

**RICHLAND COUNTY PLANNING COMMISSION**  
**November 6, 2023**

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4 *[Members Present: Christopher Yonke, Beverly Frierson, Frederick Johnson II, Mark*  
5 *Duffy, Charles Durant, Chris Siercks, Bryan Grady; Absent: John Metts,, Terrence Taylor]*  
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7 Called to order: \_\_\_\_\_  
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9 CHAIRMAN YONKE: - November 6<sup>th</sup> Richland County Planning Commission  
10 meeting. Staff, please confirm the following, in accordance with the Freedom of  
11 Information Act a copy of the Agenda was sent to the news media, persons requesting  
12 notification and posted on a bulletin board located in the County administration building,  
13 is that correct?

14 MR. PRICE: That is correct.

15 CHAIRMAN YONKE: Thank you. Staff can you please take attendance for  
16 today's meeting?

17 MR. PRICE: Alright, today's attendance. Yonke?

18 CHAIRMAN YONKE: Here.

19 MR. PRICE: Frierson?

20 MS. FRIERSON: [Inaudible]

21 MR. PRICE: Johnson?

22 MR. JOHNSON: Here.

23 MR. PRICE: Duffy?

24 MR. DUFFY: Here.

25 MR. PRICE: Metts?

26 MR. METTS: [Inaudible]

27 MR. PRICE: Durant?

1 MR. DURANT: Here.

2 MR. PRICE: Taylor?

3 MR. TAYLOR: [Inaudible]

4 MR. PRICE: Siercks?

5 MR. SIERCKS: Here.

6 MR. PRICE: Grady?

7 MR. GRADY: Here.

8 CHAIRMAN YONKE: Thank you, Staff. Ladies and gentlemen welcome to the  
9 November 6<sup>th</sup>, 2023 Richland County Planning Commission meeting. As Planning  
10 Commissioners, we are concerned residents of Richland County who volunteer our time  
11 to thoroughly review and make recommendations to County Council. Our  
12 recommendations are to approve or deny zoning map amendment requests. Per Title XI  
13 chapter 29 of the *SC Code of Laws* Planning Commission may also prepare and revise  
14 plans and programs for the development or redevelopment of unincorporated portions  
15 of the County. The County's Land Development Code rewrite process conducted over  
16 the last couple of years is an example of this. Once again, we are recommending  
17 body to County Council and they will conduct their own public hearing and take official  
18 votes to approve or deny map amendments and text amendments on a future date to be  
19 published by the County. Council typically holds Zoning Public Hearings on the 4<sup>th</sup>  
20 Tuesday of the month. Please check the County's website for updated agendas, dates  
21 and times. Please take note of the following guidelines for today's meeting, please turn  
22 off or silence any cellphones, audience members may quietly come and go as needed.  
23 Applicants are allowed up to two minutes to make statements. Citizens signed up to

1 speak are also allowed up to two minutes to speak. Redundant comments should be  
2 minimized. Please only address remarks to the Commission and do not expect the  
3 Commission to respond to questions from the speakers in a back-and-forth style; that is  
4 not the purpose of this meeting. Please no audience/speaker exchanges. No audience  
5 demonstrations or other disruptions to the meeting are permitted nor are comments  
6 from anyone other than the speaker at the podium. Please remember the meeting is  
7 being recorded, please speak into the microphone and give your name and address.  
8 Abusive language is inappropriate and will not be tolerated. Please don't voice  
9 displeasure or frustration at a recommendation while the Planning Commission is still  
10 conducting business. If you have any questions or concerns you may contact the  
11 Richland County Planning Department Staff. Before we continue with today's meeting,  
12 I'd like to take a moment of personal privilege to publicly thank former Commissioner  
13 Gary Dennis for all the time and dedication to the Commission over the last four years.  
14 His attention to detail and thoroughness throughout the Land Development Code  
15 process was especially helpful to the Commission and the County. He concluded his  
16 time on the Commission last month making way for a fresh face and perspective.  
17 Therefore at this time I'd like to joyfully welcome our newest member of this  
18 Commission Mr. Mark Duffy. Commissioner Duffy, please take a few minutes to  
19 introduce yourself.

20 MR. DUFFY: Thank you, Mr. Chairman. You know, it's a great honor to be here  
21 before, here before you all today. My name is Mark Duffy I'm Executive Vice President  
22 of Chernoff Newman here in town with 10 years of experience working on that public  
23 policy in Washington and, you know, it's, happy to volunteer here to help the local

1 community. And we have a lot of issues before us so it's a great honor and privilege to  
2 have a chance to serve the people of Richland County as we work through these  
3 important issues. So thank you again, and I'm excited for a fun filled afternoon.

4 CHAIRMAN YONKE: Thank you, Commissioner Duffy. We're happy to have you  
5 here with us. We'll, now move on to number 3 on our Agenda which is  
6 Additions/Deletions to the Agenda. Are there any motions for additions or deletions from  
7 the Agenda? Let's also deal with any motions to amend the Agenda. Commissioners,  
8 Staff? Hearing none?

