

**RICHLAND COUNTY PLANNING COMMISSION**  
**March 4, 2024**

*[Members Present: Christopher Yonke, Frederick Johnson II, Mark Duffy, John Metts, Charles Durant, Terrence Taylor, Chris Siercks, Bryan Grady; Absent: Beverly Frierson]*

Called to order: 6:04pm

CHAIRMAN YONKE: Staff, are you ready?

MR. PRICE: Yes.

CHAIRMAN YONKE: I'd like to call to order the March 4th, 2024 Richland County Planning Commission meeting. Staff, please confirm the following, in accordance with the Freedom of Information Act a copy of the Agenda was sent to the news media, persons requesting notification and posted on the bulletin board located in the County administration building, is that correct?

MR. PRICE: That is correct.

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

MR. PRICE: Alright, and it's for the March 4<sup>th</sup>, 2024 Richland County Planning Commission. Yonke?

CHAIRMAN YONKE: Here.

MR. PRICE: Frierson? Johnson?

MR. JOHNSON: Present.

MR. PRICE: Duffy?

MR. DUFFY: Here.

MR. PRICE: Metts?

MR. METTS: Here.

1 MR. PRICE: Durant?

2 MR. DURANT: Here.

3 MR. PRICE: Taylor?

4 MS. TAYLOR: Here.

5 MR. PRICE: Siercks?

6 MR. SIERCKS: Here.

7 MR. PRICE: Grady?

8 MR. GRADY: Here.

9 CHAIRMAN YONKE: Thank you, Staff. And we wish Ms. Frierson well with  
10 travels. She did reach out to me. Ladies and gentlemen, welcome to the March 4<sup>th</sup>,  
11 2024 Richland County Planning Commission meeting. As a Planning Commission, we  
12 are concerned residents of Richland County who volunteer our time to thoroughly  
13 review and make recommendations to County Council. Our recommendations are to  
14 approve or deny Zoning Map Amendment requests. Per Title VI Chapter 29 of the *SC*  
15 *Code of Laws* Planning Commission may also prepare and revise plans and programs  
16 for the development or redevelopment of unincorporated portions of the county. The  
17 County's Land Development Code rewrite process conducted last year is an example of  
18 this. Once again, we are a recommending body to County Council and they will conduct  
19 their own public hearing and take official votes to approve or deny map amendments  
20 and text amendments on a future date to be published by the county. Council typically  
21 holds Zoning Public Hearings on the fourth Tuesday of the month. Is that still true?

22 MR. PRICE: That's typically the meeting date.

1 CHAIRMAN YONKE: Great. Please check the county's website for updated  
2 agendas, dates and times. Please take note of the following guidelines for today's  
3 meeting. Please turn off or silence cellphones. Audience members may quietly come  
4 and go as needed. Applicants are allowed up to two minutes to make statements.  
5 Citizens signed up to speak are allowed up to two minutes each. Redundant comments  
6 should be minimized. Please only address remarks to the Commission and do not  
7 expect the Commission to respond to questions from the speaker in a back and forth  
8 style, that is not the purpose of this meeting. Please no audience/speaker exchanges.  
9 No audience demonstrations or other disruptions to the meeting are permitted nor are  
10 comments from anyone other than the speaker at the podium. Please remember the  
11 meeting is being recorded so please speak into the microphone, give your name and  
12 address. Abusive language is inappropriate and will not be tolerated. Please don't voice  
13 displeasure or frustration at a recommendation while the Planning Commission is still  
14 conducting business. If you have any questions or concerns you may contact Richland  
15 County Planning Staff. We will now move on to number 3 on our Agenda which is  
16 Additions or Deletions to the Agenda. Are there any motions, Commissioners, for  
17 additions or deletions from the Agenda? Let's also deal with any motions to amend the  
18 Agenda. Hearing none we can move on to number 4 on our Agenda today which is the  
19 approval of Minutes from the prior meetings. The Staff provided the Commission with  
20 copies of the transcript of the Commission's January 5th, 2024 meeting. Do any  
21 Commissioner Members have any comments or concerns regarding these transcripts?  
22 Hearing none the Chair makes a motion to approve the Minutes unless there's an  
23 objection? Do I have a second?

1 MR. DURANT: Second.

2 CHAIRMAN YONKE: Second, thank you Commissioner Durant. Staff, please  
3 take a vote.

4 MR. PRICE: Alright, those in favor of the approval of the Minutes from February  
5 5th, 2024 Minutes of the Planning Commission, Yonke?

6 CHAIRMAN YONKE: Aye.

7 MR. PRICE: Johnson?

8 MR. JOHNSON: Aye.

9 MR. PRICE: Duffy?

10 MR. DUFFY: Aye.

11 MR. PRICE: Metts?

12 MR. METTS: Aye.

13 MR. PRICE: Durant?

14 MR. DURANT: Aye.

15 MR. PRICE: Taylor?

16 MR. TAYLOR: Aye.

17 MR. PRICE: Siercks?

18 MR. SIERCKS: Aye.

19 MR. PRICE: Grady?

20 MR. GRADY: Aye.

21 MR. PRICE: Motion passes.

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

1 CHAIRMAN YONKE: Thank you, Staff. That moves us to item number 5 on our  
2 Agenda, the Consent Agenda. The Consent Agenda is an action item that allows this  
3 Commission to approve road names and map amendment requests where the Staff  
4 recommends approval and either no one from the public has signed up to speak against  
5 the amendment or no Member of the Commission is in need of further discussion on the  
6 request. To start with, Commissioner Grady do we have any cases on our Agenda  
7 today where no one has signed up to speak?

8 MR. GRADY: We do not.

9 CHAIRMAN YONKE: Okay. Fellow Commissioners, would anyone like to engage  
10 in discussion on any of the Map Amendments that are still on the Consent Agenda but I  
11 see that we have people signed up to speak so that is moot. The Chair makes a motion  
12 then for the Consent Agenda to approve Road Names, item 5a, and leaving off item b  
13 which was deferred, Road Renaming, and excluding the Map Amendments 1 which is  
14 deferred, 2 which we have people signed up to speak, and 3 which has a  
15 recommendation of disapproval. So our Consent Agenda today, motion made by the  
16 Chair would just be items 5 a. Do we have a second?

17 MR. GRADY: Second.

18 CHAIRMAN YONKE: Got a second from Mr. Grady just approving Road Names  
19 in other words. Staff, can you please take a vote?

20 MR. PRICE: Alright, those in favor of the approval of the Road Names, Yonke?

21 CHAIRMAN YONKE: Aye.

22 MR. PRICE: Johnson?

23 MR. JOHNSON: Aye.

1 MR. PRICE: Duffy?

2 MR. DUFFY: Aye.

3 MR. PRICE: Metts?

4 MR. METTS: Aye.

5 MR. PRICE: Durant?

6 MR. DURANT: Aye.

7 MR. PRICE: Taylor?

8 MR. TAYLOR: Aye.

9 MR. PRICE: Siercks?

10 MR. SIERCKS: Aye.

11 MR. PRICE: Grady?

12 MR. GRADY: Aye.

13 MR. PRICE: Motion passes.

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

16 CHAIRMAN YONKE: Okay thank you, Staff. This now moves us to our Map  
17 Amendments for today which would be item 5c, with number 1 being deferred we'll  
18 move on to number 2. Staff, please explain.

19 **CASE NO. 24-001 MA:**

20 MR. PRICE: Just would also like to make a note, this our actual first meeting  
21 that's fully under our new Land Development Code. First item is Case 24-001 MA. The  
22 Applicant is Carl Kaiser. The location is on Wilson Boulevard. The Applicant is  
23 requesting to rezone 66.43 acres from agricultural district, AG, to light industrial, LI.

1 Staff recommends approval of this request as the request complies with the intentions  
2 of the Comprehensive Plan. This site is located within the economic development  
3 corridor and thus the requested zoning is supported by the Comprehensive Plan. In  
4 addition the requested zoning district supports the desired development pattern as it is  
5 located along a major road and just north of an interstate interchange. For these  
6 reasons Staff recommends approval.

7 CHAIRMAN YONKE: Thank you, Staff. Commissioners, do we have any  
8 questions for Staff?

9 MR. DURANT: Mr. Chair?

10 CHAIRMAN YONKE: Yes, Commissioner Durant?

11 MR. DURANT: Mr. Price [inaudible].

12 CHAIRMAN YONKE: Commissioner Durant, please speak into your microphone.

13 MR. DURANT: Thank you, I'm sorry. Mr. Price, I see the property in question  
14 bumps against properties that comes under the City of Columbia, correct?

