

RICHLAND COUNTY PLANNING COMMISSION
November 6, 2017

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[Members Present: Beverly Frierson, Prentiss McLaurin, Heather Cairns, Stephen Gilchrist, Christopher Anderson, David Tuttle, Wallace Brown, Sr.; Absent: Karen Yip, Ed Greenleaf]

Called to order: 1:07 pm

CHAIRMAN GILCHRIST: Please allow me read this into the Record. In accordance with the Freedom of Information Act a copy of the Agenda was sent to radio and TV stations, newspapers, and persons requesting notification, and posted on the bulletin board located in the County Administration office. Next on our Agenda is our Consent Agenda. Do we have a motion for the Consent Agenda?

MR. BROWN: So moved, Mr. Chair.

CHAIRMAN GILCHRIST: Hold one second. One second. Mr. Brown, I think we have a couple adjustments for the Consent Agenda.

MS. CAIRNS: Yeah, just a couple quick adjustments to the Consent Agenda. Items number 1 and 2, Johnson Marina Road and Leesburg Road, have been withdrawn by the Applicants. We're also pulling Case 3, Koon Road, pulling Case 4, 7640 Fairfield, pulling Case 6, 75 – hang on, just wait till I get to the end of my sentence – Case 7525 Fairfield Road, and Case No. 8, 7230 Hilo Road, those are being pulled from the Consent Agenda so as to allow public comment. Okay, sorry I didn't start with that. I apologize. So on the Consent Agenda are Barton Creek Court and the Summit Parkway. Other than that we'll have public comment on the other cases.

CHAIRMAN GILCHRIST: Okay, is there a motion on the Consent Agenda?

MR. TUTTLE: So moved.

CHAIRMAN GILCHRIST: Okay, is there a second?

1 MR. MCLAURIN: Second.

2 CHAIRMAN GILCHRIST: It's been moved and properly seconded that we accept
3 the Consent Agenda as amended. All in favor signify by raising your hand? All
4 opposed?

5 *[Approved: Frierson, McLaurin, Cairns, Gilchrist, Anderson, Tuttle, Brown; Absent:*
6 *Greenleaf, Yip]*

7 CHAIRMAN GILCHRIST: Okay. Moving right along.

8 MS. HEGLER: Good afternoon, Chairman. Also for the Record, under Consent
9 you approve the Road Names, Minutes were on the Agenda but you do not have
10 Minutes, so just for the Record note that you did not approve those from last month.

11 CHAIRMAN GILCHRIST: Okay, do we need to make a motion on that just for,
12 just to make that a note in the Record? Okay. Thank you. Alright, first case.

13 **CASE NO. 17-028 MA:**

14 MS. HEGLER: Alright, Case 17-28 is on Koon Road, a little over 40 acres,
15 currently zoned Rural. The request is for RS-LD, that's our Single-Family, low-density
16 zoning district. There have been similar rezoning cases in that area dating back to the
17 90s. RS-LD, the Single-Family, low-density district is intended as a single-family
18 detached residential district. The idea is, of course, is that those are designed to
19 maintain a suitable environment for single-family living. That's per your zoning definition.
20 The area is surrounded primarily by residential uses and undeveloped parcels. North,
21 east and south of this site are single-family residential subdivisions. West of the site is
22 an undeveloped Rural parcel. The 2015 Richland County Comprehensive Plan that you
23 adopted in 2015 designates this area as neighborhood, medium-density. These are

1 areas that include medium density residential neighborhoods and the supporting
2 neighborhood commercial scale development for those. The desired development
3 pattern is, of course, the medium-density residential neighborhoods that should provide
4 a mix of residential uses and densities within those neighborhoods. Given that and the
5 surrounding area, Staff recommends approval. We felt that the rezoning is consistent
6 with the objectives outlined in the Comprehensive Plan, it's in character with the land
7 use and desired development pattern of that Comprehensive Plan. Zoning districts of
8 similar character are identified as manufactured homes, PDDs, single-family, low-
9 density, which is what the request is for, and single-family, medium-density. Also it did
10 seem consistent with some of the residential patterns in the area, so again Staff
11 recommended approval.