9 MR. PRICE: Yes.

10 CHAIRMAN YONKE: Yes.

11 MR. PRICE: You know, I think we can -

12 CHAIRMAN YONKE: Mr. Price?

13 MR. PRICE: We, I think when we get to item 5a under the Road Names I believe  
14 that you did receive a replacement copy I believe, but Ms. Tindal who is our 911  
15 addressing coordinator will, can speak on what you received today versus what you  
16 received in your packets. I don't know if that's an addition or deletion but a note.

17 CHAIRMAN YONKE: A point of clarification the packets that were handed out to  
18 us, physical copy, the Staff recommendations for one was, is disapproval, two is  
19 approval, three is deferred and four is approval. Is that correct?

20 MR. PRICE: No, sir.

21 CHAIRMAN YONKE: Okay.

22 MR. PRICE: Thank you for bringing that back up. So on, under 5 b 2 the  
23 recommendation that may come in your package it was approval but that actually

1 should be for disapproval, on the Agenda page but I believe the rest of the packet just  
2 for, for that particular case references disapproval for the recommendation.

3 CHAIRMAN YONKE: Thank you, Staff. We will move on to item number 4 which  
4 is the approval of Minutes from our last meeting. Staff provided the Commission with  
5 copies of the transcripts of October 2<sup>nd</sup>, 2023 meeting and as I paraphrase our rules just  
6 a reminder to the Commission and Staff, please correct me if I'm wrong, but a  
7 Commissioner does not have to be present to that meeting to vote on the approval of  
8 Minutes?

9 MR. PRICE: That is correct.

10 CHAIRMAN YONKE: Do any Commission Members have any comments or  
11 concerns regarding these transcripts? Okay, hearing none the Chair makes a motion to  
12 approve the Minutes unless there's an objection. Do I have a second?

13 MR. GRADY: Second.

14 CHAIRMAN YONKE: Thank you, with a second. Staff, can you please conduct a  
15 vote to approve the October 2<sup>nd</sup> Minutes?

16 MR. PRICE: Alright, those in favor of the October 2<sup>nd</sup> approval of the Minutes  
17 from the October 2<sup>nd</sup> Planning Commission meeting, those in favor, Yonke?

18 CHAIRMAN YONKE: Aye.

19 MR. PRICE: Johnson?

20 MR. JOHNSON: Aye.

21 MR. PRICE: Duffy?

22 MR. DUFFY: Aye.

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: Alright.

7 *[Approved: Yonke, Johnson, Duffy, Durant, Siercks, Grady; Absent: Frierson, Metts,*  
8 *Taylor]*

9 CHAIRMAN YONKE: Thank you, Commissioners. Thank you, Staff. This now  
10 moves us on to item number 5 which is our Consent Agenda and I always like to explain  
11 the Consent Agenda. It's an action item that allows the Commission to approve road  
12 names and map amendment requests where either the Staff recommends approval or  
13 no one from the public has signed up to speak against the amendment or no Member of  
14 the Commission is in need of further discussion on the request. Today I'm going to say  
15 Mr. Grady do we have any cases, people who are signed up to speak?

16 MR. GRADY: Yes, we have people in favor of cases number 23-042 MA and 23-  
17 044 MA, therefore I would move that we remove items 5b1, 5b2 and 5b3 from the  
18 Consent Agenda. Item 5b4 there's a Staff recommendation of approval and there are no  
19 members of the public who have signed up to speak in opposition.

20 CHAIRMAN YONKE: Commissioners, with 5b4 being a PDD to IO would anyone  
21 like any discussion on that before moving into Consent which would be approval?

1 MR. PRICE: Yes. Just for clarification I believe you also stated to remove the  
2 removal of case, item number 5b3 which is case 23-043 but that one was already  
3 deferred from the Agenda.

4 CHAIRMAN YONKE: Okay, does Mr. Grady, need to restate that?

5 MR. PRICE: I think for clarity purposes, yes.

6 CHAIRMAN YONKE: Okay.

7 MR. GRADY: On the Agenda I wasn't sure. So I will restate my motion that we  
8 remove items 5b1 and 5b2 from the Consent Agenda and approve the road names and  
9 case 5b4 as part of the Consent Agenda.

10 CHAIRMAN YONKE: Staff, help me out with this. So we have a motion on the  
11 floor but I also asked the question of should we remove item 5b4 for discussion?

12 MR. PRICE: No, sir as there's no objection to that, excuse me, Staff has no  
13 objection to that I would suggest that we remove 5a from Consent Agenda so it can be  
14 explained what the differences were between what you received in your packet and  
15 what was given to you here today.