15 MR. PRICE: That is correct.

16 MR. DURANT: Do we know what the nature of those properties in the City of  
17 Columbia are?

18 MR. PRICE: I believe that's the mental health, I think formerly Craft Farrow site  
19 which would more than likely be designated as institutional.

20 CHAIRMAN YONKE: Thank you, Staff. Any other questions for the Staff? Alright,  
21 if none, Commissioner Grady do we have anyone signed up to speak, do we have an  
22 Applicant?

23 MR. GRADY: Yes, the Applicant Carl Kaiser is signed up to speak.

1 CHAIRMAN YONKE: Mr. Kaiser, please come down and give us your name and  
2 your address and you have two minutes.

3 **TESTIMONY OF MARK WILSON:**

4 MR. WILSON: I'm not Carl Kaiser but I'm Mark Wilson, I'm with Scanell  
5 Properties who's the developer representing Carl Kaiser this evening. We're also the  
6 developer who's proposing the rezone of the property. As I mentioned I'm with Scanell  
7 Properties, we're an industrial development group who does class A industrial  
8 development all across the country. We've been doing industrial development for over  
9 30 years and actually have done products in the Greater Columbia area. In the past  
10 couple years we developed a 247,000 square foot class A industrial building just north  
11 of the airport off of Colite Drive and Platt Springs Road if anyone's familiar with the area.  
12 But tonight we're here to address our application to rezone the property from rural to  
13 light industrial, and the purpose of that is for new class A industrial development very  
14 similar to what we've already developed in the Greater Columbia area. Just wanna keep  
15 it short and sweet but wanna note that we did attend a town hall meeting led by  
16 Councilwoman Gretchen Barron on November 30<sup>th</sup>. We were very thankful to be there  
17 and we're thankful for the opportunity to speak to the general public and answer any  
18 questions. Thankful for everyone in attendance. You know, we thought the outcome of  
19 that meeting was favorable and we're glad to be here tonight so, you know, wanted to  
20 keep it short and sweet tonight but I'm here to answer any questions and appreciate  
21 your time and consideration.

22 CHAIRMAN YONKE: Thanks for coming out.



1 MR. GRADY: Alright, you'll have to forgive me I can't make out the last name but  
2 Charles?

3 CHAIRMAN YONKE: Please give us your name and address.

4 **TESTIMONY OF CHARLES GARY:**

5 MR. GARRETT: Good evening, my name is Charles Gary, 12 [Inaudible] Court,  
6 Columbia, South Carolina 29203. Good evening Mr. Chair and Members of the  
7 Commission. My name is Charles Gary, a longtime resident of North Columbia. In  
8 Richland County Strategic Planning Workshop Summary Report, page 28, it was stated,  
9 and I quote, "Engage in two-way communication which [inaudible] growth in each  
10 county district. Conversation should include the explanation of the roles, Staff officials,  
11 those metrics to be used, implementation, proper adherence to the Land Development  
12 Codes. November 30<sup>th</sup> town hall meeting, today is the first time that I heard of that  
13 particular meeting and understand that some of my colleagues it's the first time they've  
14 heard of that meeting when that conversation should've taken place, and if you refer to  
15 your page 28 in your Strategic Planning Workshop Summary Report. My concern is  
16 what type of industry would be allowed under the requested zoning change. It's been  
17 my understanding that for many years that Fairfield Road, 321, Monticello Road  
18 corridors was basically designed as industrial manufacturing corridor with the Wilson  
19 Boulevard as a residential corridor. Why is there a change in this particular strategy that  
20 was used some years ago? And as you can see on your planning map this is a, this  
21 property sits dead in the center of the City of Columbia. What are the plans for the City  
22 of Columbia? Although the state owns that property has any conversation been  
23 engaged with the City and the State to see what they plan to do with all this mass of

1 land that encompasses this property? Has the wetlands on the property been identified,  
2 because I know there's some wetlands on the property cause some years ago we  
3 looked at this property for Richland District 1. Is there any sewerage available to the  
4 property, have they brought in necessary sewer lines? The storm drainage. What traffic  
5 impact would it have? You have school buses –

6 CHAIRMAN YONKE: That's your time sir, thank you so much.

7 MR. GARY: Alright, thank you.

8 CHAIRMAN YONKE: Appreciate you.

9 MR. GRADY: Next signed up to speak, Barbara Roche.

10 **TESTIMONY OF BARBARA ROCHE:**

11 MS. ROCHE: Good evening. I'm Barbara Roche and I live at 204 Penrose Drive  
12 in the Meadow Lakes subdivision. I have lived there since 1976. I have a daughter who  
13 has a grandson so I've been there a long time and I've been a teacher and so forth in  
14 the district. And we've always had a pleasant atmosphere on Wilson Boulevard, family  
15 type, we've had the Recreation Commission there, we've had things for our children to  
16 use, and we have the new Keenan High School – well it's a little older now, but we have  
17 those schools on that corridor. We are not a corridor where you go up and down with  
18 18-wheelers and these large cars and so forth. It's really a family oriented corridor. The  
19 buses that carry the students on that section have a place there where we have buses  
20 that come and take students on that side of town. And just like Charles said, Meadow  
21 Lake, I mean, 21 was designed to be a residential type corridor. Fairfield and Monticello  
22 were designed to be a little different. We don't want more trucks and more things  
23 coming into the company taking away from the atmosphere of one, neighborhoods, the

1 school, the high school. You know, it's just a lot that our children have really benefited  
2 from from being in a community like that and we don't want our grandchildren who are  
3 coming up behind us to have to be into a busy type atmosphere. No problems with  
4 something that would be something that's family oriented but if you're gonna have  
5 industrial and so forth you're gonna have to have a larger cars, you're gonna have a  
6 lotta in and out of materials, and that would not add to the atmosphere for our children,  
7 and for me as a retired teacher. Thank you.

8 CHAIRMAN YONKE: Thank you.

9 MR. GRADY: Next up, Frederick Hill?

10 **TESTIMONY OF FREDERICK HILL:**

11 MR. HILL: Good evening. My name is Frederick Hill and I'm a resident of Wilson  
12 Boulevard, Hastings Point neighborhood. Basically, I won't take up too much of your  
13 time, I'm just trying to be here to see what the plans are, what they consist of and what,  
14 when and why. I'm just like this young lady here, I just moved into the neighborhood and  
15 I moved in the neighborhood because of the atmosphere it, it's a family oriented  
16 neighborhood, not a lotta traffic, not a lotta trucks, bus systems come through for the  
17 children. It's pretty safe. We don't have a lotta big trucks coming through there creating  
18 a lotta unwanted havoc that we see from time to time when they do come through there.  
19 I'm not here to cause any kinda ruckus about that but I just wanna make sure everybody  
20 knows that when we bought this house and this property we bought it because of the  
21 atmosphere of the neighborhood. It's quiet, very safe, everybody gets along from where  
22 we are, everything flows pretty evenly up and down that road, we kinda know what's  
23 going on all the time, so I think when you bring in trucks and a big company like that

1 you're asking for a lotta problems with that. You gotta do the streets, re-do the streets,  
2 put stoplights in and all this and that and so forth and all these things, so I understand  
3 all that. I'm just here to voice my opinion that this needs to be looked at further than just  
4 someone buying some property and just throwing up what they want out here on this  
5 property because it's affecting everything around it, the houses, the property value, all  
6 of that. It's gonna affect all of that. So I'd like for you all to take that in consideration.

7 Thank you.

8 CHAIRMAN YONKE: Thank you, sir.

9 MR. GRADY: Alright last person on the list here, Timothy Webb?

10 **TESTIMONY OF TIMOTY WEBB:**

11 MR. WEBB: Good afternoon, Mr. Chairman. Hey, I can kinda caveat what  
12 everybody else has already said.

13 CHAIRMAN YONKE: Can you state your name and address? Thank you.

14 MR. WEBB: Timothy Lee Webb at 352 Garvin Circle in Hastings Point. I can  
15 kinda caveat off of what everybody else said. It is a family orientated neighborhood. I  
16 think bringing industry down that road would be a little bit too much for us on that side of  
17 town. So I'd like to, you know, kinda keep it the way it is if we can. But like I said, hey I  
18 think everybody covered what we need to talk about and I just hope y'all consider that.  
19 Thank you very much.

