary to watch people try to come out of their driveways, I mean, you are actually
3 scared for somebody. And the other day we, just yesterday I was pulling, somebody
4 pulled out really fast and my husband said, oh my gosh they about hit us and I said
5 yeah, because they can't get out because of the traffic. And we really, really do not
6 need any more houses developed until we can do some improvements. If you want
7 growth let's be responsible, let's look at our infrastructure, let's, let's keep it rural. And
8 so I recommend disapproval. Thank you very much for your time.

9 CHAIRMAN YONKE: Thank you. You did very well at public speaking, thank you.

10 MS. FRIERSON: Next, Cliff Corley.

11 **TESTIMONY OF CLIFF CORLEY:**

12 MR. CORLEY: Thank you, thank you. My name is Cliff Corley, I'm at 211 Holiday
13 Road, Chapin, South Carolina. And I also appreciate you guys volunteering for this. So
14 my situation is much like everybody else has already said, but one thing that hasn't
15 been mentioned is there's a huge contingent of cyclists out here. This is a huge cycling
16 area, out Wash Lever, out towards Little Mountain and stuff. But the thing is I know
17 you're, you're going to have growth, I get it but we have a two-lane road and since I built
18 out there in 2008, 2009 excuse me, we've added a middle school, a high school, Cate
19 Center, we've added all those things. We've added Portrait Hill, someone mentioned
20 Portrait Hill and unless we're going to have another Hard Scrabble Road situation where
21 there's all kinds of problems with that I think it's a good example to go back and look at
22 that problem and say hey, perhaps we need to build the infrastructure first before we
23 allow people to come in there, cause I think that project thirty million dollars over or

1 something I believe, it might be outdated information but I looked it up last time I came
2 cause there was another parcel that they were trying to approve. Again, I understand it's
3 going to have to grow but I think if we do it responsibly and build the roads, build the
4 infrastructure, I think we'll have a safer community. And so I would respectfully also
5 decline and ask that you not approve this and move this forward, do not move this
6 forward.

7 CHAIRMAN YONKE: Sure, thanks for coming out.

8 MR. CORLEY: Thank you, thank you.

9 MS. FRIERSON: Eric Caughman.

10 **TESTIMONY OF ERIC CAUGHMAN:**

11 MR. CAUGHMAN: Good afternoon, I'm Eric Caughman and I live in the Portrait
12 Hill neighborhood at 2328 Harvest Wood Lane. I've definitely seen both sides of this
13 story and I definitely appreciate the people that have pointed to the roads and school
14 systems that need to be upgraded to allow for this improvement, but I also do
15 acknowledge that the growth does need to happen. I wouldn't live in the area if it wasn't
16 for this committee and other people vetoing the people in the areas around it to allow for
17 Portrait Hill. At the same time, I also know that Newberry County is only, what, two miles
18 away maybe and they're promoting a lot of residential growth. I drive to Winnsboro
19 everyday on the back roads and there's a lot of opportunity for big neighborhoods like
20 Portrait Hill. So my, my point is anyways that I think that if Richland County doesn't build
21 up the roads to support it I'm afraid that Newberry County will do it and we'll be stuck in
22 Richland County roads to, to deal with anyway on Broad River. In that area more people
23 are going towards Columbia for work than, than going up towards Newberry and

1 Greenville. So I think that's just kind of an opportunity to point out there and I think that
2 the, the County has to do the planning for the growth eventually. Sooner rather than
3 later. Thank you.

4 CHAIRMAN YONKE: Thank you, sir, thanks for the information.

5 MS. FRIERSON: Next person is Cheryl, I cannot read the last name, begins with
6 a V? 1220 -

7 CHAIRMAN YONKE: Thank you.

8 MS. FRIERSON: And Bridgette Craver.

9 **TESTIMONY OF BRIDGETTE CRAVER:**

10 MS. CRAVER: Hello, how are you?

11 CHAIRMAN YONKE: Hello.

12 MS. CRAVER: I'm not a public speaker either but I live -

13 CHAIRMAN YONKE: Start with your name and your address.

14 MS. CRAVER: Okay, Bridgett Carver at 1024 Bookie Richardson. That is the
15 road that wraps around this neighborhood. It's a dirt road in sections and is privately
16 owned most of it. It's not a county road or anything, it's maintained by the county. So my
17 question is if we put a neighborhood on it what is going to happen to the dirt road. It's a,
18 basically a one lane, people have to pull over to the side to get by. We have a farm with
19 animals and things. I just want to, you know, let that be known. If you look at Wescott
20 Ridge it backs up to our dirt road and that, those houses are very close to it and we've
21 already had a car flip on the road. There are things, it's just not designed for that kind of
22 traffic. So I think you really need to think about, I know all the other roads are backed up
23 but that is definitely one that is backing up, too, that could be an issue. People use it to

1 cut through to get to the school and it's just not designed for traffic. So just something
2 else to consider.

3 CHAIRMAN YONKE: Thank you, ma'am. If you can't make a left turn on Broad
4 River Road maybe you'll find another route. Any more names?

5 MS. FRIERSON: Jacklyn Page.

6 **TESTIMONY OF JACKLYN PAGE:**

7 MS. PAGE: Hi, my name is Jacklyn Page. I live at 111 Rolling Creek Circle in
8 Irmo. I live in the Rolling Creek neighborhood which is shortly before where this parcel
9 is indicated and the closest street to me that I can turn on is West Shady Grove. It's an
10 immediate entry onto Broad River which is desirable but impossible to turn on. So as a
11 result when you leave my community I hang a left on West Shady, go up to Julius
12 Richardson and go around, no matter which direction I'm going. It's just got too much
13 traffic, I mean, I live right off of exit 97 and it can barely handle what it currently has. I
14 think also the expansion that's gone up further in Chapin has exacerbated the issue,
15 there's a real delta between exit 97 and the next exit and so a lot of people, if the
16 freeway starts to back up, get off at 97 and take Broad River Road. I just don't believe
17 that, like the others have said, the infrastructure can handle that. It's currently two lane,
18 perhaps if it was four it could. I also just don't think it's appropriate zoning for the area, I
19 think the rural zoning that it's currently at is appropriate and I think the amount of
20 houses is just too much. I'm totally not against progress. I have a limited experience in
21 the area, I've only been here for two years, but I do think that perhaps if it was one
22 house per half acre or something of that nature it would be different than a medium, I
23 think it's zoned up for a medium density. I just think that that's inappropriate for that

1 area and I don't believe the roads or the schools can handle that. So I would vote for
2 disapproval. Thank you.

3 CHAIRMAN YONKE: Thank you.

4 MS. FRIERSON: Next person's Patricia, I don't know how to pronounce that last
5 name but 106 Cedar View Drive.

6 **TESTIMONY OF PATRICIA STAGURA:**

7 MS. STAGURA: Hey, I'm Patricia Stagura. I live at 106, that's also in the Rolling
8 Creek subdivision. And I just wanted to mention once the interchange is done when
9 they get off of 26 they're gonna be coming up West Shady Grove dumping straight to
10 Broad River. So that is gonna be even more part of the exit and then you're right at
11 Broad River. And what are we gonna do, maybe put a light, but still it's always backed
12 up. Somebody mentioned that the gridlock at the rush hour, well I'm a teacher, it starts
13 at 6:00 am and it is gridlock until 8:00pm at least. It's very congested and with all of
14 those schools, like somebody else mentioned, high schools, student drivers, fender
15 benders, two-lane road, it, it's unbearable as it is now. So I would ask that you would
16 disapprove this. Thank you.

17 CHAIRMAN YONKE: Thank you.

18 MS. FRIERSON: Next person is Allison, I don't know how to pronounce your last
19 name but 1824 Freshley Mill Road.

20 **TESTIMONY OF ALLISON MATEMAN:**

21 MS. MATEMAN: Allison Mateman, 1824 Freshly Mill Road. I'm speaking for
22 myself today but I would also like to note that in speaking with my neighbors the
23 overwhelming sentiment is that we don't want overdevelopment in this area. I'm against

1 this zoning change and as others have mentioned against the addition of vehicle traffic
2 on the infrastructure that wasn't built to support it. There are no lights on Broad River
3 and on Mt. Vernon Church Road. There are no outside turn lanes at that intersection
4 either. Also note that a recent bridge, a recent bridge replacement did not expand the
5 north/south lanes to two lanes so that would add to traffic being backed up even more.
6 More so than a logistical perspective other people have mentioned that the quality and
7 safety for the pursuit of happiness of the neighbors and for the folks that enjoy that area
8 for cycling and other hobbies would severely be degraded by the zoning change. I
9 would vote for the Commission to disapprove this zoning change. Thank you very much
10 for your time.

11 CHAIRMAN YONKE: Thank you.

12 MS. FRIERSON: The next person, Chris, I'm not sure, but 178 –

13 **TESTIMONY OF CHRIS COLBY:**

14 MR. COLBY: Hi, Chris Colby, 178 Almafani Lane, Chapin. Thank you for your
15 time, appreciate your efforts being on this Commission. I have an interesting
16 perspective, I'm an architect so most of my livelihood is based on development and
17 building. I've built subdivisions, I've built single-family homes, I've built mainly schools
18 throughout my career, so I'm not anti-development. However, I'm not in support of this
19 project. I believe the 110 units is an increase in density that it lies outside of the
20 character of the neighborhood. This project could be built by-right if it, you know, stuck
21 to the original zoning which would be 70 units. I also think that this Commission has to
22 consider protecting cultural resources. This area and this property in particular is much
23 of a view shed and I think when you're looking at developing a property of this

1 magnitude you have to consider protecting cultural resources as stated in the overall
2 Comprehensive Plan, to protect the area as well as the growth of the area, which
3 obviously is desirable because this is a great area, that's why we all live here. I won't
4 continue to beat on all of the other things that have been mentioned including traffic and
5 other infrastructure needs which we all know do need an upgrade, but I think it is
6 important to note that there are three schools directly across the street from this
7 property, two of which are at a high school level. So consideration for turning lanes, bus
8 traffic, student traffic is not a typical traffic pattern. Most of my work, as I mentioned
9 before, is designing schools and those types of traffic patterns and density of traffic is
10 completely different than what most of us are used to. The Cate Center on a regular
11 basis experiences while school is in session usually on a weekly basis accidents at the
12 ingress and egress of that property which is directly across from the proposed
13 development here. So thank you for your consideration.