16 CHAIRMAN YONKE: Thank you, Staff. Okay, I'm going to paraphrase Mr.  
17 Grady's things and make a motion and then I'll be looking for a second. The Chair  
18 makes a motion for the Consent Agenda to remove 5a, 5b1, 5b2.

19 MR. JOHNSON: Second, Mr. Chair.

20 CHAIRMAN YONKE: And second from Mr. Johnson. Allows us to move forward  
21 and take a vote.

22 MR. PRICE: Alright, those in favor of the Consent Agenda motion, Yonke?

23 CHAIRMAN YONKE: Aye.

1 MR. PRICE: Johnson?

2 MR. JOHNSON: Aye.

3 MR. PRICE: Duffy?

4 MR. DUFFY: Aye.

5 MR. PRICE: Durant?

6 MR. DURANT: Aye.

7 MR. PRICE: Siercks?

8 MR. SIERCKS: Aye.

9 MR. PRICE: Grady?

10 MR. GRADY: Aye.

11 MR. PRICE: Alright, motion passes.

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

14 CHAIRMAN YONKE: Thank you, Staff. In doing so the Consent Agenda 5b4 was  
15 just recommended approval by the Staff and the Commission and that will be taken up  
16 with the County Council Zoning Public Hearing. Look on the website for the date for that  
17 meeting, thanks.

18 MR. PRICE: That will be the 16<sup>th</sup> of November.

19 CHAIRMAN YONKE: 16<sup>th</sup> of November.

20 MR. PRICE: Yeah.

21 CHAIRMAN YONKE: Thank you.

22 MR. PRICE: Yes sir.



1 CHAIRMAN YONKE: With the completion of the Consent Agenda, we're going to  
2 look at 5a road names, we'll look to Staff for some insight on that.

3 MS. TINDAL: I'm Alfreda Tindal, Richland County 911 addressing coordinator. In  
4 the packet that went out I had the proposed Stone Water sub-division and the proposed  
5 Oak Hill sub-division map was duplicate, duplicated. So I'll make sure that you got the  
6 corrected map for Stone Water. The street names are correctly labeled on the Agenda,  
7 just that the mappings were incorrect. They were duplicated, cut and paste. Thank you.

8 CHAIRMAN YONKE: Thank you. As a map guy myself I did notice the duplicated  
9 maps. Thank you. Alright, the Chair looks for a motion for the approval of the road  
10 names.

11 MR. SIERCKS(?): Mr. Chair?

12 CHAIRMAN YONKE: Yes.

13 MR. SIERCKS(?): At this time, I make a motion to approve the road names, bear  
14 with me here, one, two, three, for road name amendments.

15 CHAIRMAN YONKE: Do we have a second?

16 MR. DURANT: Second.

17 CHAIRMAN YONKE: Second from Commissioner Durant. Staff, can you please  
18 take a vote.

19 MR. PRICE: Those in favor of the motion for approval of the road names, Yonke?

20 CHAIRMAN YONKE: Aye.

21 MR. PRICE: Johnson?

22 MR. JOHNSON: Aye.

23 MR. PRICE: Duffy?

1 MR. DUFFY: 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: Alright, motion passes.

9 *[Approved: Yonke, Johnson, Duffy, Durant, Siercks, Grady; Absent: Frierson, Metts,*  
10 *Taylor]*

11 CHAIRMAN YONKE: Thank you, Staff. We will now continue with item number  
12 5b1. Staff, please explain.

13 **CASE NO. 23-041 MA:**

14 MR. PRICE: Alright, so the next item is case 23-041 MA. The Applicant's name is  
15 Umeshbhai Patel, hopefully I said that correctly. The location is 9500 Wilson Boulevard.  
16 The Applicant is requesting to rezone 5.91 acres from rural otherwise known as RU to  
17 light industrial, LI. Upon Staff's review of this request it was determined that it is not in  
18 compliance with the, or not consistent with the objectives and recommendations  
19 outlined in the 2015 Comprehensive Plan. This particular request falls within the mixed  
20 used corridor designation which promotes smaller scale commercial business and  
21 service use types as to primary land uses. The requested zoning of light industrial  
22 promotes more intensive industrial uses and are deemed to be more appropriate in  
23 other designations such as the economic development center corridors which actually

1 doesn't lie too far from this particular area. But again for this reason, for those reasons  
2 Staff recommends disapproval of this request.

3 CHAIRMAN YONKE: Okay, thank you, Staff. Mr. Grady is there anyone that  
4 signed up?

5 MR. GRADY: We do not have anyone signed up to speak either for or against  
6 this proposal.

7 CHAIRMAN YONKE: Is the Applicant here? Okay. Now on the floor for the  
8 Commission for discussion. Thank you to Staff for pulling up the map. I was going to  
9 ask. In going over this property I noticed it's not on Killian, it's Wilson at the corner.