20 CHAIRMAN YONKE: Okay, thank you for coming out tonight.

21 MR. GRADY: Those are all the people who we have signed up on the sheet.

1 CHAIRMAN YONKE: So this item is now open on the floor for discussion,  
2 Commissioners. As well as any additional questions for Staff. Staff, I was wondering if  
3 you could turn on the zoning layer on the map. Does this show our new zoning?

4 MR. DELAGE: It does not, not on this map.

5 CHAIRMAN YONKE: No worries. In the moment I wanna just see from the old.  
6 Looking at the old map may still show what I wanna see, I wanna see the character of  
7 the neighborhood here. What I'm hearing from the community and the audience is  
8 there's a lotta residential down 21.

9 MR. JOHNSON: Mr. Chairman?

10 CHAIRMAN YONKE: Yes, Commissioner Johnson.

11 MR. JOHNSON: While Staff is pulling up the map information, I think it might be  
12 helpful from a management of expectations that while proponents typically explain what  
13 they intend to do as a part of their request for approval, I've heard at least two of the  
14 speakers raise the question about knowing more about [inaudible] based upon the use.  
15 [Inaudible]

16 CHAIRMAN YONKE: Staff, could we ask the Applicant to come down and speak  
17 for another couple of minutes based off of some of the comments?

18 MR. PRICE: Yes, sir. I think you could ask any questions.

19 CHAIRMAN YONKE: Would you like to come back down and address some of  
20 the comments? Thanks.

21 MR. WILSON: Again Mark Wilson with Scanell Properties. I don't believe I stated  
22 our address before but it's 294 Grove Lane East in Wayzata Minnesota. Thank you for  
23 all the comments and everyone who came out tonight, we appreciate it and, you know,

1 we hear a lotta the same comments that were addressed at the November 30<sup>th</sup> town  
2 hall meeting which were appreciated and, you know, the development that we're  
3 proposing is a speculative development at this point and so again it would be a class A  
4 industrial development. So what we typically see in these types of speculative  
5 developments are buildings anywhere in the range from likely 150 to 250,000 square  
6 feet. The buildings typically have an office component to them so they're very good  
7 looking buildings. Offices can range anywhere from, you know, 500 feet to 10,000  
8 square feet. The tricky part about being at this stage of the process is in the [inaudible]  
9 of development we don't necessarily know who the end user in the building will be, so  
10 as much as I wanna, you know, stand in front of you here today and tell you exactly  
11 what you can expect to go at this, in this development, we really just can't due to the  
12 speculative nature of the project at this time. And so I will say the types of users that go  
13 into these buildings are typically either light manufacturing or distribution uses and so  
14 I'm not denying that there may be increased truck traffic which I know is a major  
15 concern of the public and the folks here tonight, which we completely understand. But I  
16 also wanna remind everyone that we go through all of the necessary due diligence on  
17 the site prior to actually developing the site so we consider many different things in  
18 terms, you know, to name a few, wetlands surveys, you know, topography surveys,  
19 traffic studies and also work with professional engineers, city staff, SCDOT, to make  
20 sure that this development is compliant with all local and state laws, and is also a good  
21 fit for the community because if it doesn't fit the community and the area it won't be  
22 mutually beneficial for anyone. But we've strategically identified the site because we  
23 believe that it has a lot of potential for this type of development. We wanna point out

1 that the future land use map of Richland County does guide it for this type of use, of  
2 light industrial product, and we believe that, you know, there's a lot of opportunity for  
3 this site, so. Again I apologize I can't really speculate any more than that on the types of  
4 users that will be in this development, but I hope that gives you a general understanding  
5 of what you could expect.

6 CHAIRMAN YONKE: Thank you, sir. And with the Planning Commission we're  
7 charged with looking at just the zoning. Mr. Price, would you explain that again?

8 MR. PRICE: Yes. Each zoning designation carries a multitude of uses, some  
9 outright permitted, some by special exception, some by special requirement. So  
10 normally when a property is rezoned it is open to any of those uses that the applicant  
11 desires to place on that property. So one of the things that we don't typically do is ask  
12 the applicant to be specific as to what it is you're gonna place on the property. You  
13 know, sometimes maybe for residential you can kinda narrow that down but normally  
14 once you get to commercial or institutional or even industrial there's such a number of  
15 uses that, you know, them stating exactly what it is they will do doesn't necessarily  
16 mean that is what's going to happen on the property. So normally what we ask is that  
17 the Planning Commission in making your determination you just base it on the  
18 appropriateness of that zoning designation and that location as it relates to both the  
19 Comprehensive Plan, the character of the area and any other appropriate ways you  
20 would like to look at the request.

21 CHAIRMAN YONKE: Thank you, sir.

22 MR. JOHNSON: Mr. Chair?

1 CHAIRMAN YONKE: Yes, Commissioner Johnson, Taylor, Commissioner  
2 Taylor. Thank you, sorry.

3 MR. TAYLOR: It's okay. A quick question for Staff, it may be a better question for  
4 County Council, I'm not sure. So with the town hall meetings do you know if the, if they  
5 keep notes or if there's any kind of minutes or anything from a town hall meeting that  
6 are made available to constituents or residents?

7 MR. PRICE: I don't believe that there are.

8 MR. TAYLOR: Okay. Do you know where they make the announcement,  
9 because the, I thought it was said that they didn't know that there was a town hall  
10 meeting.

11 MR. PRICE: Typically they will place signage along the main road corridors  
12 advertising for the meeting. It is also on the county website. And I can't speak  
13 specifically for every Councilmember but I know a number of them, when it is in their  
14 district, will do notification through their, you know, through their own means to their  
15 constituents.

16 MR. TAYLOR: Final question, do you know if, and you may not know, during  
17 these town hall meetings will applicants discuss, even in vague terms as was laid out  
18 just now, whether or not, what kinda uses will go on in the designated area?

19 MR. PRICE: We've found that a lotta times during the town hall meetings that the  
20 applicants are a little more open as to what it is they're proposing to place on the  
21 property. But again, what is said and what actually goes there could be two different  
22 things. But those meetings are typically open for the applicant to discuss what it is that  
23 they're gonna place on the property and to take comments from the community.



1 CHAIRMAN YONKE: Thank you, Commissioner Taylor. Thank you, Staff.  
2 Commissioners, any further discussion? What we have before us under the new Code,  
3 this is now rural anymore it's AG zoning type?

4 MR. PRICE: That's correct.

5 CHAIRMAN YONKE: Okay. The proposed is light industrial opposed to a heavier  
6 industrial. Commissioners, this is on the floor for discussion or any motions.

7 MR. JOHNSON: Just for the Record, I mean, the question –

8 CHAIRMAN YONKE: Commissioner Johnson.

9 MR. JOHNSON: - just recognizing the distinction between the zoning as reflected  
10 in the package versus what's on the screen. But I know that you all said earlier that  
11 [inaudible] does not reflect [inaudible] the Code.

12 CHAIRMAN YONKE: Correct. Staff is saying that the interactive map, Richland  
13 maps is not updated yet so the map from our packet is the one we have to refer to for  
14 the current 2021 zoning.

15 MR. DURANT: Mr. Chair?

16 CHAIRMAN YONKE: Yes, Commissioner Durant?

17 MR. DURANT: Question for Staff. I'm just trying to get an understanding of the  
18 surrounding plots in the area and what the trend is here. If I go on Mr. Price's earlier  
19 answer to my question the City of Columbia properties are operated by the South  
20 Carolina Department of Mental Health and they're, I think they're more akin to  
21 institutional, would that be correct?

22 MR. PRICE: Yes, the zoning that they have is more likely institutional.

1 MR. DURANT: And on the east and north side it's already zoned for Richland  
2 County as general commercial. Given that, what's surrounding it, this seems a bit out of  
3 place, however, I do accept your conclusion that it's within the Richland County  
4 Comprehensive Plan but I just wanted to make the comment it seems out of place, Mr.  
5 Chair.

6 CHAIRMAN YONKE: Commissioner Durant, thanks. Does anyone wanna take  
7 their thoughts and say it as a motion? Then we can get a vote.