14 CHAIRMAN YONKE: Thank you. Thanks for coming out.

15 MS. FRIERSON: And the last person signed up to speak is Eddie Weathersby or
16 Weatherby.

17 **TESTIMONY OF EDDIE WEATHERSBY:**

18 MR. WEATHERSBY: Hey, I'm Eddie Weathersby. I live at 1016 Bookie
19 Richardson Road right next to Bridgette Craver that already spoke. And as she pointed
20 out Bookie Richardson is a privately owned road and if you'll notice one end of the
21 property goes through Westcott Ridge's property and when they built Westcott Ridge
22 they promised us they were not gonna put an entrance on to Bookie Richardson Road
23 and they did it anyway. And if you'll notice the other end of the property goes through

1 the proposed property we're talking about, and I know they're gonna put another
2 entrance there. And if they don't since they built Westcott Ridge and the high school,
3 traffic has gone from, we used to have about four cars a day on my road when I moved
4 there in 1990, to we have probably 10 or 15 an hour during rush hour, morning and
5 afternoon. And I think we're naïve to think this is gonna be a cotton field the rest of our
6 lives like we'd all like to see it. When I bought my property I knew Westcott Ridge would
7 be a neighborhood one day, and this is gonna be a neighborhood or something worse if
8 we don't – and it's gonna be a gas station or an apartment complex or a neighborhood.
9 In my opinion the neighborhood's the best thing. But my concern is what they're gonna
10 do about our road, it's private, there's potholes in it constantly, people coming up and
11 down the road speeding and it's a little narrow road. And I'd like to talk to the developer
12 and the County about how we can limit traffic on the road or do something to restrict it.
13 But that's my concern. Thank y'all.

14 CHAIRMAN YONKE: Thank you for coming out.

15 MS. FRIERSON: That was the last person on the list.

16 MR. PRICE: Excuse me, Mr. Chair?

17 CHAIRMAN YONKE: Yes.

18 MR. PRICE: I believe we have one other person that came in.

19 CHAIRMAN YONKE: I was just gonna announce that, if anyone came in late and
20 wanted to speak just, ma'am, come on down, state your name and address and Ms.
21 Frierson can you add it to this list?

22 **TESTIMONY OF JAMIE TIMMERMAN:**

1 MS. TIMMERMAN: Hey, y'all. My name is Jamie Timmerman and I live at 442
2 Hollow Cove Road which is in Westcott Ridge that he just referred to. It is the first
3 neighborhood off of the Peake exit, off of Broad River Road on the right, so across from
4 the Rolling Creek neighborhood. It has 580 homes and I will say as a person who has to
5 turn out onto Broad River Road to the right to go towards town, even, there's like a
6 death curve that it actually really needs a light cause there's accidents there all the time.
7 The speed limit is 45 miles an hour, people fly up and down that road when you can
8 because otherwise it's typically backed up. But I'm just here to voice, just reiterate what
9 everybody else stated, that Broad River Road is two lanes and until it gets widened or
10 until we can do something with the roadway there is no way that it can support 70 up to
11 110 more, you know, cars times two, times whatever it is that will be making that trek,
12 so. Thank you.

13 CHAIRMAN YONKE: Thank you.

14 MS. FRIERSON: Excuse me, would you repeat your last name and the address
15 just for the Record?

16 MS. TIMMERMAN: Yes, last name is Timmerman, T like Tom, I-M-M-E-R-M-A-N.
17 And my address is 442 Hollow Cove Road.

18 MS. FRIERSON: What city?

19 MS. TIMMERMAN: Richland, Chapin.

20 MS. FRIERSON: Thank you.

21 CHAIRMAN YONKE: Thanks again everyone who's come out to speak today.
22 Anyone else miss the signup sheet? Okay, come on down. Just like everyone else,
23 state your name and address, please.

1 **TESTIMONY OF SCARLETT LUTZ:**

2 MS. LUTZ: Hey, how are y'all? My name is Scarlett Lutz and I live at 228
3 Goodlett Lane, Chapin. My road is actually right there at the bottom of that screen and I
4 just wanna second what everyone else has already said. The infrastructure can't handle
5 something of this magnitude. We know that change is coming whether we like it or not,
6 however, the homework on this has not been very good. I also wanna note in the
7 paperwork that was given it says that there is sidewalks, there are no sidewalks.
8 There's, I mean, we have bicyclists, there's people walking, I like to run and the traffic at
9 this point with the, all of the road construction on the interstate it has only gotten even
10 worse if there's an accident or something. Everyone gets off at the Peake exit, Broad
11 River Road and it's a nightmare pretty much all day long, not just rush hour. So I would
12 like for y'all to disapprove this. Thank you.

13 MS. FRIERSON: Excuse me, Ms. Lutz, would you give the address again? You
14 said 228 what?

15 MS. LUTZ: Goodlett, G-O-O-D-L-E-T-T Lane. It's right there on Mt. Vernon
16 Church Road.

17 MS. FRIERSON: Thank you.

18 MS. LUTZ: Thank you.

19 CHAIRMAN YONKE: Thank you. Okay, last call for comments. Okay, I see a
20 hand back there. Alright, and then state your name and slowly your address.

21 **TESTIMONY OF KONNI SMITH:**

22 MS. SMITH: Konni Smith, K-O-N-N-I, 1721 Wash Lever Road, Little Mountain. I
23 work in that area and my vocabulary for traffic has gotten bigger because the traffic has

1 gotten bigger. And when I get off of work I can't even get home within an hour and a half
2 and I work in that area. The other thing that I understand is the Fire Department is
3 further away than what is indicated. And like everybody else has spoken about the
4 sidewalks, huh-uh (negative), you have to stop for the bicycles so they can get by. If
5 another development like Portrait Hill or anything else like that comes in out there,
6 South Carolina will be a gridlocked state. It's gonna be worse than awful. But that's my
7 sentiments and I appreciate your time. Thank you all.

8 CHAIRMAN YONKE: Thank you, we appreciate your –

9 MS. FRIERSON: Ms. Konni, what's that last name again please?

10 MS. SMITH: Smith.

11 MS. FRIERSON: That's what I thought you said, okay just wanted to make sure.

12 MS. SMITH: Yes, ma'am.

13 MS. FRIERSON: Thank you.

14 MS. SMITH: Thank you.

15 CHAIRMAN YONKE: Back row, come on down.

16 **TESTIMONY OF CYNTHIA SHEPHERD:**

17 MS. SHEPHERD: Thank y'all for letting me speak. I just wanted to say I'm
18 Cynthia Shepherd, I live at 200 Back Acres Road in Chapin. And I have a slightly
19 different perspective on this. It is the traffic obviously because the traffic just doesn't
20 flow on Broad River Road. We've had two major projects, the Mt. Vernon Church bridge
21 replacement, plus the roads being sort of reconfigured, and then the old Hilton bridge
22 project that has taken place over the last year and a half or so. And so for myself and
23 Mr. Ritchie who spoke before me, there were environmental impacts too because when

1 they built the school Mr. Mike's pond filled up with mud and it's happened again and
2 again and again. He didn't speak about that today but I'm gonna speak about that for
3 him because it does affect everything around us, it isn't just the traffic. We have people
4 that have horses. My neighbors, we live on a dirt road, it is a single lane dirt road. When
5 the old Hilton bridge project was going on we had semi-trucks going up our road,
6 speeding people, people throwing out their trash. I've lived there for 13 years, my
7 husband served this country for 26, we spent two years finding a place to live. I love
8 Chapin and I love my community so this is very passionate for me. I hope all of you will
9 take a drive out there and take a look because it's not the same place anymore. You
10 know, people move out there because we wanna raise our children in a place that is
11 quiet, to have your people know people so that you get to have your children grow up
12 with people. I know everybody wants that and we know that growth is coming and we
13 understand that, but there is something called graceful growth and that's what we're
14 asking for; to consider, drive out there and take a look at it and ask yourself this
15 question, why would you add 110 homes when the current zoning will suit any builder
16 that wants to build 60 to 70 homes on that property, which will still be quite a lot. And
17 right now across the street from that you have a horse property that has gone into play.
18 Alright, so I know I'm running out of time. I wanna thank y'all for your time. I know that
19 you're volunteering and I appreciate all of you, but I hope that you'll come out and take
20 a drive out there at when school is ending or school is starting because I think you'll see
21 the impact. Thank you.

1 CHAIRMAN YONKE: Thanks a lot. Okay, I think we've covered the room. I would
2 like to open the floor up to the Commissioners now for discussion or any questions for
3 Staff.

4 MR. SIERCKS: Mr. Chairman?

5 CHAIRMAN YONKE: Yes, Commissioner Siercks.

6 MR. SIERCKS: Question first for Staff. Can we zoom the map out a little bit?

7 CHAIRMAN YONKE: Staff, could we take a look at the environmental layers?
8 This is helpful, I'm a lover of maps. That's what I do for my day job so it's definitely –
9 thank you, Staff. Comments, Commissioners, questions?

10 MR. DURANT: Mr. Chair?

11 CHAIRMAN YONKE: Yes, Commissioner Durant.

12 MR. DURANT: Comment. I'm struck by the apparent condition of the roads
13 surrounding this property and I haven't been out there myself but, I do fully admit that,
14 but everybody has commented on that and it doesn't appear to be any, or at least no
15 discussion today about whether there's any plan to improve it. And I'm also struck by
16 the fact that this parcel is currently zoned rural, RU, and everything to its north, east,
17 west and south is the same thing, so it's pretty consistent. So going forward with this
18 change would seem to make this property an aberration in that area and it just seems
19 like it would just stick out from what it already is, and as it sits now it's consistent with
20 everything around. Just a comment.