12 CHAIRMAN GILCHRIST: Okay. Any additional questions for Staff? We do have
13 a couple persons signed up to speak, and when we call your name when you approach
14 the podium please give us your name and your address for the Record. And you have
15 two minutes to share your thoughts on this particular case. The Applicant, Jordan
16 Hammond?

17 **TESTIMONY OF JORDAN HAMMOND:**

18 MR. HAMMOND: Thank you for having us. Wanted to say we met with the, the –

19 CHAIRMAN GILCHRIST: Name and address for the Record.

20 MR. HAMMONG: Oh, I'm sorry. Jordan Hammond, 133 Seven Drive, Chapin,
21 South Carolina. I live in this district. So we met with the, Jesse Bray with my office met
22 with the, the property owners and landowners in this district. Couple of the, you know,

1 major concerns had to do with traffic and schools. As you can see from the Staff
2 recommendation the level of service I believe is an A, is that right? Is that what the –

3 MR. TUTTLE: That's correct.

4 MR. HAMMOND: - okay, level of service A. And the schools, met with the School
5 District, both, all the schools in this district, in this area have capacity for the students
6 that would be housed in this subdivision here. We would, of course, work with the
7 County, Staff and the Storm Water Management, the Planning Department, we would
8 likely have to do a traffic study, considering it's over 90 units; the Department of
9 Transportation would likely require a traffic study which we would have to comply with
10 any improvements they would want us to make to Koon Road or any intersections that
11 they felt like warranted improvements. So as far as traffic goes we would comply with
12 Staff and the Planning Department and the Department of Transportation as far as what
13 improvements would need to be made to handle any additional traffic that would, we
14 would bring. For me with the School District, they are fully prepared to handle the
15 capacity that would come with the students that would live here. And as far as any
16 storm water issues that may be of concern we would have to meet with Staff and the
17 Planning Department and use a professional engineer to design the subdivision to, to
18 handle any storm water runoff that would come from our property offsite, so we would
19 have to retain that from a quality standpoint as well as a quantity standpoint. Any
20 questions for me while I'm up here?

21 CHAIRMAN GILCHRIST: Questions for the Applicant? Okay, thank you sir.

22 Jesse Bray?

23 **TESTIMONY OF JESSE BRAY:**

1 MR. BRAY: Hi, my name's Jesse Bray, 286 Caden Court, Chapin, South
2 Carolina. Don't know that I can add anything further to the discussion but we wanted to
3 be here for any questions that you guys may have.

4 CHAIRMAN GILCHRIST: Okay, thank you. Stan Mack?

5 **TESTIMONY OF STAN MACK:**

6 MR. MACK: Mr. Chairman, Members of the Planning Commission, my name is
7 Stan Mack, I live at 351 Heatherstone Road, Columbia 29212. I work with Southern
8 Visions Realty and we are representing the Mathias Family, Bill Mathias that owns the
9 property. They have owned this property since the 1800's when there was nothing out
10 there, much less schools and subdivisions. I've been doing this a long time. I remember
11 when Allen Schumaker built Stonegate which is immediately to the south of this
12 property. To the north is another subdivision [inaudible], it was done by the power
13 company back in the '90s, there's two subdivisions across the street. So if you look at
14 the map you'll see this property sits right in the middle of four other subdivisions. It's
15 walking distance to the schools. I remember when the school was being built and
16 people were complaining about traffic and that's been 20 years ago. Traffic's always the
17 biggest concern, as far as I'm concerned that's a Highway Department problem, they
18 need to do something with it. They haven't done anything with it since the school was
19 built 20 years ago, so I'm totally in favor of anything we can get done; putting a center
20 lane, whatever we need to do to get this subdivision done, built out. That's what this
21 property's good for, it's really not good for anything else. You can't put a farm between
22 two subdivisions. Thank you.