8 MR. GRADY: Mr. Chair?

9 CHAIRMAN YONKE: Commissioner Grady?

10 MR. GRADY: I would like to put a motion on the table to approve this Map  
11 Amendment 24-001 MA [inaudible].

12 CHAIRMAN YONKE: Thank you, Commissioner Grady. Do we have a second?

13 MR. SIERCKS: Mr. Chair?

14 CHAIRMAN YONKE: Yes, Commissioner Siercks?

15 MR. SIERCKS: Second.

16 CHAIRMAN YONKE: Second. Okay, we have a motion on the floor for approval  
17 with a second. Staff, go ahead and take a vote, please.

18 MR. PRICE: Alright, motion for approval for Case 24-001 MA. Those in favor – a  
19 yes vote is in favor of the motion for approval. Those in favor, Grady?

20 MR. GRADY: Aye.

21 MR. PRICE: Siercks?

22 MR. SIERCKS: Aye.

23 MR. PRICE: Taylor?

1 MR. TAYLOR: Aye.

2 MR. PRICE: Durant?

3 MR. DURANT: Aye.

4 MR. PRICE: Metts?

5 MR. METTS: Aye.

6 MR. PRICE: Duffy?

7 MR. DUFFY: Aye.

8 MR. PRICE: Johnson?

9 MR. JOHNSON: Aye.

10 MR. PRICE: Yonke?

11 CHAIRMAN YONKE: Aye.

12 MR. PRICE: Motion passes.

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

15 CHAIRMAN YONKE: With that we take item 5.c.2. as a recommendation of  
16 approval to County Council and they will meet on the fourth Tuesday of the month. Stay  
17 tuned to the website.

18 MR. PRICE: I think that specific date is March the 26<sup>th</sup>, 2024 at 7:00pm.

19 CHAIRMAN YONKE: March 26<sup>th</sup>, 7:00pm, thank you. And we can move forward  
20 to our next Map Amendment which is item 5.c.3. Case Number 24-002 MA. Mr. Price?

21 **CASE NO. 24-002 MA:**

22 MR. PRICE: Alright, our next item is Case 24-002 MA. The Applicant is Kelvin  
23 Wright. The location is at 2 Flora Circle. The Applicant is requesting to rezone 1.39

1 acres from R3 which is residential 3 to MU1 which is mixed, neighborhood mixed use,  
2 I'm sorry, I'm getting used to the new codes myself, mixed use 1. Staff recommends  
3 disapproval of this request. You know, to kind of make sure the request does not meet  
4 the Comprehensive Plan's recommendation of locating non-residential development  
5 along main road corridors as Flora Drive is classified as a two-lane undivided local road.  
6 In addition it does not meet the objective of being within a contextually appropriate  
7 distance from the intersection of a primary arterial, and the approval of the rezoning  
8 request would be out of character with the surrounding development pattern and zoning  
9 districts for the area. In addition the request would initiate the spread of non-residential  
10 zoning into an area where residential zoning may be more appropriate. For these  
11 reasons Staff recommends disapproval.

12 CHAIRMAN YONKE: Thank you, Staff. Any questions for Staff, Commissioners?  
13 Hearing none, Commissioner Grady do we have an applicant and people signed up to  
14 speak?

15 MR. GRADY: We do. The Applicant, Kelvin Wright.

16 CHAIRMAN YONKE: Yeah, please come on down and remember to state your  
17 name and address.

18 **TESTIMONY OF KELVIN WRIGHT:**

19 MR. WRIGHT: How you doing? My name is Kelvin Wright, I'm a local attorney  
20 and also executive councilmember of Project Aspiration Foundation. We own and  
21 manage this property and with the Code change, we use it for organizational meetings,  
22 and the R3 doesn't specifically allow organizational meetings so that's why we're  
23 requesting it be turned into a neighborhood mixed use. The property was actually a

1 clubhouse for Clear Springs subdivision prior to us buying it and we use it for various  
2 meetings and community events. We do community clean ups, we've done Black  
3 History Bowl, we've done a food truck event, community clean ups, a vaccination event  
4 and multiple organizations use this property for their meetings. So the goal is  
5 compliance, we don't wanna be out of compliance with the new Code, zoning Code that  
6 came down so that's the whole goal. So it's not any intentions of changing the use of  
7 what we do at the property, we use it for organizational meetings, we just don't wanna  
8 have citations coming up just because they changed the Code.

9 CHAIRMAN YONKE: Thank you, sir.

10 MR. GRADY: Several members of the public have signed up to speak. First on  
11 the list is Tina Louise Polite.

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

13 CHAIRMAN YONKE: Yes?

14 MR. PRICE: I just, just for the Record the Applicant, the proposed use would not  
15 have been permitted under the previous zoning designation for the property also.

16 CHAIRMAN YONKE: Thank you for clarifying that, Staff.

17 **TESTIMONY OF TINA LOUISE POLITE:**

18 MS. POLITE: Good evening. My name is Tina Louise Polite and I'm at 18 Flora  
19 Circle, directly across from 2 Flora Circle. I've been a resident for over 25 years and a  
20 homeowner. Since they've been in the community to say it's been an improvement, we  
21 have a lotta children in the community and I've worked with him on the clean sweep.  
22 Before I was like an alone person, trust me, I've also started, like Winslow Community  
23 Association way back when there was no association. So I know the benefit of the

1 children. We don't have any park nearby to have activities, the nearest one would be  
2 Northsprings Park. We don't have transportation. And they're working things such as  
3 having, we have a very big parking lot so yoga days, demonstrations for karate, Girl  
4 Scouts, Boy Scouts, and they do seek community input and I think it is very good for our  
5 students and community because before it was supposed to be a clubhouse where you  
6 can have those activities. And I think it would be beneficial and they work closely with  
7 myself and other community members to do things that enhance the community as well  
8 as for the youth. And it's something that's desperately needed. Thank you.

9 CHAIRMAN YONKE: Thank you.

10 MR. GRADY: We have David Stone.

11 **TESTIMONY OF DAVID STONE:**

12 MR. STONE: Good evening Commissioners, my name is David Stone. I'm at 125  
13 Chaunteclear Road in the Clear Springs community. It's a nice quiet unique community,  
14 residential area. We do have kids out there, it's a nice place to, people in the area can  
15 walk, they can run without being bothered. Now the building that they're talking about,  
16 since it's been occupied in the area, every weekend I've noticed what seems to be party  
17 activities. And I'm not against party but the noise decibels has been up in the  
18 neighborhood since that started. And a lotta times when you have things like that come  
19 into your neighborhood sooner or later it brings extended things that this quiet little  
20 neighborhood do not need. There's a pond in the area that the community use. I've  
21 been there for 30 years myself and I've never seen as much noise there now than I  
22 have in the past 30 years. I haven't. The purpose of that community is a residential and  
23 I for one feel strongly that it should remain as a residential area. Thank you.

1 CHAIRMAN YONKE: Thank you, sir.

2 MR. GRADY: We have Ethel Mahoney.

3 **TESTIMONY OF ETHELE MAHONEY:**

4 MR. MAHONEY: Good evening. My name is Ethele Mahoney. I've been a  
5 resident of the Clear Springs subdivision for over 37 years. It's a unique small  
6 community. It's quiet, it's peaceful. Since they've taken that community center and  
7 acquired it it's become very noisy, I live directly behind that community center, one  
8 house and I can see the community center. And I feel that as a residential neighborhood  
9 I think it should stay a residential neighborhood, because what's gonna happen as my  
10 neighbor said, it's bringing in unwanted traffic. It has not had any problems in that  
11 neighborhood since I been there, you may have had minor just like any other  
12 neighborhood. I don't think that as they stated that they've come in and done a lot of  
13 benefit for the benefit, I think it takes away from the neighborhood. Okay? And that's the  
14 way I feel about it and I would like for it to remain a residential neighborhood. Thank  
15 you.

16 CHAIRMAN YONKE: Thank you, sir. Can you state your address for the Record?

17 MR. MAHONEY: It's Ethele Mahoney at 308 Rockingham Road.

18 CHAIRMAN YONKE: Thank you, appreciate it.

19 MR. MAHONEY: Thank you.

20 MR. GRADY: Alright, next it says and David and Susan White so I don't know if  
21 you wanna come down separately or?

22 **TESTIMONY OF DAVID WHITE:**

1 MR. WHITE: I'm David White, I live at 1105 Flora Drive. And to reiterate what Mr.  
2 Stone said it's a good family neighborhood. Also the location in question is the site of  
3 frequent loud raucous parties. We're on a pond, that pond magnifies the noise of the  
4 party all over the neighborhood. The last raucous party someone leaving that parking lot  
5 ran over and destroyed the mailbox of that address which has not been repaired and  
6 gives the appearance of a derelict place. We longtime residents there just don't care for  
7 a lot of noise and I'm a party man myself, but – and any other activities which the first  
8 two speakers spoke of, I have a horror of children drowning in that pond which has a  
9 deck right over the water. My wife and I are not in favor of it becoming a community  
10 center. There's the Jewish Community Center on Flora Drive right down the road where  
11 rental events can be had. Thank you very much.