21 CHAIRMAN YONKE: Thank you, Commissioner Durant. I have a question for
22 Staff. We heard along the way that with the remaining rural that it could have 50 to 70

1 homes. Mr. Price, is that math correct? Unless Mr. Dennis, Commissioner Dennis, I see
2 a head nodding.

3 MR. DENNIS: My math came up to 67.02 homes based off 43,560 square feet
4 per acre, and with that many acres you get – then by the time you do all the math, yeah
5 that's about it.

6 CHAIRMAN YONKE: This is my math guy. Thank you, Commissioner Dennis.
7 But Mr. Price, yes?

8 MR. PRICE: The rural zoning designation allows 66.

9 MR. SIERCKS: Mr. Chairman?

10 CHAIRMAN YONKE: Yes, Commissioner Siercks.

11 MR. SIERCKS: Couple questions for Staff.

12 MR. PRICE: Excuse me, 67.

13 CHAIRMAN YONKE: Sixty-seven. Thank you. Back to Commissioner Siercks.

14 MR. SIERCKS: First question, it was something that was brought up at one point,
15 the, it was three non-contiguous portions of the [inaudible] to be rezoned that are
16 substantially smaller than the other contiguous lots. Does that affect the number of
17 potential dwelling units, and if so, how?

18 MR. PRICE: Just a moment, please. Are you referring to the smaller piece?

19 MR. SIERCKS: Yeah. Yeah, the three smaller pieces; one looks almost directly
20 to the south and two very smaller pieces to the southwest.

21 MR. PRICE: So typically when something like this comes in, probably from a
22 historical standpoint it looks like this may have all been one parcel at one time.

23 However, with, you know, the creation of roads that go between there, those roads were

1 created or at least some type of ingress/egress between the parcels, but the parcels
2 were never actually separated so technically they are considered one parcel and it
3 would count towards the development of the site.

4 MR. SIERCKS: Alright, thank you. I've got one more.

5 CHAIRMAN YONKE: Continue please.

6 MR. SIERCKS: Another question for Staff. With the proposed rezoning being
7 RSE, how does this meet the standards of the Comprehensive Plan when the rest of the
8 area is almost entirely rural except for one neighborhood to the northwest and another
9 to the southeast? Is it because that RSE is supposed to act as like a buffer zone or a
10 transition area between lower density and medium density?

11 MR. PRICE: Let me make sure, I'm gonna answer your question the best I think I
12 heard. If I'm not correct please tell me. So again, this area is designated as
13 neighborhood low density and within the Comprehensive Plan for neighborhood low
14 density it gives you a number of guidelines and objectives for this particular designation.
15 So you'll, if you'll note on page 34, and Mr. DeLage has brought up a little bit more
16 information, you know, we identify land use, we identify the desired development
17 pattern, recommended land uses and so on, but one of the things that most of the
18 Comprehensive Plan designations also include, and Tommy if you will go all the way
19 down, it also includes existing zoning districts of similar character. And so we look at
20 that also when we're I guess, again I'm a little skittish when I say Staff's
21 recommendation, but what Staff has found is that the zoning designations as identified
22 within the Comprehensive Plan for neighborhood low density, identifies either the
23 current zoning which is rural, the proposed zoning which is RSE and also another

1 zoning designation which is RR is all appropriate zoning designations to meet the
2 objectives of this particular designation. And again, you know, if you wanna go further
3 out on this, you know, looking at, if you look at the Comprehensive Plan an area like
4 let's say Portrait Hill is not in compliance with the Comprehensive Plan. However, and I
5 think you can make the argument that the parcels east of this subject site going all the
6 way down, going down toward Old Tamah, I think if you can go down that far, and
7 Shady Grove Road are also, none of those designations are in compliance either. Zoom
8 out a little bit more, Tommy. So under our current Comprehensive Plan of 2015 and I
9 think most of these developments took place prior to 2015, but none of these
10 developments that are currently out there are in compliance with the Comprehensive
11 Plan's recommendations for that area. This particular request would be, which is kinda
12 ironic.

13 MR. SIERCKS: Thank you.

14 MR. PRICE: Yes, sir.

15 CHAIRMAN YONKE: Thank you, Mr. Price.

16 MR. JOHNSON: Guys, can you go back to the supplemental page that was on
17 beforehand and scroll down back where the [inaudible].

18 CHAIRMAN YONKE: This is Commissioner Johnson's question.

19 MR. JOHNSON: Yes. A little bit further please. Thank you. Item number 10 just
20 jumped out at me in terms of wetlands, flood plains, because several respondents
21 raised that issue. And the topography of that also being a concern out there.

22 CHAIRMAN YONKE: Thank you, Commissioner Johnson. Was it Commissioner
23 Durant, did you have something?

1 MR. DURANT: Oh yes, I had a question.

2 CHAIRMAN YONKE: Yes.

3 MR. DURANT: I had a question for Staff.

4 CHAIRMAN YONKE: Okay, go ahead.

5 MR. DURANT: Mr. Price, in the Staff's conclusion it says the proposed rezoning
6 meets the objectives and desired development pattern of the Comprehensive Plan for
7 the neighborhood low density future land use designation. I was just curious, are there
8 any other parcels in this area where the proposed rezoning is take place that also meet
9 the desired development of the Comprehensive Plan? And I guess I'm not
10 understanding what that desired pattern is.

11 MR. PRICE: Okay, so again a lot of words on those pages that Mr. DeLage has
12 when we talk about the land use design, desired development pattern and such. But
13 Tommy if you would go back to the actual aerial and put on the zoning layer. So as you
14 can see all the green that you see, all of those are zoned rural and so those actually are
15 in compliance with the Comprehensive Plan as we initially would look at those. So all of
16 those are. It's the ones that are not, again based on our current Comprehensive Plan,
17 which you see, okay I'm bad with my colors, but hot pink, whatever, and the purple and
18 also the yellowish color, I think that's Portrait Hill a little further up, all of those fall within
19 the neighborhood low density designation but none of them have a zoning designation
20 that is recommended for neighborhood low density.

21 MR. DURANT: I guess I'm just not seeing any difference between the parcel at
22 issue in this map amendment request and the surrounding properties. They all are rural,

1 they all look the same, but for whatever reason this one has been singled out and it's to
2 be changed.

3 MR. PRICE: Right, because with – the Comprehensive Plan, I mean, I think
4 within any of the – and I'm speaking specifically for residential now – with any of our
5 neighborhood designations for the Comprehensive Plan whether it be medium density
6 or low density, there are a variety of zoning designations that will actually fit within that
7 designation. So an example, if this was neighborhood medium density everything from
8 RSLD, MD, HD would fit within that designation. Within the low density, which is what
9 this particular request is located within, it actually allows for, I guess you could say
10 suggests that the rural RSE which is the request and RR are zoning designations that
11 would actually help meet the requirements and guidelines for this designation.

12 MR. JOHNSON: Mr. Chairman?

13 CHAIRMAN YONKE: Yes, Commissioner Johnson.

14 MR. JOHNSON: Stating Commissioner Durant's concern or question a little bit
15 differently, my core issue with this looking at it while you do recognize that RSE is one
16 of the similar characteristics, but when I look at this map and I look at everything around
17 that being RU and how many times that I've made [inaudible] the fact that something
18 immediately in the area matches what's being asked, and that's not the case here. And
19 so, and part of the rationale saying it's low density, well there is an existing low densities
20 of right that we've said, they can put 70 units with the current zoning and achieve a low
21 to medium density, that we're increasing it when the surrounding area there's not a
22 single parcel in the immediate area that is comparable.

1 MR. PRICE: Correct. And I think one of the things to look at and I think I may
2 have this discussion with some of you previously, but what you're looking at when Mr.
3 DeLage pulls up the map showing the northwest planning area – do you have that
4 Tommy? One of the things that you will notice is that is actually, we call it the FLUM,
5 otherwise the Future Land Use Map. So one of the things – the question is does the
6 proposed use match, the question really is does the proposed use fit the future land use
7 that's recommended for this area, not today but going forward. So yeah, sometimes you
8 are going to have some requests that don't fit what's currently out there. But the
9 question is does that request as recommended by the Comprehensive Plan fit how it
10 should look in the future.

11 MR. JOHNSON: To your point Mr. Price – I'm sorry, Mr. Chairman, may I?

12 CHAIRMAN YONKE: Yes, go ahead.

13 MR. JOHNSON: As a follow up question, at some point tonight we're gonna
14 discuss the text amendments and the map, do any of our recommendations in that chart
15 impact this parcel if this action was not taken?

16 MR. PRICE: As far as the text amendment no, sir.

17 MR. JOHNSON: The chart of recommended –

18 MR. PRICE: You're talking about the ledger?

19 MR. JOHNSON: Will the new zoning code, if approved based upon our
20 recommended chart, would that have an impact on what this would be zoned? Since
21 we're talking about the future land use.

22 MR. PRICE: Based on the recommendations that were sent forward by the
23 Planning Commission, this could, yes, sir. Really it's just a matter of when, you know,

1 let's say County Council does decide to enact the map, so right now we're looking at a
2 couple of large tracts that may fall in I believe either, probably under the AG zoning
3 designation if nothing happens with this parcel. If this is rezoned to RSE even with going
4 forward, it may still fall under AG but it's just a matter of when the development comes
5 in, the parcels are subdivided, because during that time there's the reduction of the lot
6 sizes would make it fall under a different zoning designation, maybe even, well maybe
7 R1 I believe would be the more appropriate zoning designation.

8 MR. JOHNSON: I may not have phrased my question very well, but I think some
9 of the Commissioners understand where I'm going is that if we don't take action on this
10 and the recommendations that have been approved move forward and are approved by
11 County Council, where would this parcel land under the new Code?

12 MR. PRICE: AG. It will fall under the AG zoning designation.

13 MR. JOHNSON: Which would provide for how many units?

14 MR. PRICE: Okay –

15 CHAIRMAN YONKE: Commissioner Dennis, do you have that?

16 MR. DENNIS: No, because that's, I don't have those formulas in front of me for
17 that one cause I only got the other Code, I don't have the new Code in front of me.