10 MR. JOHNSON: Mr. Chairman?

11 CHAIRMAN YONKE: Yes, Commissioner Johnson?

12 MR. JOHNSON: Question.

13 CHAIRMAN YONKE: Yes.

14 MR. JOHNSON: Are the Applicants aware of Staff's decision, recommendation?

15 MR. PRICE: We notify the applicants of the cases and also the  
16 recommendations. Also, I do know and this is, I guess just beyond the Planning  
17 Commission that Councilwoman Barron will be holding a Townhall meeting also and the  
18 Applicant has been notified of that for a chance for them to also present to the  
19 community.

20 CHAIRMAN YONKE: Thank you, Staff. With that said, I participated in one for  
21 another property in the county where it was a public participation. Understanding that  
22 the process is an applicant comes to Staff with a map amendment and it goes to  
23 Planning Commission and then the Council rep can have their meeting before it goes to

1 Council. So this is before us, I still think we need to make a motion as it's set before  
2 Planning Commission, so, further discussion, questions?

3 MR. GRADY: Mr. Chair?

4 CHAIRMAN YONKE: Yes?

5 MR. GRADY: I would like to make a motion.

6 CHAIRMAN YONKE: Yes, Commissioner Grady.

7 MR. GRADY: I would move that Case Number 23-041 MA be forwarded to  
8 County Council with a recommendation for disapproval for the reasons mentioned in the  
9 Staff Report.

10 CHAIRMAN YONKE: Thank you, Commissioner Grady, do I have a second?

11 MR. JOHNSON: Second.

12 CHAIRMAN YONKE: Second from Commissioner Johnson. Staff, can you please  
13 take a vote?

14 MR. PRICE: Alright, those in favor of the motion for disapproval of case 23-041  
15 MA. Those in favor, Grady?

16 MR. GRADY: Aye.

17 MR. PRICE: Siercks?

18 MR. SIERCKS: Aye.

19 MR. PRICE: Duffy?

20 MR. DUFFY: Aye.

21 MR. PRICE: Durant?

22 MR. DURANT: Aye.

23 MR. PRICE: Johnson?

1 MR. JOHNSON: Aye.

2 MR. PRICE: Frierson?

3 MS. FRIERSON: Abstain.

4 MR. PRICE: Yonke?

5 CHAIRMAN YONKE: Aye.

6 MR. PRICE: Alright, that motion passes.

7 *[Approved to deny: Yonke, Johnson, Duffy, Durant, Siercks, Grady; Abstained: Frierson;*  
8 *Absent: Metts, Taylor]*

9 CHAIRMAN YONKE: Thank you, Staff. That goes to County Council with a  
10 recommendation of disapproval. They will have their meeting, you said, November 16<sup>th</sup>?

11 MR. PRICE: The meeting is -

12 CHAIRMAN YONKE: This one may be pushed back?

13 MR. PRICE: This will maybe push back to December until after the town hall is  
14 held.

15 CHAIRMAN YONKE: Thank you, staff. Okay, looking at our Agenda we are in  
16 5b1 was recommended disapproval. We are not on 2, Case Number 23-042 MA. Staff,  
17 please explain?

18 **CASE NO. 23-042 MA:**

19 MR. PRICE: Alright, again, we're on item case 23-042 MA. The Applicant is  
20 Michaela Gonzales. The Applicant is requesting to rezone from neighborhood  
21 commercial which is the NC zoning designation to office and institutional which is OI. So  
22 Staff recommends disapproval of this request and again, you know, as we've stated our  
23 recommendations are based solely on what the Comprehensive Plan recommends for a

1 use and the location. The proposed request is not in compliance, not consistent with the  
2 objectives outlined in the Comprehensive Plan which designates this area as a low-  
3 density traditional neighborhood development and open space developments that  
4 preserve open space and natural features. These various shifts serve as a transition  
5 between the rural and neighborhood medium density designations of the  
6 Comprehensive Plan. So again, for those reasons Staff recommends disapproval.  
7 However, you'll take note under the conclusion that Staff did note that the request would  
8 be in character with the adjacent zoning of the Town of Blythewood and the uses north  
9 of Blythewood Road. Mr. DeLage, since we have a short Agenda, we can elaborate a  
10 little bit today, so Mr. DeLage if you could zoom out a little bit. So, so when you consider  
11 that our Comprehensive Plan was from 2015 which means it was probably started being  
12 worked on, you know, a few years even before that - Tommy, can you take off the, can  
13 you take off the municipality layer and go to the, go back to maybe 2000, just go back  
14 some, let's go back to about '10 or '12. Alright, so, if you, you know, just kind of looking  
15 at this area during that time it probably was rural. Across the street was zoned rural  
16 which is now the area that's the location of the Scout manufacturing plant and also if  
17 you take a look at some of the parcels, thank you Tommy, right there, if you take a look  
18 at some of the parcels that are in the immediate area of the subject request you can see  
19 that they are really undeveloped parcels at this time. So I'm sure during the, during the,  
20 by the time we got to the 2015 Comprehensive Plan the low density designation was  
21 appropriate but now as that area has developed, just go now, if you can kind of look  
22 around and even with some of the Zoning designations that the town Blythewood has  
23 for the surrounding properties that are within their jurisdiction and again with the