12 CHAIRMAN YONKE: Thank you, sir. Any other names Commissioner Grady?

13 MR. GRADY: Alright, if your – no? Okay. Last name I have on the list is I believe  
14 Dwayne Ismeal?

15 **TESTIMONY OF DWAYNE ISMEAL:**

16 MR. ISMEAL: Greetings to everyone on the panel there. Dwayne Ismeal, 1101  
17 Flora Drive, the one directly across, down from the property itself. Pretty much in favor  
18 against like everyone else here, quiet neighborhood, but I just wanted to clean up some  
19 things for the Record. There was community clean up, I remember it going past my  
20 house. I don't know what happens on the other end but I did see it one time pass my  
21 house. We do have a problem with trespassing at their particular location, because  
22 there's not anyone there all the time. So as I come home I have to run people off. The  
23 gentleman's right, they use it for their community events, the Cubes I believe it is, so



1 what I do to find out if people are really there for them, I'll say, oh so you're here, Mr. Q  
2 let you fish? Oh yeah, Mr. Q let me fish, Mr. Q said I could come any time. I'm like,  
3 that's a lie, you can leave the property or we calling the Sheriff's Department. So I run  
4 people off from the property. We have a problem with trespassing. Every year we have  
5 a problem with trespassing. Now the pond is a private pond, everyone who lives on the  
6 pond has rights to it. The people across the street do not have rights to that pond. My  
7 water rights go out and turn, next to us is empty lots. Their rights go out. We have to run  
8 people off from there constantly. The property in question had a privacy fence up and  
9 people could not see the water. Now the beautification, it looks really nice that they  
10 really cleaned up the property, I'm gonna give them that, it's really nice, but that fence  
11 came down and people coming across that hill, they see all that water, every weekend  
12 fishermen wanna be out there. I'm having to call the Sheriff's Department constantly. I'm  
13 in a battle with the lady next to me to put up no trespassing signs, because we have  
14 liter. Time has ran?

15 CHAIRMAN YONKE: Yes.

16 MR. ISMEAL: The JCC is available for any events, the pond is private, it's not  
17 there for the community. I pay property taxes to you guys for that, that right. And we do  
18 have a problem with trespassing. And that house was not a community house, I was  
19 there for 20 years, I had a neighbor who lived in that house.

20 CHAIRMAN YONKE: Thank you, sir. That is your time, I appreciate it.

21 MR. ISMEAL: Thank you.

22 CHAIRMAN YONKE: Thank you.

23 MR. GRADY: That is everyone who has signed up to speak on this matter.

1 CHAIRMAN YONKE: Thank you, Commissioner Grady. To be fair to the  
2 Applicant cause I let the applicant from the other case come back and speak, does this  
3 Applicant want to come up and speak?

4 MR. WRIGHT: Yes, I would.

5 CHAIRMAN YONKE: Okay, I'll give you two minutes.

6 MR. WRIGHT: Thank you very much. Just wanna address the mailbox, it's been  
7 fixed. We got it fixed shortly after it happened. There's no proof that it happened from  
8 the event, we just know that it was damaged and we had to put it back up. The way the  
9 property is set up it's a driveway for multiple, a lotta parking, things of that nature. I don't  
10 disagree that maybe somebody lived in the house but it's definitely set up for what we're  
11 using it for which is like a clubhouse. I think we do a benefit for the community and I  
12 think we should, it should be the exception of LI with this property to continue to be used  
13 the way it is. I can't imagine it being used for residential the way it's set up now and if  
14 it's not zoned properly it's just gonna end up creating issues where we're gonna be  
15 getting fined or whoever, cause we own the property and we can't use it. And so I think  
16 it'd be taking away from our use as an organization. Thank you.

17 CHAIRMAN YONKE: Thank you, sir. Okay Commissioners, this is now up for  
18 discussion.

19 MR. GRADY: Mr. Chair?

20 CHAIRMAN YONKE: Yes, Commissioner Grady?

21 MR. GRADY: Question for Staff on this one. Obviously there's been different  
22 opinions expressed here, but in Staff's opinion what is the difference between this

1 property and, for example, a clubhouse or such in any subdivision that is allowed to be  
2 in a residential area?

3 MR. PRICE: Typically when you see a parcel or a structure that's within a  
4 community and it's part of the community it's typically under the HOA, and it's designed  
5 specifically for the residents of that community or that area. I believe it was stated this  
6 would be privately owned and open outside of the community was one of the main  
7 reasons why we looked at it as not being an amenity for the, I'm sorry the name of the  
8 community I think is Clear Springs, that it was not an amenity for the Clear Springs  
9 community but rather it was a parcel that would be used more commercially, which is  
10 why the need for the rezoning is before you.

11 MR. GRADY: That's the [inaudible] benefit of the neighborhood [inaudible]?

12 MR. PRICE: There are a couple of things we're looking at now. You know, I think  
13 when this first came before us, I'm not sure that might've been a year or two years ago  
14 when this issue came before us, there is a use, and again we're still reviewing what it  
15 actually means, but it's called community recreation center, it's a place, building or –  
16 and I'm just reading you the definition as found in §26-9.3 of the new Land Development  
17 Code – but it's a place, building, area of the facility used for providing social or  
18 recreation programs and facilities. The center may be private or public and may be  
19 designed to accommodate and serve specific residential developments or significant  
20 segments of the community. That is the definition now. So if you wanna get I guess  
21 specifics to the question, you know, again going with the conversation that we just had  
22 for the last case, what you have before you is a request for MU1 and all of the uses that  
23 go with it. If we wanted to dive directly into, okay specific use and what's being before

1 you and if you're just looking at it that way and we were to apply this definition I just  
2 read to you, you know, the question would become, does this, you know, accommodate  
3 and serve a specific residential development or significant segments of the community.  
4 So I think just based on that language I would still stick with what I previously said to  
5 you, that these type of structures, even if it was a community recreation center, it's  
6 typically designed for within the community and not necessarily a more commercial use  
7 that's open to anyone.

8 MR. GRADY: And that's understandable. I guess what my questions stem from  
9 this request for a zoning change sort of feels like using a hatchet to remove a fly, it feels  
10 like an instrument that is not necessarily suited to the task and I was just trying to  
11 [inaudible].

12 MR. PRICE: I'll go back to you, so if we go back to the beginning when  
13 everything kind of came about, I guess you could say kind of initiated this request for  
14 the rezoning, we may have been looking at this differently had the community come in,  
15 Clear Springs, had they come in maybe as a community or HOA, I'm not sure if they  
16 have that or not, and this was something they wanted to establish for their community,  
17 then I don't think that a rezoning request would've been necessary, because it would've  
18 been basically an amenity for the community. Just like any other subdivision you see  
19 you find swimming pools or buildings or something that's used specifically for, at least  
20 primarily for the community. What we've had to do, what's – well I don't want to get into  
21 the enforcement part of it but that's why we felt that it wasn't part of the community and  
22 that's why the rezoning request is necessary.

23 CHAIRMAN YONKE: Any other questions? Commissioner Taylor.

1 MR. TAYLOR: Question for Staff. I thought I heard and I may have heard wrong,  
2 but this is R3 now, correct?

3 MR. PRICE: Correct.

4 MR. TAYLOR: And what was the previous zoning designation?

5 MR. PRICE: RS-MD, RS-MD.

6 MR. TAYLOR: And moving from, like an RS-MD to an R3, did it pick up some,  
7 like permitted uses, do you know? Was it a one to one or?

8 MR. PRICE: I'm sorry, I don't have that table before me and I promise you going  
9 forward we will have those comparisons in the future. I don't believe that, when it came  
10 to the residential zoning designations the equivalencies didn't vary very much.