18 MR. PRICE: Yeah, I'm afraid to say without looking it up, so.

19 MR. DENNIS: You said AG, right?

20 CHAIRMAN YONKE: As the team is looking, I'll give you guys an update. The
21 2021 LDC has been on the shelf and is now in the hands of County Council. I had the
22 opportunity to speak to them last month. But we are still working off of our 2005 Code
23 until authorized.

1 MR. PRICE: We're looking for the AG or the R1? I'm sorry. I believe that would
2 be the three units per acre.

3 MR. DENNIS: I think it's gonna be right at 23 units if I'm doing math right. Yeah,
4 something like that. I'm doing the math in my head, so.

5 MR. JOHNSON: If I'm reading this correctly on the chart, [inaudible] amend the
6 AG's zoning standards gross average lot size, 130,680 square feet, three acres,
7 minimum lot size 98,000 square feet.

8 MR. DENNIS: Ninety-eight thousand square feet, you divide that by that 2. –
9 yeah, so you're looking at around 22 units going forward if we don't do anything.

10 MR. JOHNSON: Going forward. So if we take no action the future development
11 code would produce a lower number of units than what's being requested, and what's of
12 right right now.

13 MR. DENNIS: Correct. Mr. Chair?

14 CHAIRMAN YONKE: Yes, Commissioner Dennis.

15 MR. DENNIS: Yeah, you know, I look at this case and I, and I have to look at the
16 2005 Code, unfortunately I really can't use the new code coming forward because it's
17 not in front of me as far as adopted with the maps ready to go, so I literally have to use
18 the 2005 Code. So when I look at it, as much as the surrounding area is rural, but when
19 I go to the Comprehensive Plan the Comprehensive Plan does call for medium, or calls
20 for low density neighborhood on the north side of 26 and then directly on the south side
21 of 26 it actually goes to neighborhood medium density for the future land use. While I
22 hear everybody out there and I side with them in my heart, I have to go by what's in
23 front of me on the Code, and when I see this, you know, one of the good things that was

1 mentioned to us at the front was that no matter how we vote this is gonna be deferred
2 so that there can be community meetings forward and talking with the developers and
3 talking with the councilmen out there. But as where I sit as a *quasi*-judicial, basically
4 sitting like a judge up here, I have to go by the rule of law and sometimes the rule of law
5 to me doesn't make sense in my heart but I gotta follow it. To me it looks, I'm starting to
6 agree with the Staff's recommendation on this but I don't agree in my heart with it, if that
7 makes any sense.

8 MR. JOHNSON: Can I just, clarification point.

9 CHAIRMAN YONKE: Commissioner Johnson.

10 MR. JOHNSON: My reference to the future code was not to try to make a
11 decision based on what's coming, it's simply that Staff said that part of the rationale was
12 based on the future use, but the future use is a less dense use. So if I'm gonna look at
13 the future use it's a lower, it's a higher lot size area than what's entitled now. So yes, the
14 current Code makes provision for that but the reason that Staff said that they were
15 voting, that they recommended yes was based upon the future use, and the chart that
16 this Board has brought to send forth to County Council recommends a lower density.

17 MR. DENNIS: Mr. Chair?

18 CHAIRMAN YONKE: Yes, Commissioner Dennis.

19 MR. DENNIS: I understand that but I think if we look at it the Comprehensive
20 Plan would also be R1 residential so that, I mean, you could go up to R1 which would
21 be higher than the AG because, I mean, they could break those parcels apart. So I
22 mean, ultimately I think the numbers are gonna be the same on here versus the future.

1 MR. PRICE: I wanna also point out that we are also charged with updating our
2 Comprehensive Plan which is something that hopefully have the same body of Planning
3 Commissioner Members for next year, but that's something that we'll be working on
4 toward the end of this year hopefully as a start, but definitely through next year and
5 going into early '25 to update our Comprehensive Plan and so we will be looking at
6 these type of areas again, also looking at the new Land Development Code also.

7 CHAIRMAN YONKE: Thank you, Mr. Price. At this point I'll open the floor for any
8 official motions on this.

9 MR. PRICE: May I say one thing?

10 CHAIRMAN YONKE: Yes.

11 MR. PRICE: Because I know sometimes after your vote everybody starts to
12 scatter, but as I stated earlier all of the cases will be deferred from the June 27th
13 meeting to the July 25th meeting, but for this particular – that's to allow the
14 Councilmembers for each of their respective districts to have town halls on certain
15 cases. For this particular case Councilman Branham who represents this particular
16 area, District 1, will have a meeting on June the 21st at 6:00pm at the Ballentine, is it
17 Civic Association to hear from the community.

18 CHAIRMAN YONKE: June 21st, 6:00pm.

19 MR. PRICE: The 21st at 6:00pm.

20 CHAIRMAN YONKE: June 21st?

21 MR. PRICE: June 21st at 6:00pm at the Ballentine Civic Association, I'm sorry, is
22 it the Ballentine Civic Association, am I saying that correctly? Yes, at the Ballentine
23 Civic Association.

1 MS. FRIERSON: Question.

2 CHAIRMAN YONKE: Yes, Commissioner Frierson.

3 MS. FRIERSON: But I don't know whether it should be directed to Staff or to the
4 Chair. My concern is that in that Mr. Price just mentioned there's going to be a meeting
5 on the 21st and we also know that we're working right now with the plan from 2005 and
6 it's got to be, you know, changed, amended, adopted or whatever, it seems to me that
7 this matter ought to be deferred until after we have had the town meetings. I mean, I
8 may be wrong, cause it just doesn't make logical sense to me that we may take an
9 action today which will be perhaps thrown out when County Council officially does what
10 it's supposed to do. Am I making sense?

11 MR. PRICE: No, I think what you have before you today is, of course, is the
12 request from the Applicant and your charge as a Planning Commission is to hear the
13 case, hear from citizens, and to make a recommendation going forward. The town hall
14 is for that Councilmember to hear from the constituents for Council's decision, mostly
15 led by that Councilmember that represents that district. So the appropriate thing is for
16 you as a Planning Commission to go ahead and do your normal, take your normal
17 course of action of making a recommendation today and then the Councilmen will
18 actually take that into consideration I'm sure when they have their official zoning public
19 hearing meeting. But in-between he does want to have another avenue to hear from his
20 constituents.

21 MS. FRIERSON: One more question. If we take an action today, especially since
22 we know there's still the text part has to be approved and all of that, what effect does
23 whatever we do today have on the Applicant when we're working with – I know legally

1 we're looking at something that was done in 2005 – how does that impact the Applicant
2 and really the residents for us to make a decision today when things are gonna change
3 probably real soon?

4 MR. PRICE: Right now that's – we don't know. We don't know what that change
5 may be. We don't know when that change may occur. So we are all operating, including
6 Council, under the 2005 Land Development Code.

7 MS. FRIERSON: If it is changed does it mean that the Applicant has to come
8 back and reapply? You know, I just don't know how it works.

9 MR. PRICE: If, okay if any applicant gets a rezoning request and they submit
10 their plans prior to any changes by Richland County, then those plans are considered in
11 the pipeline and they're allowed to proceed as is regardless of any future changes to the
12 zoning designation.

13 MS. FRIERSON: Thank you, Mr. Price.

14 CHAIRMAN YONKE: Yes, thank you, Mr. Price. We are stuck in this in-between
15 right now where we still are using the 2005 Code and at the community members I'd
16 say reach out to your County Councilmen to look at the Richland County's planning
17 website. We've created this document, a ledger that is now in the hands of the
18 Development Services Committee, so to look at the new Code they need to move
19 forward with that. Here we are right now looking at this property with the 2005 Code.
20 The Chair looks for any motions.

21 MR. DURANT: Mr. Chair before you ask for motions -

22 CHAIRMAN YONKE: Yes, sir.

23 MR. DURANT: Just I need confirmation on something.

1 CHAIRMAN YONKE: Commissioner Durant.

2 MR. DURANT: Under the current 2005 Land Development Code did I understand
3 this area would be zoned AG?

4 MR. PRICE: You know, looking at this, so there are three parcels that you have
5 before you, so I wanna make sure, I think you were bringing that up for clarification,
6 based on what was recommended by the Planning Commission, anything between
7 three and I think 30 acres, is it 30 or 35?

8 MR. DENNIS: Thirty-five.

9 MR. PRICE: Thirty-five acres, would fall under the, I'm sorry, so for correction it
10 would fall under HM zoning designation, not AG, it would be HM. So all three of these
11 parcels would become HM if nothing else is done and County Council adopts the
12 recommended map that was sent forth by the Planning Commission.

13 CHAIRMAN YONKE: Mr. Price, acreage is 50 acres.

14 MR. PRICE: Total.

15 CHAIRMAN YONKE: Total. So the large one, is that –

16 MR. PRICE: The large one is 32 acres, so again it falls under, between that three
17 and 35.

18 CHAIRMAN YONKE: Thank you. Okay Commissioners, any other questions
19 before I ask for a motion? Okay. So we can be here all night if you like [inaudible]
20 Commissioner Johnson? No? Okay. Alright, the Chair is looking for a motion then.

21 MR. DENNIS: Mr. Chair.

22 CHAIRMAN YONKE: Yes, Commissioner Dennis.

1 MR. DENNIS: I have a motion. I would like to send Case No. 23-017 MA to
2 County Council for approval.

3 CHAIRMAN YONKE: Commissioners, do we have a second?

4 ?: Second.

5 CHAIRMAN YONKE: Alright Mr. Price, we have a motion for approval and a
6 second, so can you please conduct a vote?

7 MR. PRICE: So the motion is for approval of Case 23-017 MA. Those in favor of
8 the motion, Grady?

9 MR. GRADY: Aye.

10 MR. PRICE: Siercks?

11 MR. SIERCKS: Aye.

12 MR. PRICE: Durant?

13 MR. DURANT: Nay.

14 MR. PRICE: Metts?

15 MR. METTS: Aye.

16 MR. PRICE: Dennis?

17 MR. DENNIS: Aye.

18 MR. PRICE: Johnson?

19 MR. JOHNSON: No.

20 MR. PRICE: Frierson?

21 MS. FRIERSON: No.

22 MR. PRICE: Yonke?

23 CHAIRMAN YONKE: No. The motion fails.

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

3 CHAIRMAN YONKE: So in this case do we look for another motion?

4 MR. PRICE: Yeah, so over the, what we have done previously we've gone on
5 and taken another vote and any tie will go forward to the County Council as a no
6 recommendation.