1 rezoning of the parcel north of the subject site across Blythewood Road to an industrial  
2 zoning designation it came in under LI for the county but it's been annexed into the  
3 Town of Blythewood, but I think that there zoning designation is along those lines for,  
4 you know, manufacturing use some type of industrial. So, you know, for those reasons,  
5 you know, again, so Staff recommends disapproval however, we would like to point out  
6 that there's been a lot of change in the particular area over the last I would say 10 years  
7 that maybe gives you a different look at this and maybe something that we will be  
8 discussing and looking at it a little closer once we start, start work on the updating of our  
9 Comprehensive Plan.

10 CHAIRMAN YONKE: Thank you, Staff. Commissioner Grady, I see we have  
11 people signed up to speak.

12 MR. GRADY: We do. First person signed up to speak is the Applicant, Michaela  
13 Gonzales.

14 CHAIRMAN YONKE: Please come on down and state your name and address  
15 for the Record and remember you'll have two minutes, thanks.

16 **TESTIMONY OF MICHAELA GONZALES:**

17 MS. GONZALES: My name is Michaela Gonzales. Address is 230 Winding Oak  
18 Way, Blythewood, South Carolina 29016. We are requesting for the rezone, we are  
19 putting, wanting to put a children's gym. We teach cheerleading, tumbling, dance and  
20 we also have summer camps and daycares for the community in Blythewood. And  
21 they're, the reason why the zoning for neighborhood commercial didn't fit is that the, the  
22 site of the, of the building was too many, the square footage I think of NC was not big  
23 enough for the square footage of the gym that we need. There's also a baseball facility

1 in that location as well and so we were hoping to get it rezoned so that we could put the  
2 size facility that we need to house and the gym and the areas for the summer camps  
3 and all of our kids programs. Is that it? Okay.

4 CHAIRMAN YONKE: That's great, thank you.

5 MR. GRADY: Also, signed up to speak in support of the proposal, is Hoyt  
6 Burnett.

7 **TESTIMONY OF MR. HOYT BURNETT:**

8 MR. BURNETT: Hi, my name's Hoyt Burnett. I live at 830 Maple Street in  
9 Columbia. I'm actually the general contractor for Ms. Gonzales with Cone Construction.  
10 I also wanted to point out that we did have a meeting with Councilman Pugh several  
11 weeks and he gave us his overwhelming support for the project. I know that's a different  
12 board but I just wanted to point that out as well.

13 CHAIRMAN YONKE: Thank you.

14 MR. GRADY: Those are all the speakers signed up for this item.

15 CHAIRMAN YONKE: Thank you, Commissioner Grady. This item is now on the  
16 floor for discussion. Staff, could you zoom the map in again?

17 MR. JOHNSON: Chairman, can we have that municipal layer again, please?

18 CHAIRMAN YONKE: Yes, Staff please. Thanks, Commissioner Johnson.

19 MR. GRADY: Chair?

20 CHAIRMAN YONKE: Yes, Commissioner Grady?

21 MR. GRADY: Question for Staff. It's mentioned in the Staff Report that this was  
22 originally zoned rural and rezoned in 2006 to neighborhood commercial. Are there any,  
23 is there any context or, or explanation for what lead to that decision at the time?



1 MR. PRICE: No, sir.

2 MR. GRADY: Alright.

3 MR. PRICE: I'm sorry, I would have to pull that file. They may, that, you know,  
4 okay, well, I'll try to talk on it. This is, this is kind of a continuation of the conversation I  
5 think we were having at the last meeting where I'm sure back in '06 you could see that  
6 the trend was changing for this particular area within Blythewood, within the  
7 unincorporated area of Richland County where, well at least County Council felt that the  
8 neighborhood commercial was an appropriate zoning in that particular area. But again,  
9 nothing was done to update the Comprehensive Plan in that area to reflect those  
10 changes. So you have, you know, maybe the zoning and the decisions that are made  
11 from a zoning standpoint support change. Fortunately we did go back and made those  
12 amendments to the Comprehensive Plan to really encompass the area as it was being  
13 viewed.

14 MR. GRADY: Okay, thank you Staff.

15 CHAIRMAN YONKE: Yes, thanks Staff.

16 MR. DURANT: Question, Mr. Chair?

17 CHAIRMAN YONKE: Commissioner Durant?

18 MR. DURANT: Question for Staff, Mr. Price, the Staff's conclusion, you know,  
19 ends with the request would be in character with the adjacent zoning of the Town of  
20 Blythewood and the uses north of Blythewood Road. What kind of zoning or  
21 development do we have in those areas north and, and east of the property seeking to  
22 be changed?