11 MR. TAYLOR: I wasn't sure [inaudible] I did see that there [inaudible] subject to  
12 special requirements. [Inaudible] I wasn't sure if that was a designation or -

13 MR. PRICE: I'm sorry, again I will tell you, we've had conversations that are  
14 always a little uncomfortable talking a specific for a rezoning request because that's not  
15 what you have before you, but we're here so I wanna make sure I give you all the  
16 information that you have. So a community recreation center is allowed throughout,  
17 basically throughout all of our zoning designations by special requirement primarily. So  
18 kind of reading through the special requirements, there are three but for this property  
19 only two would apply. It says, all buildings, swimming pools, lighted tennis courts and  
20 athletic fields shall be located in a minimum of 50' from residential districts and lots  
21 containing residential uses. Swimming pools shall comply with the following, shall  
22 comply with the setback requirements for accessory buildings in the zoning district in  
23 which the pool is located, shall be enclosed by a fence having a district height of 4' that

1 is equipped with a self-enclosing gate, having [inaudible] for permanent locking, and if  
2 located in a residential district shall not be operated as or in conjunction with a  
3 business, daycare operation, bed and breakfast or home occupation. And that was  
4 more specific to the swimming pool but those are the special requirements for a  
5 community recreation center.

6 MR. TAYLOR: And the only reason I even brought it up was because trying to  
7 assess whether a change was even necessary if it fell under one of these requirements.  
8 And again hearing from the residents it sounds like even with a residential designation  
9 they still have to call law enforcement in to, you know, get rid of folks, through no fault of  
10 the agency necessarily, but again just trying to get a clear picture on everything. Thank  
11 you.

12 CHAIRMAN YONKE: Thank you, Commissioner Taylor. Commissioners, further  
13 discussion or maybe a motion on the floor?

14 MR. DUFFY: Yeah, I propose a motion.

15 CHAIRMAN YONKE: Commissioner Duffy.

16 MR. DUFFY: Yeah, based on the recommendation of Staff I move for disapproval  
17 of the proposal before us.

18 CHAIRMAN YONKE: Okay, we have a motion on the floor for disapproval. Do we  
19 have a second?

20 MR. METTS: Second.

21 CHAIRMAN YONKE: Second, Commissioner Metts. Okay with the motion and a  
22 second we'll take this up to a vote for disapproval. Staff, please take a vote.

1 MR. PRICE: Alright, we have a motion for disapproval of Case 24-002 MA. A yes  
2 vote is in favor of the disapproval. Those in favor, Durant?

3 MR. DURANT: Aye.

4 MR. PRICE: Taylor?

5 MR. TAYLOR: Aye.

6 MR. PRICE: Siercks?

7 MR. SIERCKS: Aye.

8 MR. PRICE: Grady?

9 MR. GRADY: Aye.

10 MR. PRICE: Metts?

11 MR. METTS: Aye.

12 MR. PRICE: Duffy?

13 MR. DUFFY: Aye.

14 MR. PRICE: Johnson?

15 MR. JOHNSON: Aye.

16 MR. PRICE: Yonke?

17 CHAIRMAN YONKE: Aye.

18 MR. PRICE: So the motion for disapproval passes.

19 *[Approved to deny: Yonke, Johnson, Duffy, Metts, Durant, Taylor, Siercks, Grady;*

20 *Absent: Frierson]*

21 CHAIRMAN YONKE: Thank you, Staff. That will also go to County Council with a  
22 recommendation of disapproval from the Planning Commission. Do you have a date for  
23 that meeting?

1 MR. PRICE: That'll also be March the 26<sup>th</sup>, 2024, that's a Tuesday, at 7:00pm.

2 CHAIRMAN YONKE: Thank you, sir. Looking at our Agenda, this would now  
3 move us into item number 6., Other Items. We have an action, a., Olympia Mill District  
4 Historic Overlay. I'll turn this back over to Staff for more information.

5 MR. PRICE: Okay. Alright, so what we have before us, I think this was previously  
6 stated to the Planning Commission, we started discussing this back in December and  
7 then we also discussed this at our last meeting, is the introduction of a new zoning  
8 overlay district within our new Land Development Code and this is the neighborhood  
9 character overlay district. So what you have within your Agenda packet as taken directly  
10 from the Land Development Code is the section, of course section A, NC/O,  
11 neighborhood character overlay district, and one of the things we did as a Staff, and we  
12 understand that this is going to be a process, this isn't something necessarily that's  
13 gonna happen, you know, immediately, maybe not today, maybe not even at your next  
14 meeting, but we wanted to make sure that we are very diligent in how we approach this,  
15 because this is one of the first overlays that we're applying that's gonna be part of a  
16 neighborhood character basis and we wanted to make sure we're doing this correctly.  
17 So one of the things that from reviewing this as a Staff is this was, we kind of looked at  
18 this almost as an application in which you had to address or answer some questions  
19 first, and in doing so that would then allow you to then proceed on. So looking at A.2.a.,  
20 A.2.b., and 3, there were a number of, I wouldn't call them questions but a number of  
21 statements that we felt Staff needed, Staff felt needed to be addressed to show that the  
22 proposed overlay was eligible to be considered for an overlay designation. If you have  
23 any questions please let me know. So as a Staff what we wanted to do was kinda go



1 over each one of these items. And one of the things that also, that this section also  
2 requested was, was this proposed overlay, did it meet certain requirements and did  
3 where were those requirements being met, and so you'll notice within your package  
4 you'll see a number of comments in red and also we included exhibits for this so we can  
5 show you exactly where those come from. And basically we used the current Olympia  
6 Mill Village Architectural Design Guidelines which is something that we presented to you  
7 previously, and also the Crane Creek Mill District Masterplan which was adopted by  
8 County Council, I believe it's in your package, in 2017. So what I would like to do is just  
9 go over each of these items. I know it may seem a little tedious but, you know, we'll be  
10 more than happy to go over it because, you know, we wanna make sure this is done  
11 correctly and that we're being very transparent in how we go forth. Do y'all have any  
12 questions at this time?

13 CHAIRMAN YONKE: Questions, Commissioners? Thank you, Mr. Price, for  
14 being thorough.

15 MR. PRICE: Alright, so one of the first, I guess items that needs to be addressed  
16 was item A.2.a., and it was prior to the establishment of an NC/O district for a specific  
17 neighborhood. A Masterplan for the neighborhood shall be completed and  
18 recommended for adoption by the Planning Commission. For this case that is a check,  
19 that has been done. The Capitol City Mill District and Corridor Plan was adopted  
20 November 14, 2017 and there's also a link there for you if you wanted to have a chance  
21 to review it. The next item was NC/O district shall be established in accordance with  
22 §26-2.5A, text amendment at §26-2.5b, zoning map for each NC/O established, a  
23 unique combination of numbers and a letter shall replace the # character, the name of

1 the district. And so it is proposed that this will be identified as the neighborhood  
2 character Olympia Mill Village Overlay, or NCOMV/O. 3.a.1., the area contains an NC/O  
3 district shall meet all of the following requirements, and this is, we wanted to make sure  
4 that each one of these have been met so that we can go forward – the boundaries of  
5 the proposed overlay are depicted on page 8 of the Olympia Mill Village Architectural  
6 Design Guidelines. The proposed overlay does meet these requirements, there are  
7 multiple blocks within the identified boundaries and each block with a boundary fronts at  
8 least to opposing streets. Tommy, can you put that jump drive in and – while Mr.  
9 DeLage is pulling that up, that is found on page 23 of your package, it's labeled Exhibit  
10 A in which it outlines what the boundaries for the Olympia Mill District, excuse me, the  
11 Olympia Mill Village Historic District. Thank you. Two, at least 60% of the land area  
12 within the proposed NC/O district, not including street and other right-of-way, was  
13 developed at least 20 years prior to the neighborhood masterplan being initiated. This is  
14 found on Exhibit B, according to the Olympia Mill Village Architectural Design  
15 Guidelines, which is found on page 7 of that document, the construction of the homes  
16 within the proposed overlay range from being constructed from 1900 to 1949. Three,  
17 there is ongoing or anticipated new development or redevelopment within the area.  
18 County records using our building permits document that there is ongoing new  
19 development and/or redevelopment within the boundaries of the proposed overlay.  
20 Four, one or more of the following attributes creates a distinctive, cohesive character for  
21 the area including scale, size, type of construction of distinctive building materials. That  
22 is found on Exhibit C, again page 10 of the Olympia Mill Village Architectural Guidelines.  
23 It outlines the historical construction of the Olympia Mill Village, and also on pages 28