7 MR. DENNIS: Mr. Chair?

8 CHAIRMAN YONKE: Yes, Commissioner Dennis.

9 MR. DENNIS: If I'm not mistaken you can all for a reconsideration of that vote.
10 And if it ties again then it goes as in a disapproval.

11 CHAIRMAN YONKE: Are we allowed any discussion? Mr. Price, does this take
12 us back to discussion and then vote?

13 MR. DENNIS: I don't have our Rules and Procedures in front of us for tie votes. If
14 we could look that up.

15 MR. PRICE: We're pulling that now.

16 CHAIRMAN YONKE: I appreciate your insight, Commissioner Dennis, with the
17 rule book and the math. And I appreciate everyone's patience tonight.

18 MR. DURANT: Mr. Chair?

19 CHAIRMAN YONKE: Yes?

20 MR. DURANT: I have a copy of our Rules.

21 CHAIRMAN YONKE: Commissioner Durant, thank you.

22 MR. DURANT: Section 4, or Section 5 Voting, part d says, a tie vote for motions
23 regarding recommendations to the County Council is a no recommendation vote. A tie

1 vote for motions regarding action where in the Commission has final authority is a failed
2 vote. In the latter circumstance the matter will be rescheduled for the next available
3 Commission meeting.

4 CHAIRMAN YONKE: If I heard that correctly that's a no.

5 MR. PRICE: So as is stated by Mr. Durant, so in this particular case this is not,
6 you do not have the final determination on this matter. If this was an administrative
7 appeal *per se* for the Planning Commission then that would be a failed vote. But for this
8 particular one because it is a tie it will go forward as a no recommendation.

9 CHAIRMAN YONKE: Thank you, Mr. Price. So in summary everyone, this is
10 gonna move on to County Council as denied. It sounds like Chairman Branham is
11 gonna have a public meeting at some point next month, so this would then be in front of
12 the zoning committee in July. Thank you everyone for coming out. Everyone is free to
13 stick around.

14 MR. PRICE: For clarification, a tie vote for motions regarding recommendations
15 to the County Council is a no recommendation vote. So it's not going forward as a
16 recommendation for denial or approval, we have no recommendation based on your tie.

17 CHAIRMAN YONKE: Okay. My apologies. That's a no vote.

18 MR. DENNIS: Mr. Chair?

19 CHAIRMAN YONKE: Yes, Commissioner Dennis?

20 MR. DENNIS: Just everybody before you leave out, Councilmember Branham
21 does have that meeting on June 21st correctly town hall on this. Definitely please ask
22 your questions at that and let it be known where you stand. Thank you.

1 MR. PRICE: Any anyone who may not – and I'm sure y'all will all make the 6:00
2 meeting, anybody who can't get there or you wanna get comments in in advance, if you
3 would still those to the Planning Commission's email address we will make sure we get
4 those to Councilman Branham prior to his meeting on the 21st.

5 MS. FRIERSON: Where will that meeting be held?

6 MR. PRICE: At the Ballentine Civic Association.

7 CHAIRMAN YONKE: I'm gonna go ahead and pause the meeting for a couple of
8 minutes. Thank you public for coming out.

9 [Meeting paused]

10 CHAIRMAN YONKE: Alright, we're gonna continue our meeting. If the public can
11 continue their separate discussions outside of the Council chambers you're welcome to
12 go on that side of the door there. We're gonna continue, we have another case. Alright.

13 MR. DENNIS: Mr. Chair?

14 CHAIRMAN YONKE: Yes, Commissioner Dennis.

15 MR. DENNIS: I'm going to step outside, I just wanted the public to know I gotta
16 step outside because I'm supposed to be in another commission meeting so I'm gonna
17 go give them a quick phone call and let them know that I'm gonna be late and then I'll
18 come right back.

19 CHAIRMAN YONKE: Okay Mr. Price, we're gonna move on to Item number 5.b.
20 number 6., Case number 23-018 MA.

21 **CASE NO. 23-018 MA:**

22 MR. PRICE: Okay. Again Item 23-018 MA, the Applicant is Mark Meadows. The
23 location is at 239 Killian Road. The Applicant is requesting to rezone 2.37 acres from

1 rural which is RU to general commercial which is GC. So this particular parcel falls
2 within the economic development center corridor future land use designation and as
3 such Staff's recommendation that that particular designation does support the general
4 commercial request. So thus Staff's recommendation was for approval. However,
5 please take note that the paragraph under the conclusion states, however, while the two
6 parcels directly south of the subject site are zoned general commercial under Case 19-
7 020 MA, the subject site for the proposed map amendment can be viewed as an
8 encroachment which would allow for incompatible land uses with existing adjacent
9 residential uses nearby. In addition the subject parcel does not have frontage or direct
10 access to a major road, which would be Killian Road in this particular case. But that's
11 not, again just, that's not to say that if this was approved it couldn't be combined or
12 developed in association with the other parcels that are zoned general commercial.

13 CHAIRMAN YONKE: Thank you, Mr. Price, just for clarity then. Does the owner
14 own the parcel that touches, the same owner?

15 MR. PRICE: It doesn't, they're made up of different names so I'll let the Applicant
16 state any relationship he may have with those parcels.

17 CHAIRMAN YONKE: Okay thank you, Mr. Price. Any other information?

18 MR. PRICE: No, sir.

19 CHAIRMAN YONKE: No? Okay. Ms. Frierson, could you please let us know who
20 signed up to speak?

21 MS. FRIERSON: First person is the Applicant, Mr. Mark Meadows.

22 CHAIRMAN YONKE: Come on down. Please remember to state your name and
23 address.

1 **TESTIMONY OF MARK MEADOWS:**

2

3 MR. MEADOWS: My name is Mark Meadows. I live at 239 Killian Road. I own

4 the property located at 239 Killian Road. I have lived in this area approximately 50

5 years. I purchased this property about 15 years ago, at that time it was on a 16 acre

6 lake, the lake is no longer there anymore. The dam burst about seven years ago. The

7 owner of the property are not gonna rebuild the lake so the lake has now grown up.

8 There's no view from any of the other houses on the lake to my property except for one

9 piece of rental property that's adjacent to mine. As Mr. Price said, the two pieces of

10 property beside me are already zoned general commercial and if you'll look I have

11 access off of Killian Road. My main driveway is on the property, I have a prescriptive

12 easement to Killian Road, that is my main access to that piece of property. The road

13 that it shows going behind the piece of property was cut off approximately 60 years ago,

14 it's fenced off. There's no vehicle access from Lucas Road coming into the back side of

15 my property, that's all fenced off and I own the old roadbed at this time. Last year's

16 Land Development Code rewrite it was recommended that it be, these two pieces of

17 property be rezoned general commercial. That's about it, I appreciate it if you would

18 vote to zone it general commercial. The lake is gone, I've lost property value and if they

19 develop commercially behind me as far as a residential piece of property I lose value

20 again. Thank you.

21 CHAIRMAN YONKE: Thank you, sir. Thanks for coming out.

22 MS. FRIERSON: Next person is Shawn McLaughlin.

23 CHAIRMAN YONKE: Is Shawn still here?

1 MS. FRIERSON: At 3016 [inaudible]. Okay. Patrick at 140 Governor Road.

2 AUDIENCE MEMBER: I defer to one of my neighbors.

3 MS. FRIERSON: David or, okay David Strother.

4 CHAIRMAN YONKE: Come on down, sir.

5 **TESTIMONY OF DAVID STROTHER:**

6 MR. STROTHER: David Strother, 226 Davis Smith Road. I'm actually down
7 Killian Loop back behind this area. So there really is no access to this property from
8 Killian Road. That's the big objective, we have to access this property, if he sells this
9 property it'll be accessed off of Lib Lucas which passes five properties that have homes
10 on them. Two of those properties are already bought, being remodeled and either sold
11 or rented. People live in these places so encroachment's huge for this area. That's just
12 on Lib Lucas. Then if you go to Governor's Pond side there's I think 14 homes in that
13 area that have people either living or renting those homes. So encroachment's a big
14 deal for this piece of property. We've had a lot of folks wanna develop this area for
15 some odd reason, I don't know why, because less than a mile down the road behind the
16 Kroger off of Killian Road there sits 100 acres undeveloped. There's nothing there, but
17 they wanna dump general commercial in this area; water diversion, road maintenance
18 and issues, pollution, etc., not including the encroachment. Flooding, that's another big
19 one here, upstream development we have been fighting flooding area, hence why that
20 dam busted. It still floods Governor's Pond Road which lines up right with the property
21 we're talking about. So what we're saying here is, look we understand Killian Road be
22 developed, we're not arguing Killian Road. This is not Killian Road, it's a driveway off of

1 Killian Road, it pushes it back around everybody else's houses. So encroachment for us
2 is a huge deal. Thank you guys, appreciate it.