23 CHAIRMAN GILCHRIST: Thank you, sir. Eric Boyer?

1 MS. HEGLER: Chairman?

2 CHAIRMAN GILCHRIST: Yes.

3 MS. HEGLER: I just wanted to note, we have asked IT to come check out this
4 speaker. I wonder if, if everybody turned theirs off when they're not using it if that might
5 help while –

6 CHAIRMAN GILCHRIST: Okay.

7 MS. HEGLER: - the guests are speaking. I don't know if that's true, but just
8 thinking that through.

9 CHAIRMAN GILCHRIST: Okay, thank you.

10 **TESTIMONY OF ERIC BOYER:**

11 MR. BOYER: So my name is Eric Boyer, I live at 1109 Koon Road. And I don't
12 debate what the developer and the real estate agent have said, it does make sense to
13 be a subdivision. That's wonderful. I think I speak for a lotta people in the area, I don't
14 understand why it has to be such high density, .13 acres, I can't even imagine building a
15 home on .13 acres. This is gonna be a blight on this area. I mean, I don't know the
16 value of these homes but this, this is gonna be, not just from an infrastructure
17 standpoint, this is gonna, once it's there it's there and it's gonna be – I don't understand
18 why the minimum home, or the minimum lot can't be enforced here. And to say that this
19 is low density, what would be high density if this is low density? I mean, the only thing I
20 can think of would be a six story apartment building that would be high density if this is
21 low density. So I just wanna go on Record that I'm opposed. I think, I'm not opposed to
22 people making a living and developing the property, but I just don't understand 112 lots
23 on 40 acres. And that doesn't even account for roads and, and right-of-way and, and –

1 but it will increase traffic and I've heard the developer say they'll spend the money
2 necessary to improve the infrastructure but I don't think we can minimize the fact that
3 we're just gonna be cramming homes into an area that, that – I don't know why we have
4 to 112 homes, 112 lots, so thank you.

5 CHAIRMAN GILCHRIST: Thank you, sir. Ken Clark?

6 **TESTIMONY OF KEN CLARK:**

7 MR. CLARK: Yes, my name is Ken Clark, I live at 1601 Old Tamah Road. My
8 wife and I have lived there, were born there, we've lived there all of our lives. I brought a
9 crude whatever you wanna call it here. Where could I sit it at so you can see? Cause I
10 need this –

11 CHAIRMAN GILCHRIST: Yeah, right there is fine.

12 MR. CLARK: Okay. Alright. Okay, Koon Road right here, alright? On Koon Road,
13 okay up here is Dutch Fork, this is Old Tamah Road, and [inaudible – away from mic].
14 You've got four subdivisions that're there now. Ridge Creek, which has approximately
15 186 homes, [inaudible] to the north and [inaudible] to the south you have approximately
16 150 homes. You've got Stonegate with approximately 160 homes. Okay? Which I think
17 is about 455 homes already there. Okay. This is the 40.7 acres in question here. Or
18 40.67 acres in question here. They wanna build 112 homes which would run that figure
19 up to about 600 homes on a ½ acre from that road where [inaudible] Old Tamah to the
20 bridge here, alright? And it's a creek here. On that half a mile stretch it would be 600
21 homes. You've got an entrance for Ridge Creek here, entrance to [inaudible] north here,
22 south here, and school down here, plus you would have one at – you'd have five
23 entrances on that ½ mile stretch, okay? Now, on the [inaudible] six and seven acres

1 they say it's 16 acres right now that's not [inaudible] to develop, alright? So they're
2 gonna put 112 houses on, I think we figured up whatever it is, what, 24 acres?