1 through 36 it depicts the building design of the houses within the proposed overlay. B.,  
2 lot layout, setbacks, street layouts, alleys and sidewalks, Exhibit D. These attributes of  
3 the Olympia Mill Village are outlined on pages 10, 18-19, and 23-27, again of the  
4 Olympia Mill Village. C., special, natural or streetscape characteristics and land use  
5 patterns. Those are not applicable. Again, before this particular section had one or more  
6 of the following has to be found and so we were able to at least identify two through  
7 items A and B. And also E, which is proximity to historic districts or sites, and Exhibit E  
8 shows that the origins and history of the Olympia Cotton Mill and they're provided on  
9 page 9 of the Olympia Mill Guidelines that document those presented to you. Continue  
10 on. 3.b., the masterplan for the neighborhood shall meet all of the following  
11 requirements: complies with the Comprehensive Plan and any other relevant adopted  
12 policies. This is found on Exhibit F which the masterplan, excuse me, it complies with  
13 the Comprehensive Plan and other relevant documents meaning the Comprehensive  
14 Plan and other relevant adopted policies compliance for the Capitol City Mill District  
15 Area and Corridor Plan are identified on page 5 of the Capitol City Mill District  
16 masterplan which will – and also included other relevant adopted policies; the 1983  
17 Olympia Neighborhood Development Plan, the Granby Whaley Olympia Plan which was  
18 adopted in 1999, the Richland County Comprehensive Plan which was adopted in 2015,  
19 Plan Columbia Land Use which was adopted in 2014, Walk Bike Columbia Pedestrian  
20 and Bicycle masterplan which was adopted in 2015, Rocky Branch Watershed  
21 Assessment Report which was adopted in 2016. 3.b. including a map of the proposed  
22 boundaries, again on Exhibit Z it shows on pages 4 and 15 of the Capitol City Mill  
23 District Plan it provides and map and boundaries of that district. 3.b.iii. describe the

1 distinctive features, characteristics and conditions that make the area unique in  
2 conforming a basis for standards in the overlay district, Exhibit A. The considerations for  
3 selection, identification for notable sites and existing architectural character are outlined  
4 on pages 15 and 16 of the Capitol City Mill District Plan. 3.b.4. lays out development  
5 goals for the character of the neighborhood. That's found on Exhibit I. The development  
6 goals for the CCMD which is the Capitol City Mill District Plan, includes  
7 recommendations for architectural redevelopment that are found on pages 11 and 37  
8 and 38 of that plan. Yeah, any questions at this time?

9 CHAIRMAN YONKE: Commissioners?

10 MR. PRICE: Okay. So as each one of those were identified to show that  
11 essentially the requirements in order for us to enact an overlay district have been met.  
12 The next section that we come to are the standards for this new overlay district. And it  
13 states, each NC/O district shall establish standards for development and  
14 redevelopment, including but not limited to standards addressing – and there are a  
15 number of items labeled from a. to v. I can go through each one of those and, but we  
16 can kind of talk about those. What makes those a little different is I actually, we found as  
17 a Staff where the Olympia Mill Plan and also the Capitol City Mill District Plan in many  
18 cases already address some of these standards. Again, these are not binding on you,  
19 these are things that we can have discussion and you can make certain changes to, but  
20 we just wanted you to have it kind of a baseline to show where these have already been  
21 identified in adopted plans. What you see in red, the comments that are in red are found  
22 within the Olympia Plan or the Capitol City Mill District Plan. That was, what you see in  
23 blue which would be items 4.a. and 4.b. and later on 4.m., o., s., those would come from

1 our current Land Development Code so we found that potentially some of those are  
2 standards that may be placed could come from the newly adopted Land Development  
3 Code and those would be using the basis of the underlying zoning designations for that  
4 property which are primarily R4, R6 and MU1. There is one section that is in green and  
5 that is 4.u. in which we talk about, you know, wetlands, drainage patterns and such, and  
6 that was in green because that does not come from either any of the adopted plans or  
7 the Richland County Land Development Code, it would be something that would be  
8 enforced through the Richland County Engineering, through other regulations. So if you  
9 would like we can go through each one of these and talk the specifics for the standards,  
10 I'll just take your guidance, Mr. Chair and Planning Commission.

11 CHAIRMAN YONKE: Commissioners, what do you think? Comments?  
12 Concerns? What he's talked through so far, thank you for being so thorough. Mr. Price,  
13 what would be our next step with this, with our goal?

14 MR. PRICE: Again, if you would like we can go through each one of these items.  
15 Again, we reference the actual pages within the other documents where we can find this  
16 information so we could go through each one of those, or as a Planning Commission if  
17 you're relatively comfortable with us using these guidelines then we can, as a Staff we  
18 can actually prepare a, almost like a draft ordinance that actually will be more specific  
19 as opposed to just referencing. So we would no longer reference where it came from  
20 but we would actually reference specifics such as what the minimum lot width would be,  
21 what the maximum building height would be, we would actually address those  
22 specifically with numbers for you and then you can make a decision on whether those  
23 should be amended in some way or kept. And also in addition you are not limited to

1 what you have before you, there may be some other standards that as a body you feel  
2 should be incorporated into this overlay district. So there'll be some additional  
3 discussion with this. And also I want to kind of point out, I expect that once we can  
4 come up with a draft, something that the Planning Commission is actually relatively  
5 comfortable with, we would then like to get this out to the community, those who are  
6 within, fall within these boundaries that are previously identified and we'll kind of  
7 determine how we'll do that, and also one, to announce to them what changes may be  
8 coming, but also to provide them with an opportunity to come and participate, ask  
9 questions of Staff. And we may also look to actually go into the community and hold a  
10 couple of meetings so that when people want to come in they can come in and ask  
11 specific questions as it relates to their property or also how the development of the  
12 Olympia area will be with these changes.

13 MR. TAYLOR: Mr. Chair?

14 CHAIRMAN YONKE: Yes, Commission Taylor.

15 MR. TAYLOR: If no one is in opposition could be just do maybe one?

16 MR. PRICE: Sure.

17 MR. TAYLOR: [Inaudible] for 4.c., and just use page 43 to tell us how you would  
18 do location of proposed buildings or additions and as a sample, certainly it doesn't have  
19 to be, you know, perfect but just as an example. And then if everyone's satisfied I think  
20 we can kinda extrapolate a [inaudible].

21 CHAIRMAN YONKE: I think that's a great idea. Thank you, Commissioner  
22 Taylor.

1 MR. PRICE: So essentially this area, this looks to establish setbacks, setbacks  
2 but also some language. If you take a look at, on the right column, it'd be the second  
3 bullet, I'm sorry, the third bullet where it says, the primary building shall be located in the  
4 middle of the lot and garages and accessory structures shall be in the rear, again those  
5 are things that we could bring forth and you as the Commission could make the  
6 determination of what you feel is appropriate. Essentially you're establishing setbacks in  
7 a specific location of where buildings will be allowed.

8 CHAIRMAN YONKE: Yes, Commissioner Grady.

9 MR. GRADY: Question for Staff. [Inaudible] our packet which is part of Exhibit  
10 [inaudible] the next bullet point on the page says, when to construct new, new  
11 construction within the neighborhood is appropriate only if it will not [inaudible]. Would  
12 Staff be able to define what 'significantly alter' and 'extent contributing resource'  
13 means?

14 MR. PRICE: Which section were you reading from again? I apologize.

15 MR. GRADY: Bottom of page [inaudible].

16 MR. PRICE: Which section, when to preserve, rehabilitate, restore or construct?

17 MR. GRADY: Yes.

18 MR. PRICE: All four?

19 MR. GRADY: Well, the last bullet.

20 MR. PRICE: Okay, thank you.

21 MR. GRADY: Just that phrase at the end of the first sentence, I was curious how  
22 that was defined, because that seems like the sort of thing that you could ask 10  
23 different people and you would get at least 10 different answers on what that means.

1 MR. PRICE: Yeah, again all of these are not necessarily gonna be required to be  
2 brought over to be adopted as part of the overlay. There may be some things just as  
3 you're questioning and I think if we can't come up with a, you know, I think a quality  
4 answer to what you're asking then maybe it shouldn't be included. That's a good  
5 question.

6 MR. GRADY: I certainly understand that. And I think the overall course that  
7 you've laid out of preparing an ordinance that aggregates the relevant materials I think  
8 would be helpful for us to review.