3 CHAIRMAN YONKE: Thank you, sir.

4 MS. FRIERSON: The next person, looks like, I'm not sure if it's Larry but 216
5 Davis Smith Road.

6 **TESTIMONY OF LARRY LOWMAN:**

7 MR. LOWMAN: My name is Larry Lowman at 216 Davis Smith Road. I live just
8 down the street from Mark and just about see his house from my house. And I'm gonna
9 hit it from a little bit different angle. My family bought this land back in the '60s. I
10 remember when 77 was built, Highway 77 and when Clemson Road was a dirt road so
11 I've been there a long time. And when I got out of the service my dad had purchased
12 some land in here and I built me a house, raised my kids there, now I got grand
13 youngins next door to me, and so I'm hitting it a little bit from the rural side. Every time
14 something happens it goes a little bit less rural and that's the purpose that I built out
15 here where I did and, you know, to live with my family and live a quiet life after I got out
16 of the service. I understand economic growth but seems like every time we turn around
17 there's an encroachment, a little bit more here, little more there, little bit more there.
18 Last year we had someone come in and do something similar to this and you guys turns
19 it down and I don't know whether it was a technicality or whatever but it got turned
20 down. But one of the main problems from an environmental aspect is the water issue
21 that David brought up just a few minutes ago. That's why the dam is gone, that's why
22 the roads flood. Governor's Pond Road I've seen it so you can't get across it, I've seen
23 Killian Loop so you can't get across it. When the dam burst out it knocked out Killian

1 Road, knocked it completely out, when on down to Lake Elizabeth and then Lake
2 Elizabeth's dam is gone, which the dam happened to be Highway 21, Wilson Boulevard,
3 and they couldn't rebuild it either, and that's all because of these little places where it's
4 a little bit here, little bit there, little bit there. I don't know what this land might intend on
5 being one day but we just can't have any more water coming in our little hole that we're
6 in down there. It's just, you know, I understand economic development and I understand
7 - we Walmart and the hotels and the car dealerships and Lowe's and all of them are
8 right there and dumping all that water right in our little area down there. My next door
9 neighbor, bless his heart, he died a couple months ago, ambulance came to his house
10 three times before he died and if the poor road had been, had water over the top of it he
11 wouldn't have made it, you wouldn't be able to get a fire truck down there. I've covered,
12 take people back and forth in my backhoe going across the water so they could get
13 back and forth going to wherever they had to go. So that's the aspect that I really hate
14 about it is the environmental thing plus I'm losing my rural area.

15 CHAIRMAN YONKE: Final thoughts.

16 MR. LOWMAN: Thank you very much.

17 CHAIRMAN YONKE: I really appreciate you coming out, thank you.

18 MS. FRIERSON: Last person Patrick, I'm not sure if it's Money, but 140
19 Governor Road.

20 **TESTIMONY OF ROBERT PATRICK MOONEY:**

21 MR. MOONEY: My name is Robert Patrick Mooney. I live at 140 Governor Pond
22 Road which is on the map a little further back, I'm like the last lot on Governor Pond at
23 the very end on the right. And just wanna reiterate what the rest of my neighbors are

1 saying, you know, this being commercial back there doesn't make a whole lotta sense. I
2 know there's commercial properties towards the front and if they put something there,
3 that's fine, you know, that's not really, you know, the water issue is a huge issue. I
4 mean, we could not get across through our road when the dam burst. I've never seen
5 that much water in my life, I have videos of it on my phone of it coming across the road
6 and being as high as this man's Hoover building. The Everly's right there on that corner
7 right, on the other side of the corner, their house was, not their house but their Hoover
8 building was completely covered in water, it was just unbelievable. It looked like
9 something out of the Walking Dead. But anyway, just I wanna just vote my vote here
10 saying that I'd like that not to be approved. Thank you.

11 CHAIRMAN YONKE: Thank you. Do we have anyone else who didn't – come on
12 down and state your name and address slowly for us and we'll add you to the list.

13 **TESTIMONY OF GINA DOW:**

14 MS. DOW: I am Gina Dow and I have property at 1107 Killian Loop, but I also
15 own 108 Lib Lucas as well. And as the other residents have said we are in a very rural,
16 very small community, dirt roads that are not being maintained properly already, Lib
17 Lucas is one of them, secondary power sources, I can't even get them to trim the trees
18 because it's all ran secondary power. You know, and I have now bought a secondary
19 piece of property there to hopefully one day put one of my kids, so it's a big family
20 environment there. We were here just about a year and a half or two years ago and we
21 spoke very strongly. At that time Mr. Meadows was on the same side as us against
22 commercial development that was trying to come at the top of Killian Loop and down Lib
23 Lucas Road and all of that we fought that together. And now at this point we, somehow

1 we've ended up on opposite ends of the spectrum, but you know, like I said we were all
2 in aggrence [sic], we came here together against a commercial developer and that was
3 denied for the same reason of encroachment. Also too, keeping in mind that when
4 you're leaving the Killian Road Walmart and hitting Killian Loop to your right that road at
5 Killian Loop becomes a one lane road, very dangerous one lane road that I take a right
6 turn on all the time. So single lane road down Killian Road, nothing but residences all
7 the way down towards Highway 21.

8 CHAIRMAN YONKE: Staff, can you zoom the map out? Thank you.

9 MS. FRIERSON: Excuse me, would you spell your last name for us again?

10 MS. DOW: D as in David – O-W.

11 MS. FRIERSON: And first name?

12 MS. DOW: Gena, G-E-N-A.

13 MS. FRIERSON: Thank you.

14 MS. DOW: Thank you.

15 CHAIRMAN YONKE: Okay, was there anyone else out there that missed the
16 signup sheet and wanted to speak? Okay. Now I'll open this up to the floor for my fellow
17 Commissioners for discussion. Commissioner Dennis, I see you thinking. Do you have
18 thoughts?

19 MR. DENNIS: Mr. Chair?

20 CHAIRMAN YONKE: Yes, Commissioner Dennis.

21 MR. DENNIS: Yeah, you know, I look at this and when we look at our northeast
22 planning for the future this is directly inside a priority investment area and priority
23 investment areas are a headache for me because at one, we can either send this to a

1 Councilmember as 100% supporting it and then they'll go around and say, no let's put
2 houses there, or we'll send it and say let's put houses and they'll go, no let's do
3 commercial. So going through, because the parcel next, directly to the right's GC, the
4 parcel underneath it's GC, and I, internet's slow here so I couldn't pull it up. Tommy,
5 that parcel right there on Governor Pond Road, yeah, so that's still RU, okay. An
6 investment area, I mean, for me it seems, I seem to agree with the Staff's
7 recommendation on this because of, you know, I mean, straight up what they said, I
8 mean, it's economic development center corridor future land use. I mean, it's right there,
9 right off 77. I mean, if you're within basically three miles on either side of an interstate
10 it's hard, it's gonna be hard. So I mean, that's just kinda, just letting everybody know my
11 kinda thoughts about it.

12 MR. DURANT: Mr. Chair?

13 CHAIRMAN YONKE: Yes.

14 MR. DURANT: I've got a question for Staff. Mr. Price, the bottom two parcels
15 beneath the proposed rezoning, were those rezoned from rural to GC at some point in
16 the past?

17 MR. PRICE: Yes, sir, they were. I think it's stated within your package, there
18 were two rezoning requests; one was in, both of them were in 2019 and one was 2020,
19 and the other one was, I mean, excuse me, one was 19-020 and the other one was 19-
20 044, so those were rezoned in the last four years I guess.

21 MR. DURANT: Second question. Residents, several of them mentioned issues
22 with flooding of that area. Does, that has no impact on the zoning, correct?

23 MR. PRICE: No, sir.

1 CHAIRMAN YONKE: Mr. DeLage, can we turn on the environmental layers just
2 to look at it? I'm sure this data may have changed since the floods of 2015. I have my
3 own comment looking at the map on page 47 which is our future land use map. There's
4 been other Commission meetings where we've looked at this as like a broad paintbrush
5 and I know we've been told to kinda leave that phrase alone, but it's a future land use,
6 and some of my training, some of these designated areas weren't, it doesn't go by
7 parcels particularly, you know, it's still a broad line. So being familiar with the area west
8 of 77 there does remain a little bit more rural in character than east of 77. Just my
9 thoughts as someone who loves maps as I mentioned earlier. Thoughts? Questions?
10 Comments? Yes, Commissioner Siercks.

11 MR. SIERCKS: Question for Staff. With the proposed zoning as general
12 commercial, it says it's characterized primarily by retail office and service
13 establishments oriented primarily to major traffic arteries. And I don't have it in front of
14 me but is there a point at which a road that is categorized as a major traffic artery stops
15 becoming, or at some point is not a major traffic artery, if that makes sense? Does it go
16 down to two lanes and then it's not a major traffic artery?

17 MR. PRICE: Right. That particular one –

18 MR. DELAGE: So it could be depending on the functional classification for
19 SCDOT and we'll go ahead and pull that up now if that'd be beneficial. Sometimes a
20 narrowing of lanes from say five or four in this case to two may not necessarily lower the
21 class but it may have an impact on the kind of road it was, so how it operates. And it
22 looks like this is being shown as a minor arterial road. Whereas where it is a four-lane

1 divided on Killian Road, that is a principal arterial, so the functional class does change
2 once you cross over.

3 MR. SIERCKS: That's kinda why I was asking.

4 CHAIRMAN YONKE: Thank you Staff for pulling that up. That's thoughtful. Any
5 more comments from my peers? Concerns? Anybody for a motion? The floor is open for
6 a motion.

7 MR. DENNIS: Mr. Chair?

8 CHAIRMAN YONKE: Commissioner Dennis.

9 MR. DENNIS: I have a motion. I'd like to make a motion for Case No. 23-018 MA
10 go to County Council – hold on, go to County Council for approval.

11 CHAIRMAN YONKE: We have a motion for approval. Do I have a second? Is
12 that from Commissioner Metts?

13 MR. METTS: Second.

14 CHAIRMAN YONKE: Alright. I have a motion for approval and a second. Staff,
15 can you please conduct a vote?

16 MR. PRICE: Okay. The motion was for the approval of Case 23-018 MA. Those
17 in favor, Metts?

18 MR. METTS: Aye.

19 MR. PRICE: Dennis?

20 MR. DENNIS: Aye.

21 MR. PRICE: Johnson?

22 MR. JOHNSON: [Inaudible]

23 MR. PRICE: Durant?

1 MR. DURANT: Aye.

2 MR. PRICE: Siercks?

3 MR. SIERCKS: Aye.

4 MR. PRICE: Grady?

5 MR. GRADY: Aye.

6 MR. PRICE: Frierson?

7 MS. FRIERSON: Aye.

8 MR. PRICE: Yonke?

9 CHAIRMAN YONKE: Aye.

10 MR. PRICE: The motion passes.

11 *[Approved: Metts, Dennis, Johnson(?), Durant, Siercks, Grady, Frierson, Yonke;*

12 *Absent: Taylor]*

13 CHAIRMAN YONKE: This Commission just made a recommendation for
14 approval. It's gonna go to County Council's next zoning meeting after June, in July.
15 Thank you.