3 CHAIRMAN GILCHRIST: Yes, sir.

4 MR. CLARK: Twenty-four acres. Now, we found out that there's 30 acres in the
5 back here adjacent that's landlocked, okay? The [inaudible] wants an easement, you
6 can't get it. Now most probably [inaudible – away from mic]

7 CHAIRMAN GILCHRIST: I'll need you to wrap up.

8 MR. CLARK: Oh, really?

9 CHAIRMAN GILCHRIST: Yes, your time is up.

10 MR. CLARK: I need a little more time if that's good.

11 CHAIRMAN GILCHRIST: Well, you might want to – no, I'm sorry I have a number
12 of people signed up to speak, sir. So if you could just give me an opportunity to have
13 some of your other colleagues come and speak.

14 MS. NANCY MULLINS: Sir? I was gonna speak. He can have my time. Nancy
15 Mullins.

16 CHAIRMAN GILCHRIST: Alright, well we'll allow that to happen.

17 MR. CLARK: Thank you. Thank you very much. Thank you. [Applause]

18 CHAIRMAN GILCHRIST: Please, folks. We don't need the applause. Thank you.

19 MR. CLARK: Okay, 30 acres, if they're allowed to put the 112 homes there and,
20 you know, be rezoned, they're most probably gonna get those 30 acres that doesn't
21 have an easement to it and build on it, too. Now, that's not all. You had all kind of
22 undeveloped property beyond that, probably 100 or more acres, and what do you think
23 their plan is gonna be? Okay? Now. The people who own this property, they're wealthy

1 people, and that's great, that's fine. Why doesn't Richland County talk to these people
2 about a conservation easement? They're in a situation that they don't need the money,
3 they might donate it to a conservation easement. Has anybody thought about talking to
4 them about it? About a conservation easement? Okay. If you do this, if you rezone it
5 and they build the houses will it be safe? Is that being a balance, a balance between
6 economic development, wildlife habitat, and so forth? Is it being a good steward of
7 God's creation? You know, I ask you these questions, I know you can't answer it, just
8 something to think about. Okay. I'll finish up with, with this little [inaudible]. When Hugo
9 went through the lower part of the state in '89, the church down there had a statute of
10 Christ, it knocked the statute down and broke the arms off. Okay? The congregation
11 said, well we'll fix it. Then they talked about it and they said, no because we are the
12 arms of Christ. Now, what I'm asking you or the point I'm trying to make is, you are the
13 arms of Christ and the hands of Christ when you deal with putting development like this
14 in given areas; for balance, for stewardship, [inaudible]. Just please consider that.

15 CHAIRMAN GILCHRIST: Thank you.

16 MR. CLARK: You know? Thank you.

17 CHAIRMAN GILCHRIST: Thank you. Mike Upton?

18 **TESTIMONY OF MIKE UPTON:**

19 MR. UPTON: I'm Mike Upton, I live at 100 Brownlow Drive. I butt directly up on
20 Koon Road so directly out my back, I've got a little bit of an oversized there, a little over
21 an acre, but even though I have foliage back here, considering the number of homes
22 that are going to abut up directly on Koon Road, both myself and every other individual
23 who lives on Brownlow Drive will see all of these smaller, vinyl sided, two-story homes.

1 And I'm somewhat at a loss because I've only seen, I don't even know if you consider it
2 to be a plat map or not, the overall homes that are gonna be lining up there. I know
3 they've got a bunch of property directly in the back and I'm kinda curious why they could
4 not push this back? If this absolutely has to occur it would be nice if we all didn't have to
5 look at it. Nothing against progress or growth but I think this is the wrong area for it.
6 They plan on putting their entranceway directly across our entranceway which is Avril.
7 It's terrible right now. Morning traffic when, we have two schools up here. In the
8 afternoon it's terrible. We can't even transition out of our, our housing tract right now
9 due to the traffic that's up there. I don't know where they got their figure from for traffic
10 flow, but I do not believe them. Not at all. Even during the daytime the traffic up there is
11 somewhat congested, only because of the school system. Plus now that Walmart's in
12 individuals come down there and they shoot down in order to go to Walmart. We
13 absolutely cannot handle any more traffic up there. If we have, even with a traffic light
14 there that might eliminate some of the problems, but I can't foresee them putting a traffic
15 light in right there. We are going to have hundreds of accidents there. [Inaudible] make
16 a left, right, I mean, trying to look forward, left, right, it's just not gonna work.