9 CHAIRMAN YONKE: Commissioners, any other comments? That's a good path  
10 to move forward.

11 MR. PRICE: Yeah, and I think just to kinda answer, you know, we'll look further  
12 into this but I think the intent of that particular section is simply just don't tear down a  
13 building just to do it, that the intent really should be that if it's a vacant lot of course  
14 that's open for construction or if the building is in a condition in which it probably is not  
15 habitable or it's not safe then it should be replaced. But the intent of this section is to try  
16 to keep the existing buildings when that option is available to you and to more or less  
17 rehab, refurbish those buildings as opposed to tearing down since they're new  
18 construction.

19 MR. GRADY: Understood, and that's on a related note something that would be  
20 helpful when there's something for us to look at since there's a table that notes the  
21 relevant zoning categories that are in the district it would probably be helpful to have a  
22 map or, unless I missed that in here.

23 MR. PRICE: Okay. Yeah, we can provide that for you.



1 CHAIRMAN YONKE: Thank you, Commissioner Grady. Yes, I would like to see a  
2 path forward, too, that gets us to public input so we can invite the community to come to  
3 the meetings and –

4 MR. PRICE: And of course the idea is not, and I think you know, one of the good  
5 things is I think we've all been through this exercise recently on something very similar  
6 in which I think it's good to have a document that's ready for the public to read and then  
7 they can then participate because they'll know at least the direction of where we're  
8 going. Again, it's not necessarily something that's binding because there may be some  
9 comments that come in that make us all kinda rethink the direction that we're heading  
10 as it relates to any of the standards that we may want to place. But again, to have  
11 something to present to the public I think is something good to have first before we start  
12 really taking any public comments.

13 CHAIRMAN YONKE: Mr. Price, as a Commission do we need to make a motion  
14 today for tasking for Staff?

15 MR. PRICE: Yes. Yes, we would appreciate that.

16 CHAIRMAN YONKE: Help me phrase this. We're looking for an ordinance or just  
17 to continue the process where you fill in some more of the –

18 MR. PRICE: If you feel that there's more discussion necessary we can continue  
19 the process, but at the same time we could also do both; you could ask us to direct us  
20 as a Commission to begin drafting an ordinance based on some of the standards that  
21 we've identified so that you'll at least have an idea how it will look, and again maybe  
22 that's just something once you take a look at this you have a better idea of which  
23 direction you wanna take this.

1 CHAIRMAN YONKE: Great Commissioners, I guess I'm comfortable making a  
2 motion to task Staff to write an ordinance to fill all of this in for us. What are your  
3 thoughts on that, do we think we need more time before we begin that? No? Okay, I see  
4 a lotta head nods, then with my motion is there a second?

5 MR. METTS: Second.

6 CHAIRMAN YONKE: Second? Alright, from Commissioner Metts. Gotcha.  
7 Alright, motion is to task Staff to write an ordinance for the neighborhood overlay for  
8 Olympia Mill. Please take a vote.

9 MR. PRICE: Alright. Those in favor, Yonke?

10 CHAIRMAN YONKE: Aye.

11 MR. PRICE: Johnson?

12 MR. JOHNSON: Aye.

13 MR. PRICE: Duffy?

14 MR. DUFFY: Aye.

15 MR. PRICE: Metts?

16 MR. METTS: Aye.

17 MR. PRICE: Durant?

18 MR. DURANT: Aye.

19 MR. PRICE: Taylor?

20 MR. TAYLOR: Aye.

21 MR. PRICE: Siercks?

22 MR. SIERCKS: Aye.

23 MR. PRICE: Grady?

1 MR. GRADY: Aye.

2 MR. PRICE: That motion passes.

3 *[Approved to deny: Yonke, Johnson, Duffy, Metts, Durant, Taylor, Siercks, Grady;*

4 *Absent: Frierson]*

5 CHAIRMAN YONKE: Thank you, Staff. That wraps up number 6, which moves  
6 us to number 7, the Chairman's Report. I want to defer some time to Commissioner  
7 Johnson who had a few words. Do you still wanna speak? Okay.

8 MR. JOHNSON: Mr. Chairman, Commissioners, just very briefly, an hour and a  
9 half at 6:00 feels different than an hour and a half at 3:00, but I did wanna just make a  
10 comment. I tried last month or I guess month before to just highlight something. Clearly  
11 this is our first month acting under the new Code and I just thought that it is important  
12 just to stop – I remember before I actually took seat on the Commission listening to the  
13 meetings in those months leading up to that and they were very well attended, they  
14 were very well engaged and a lot of conversation about what was happening in the  
15 process and a lack of knowledge and maybe the contingency is not the right word but it  
16 was definitely an engaged process. And so at this point I just wanna make sure that we  
17 stop both to recognize Staff as well as County Council for allowing us to navigate  
18 through this process to get to today. And I think it's just worth a point of saying that we  
19 have turned a corner and it's been a while and so it's easy to get lost in that, in a long  
20 process and forget there are times that you have to just kinda stop and look in the  
21 rearview mirror and say, you know, we've arrived at a destination. So I just wanted to – I  
22 tried to address that before but kinda rushed at the end of the meeting but I did wanna

1 just take a few minutes just to say that and just recognize that work Staff has done to  
2 get us to this point.

3 CHAIRMAN YONKE: Thank you, Commissioner Johnson, and a big echo to  
4 Staff. Thank you for getting us through the restart process, everything with the Land  
5 Development Code. And now here we are in March and we're using it. That's great. So  
6 thank you Commissioners for all your time and effort you invest each month, I seriously  
7 mean it. I know you guys spend a lot of time volunteering traveling and reviewing cases  
8 and all your participation and these discussions are great, you've helped me a lot, like  
9 just speaking up. Thank you. Your time does go by fast up here so please speak when  
10 you can. And as a reminder any feedback from you on how we can make the most out  
11 of our time here in 2024 as a Commission to best serve our county, that's always  
12 welcome to please feel free to reach out to me. Staff, later in the year I'd like to help  
13 coordinate a retreat where we can hear from other departments. We've successfully  
14 had three of these so far in my last five years on the Commission and I found each of  
15 them to be extremely valuable for both us and for the public who were able to attend. So  
16 can we start planning? It doesn't have to be anything too big, but to hear from  
17 departments it always helps with, I know speaking for myself, my thought process as I'm  
18 looking at each case.

19 MR. PRICE: I'm trying to understand this retreat you're talking about.

20 CHAIRMAN YONKE: A training.

21 MR. PRICE: Training, yes. Yes, so definitely we can start looking into that. And  
22 again over the years, you know, I think mostly Staff has kind of put these together and  
23 we looked at different items. But again, we welcome any input from the Commission as

1 to something specific that you would like to see us address, you know, please feel free  
2 to reach out to us as a Staff because, you know, the earlier you get it to us the more we,  
3 it gives us more time to be able to, you know, track down appropriate speakers or  
4 presenters at the retreat as we've had in the past.

5 CHAIRMAN YONKE: Let's also do some calendaring sooner than later cause  
6 everyone gets busier schedules as summer approaches.

7 MR. PRICE: So right now, I mean, we don't have to do it today, we can definitely  
8 wait until the next meeting, but if you want to go ahead and tie down a date then that  
9 would allow us as a Staff to go ahead and tie down a location. And from that point on  
10 then we can, you know, move to kind of fill the agenda for the training.

11 CHAIRMAN YONKE: I used a spreadsheet last time through an email that  
12 helped, so I can coordinate efforts to get some potential dates and then we could talk to  
13 that collectives as a Commission. With that we can move on to number 8, your report.

14 MR. PRICE: The only thing in there is the Report of County Council from their  
15 last actions on cases that y'all have made recommendations on. It's found on page 101.

16 CHAIRMAN YONKE: Thank you, Mr. Price. Any other comments from the  
17 Commission before we wrap up tonight? Thank you for hosting an evening meeting to  
18 make this easier for the public to attend. Hearing nothing from the Commission I'll take  
19 a motion for adjournment.

20 MR. DURANT: So moved.

21 CHAIRMAN YONKE: So moved. We do this with a show of hands. That's  
22 unanimous.

1 *[Approved to deny: Yonke, Johnson, Duffy, Metts, Durant, Taylor, Siercks, Grady;*  
2 *Absent: Frierson]*

3 MR. PRICE: That's for adjournment.

4 CHAIRMAN YONKE: Thank you, we are adjourned.

5

6

*[Meeting adjourned at 7:35pm]*