16 MR. PRICE: In July. And as previously stated I don't have a date but I do know
17 that Councilwoman Barron who represents this area will be having a community
18 meeting to discuss this with the residents.

19 CHAIRMAN YONKE: Thank you, Staff. Okay, we're gonna move on to a new
20 topic but still in Item number 5., 5.c., we have a text amendment of the 2005 Code in
21 front of us. So Staff, please guide us along this path.

22 MR. PRICE: I'll try to simplify it but of course I'm sure y'all will have questions for
23 Staff.

1 CHAIRMAN YONKE: And it's on page 53.

2 MR. PRICE: Yes, page 53.

3 CHAIRMAN YONKE: Of our packet.

4 MR. PRICE: Yes. So in a nutshell one of the things we really have tried to do is
5 avoid having too many text amendments going for the 2005 version, especially as I
6 think we're getting closer and closer to the adoption of the 2021 Land Development
7 Code. However, every so often something will come up that we feel is kinda more
8 pressing. Within our industrial zoning designation, so we have, in our current Code we
9 have the M1 which is light industrial, we have the LI which is light industrial and we have
10 the HI. The only one of those designations that has certain restrictions on square
11 footage is the LI. Again the M1 has no limitations nor does the HI. So you know, from
12 working with our Economic Development Department and also with discussions with
13 those looking at parcels for industrial use, what we ended up having is sometimes
14 rezoning requests that need to go from LI to HI, mostly for square footage because you
15 can't get a Variance for that, the Board of Zoning Appeals cannot vary from the criteria
16 that's established for a Special Exception as it relates to the square footage so they
17 wouldn't be able to vary from that. So they end up asking for a rezoning to HI essentially
18 as a way to get that Variance to eliminate the square footage limitations. And so just
19 kind of looking at this and looking at the other zoning designations, we felt it might be
20 appropriate to just remove those square footage limitations within the LI zoning
21 designation, yet we will still have the special requirements that were found under the
22 Special Exceptions, that criteria will still be imposed as a special requirement for any of
23 those uses.

1 CHAIRMAN YONKE: Thank you, Mr. Price. I'm gonna open this up for questions
2 to Staff. Let's try to unpack this and understand it as a Commission. Does everybody
3 have a complete understanding? Is there any –

4 MR. DENNIS: Mr. Chair?

5 CHAIRMAN YONKE: Yes, Commissioner Dennis?

6 MR. DENNIS: Yeah, I mean, I understand it. I didn't, I don't have any questions.

7 CHAIRMAN YONKE: Commissioner Metts, do you have any questions?

8 MR. METTS: Right now no, I do not.

9 CHAIRMAN YONKE: Okay. With that I'll also open the floor up to a motion then
10 to update this text.

11 MR. DENNIS: Mr. Chair?

12 CHAIRMAN YONKE: Yes, Commissioner Dennis.

13 MR. DENNIS: Yes, I have a motion to support the text amendment change on
14 Chapter 26 of the Land Development, Article V, Zoning Districts, §26-141, Table of
15 Permitted Uses as presented to us on page 53 through 56 of our packet here.

16 CHAIRMAN YONKE: Thank you, Commissioner Dennis, that's a motion to
17 approve.

18 MR. DENNIS: Yes.

19 CHAIRMAN YONKE: Okay. We have a motion for approval. Do we have a
20 second?

21 MR. GRADY: Second.

22 CHAIRMAN YONKE: Okay, we have a second from Commissioner Grady. Staff,
23 can you please conduct a vote?

1 MR. PRICE: Yes. Those in favor of the motion for approval of the text
2 amendment as presented on page 53, Durant?

3 MR. DURANT: Aye.

4 MR. PRICE: Siercks?

5 MR. SIERCKS: Aye.

6 MR. PRICE: Grady?

7 MR. GRADY: Aye.

8 MR. PRICE: Metts?

9 MR. METTS: [Inaudible]

10 MR. PRICE: Dennis?

11 MR. DENNIS: Aye.

12 MR. PRICE: Johnson?

13 MR. JOHNSON: [Inaudible]

14 MR. PRICE: Frierson?

15 MS. FRIERSON: [Inaudible]

16 MR. PRICE: Yonke?

17 CHAIRMAN YONKE: Aye.

18 MR. PRICE: Motion passes.

19 *[Approved: Durant, Siercks, Grady, Metts(?), Dennis, Johnson(?), Frierson(?), Yonke;*

20 *Absent: Taylor]*

21 CHAIRMAN YONKE: Thank you, Staff. I believe that will also go on to the zoning
22 committee of the County Council.

23 MR. PRICE: Yes, sir.

1 CHAIRMAN YONKE: Continues with the process. Alright, thank you. Alright, with
2 that we have moved on from Item number 5. to Item number 6., which is the Chairman's
3 Report, my report. Alright, I wanna begin by saying thanks again to my fellow
4 Commissioners for all their time and effort they invest each month in this Commission.
5 Commissioners, please check your emails for a message sent May 16th, '23 from Mr.
6 Price, I believe there's a more recent one now, regarding mandatory training for
7 Commissioners. This is training we can do online at our own pace. Please reply to Mr.
8 Price to set up your accounts on the provided website and just sync a communication
9 with Mr. Price cause he can help guide you along the way.

10 MR. PRICE: Yes, sir. Not to interrupt your Chairman's Report, but –

11 CHAIRMAN YONKE: Yes.

12 MR. PRICE: - I would like to say, I'd like to thank every Member of the Planning
13 Commission. I believe we are eight of nine that are, have completed the requirements in
14 one way or the other.

15 CHAIRMAN YONKE: Alright then, I wanna say thank you to my fellow
16 Commissioners for completing this requirement. Alright. And if you're that one who
17 hasn't done it yet Mr. Price will track you down, right?

18 MR. PRICE: Yes.

19 CHAIRMAN YONKE: Thank you.

20 MR. DENNIS: Mr. Chair?

21 CHAIRMAN YONKE: Yes, Commissioner –

1 MR. DENNIS: Something for Mr. Price. I did contact customer support or
2 whatever that, them people are on the other end. They are going to email me a
3 certificate so that I can actually send you something, so yeah.

4 MR. PRICE: Yeah, thank you.

5 CHAIRMAN YONKE: Alright, continuing my report, thank you Commissioners for
6 coming out to County Council's Development and Services Committee meeting last
7 month. In our packets for review, just like our Minutes, we have our ledger of
8 recommendations we sent to County Council last November. There were a few minor
9 edits that needed to be made due to the Staff's technical issues but as you can see now
10 they've all been corrected and the ledger now matches verbatim our approved
11 recommendations. Thank you, Staff, for your hours spent reviewing our meeting
12 Minutes and YouTube recordings as you can go ahead and look at pages 49 and 51. So
13 51 with the redline markings are the minor text updates we needed. Commissioner
14 Dennis, do you wanna speak on those three lines that came out? I believe those were
15 yours that were supposed to come out in the first place if I'm correct.

16 MR. DENNIS: Yeah, we was at that last meeting and they wanted us to look at
17 this. There was, and I spoke to Councilman Pugh and Councilwoman Barron, and they
18 were talking about, hey we need to really look at this and make sure it's right. So I told
19 them, I said, well it's not right and mainly because there was three in there that was
20 passed on to them that we actually voted on at the end to take off because of some
21 other changes that we'd done prior to those. And then to say a few other words on it,
22 there's a few in here that it might not be verbatim but the numbers and all that are there,
23 and I will say this, after looking at it a few, a little bit more I didn't see anything that

1 came up that would be wrong for the intent based just upon our recommendations going
2 forward. I'm not sure where County Council sits with this, what they're gonna do, but I
3 imagine whatever they do they're gonna, whatever they vote on will send it back to us to
4 make sure that that intent was there just for us to look at it. I think that's what I got from
5 them.

6 CHAIRMAN YONKE: Yes. Thank you, Commissioner Dennis. And so Staff, as
7 Chair I am very pleased that we can send this corrected ledger to the Council's
8 Development and Services Committee so they can now begin their review. We know
9 this is corrected, we are happy with it, this is what we pushed from November. That's all
10 I have to say about that. So we have, another part of my Chairman's Report, this is fun
11 part, we would like to begin planning for an off-site orientation and training session this
12 summer. Commissioners, please email Mr. Price some topics or some County
13 departments that you'd like to hear from or learn more about. In my going on four years
14 on the Commission I've been blessed to attend two of these sessions which I found
15 were truly valuable for all the attendees there. It is a public meeting so the public is
16 welcome to come out. Personally I found the insights gained there directly add to my
17 abilities that are used here on the Commission. So to get this going we're looking for
18 possible Thursdays or Fridays that you would have for this training, and I know
19 summers can be difficult and time to schedule, I've got five kids, it's crazy, but please
20 email Mr. Price your availability, again for a Thursday or a Friday, starting this month in
21 June through August, and hopefully we can find a mutual time that works for the
22 Commission. This again is an off-site training. In the past we've had different speakers
23 come. I found it to be valuable and some of our newer Members were able to attend last

1 year. I remember this is where we met for the first time, so that's great. This goes right
2 in to our Planning Director's Report, so Mr. Price I will give you the floor.

3 MR. PRICE: As you can see on page 57, I think that's correct, it has the Report
4 of Council on there. I believe that one was from the May 23rd Zoning Public hearing so
5 you get to see the results of the Council meeting. Jumping down to 7.b., to continue with
6 what the Chair spoke about with the PC orientation and training, we thought that those
7 have been pretty valuable for not only the Commission but also for Staff. So we were
8 looking at a couple of dates, and again we're not necessarily, this is not a deadline that
9 you have to have this in or something, this is something that we are providing to the
10 Planning Commission so your attendance is what we're really shooting for. Ideally for us
11 right now we were hoping to have one initially at the end of this month, I know that's
12 short notice but we were looking at either the 29th or the 30th, which would be a
13 Thursday or a Friday. And we can put that together, we're probably looking at the same
14 place we had the last one over at Clemson Research office. If those dates work for you
15 please let me know as soon as you can if this works, that's the 29th or the 30th of June.