17 CHAIRMAN GILCHRIST: Thank you, Mr. Upton. Palmer Harper?

18 **TESTIMONY OF PALMER HARPER:**

19 MR. HARPER: Hello, I live at 238 Davenport Drive, Stonegate subdivision. And I
20 know that, I don't have much to say about it, but when we come out at Stonegate we got
21 that sharp curve to the left. I ride a motorcycle and I drive a truck and there've been
22 many times turning right or left people come flying around that curve that I almost get
23 hit; it's a two-lane road. Adding these 112 homes in there is gonna make more traffic

1 going both ways and make it more dangerous. You got kids just learning to drive, they
2 don't, they're gonna be even at more risk. So adding another 112 homes right there
3 beside us, plus you're gonna run off all the wildlife. I remember when they clear cut that
4 land a few years ago to sell the lumber, timber off of it, I didn't see deer for two years.
5 They're just now starting to come back. You clear that out and put 112 homes and you
6 gonna get rid of wildlife. I do hunt, not there, but I still like to see deer. You know, and
7 adding all these homes, plus we've been having a problem with the water system. I
8 don't know how they gonna do that cause if they get the same water company we got
9 they're gonna be screwed, too, to put it bluntly. And, which that problem is supposedly
10 being worked on. You know, so I don't know how they gonna do their infrastructure, I'm
11 not an architect or a designer, but I put 20 years in the Reserves and I just point blank
12 tell you how it is. That entranceway right there where I come out at, it's dangerous.
13 Been in almost plenty of wrecks out there. I've had people when I pull out I gun it and go
14 and they still come up on my rear end. Turning the other way, too. So either they need
15 to four-lane it, and I think the development company that they wanna add all this stuff, I
16 think they outta throw money in that pot with our tax money. So, thank you sir.

17 CHAIRMAN GILCHRIST: Thank you, sir. Um-hum. Dennis Fowler.

18 **TESTIMONY OF DENNIS FOWLER:**

19 MR. FOWLER: Hello, I'm Dennis Fowler, I live at 115 Avril Lane. I'm in
20 Palmerston North. This is just not about Palmerston North, we're talking about three
21 subdivisions here with Stonegate, Ridge Creek and Palmerston North and South. Some
22 of these things were addressed before, 112 homes going in that subdivision, when you
23 do the math, 112 homes, two to three cars per house, you're looking at 250 cars exiting

1 that new subdivision along with over 200 cars coming out of Palmerston North and also
2 probably about the same amount coming out of Palmerston South. It's a nightmare in
3 the morning. I don't know if anybody has ever been out there and reviewed Koon Road.
4 I'd ask by a show of hands, I don't know if anybody's out there or not, but it's a very
5 dangerous curve no matter which way you look, to the right or to the left. I think Mike
6 addressed that while ago. When you make a decision to come out of Palmerston North
7 you better make a decision and stick with it because those cars come from the high
8 school, come really fast around that curve, some up to 45 miles an hour. So you've got
9 the curve to your right and then you have the curve to your left, then you have the
10 bridge down the street from us that is right outside of Palmerston South. So there's a lot
11 of congestion, a lot of traffic through there. But their plans to develop 112 homes, their
12 base price is \$220,000, I asked them about are they gonna clear but the subdivision
13 and, of course, they will. They'll leave a few trees as a buffer zone around the
14 community but that's not gonna be enough. You know they'll clear cut the entire area
15 and run the wildlife off. One thing that I asked too, are they gonna have any common
16 areas, green areas? Are they gonna have any playgrounds? Are they gonna have a
17 neighborhood pool? And the answer to that question was no. Well, guess what? In
18 Palmerston North and South we have a pool right across the street, right down from the
19 main entrance. So when you think of children – that was awful fast [timer] – when you
20 think of children wanting to do something for the summer where are they gonna go?
21 They're gonna locate a pool and we think a lot of the residents from the new subdivision
22 will come across the street and try to utilize our pool.