1 MR. PRICE: So as far as the zonings Town of Blythewood they have it as OC, I  
2 think it's office and commercial so it's probably more in line with our office and  
3 institutional zoning designation so we felt those were relatively compatible as far as  
4 zoning designations. And also kind of looking around maybe north we're speaking  
5 specifically for the existing, you can see, if you can take a look just a little bit kind of  
6 northwest, there's a commercial use there but also we probably should have referenced  
7 also east of it where's there's an institutional use, I believe it's a place of worship and  
8 what is that below it, Tommy? Yeah, I think that is also a school, I believe like some  
9 type of daycare, an academy. So those are the areas that we are primarily looking at.

10 MR. DURANT: Follow up question, Mr. Chair?

11 CHAIRMAN YONKE: Yes, Commissioner Durant?

12 MR. DURANT: For Staff, when we are looking at rezoning different parcels,  
13 particularly ones that bump up against a municipality like Blythewood which we have no  
14 control over, they're their own entity, do we try to have Richland County Zoning sort of  
15 consistent with the adjacent municipalities such that it's not a stark difference between  
16 the two?

17 MR. PRICE: I think ideally anytime that, even though there may be difference in  
18 municipalities or in our case, unincorporated area of Richland County, you do try to  
19 make an area. So you kind of look at more than just the jurisdiction but you're looking at  
20 that area to try to ensure that the, the zoning, the zonings in those areas are consistent.  
21 And so we do take into consideration what the adjacent zonings would be in an area,  
22 even though it's under a different municipality.

23 MS. FRIERSON: Mr. Chair, I have a motion, please?

1 CHAIRMAN YONKE: Yes, Commissioner Frierson.

2 MS. FRIERSON: Thank you. I move that we move C23-042 MA to County  
3 Council with a recommendation of approval. And since it goes against Staff  
4 recommendation, the rationale is based on what I've heard today, the character of that  
5 area has changed and in our report in that adjacent zoning in the Town of Blythewood is  
6 consistent with what is being requested, I recommend that we move it forward with a  
7 recommendation of approval.

8 MR. DURANT: Second.

9 CHAIRMAN YONKE: Thank you, Commissioner Frierson. Second from  
10 Commissioner Durant. So motion on the floor, we will conduct a vote, Staff?

11 MR. PRICE: Alright, so we have a motion for approval of case 23-42 MA. Those  
12 in favor, Durant?

13 MR. DURANT: Aye.

14 MR. PRICE: Siercks?

15 MR. SIERCKS: Aye.

16 MR. PRICE: Grady?

17 MR. GRADY: Aye.

18 MR. PRICE: Duffy?

19 MR. DUFFY: Aye.

20 MR. PRICE: Johnson?

21 MR. JOHNSON: Aye.

22 MR. PRICE: Frierson?

23 MS. FRIERSON: Aye.

1 MR. PRICE: Yonke?

2 CHAIRMAN YONKE: Aye.

3 MR. PRICE: Alright, motion passes.

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

6 CHAIRMAN YONKE: Thank you, Commission and thank you, Staff. That goes as  
7 recommendation of approval for County Council. They will have their meeting, this one  
8 hopefully November 16<sup>th</sup> at Zoning Public Hearing.

9 MR. PRICE: This one should be November 16<sup>th</sup>.

10 CHAIRMAN YONKE: Alright. Double check the website. Thank you. Moving on  
11 the Agenda. A reminder that 5b3 is deferred and 5b4 was in our Consent Agenda. So  
12 now, if I'm right this moves us on number 5, Chairman's Report.

13 MR. PRICE: Yes, sir.

14 CHAIRMAN YONKE: Alright. Thank you, Commissioners for all your time and  
15 effort you invest each month in this Commission, traveling and reviewing cases,  
16 participating and having thorough discussions like today. On September 19<sup>th</sup> I was  
17 asked to appear before the Council's Rules and Appointments Committee as my first  
18 four-year term on this Commission expired September 17<sup>th</sup>. This appointment was  
19 reviewed by the entire Council on October 3<sup>rd</sup> and thankfully County Council made the  
20 recommendation to reappoint me. I'm very happy to be able to serve alongside each of  
21 you for another four years. I'm looking forward to working on the implementation of the  
22 new Land Development Code after Council completes their work and eventually the  
23 2025 updated Comp Plan. Take note that County Council has the Land Development

1 Code on their agenda to conduct their second reading and public hearing of the, of our  
2 text amendments tomorrow night at 6:00 PM here in these chambers. I encourage all of  
3 you to attend if possible and tell your neighbors to come out as well. We spent years  
4 reviewing this new Code and coming up with our ledger of recommendations.

5 Remember much of our recommendations came from listening to our fellow citizens of  
6 Richland County when they took the time out of their schedules to attend our meetings  
7 and participate in the process. Again, I cannot thank each of you enough for all of your  
8 hard work dedication during the LDC restart process. The Council will have their final  
9 reading of the text the following week, well two weeks later November 14<sup>th</sup>, is that  
10 correct Staff?