16 MR. JOHNSON: Both days?

17 MR. PRICE: Either one of those days. And so we're just, you know, ideally the
18 Thursday would be great but, you know, again we want to try to accommodate your
19 schedules. If we cannot do it in June don't worry we can always find another day some
20 time hopefully in July or August.

21 MS. FRIERSON: The dates don't work, I'll let you know that now, too.

22 CHAIRMAN YONKE: Yes –

23 MR. PRICE: If you can tell us now then that would be wonderful.

1 MR. DURANT: The 29th doesn't work.

2 CHAIRMAN YONKE: Okay, let's go down the line, we'll start with Commissioner
3 Durant if he wants to say.

4 MR. DURANT: June 29th is not good for me.

5 CHAIRMAN YONKE: Thank you.

6 MR. SIERCKS: What times were, any times in particular we were looking at?

7 MR. PRICE: I think the last time we started, was it 10:00? I think at 10:00, yes
8 about 10:00.

9 MR. SIERCKS: Well as it currently stands I could do the 29th but I probably
10 couldn't do anything before early afternoon on the 30th.

11 MR. DENNIS: I'm outta town, however, I'm coming back on the 29th so if Delta
12 gets me here at the proposed 7:00 arrival time at Charlotte Airport I could be here. If
13 they do not I probably wouldn't be here on the 29th. But I am in town on the, from 10:00
14 am on the 29th and the 30th.

15 CHAIRMAN YONKE: The 29th actually looks better for me than the 30th. Yeah, I
16 was planning to go out of town on Friday, the 30th.

17 MS. FRIERSON: I apologize, Mr. Price, neither date works for me. I'm the new
18 president of the South Carolina Education Association Retired and I'll be in Orlando
19 attending a national conference.

20 MR. PRICE: You picked Orlando over us.

21 MS. FRIERSON: Do what?

22 MR. PRICE: You picked Orlando over us, okay.

1 MS. FRIERSON: They told me I had to go there. I have to be there through July
2 the 6th.

3 MR. DENNIS: I will high five you, I will be leaving when you're getting there.

4 MR. GRADY: I will be out of town both days that are proposed there.

5 MR. METTS: The 29th is fine.

6 MR. JOHNSON: Most likely going into the 4th of July I'll be Johnson family
7 vacation road trip.

8 MR. PRICE: Yeah, I believe just from what I'm hearing from you, and again I
9 apologize it's a little short notice, I know we've been talking about this for a while, we
10 may just go ahead and move this because I think it's just better the more that we can
11 have in attendance I think it works out better. So I don't wanna do it, it would be my
12 preference not to do it with just a few, and even with, you know, looking at Mr. Dennis'
13 situation where he hopes to be there, so we would like to – I think we will just pick
14 another date and time. But again, I would still request that you can, especially in the
15 next week or two, if you have particular topics that you have in mind that you would like
16 for us to cover we would be more than happy to look into that to, you know, try to get
17 the appropriate speakers or information to you. Like I said we've, I think over the last,
18 the last two meetings we've had we've covered a number of topics and so I think those
19 are mostly done through Staff, but you know, again we will take any input we can from
20 any of the Planning Commission Members and also we'll see as a Staff what we can put
21 together also for you.

22 CHAIRMAN YONKE: Mr. Price, not to get hung up on dates but I fear if we don't
23 look at this it'll get hard to get on our schedule. If I threw out the dates of July 20th or

1 21st, can we look at that with the group? I'm afraid if we kick the can to next month then
2 it'll be busy.

3 MR. PRICE: Okay.

4 CHAIRMAN YONKE: Thursday, July 20th or Friday the 21st, would you guys pull
5 up your calendars again? No one's on the spot but if we know it's helpful.

6 MR. JOHNSON: [Inaudible] Friday the 21st.

7 CHAIRMAN YONKE: Commissioner Johnson's good for the 21st. We'll start from
8 the right and come down.

9 MR. METTS: Yeah, that works for me, too.

10 MR. GRADY: June 21st, [inaudible].

11 MR. PRICE: What time are we looking at?

12 MR. GRADY: Yeah, I think I can make any time those days work but I have some
13 things I'd have to move around before, say 10:30 on both days.

14 MR. PRICE: Okay, I think we, we can work around that.

15 CHAIRMAN YONKE: Ms. Frierson, do you know yet? It's okay if you don't.

16 MS. FRIERSON: I do – this time I'll be in Cozumel.

17 CHAIRMAN YONKE: Good for you.

18 MS. FRIERSON: I'm serious. Serious. Y'all are welcome to come with me.

19 CHAIRMAN YONKE: I would love to. Mr. Price, I'm available that day, that's why
20 I threw it out there. Either day. Mr. Dennis, do you know yet?

21 MR. DENNIS: I'm in St. Maarten.

22 MR. PRICE: Hold on, let me make a note.

23 MR. SIERCKS: I'll be in Tahiti.

1 CHAIRMAN YONKE: Are you serious?

2 MR. SIERCKS: No. No, as it currently stands either of those dates work for me.
3 But my preference would be for Friday if possible.

4 MR. DURANT: Either day works for me.

5 MR. PRICE: We can, we'll look into that. We just needed to make sure that
6 date's available. If not, we will have to get something out to you. Thank you. And that's it
7 for Planning Director's Report.

8 CHAIRMAN YONKE: Okay, Item number 8., Other Items for Discussion. We do
9 have one. Ms. Frierson made it known to me, she stepped in after we approved the
10 Minutes. The very top of the Minutes it shows, for May 1st, 2023, it does not have Ms.
11 Frierson's name on the top, so Mr. Price, how do we do this?

12 MR. PRICE: You take another vote with that correction. We will get that to our
13 transcriber to get that corrected and then we will post this on the web page.

14 CHAIRMAN YONKE: Okay, as Chair then I make a motion to vote to update our
15 May 1st, 2023 Minutes to add Commissioner Frierson's name to the Members Present
16 as shown, line 19 where she says "here". Do I have a second?

17 MR. DENNIS: Second.

18 CHAIRMAN YONKE: Alright. Please conduct a vote.

19 MR. PRICE: Those in favor, Yonke?

20 CHAIRMAN YONKE: Aye.

21 MR. PRICE: Frierson?

22 MS. FRIERSON: [Inaudible]

23 MR. PRICE: Johnson?

1 MR. JOHNSON: [Inaudible]

2 MR. PRICE: Dennis?

3 MR. DENNIS: Aye.

4 MR. PRICE: Metts?

5 MR. METTS: Aye.

6 MR. PRICE: Durant?

7 MR. DURANT: Aye.

8 MR. PRICE: Siercks?

9 MR. SIERCKS: Aye.

10 MR. PRICE: Grady?

11 MR. GRADY: Aye.

12 MR. PRICE: Alright.

13 CHAIRMAN YONKE: Do we have any other items for discussion? Yes,

14 Commissioner Johnson.

15 MR. JOHNSON: Can I ask a question, Mr. Chairman?

16 CHAIRMAN YONKE: Yes.

17 MR. JOHNSON: There's a social media expression when they say "asking for a
18 friend", as it relates to your report on the required online documentation, what's the
19 cutoff date to [inaudible]?

20 CHAIRMAN YONKE: Mr. Price, do you have answer?

21 MR. PRICE: For orientation?

22 CHAIRMAN YONKE: Orientation, what's our cutoff date for that?

1 MR. PRICE: Actually for, again for most of the Members if you would, according
2 to – you're exempt from meeting those requirements if you are an attorney or if you
3 have an advanced degree in planning. So I know those two, so that actually, so I think
4 four of you, five, sorry, so there's six of the Members.

5 MR. DURANT: An attorney or an attorney admitted in South Carolina?

6 MR. PRICE: It says an attorney.

7 MR. DURANT: Okay.

8 MR. PRICE: It didn't say, just attorney.

9 CHAIRMAN YONKE: Any other items for discussion?

10 MR. PRICE: Yeah, I think the only thing I would just, I would wanna point out, just
11 real quickly I know one of the things that came up during our, during one of our cases
12 when we were looking at the economic development designation, you know, I wanna
13 make sure I kinda wanna point this out cause you're correct, one of the things you
14 stated, we've had this discussion a lot. Everything's broadly painted, ideally for some of
15 these corridors we would've done more of an oval so it goes along the main roads, but
16 that's just not how that was done. So no, it is something that I think as you stated you
17 should look at that that's the intent, we kind of identified this area but that's, but it's
18 broadly identified but the Planning Commission should look a little deeper into whether
19 the appropriateness of that designation as it relates to specific parcels.

20 CHAIRMAN YONKE: Thank you, Mr. Price. Any final thoughts, words from the
21 Commission? That is gonna be number 9., the Chair would like to make a motion for
22 adjournment, do I have a second?

23 MR. DENNIS: Second.

1 CHAIRMAN YONKE: Alright, Mr. Price, please take a roll of show of hands, is
2 that okay?

3 MR. PRICE: Those in favor of adjournment, Yonke?

4 CHAIRMAN YONKE: Aye.

5 MR. PRICE: Frierson?

6 MS. FRIERSON: Aye.

7 MR. PRICE: Johnson?

8 MR. JOHNSON: [Inaudible]

9 MR. PRICE: Dennis?

10 MR. DENNIS: Aye.

11 MR. PRICE: Metts?

12 MR. METTS: [Inaudible]

13 MR. PRICE: Durant?

14 MR. DURANT: Aye.

15 MR. PRICE: Siercks?

16 MR. SIERCKS: Aye.

17 MR. PRICE: And Grady?

18 MR. GRADY: Aye.

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

21 CHAIRMAN YONKE: We are dismissed, thank you everyone.

22 *[Meeting Adjourned]*