23 CHAIRMAN GILCHRIST: Thank you, Mr. Fowler.

1 MR. FOWLER: Okay.

2 CHAIRMAN GILCHRIST: Appreciate your comments. Carroll Robinson.

3 **TESTIMONY OF CARROLL ROBINSON:**

4 MR. ROBINSON: I'm Carroll Robinson, 1 Cashall Court, Irmo in the Ridge Creek
5 subdivision. Whereas new construction would help the economy and give jobs and be
6 close to schools for new people, the traffic is already bad in the mornings and
7 afternoons due to the two schools' traffic. Building there would be more traffic for heavy,
8 rough I-26 west and surrounding roads in general. There'd be disruption in traffic with
9 building of the new development. Water beneath, there's water beneath the surface that
10 is a problem even in Ridge Creek that's been formally okayed; water gets under the
11 house and it, it hits the foundation, that's a problem, drainage issues. Sewerage and
12 water needs will be greater. The plans look too, like too many houses for such a small
13 area. The current lot size of neighborhood homes are, is approximately ½ to one acre,
14 small sized lots will adversely affect neighborhood values it is feared. Concerned about
15 the destruction of trees and environment. Concerns may change the attractability of the
16 Ridge Creek development and other areas that are surrounded by woods. The pressure
17 on the local schools to take on more students and the added safety where children walk
18 up and down Koon with heavy traffic. And we don't know really what kinda houses
19 they're building. I agree with a lot of what's been said, and the common areas and pool
20 seem like it would be a real need and that's not been addressed. Thank you so much.

21 CHAIRMAN GILCHRIST: Thank you, sir. Joe Chavis.

22 **TESTIMONY OF JOE CHAVIS:**

1 MR. CHAVIS: My name is Joe Chavis, I live at 329 Davenport Drive. I've lived in
2 Stonegate for over 38 years. My main concern is the traffic. You come outta Stonegate
3 you better hit the gas cause somebody's gonna be right up on you. Somebody's –
4 they've already had wrecks out there and I'm scared somebody's gonna get killed. That
5 road will not handle all the traffic. And that's about all I've got to say.

6 CHAIRMAN GILCHRIST: Okay. Thank you, sir. Martha Brown?

7 **TESTIMONY OF MARTHA BROWN:**

8 MS. BROWN: My name is Marth Sentell Brown, I live in Stonegate, I've lived out
9 there for 39 years and we were the first subdivision out there. The reason we moved out
10 there was because we like the ruralness of it. Since we've been there we've seen Dutch
11 Fork High School and Middle School come into play and then Palmerston North and
12 then Ridge Creek. And we have seen so many traffic accidents on Koon Road. Kids get
13 off, off of Shady Grove Road or Old Tamah Road and get on Koon Road and they start
14 speeding. At the corner, the right hand corner is where the entrance of the subdivision
15 is, it is a tight corner. We've had to cut bushes back so that we can have a better view
16 of the traffic coming from the left side. I can't tell you how many accidents have been on
17 that road. Every week it's at least two or three and it's always around when school
18 closes. I'm asking that you reconsider changing the zoning of this property because a
19 lot more thought needs to be given to this piece of property. Thank you.

20 CHAIRMAN GILCHRIST: Thank you, Ms. Brown. This next name I can't
21 pronounce but it's 106 Brownlow Drive. Alright, very good. If you could help me with that
22 name.