11 MR. PRICE: That is correct.

12 CHAIRMAN YONKE: Yes.

13 MR. PRICE: That is the scheduled date.

14 CHAIRMAN YONKE: The scheduled. And here we go, Staff I beg this question to  
15 you in the past as far back as December of 2022, is there any possibility Staff and  
16 Commission if we could move our December meeting to December 11<sup>th</sup> as I know I will  
17 be out of town next month. I'll put that on the floor for discussion during my Chairman's  
18 Report. As we look at our calendars, can we make Monday 11<sup>th</sup> work for, December  
19 11<sup>th</sup>, for Planning Commission? Also do we need to make a vote or do we need to -

20 MR. PRICE: Yes sir, cause at this time it will be based on what you as a body  
21 decide.

22 CHAIRMAN YONKE: It would be my first Planning Commission that I missed in  
23 years so I'd rather not, if we can make it, if we can plan for it? We do an unformal vote,

1 maybe raise hand? Who could make it to a December 11<sup>th</sup> meeting? I can, you can,  
2 everybody? Unanimous. Okay, thank you. Mr. Price, does that give the County enough  
3 time to put it on the bulletin board and get the information out?

4 MR. PRICE: Yes, sir because we haven't even advertised for the December  
5 meeting at this time so being that's it's moved a few dates that will actually be fine.

6 CHAIRMAN YONKE: That would be great. Before our meeting I had a  
7 conversation with Mr. Jenson, the ACA Mr. Jensen discussing a possible January work  
8 session for the Land Development Code. Maybe it's something we could discuss later,  
9 just after the County Council is completed with their process, we will then move into an  
10 implementation process and any education that Staff can give the Commission would  
11 be very helpful. So something to think about. That would end the Chairman's Report  
12 and I'll hand the floor over to you for the Planning Director's Report and any thoughts on  
13 that. Thanks, Mr. Price.

14 MR. PRICE: Okay. Alright, of course, you note that there's, on page 25 of your  
15 packet there is the report of County Council so you can see what County Council's  
16 actions were, especially as they relate to the actions of the Planning Commission on the  
17 same cases. But Mr. Chair to just kind of address something that you, that you just  
18 mentioned I believe, how many cases do we have for December? I know they're two, so  
19 we have two cases, so kind of going back, once County Council gave adoption to the  
20 maps on October the 3<sup>rd</sup> any, any request for rezoning that came in after that date, so  
21 essentially October the 4<sup>th</sup> had to make a request under one of the new zoning  
22 designations found in the 2021 Land Development Code. Those cannot be heard by the  
23 Planning Commission or Council until March so the only cases that you're hearing now

1 are those that came in prior to the October 4<sup>th</sup> date. So we're kind of finishing up, and so  
2 we have the two cases that are remaining for your December meeting and January you  
3 typically don't meet because again Council typically doesn't take any action in January  
4 so Planning Commission traditionally has also not met. However, you will also not have  
5 any cases in February either. So I think, you know, looking at the time, January could be  
6 a date where if y'all wanted to meet and talk about a few items as it relates to the new  
7 Land Development Code and the amendments that Council has taken up or you could  
8 also do that sometime in February, you could also do it at the first meeting in February if  
9 you want, or you could even have just a work session in February versus your regularly  
10 scheduled meeting to talk about these items. So those things that we can discuss  
11 probably at the December meeting how y'all would like to proceed. And as a Staff we'll  
12 kind of get together and kind of come up with a couple of ideas also.

13 CHAIRMAN YONKE: Great ideas, Mr. Price, I like that.

14 MR. PRICE: Okay. Also, next month, do y'all all have a copy of the, the 2021  
15 version of the Land Development Code? Alright, well if anybody ever, if everybody  
16 doesn't have a copy, I'll probably just send an email out just, you know, asking if you  
17 would like one, we will give you one, we're going to give you a copy of the '21 version  
18 the reason, main reason I want to get that to you is because there's a provision in there  
19 for, it's called neighborhood compatibility, it's kind of an overlay, and so in the month of  
20 December one of our neighborhood improvement planners will come in and do a quick  
21 presentation on the Olympia Mill masterplan which has not been adopted. But we will be  
22 bringing it to you, kind of give you a little background information on it. We'll also  
23 provide you with the package so that you can take action on that once March comes

1 around. Or actually you may be able to do it in February so we can, so we'll have that  
2 date down for you and the reason why cause once that is adopted, the masterplan is  
3 formally adopted we can now incorporate that into the, what's the name of it, the  
4 neighborhood compatibility. What it does is the neighborhood compatibility designation  
5 actually gives these overlays a little bit more teeth because if you look at just about  
6 every overlay that we have there are a lot of recommendations, you know, some  
7 guidelines, but they're options versus being a little more mandatory in what's required  
8 within that, those designations. So one of the first ones that you will see will be the  
9 Olympia Mill Masterplan, again we'll give you some information in December. We'll also  
10 kind of give you the package, excuse me, a handout so that you will be able to read  
11 over it and potentially take action in February for the adoption of the masterplan. And  
12 then as we get into March or April then we will look to incorporate that into the  
13 neighborhood compatibility designation. So we're going to be a getting a little busy start  
14 getting into next year.