23 **TESTIMONY OF [INAUDIBLE] AMAD:**

1 MR. AMAD: It's [inaudible] Amad.

2 CHAIRMAND GILCHRIST: Okay, I'll take your word for that.

3 MR. AMAD: So, respected Members, I am [inaudible] Amad and I'm a resident of
4 105 Brownlow Drive which is right across this proposed housing subdivision. I am
5 requesting disapproval of this case because of overcrowding. And that is probably,
6 every speaker is saying that there is overcrowding, overcrowding, and overcrowding. As
7 you heard from the [inaudible] they are saying that, okay there is a road but they don't
8 care that they're, not their problem, that's the problem of the county or city that they
9 make a road or not. Then they will, once they will make those houses they will leave
10 and then our problem will be [inaudible] Planning Commission and everything. The, the
11 suggested plan shows that there will be more houses per unit area and per unit acre,
12 they are a very, very large number of houses in very small area. And it's the all, it's
13 based on, it's based on the, how much profit they are going to get and this is [inaudible]
14 quality of life in that area and that's why I'm, I am against this proposed plan. And you,
15 you have to understand that this is suburb not urban area, so putting that many houses
16 in that area is really not the good option. And also let me say that schools are enough,
17 the school can't accommodate all those children, that's not the case. Right now the
18 school are still, are, they limit so either you have to plan, you are the Planning
19 Commission, you have the responsibility of how to do that. But if, looking at this
20 [inaudible] right now, I think that's not the right decision and that's, that's my, my take.

21 CHAIRMAN GILCHRIST: Thank you, sir.

22 MR. AMAD: Thank you.

23 CHAIRMAN GILCHRIST: You bet. Jeffrey Wagner

1 **TESTIMONY OF JEFFREY WAGNER:**

2 MR. WAGNER: Honorable Panel, I'm Jeffrey Wagner, I'm at 202 Brownlow
3 Drive, Irmo. I directly abut up to Koon Road. I wish I'd have known about this thing
4 coming a couple weeks ago. I found one of these in my backyard a few weeks ago.
5 That is a pine bow tree frog, I think that's the correct pronunciation. They're actually
6 considered a threatened species in South Carolina. That's my number one issue. The
7 plan for this housing development is to wipe out that wetland area directly adjacent to
8 Koon Road. That's wrong. I actually have a question for the panel, what is a level of
9 service Alpha condition? That was one of the things that was mentioned by the
10 developer. I have no idea what it is. I looked and looked and looked, I could not find it.

11 MR. TUTTLE: If you went to South Carolina DOT's website, they define the
12 classifications –

13 MR. WAGNER: Okay.

14 MR. TUTTLE: - A, B, C, D, etc. That's their term.

15 MR. WAGNER: Okay. There was a meeting previous to this at a local church that
16 was well attended. The other aspect that was discussed in there was impact on the
17 valuation of existing homes in the area. The builder expressed no care whatsoever with
18 regards to the impact to the value of present homes in the area. That's wrong. Thank
19 you much.

20 CHAIRMAN GILCHRIST: Thank you, sir. Jane McDermott.

21 **TESTIMONY OF JANE MCDERMOTT:**

22 MS. MCDERMOTT: I'm Jane McDermott, 402 Staffwood Drive in Ridge Creek
23 subdivision. I'm concerned about what we're doing to the environment. We've already

1 seen a lot of negative impact. We cover up the land and where does the rain go? We've
2 had the problems with drainage in Ridge Creek, I'm sure it's in the other subdivisions as
3 well. We are taking away land from our, the animals, the deer, I don't see deer anymore
4 or very infrequently and I used to see them when we first moved out there. Bicyclists,
5 where do they go to enjoy themselves? We're taking away so much. I don't know that
6 there's a real need for more housing out in our area but I do know, I'm pretty sure that
7 everyone sitting here at one point or another had an area where they could go and play
8 outside and we are taking this away. This is a few people, someone, the owner who is
9 apparently wealthy, who probably does not need to profit from this. It will provide jobs
10 but it takes away from what is valuable in this life. And I thank you.