15 CHAIRMAN YONKE: Thank you, Staff. Any questions Commissioners from the  
16 report here? You have anything else, Mr. Price?

17 MR. PRICE: No, sir. Again, I think, you know, as we come back in, in December I  
18 would just ask each of you to kind of think about how you would like for Staff to kind of  
19 present the 2021 Land Development Code to you. There are certain, you know, areas  
20 that you want to look into, we can kind of show you from a compatibility standpoint, you  
21 know, since we did decide to go with, from a zoning standpoint, go with an equivalency  
22 but we can also kind of look at, you know, how those will fit under - cause we'll still be  
23 operating under the 2015 Comprehensive Plan until, you know, it's updated. But if y'all



1 can just kind of think of things that specifically you want us to address we'll be more  
2 than happy to take those into consideration.

3 CHAIRMAN YONKE: Commissioner Johnson, go ahead.

4 MR. JOHNSON: Mr. Chairman, and I apologize I missed the training session that  
5 you all did, the agenda looked excellent in terms of the topics so, you know, from a work  
6 session standpoint, I mean, I certainly value that information. I appreciate you  
7 forwarding those CE sessions coming up next week. I'm going, unfortunately I'm  
8 presenting at the exact same time so I'm hopeful I can, that will be recorded, I signed up  
9 anyway but my intent is to watch the [inaudible].

10 CHAIRMAN YONKE: Thanks, Commissioner Johnson. Anything else? We are on  
11 Agenda item number 7, other items for discussion.

12 MR. DURANT: Question, Mr. Chair?

13 CHAIRMAN YONKE: Yes, Commissioner Durant?

14 MR. DURANT: At some point in one of our meetings we discussed that, the  
15 thought that we would be undertaking a review of the Comprehensive Plan at some  
16 point in the future. I guess the question is when do we think that will be and if so would  
17 the, would we require a workshop on that, workshop session for that also?

18 MR. PRICE: Hopefully early next year. That's what I will tell you right now but it  
19 will require, I think it's going to require a lot more than just your regularly scheduled  
20 meetings. We will require a couple of work sessions because we'll also be taking this is  
21 out to the public and also to get their input involving, you know, the updated  
22 Comprehensive Plan.

1 CHAIRMAN YONKE: Speaking for myself, four years goes by really fast up here,  
2 so yes, I was thinking maybe January, late January work session, if we need to knock  
3 anything out or whatever works best for everyone's schedules.

4 MR. PRICE: Yes, sir.

5 CHAIRMAN YONKE: Okay, if there's nothing else for discussion the Chair will  
6 take a motion for adjournment. Oh.

7 MR. PRICE: There's one other thing.

8 CHAIRMAN YONKE: Okay.

9 MR. PRICE: We're getting to the end of the year, we're coming to our December  
10 meeting so that is also the date of the election of officers. So just to kind of put that in  
11 your minds so that we can be ready for that to take place at the end of the December  
12 meeting.

13 CHAIRMAN YONKE: Thank you, Staff. Is that something that we do at the  
14 beginning of the meeting or at the end?

15 MR. PRICE: It will be the end of the meeting.

16 CHAIRMAN YONKE: Okay.

17 MR. PRICE: And that is because you'll, you're the Chair throughout the year.

18 CHAIRMAN YONKE: Yes.

19 MR. PRICE: So there's not a reason to do it until actually the meeting is over so  
20 that whoever's elected Chair will be able to take over starting in 2024.

21 CHAIRMAN YONKE: Yes, I remember we made the, we voted towards that rule  
22 change so that a new Chair would have the chance to have time to learn before the

1 February meeting. I have really enjoyed my time up here and I'll continue for the next  
2 four years, so, on this Commission, so.

3 MR. PRICE: Yeah.

4 CHAIRMAN YONKE: Any questions from Commission about elections or  
5 questions? No? Okay, the Chair will move on to item number 9, item number 8,  
6 adjournment. Do we have a motion for adjournment? So moved.

7 MR. DURANT: Second.

8 CHAIRMAN YONKE: Second, Commissioner Durant and Staff vote through  
9 hands?

10 MR. PRICE: Those in favor.

11 CHAIRMAN YONKE: Raise your hands.

12 MR. PRICE: It's unanimous.

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

15 CHAIRMAN YONKE: Alright, thank you, staff.

16 *[Meeting Adjourned]*