11 CHAIRMAN GILCHRIST: Thank you. Gray Humphrey.

12 **TESTIMONY OF GRAY HUMPHREY:**

13 MR. HUMPHREY: Hi, Gray Humphrey, 208 Brownlow Drive. I live in Palmerston,
14 Palmerston Regime, I'm the president of the homeowners' association. If you ask the
15 majority of the folks that live in the Palmerston Regime they will say they would rather
16 this not be built. If it is gonna be built there are three considerations. It's, if it's gonna be
17 low density I think it should be based on the number of acres that they're actually gonna
18 build on; therefore, instead of 147 approved I think that would take the number down to
19 87 home sites so that the lots would be bigger. The second is, one that's been
20 addressed is the amenities, there're no amenities over there. We have amenities in our,
21 our neighborhood and we're concerned about that. We think it'd go a long way to have
22 amenities in that neighborhood, they certainly have the land for it. And the third is the
23 entrance being right across the street from the Palmerston North entrance. You've

1 heard the traffic concerns. I think if it is gonna be built there's gotta be consideration of
2 moving that to another area instead right across one of the neighborhood exit and
3 entrances. It is, as you've heard from others, especially in the morning and the
4 afternoons when school is coming in and out, it is, it is a difficult situation. I appreciate it,
5 thank you.

6 CHAIRMAN GILCHRIST: Thank you, sir. Paul Beasley.

7 MS. HEGLER: Commissioners, we do have some sound assistance so if you
8 wanna turn all your mics back on and see if he's fixed the –

9 CHAIRMAN GILCHRIST: Test 1, 2.

10 **TESTIMONY OF PAUL BEASLEY:**

11 MR. BEASLEY: Good afternoon. I'm Paul Beasley, I live at 111 Avril Lane. And I
12 have the same concerns that others have expressed about the density proposed for the
13 development, environmental impact, the traffic concerns. I would also ask the
14 Commission to take a look at the people who come out today, 1:00 on a Monday, to
15 express concern about this development. We don't feel regarded. We don't feel that
16 we've been taken into consideration. And we feel we have a lot to lose. And we ask that
17 you work within the framework that has been established in terms of property size, in
18 terms of development, to represent us as well. It's not just the builder who needs to be
19 represented, but the community that's already there, it's our quality of life that's at stake.
20 And we ask that you consider that. Thank you.

21 CHAIRMAN GILCHRIST: Thank you, sir. Nancy Mullins? Okay, great. Becky
22 Schmidt. Thank you, Ms. Muller [sic].

23 **TESTIMONY OF BECKY SCHMIDT:**

1 MS. SCHMIDT: Good afternoon. My name is Becky Schmidt, I live at 116 Avril
2 Lane in Irmo in Palmerston North with my husband. We have lived there for 22 years.
3 So some of the concerns that we have, when I listened to the presentation, is why
4 would you do a traffic study after it had been approved and after it was under
5 construction? The traffic there, as everybody has reiterated, is terrible. You've got the
6 schools, you've got four subdivisions, so we're very concerned about the traffic there.
7 My husband and I sat on our deck one night and we heard, it was at twilight, and we
8 heard this, eeeerrrrrrhhhh, bang! And the child was killed. Because it goes so fast
9 around there, those curves are sneaky so you need to be very aware of that. If you
10 haven't taken the time to go look at where this is, you need to take a ride down Koon
11 Road, it's not that long. The other concern – I'm sorry?

12 CHAIRMAN GILCHRIST: No. Please, folks allow everybody to have the same
13 opportunity to speak, thank you.

14 MS. SCHMIDT: The other concern that we have, that everyone should have, is if
15 this development goes through, which inevitably it will, but 112 new homes in such a
16 high density, and it is high density there based on the other gentleman's comments, that
17 it is going to be how – you just look at it, how can you put the entrance to Palmerston
18 North and this new subdivision face to face? I mean, there's just no way to get in and
19 out. So that is a very big concern. We're also concerned about our property values.
20 We've lived there for a long time, we've taken care of our subdivisions, and to put that
21 many houses over there is just not going to be conducive to our property value. We're
22 also concerned about crime. We hear that there are gangs in our area and we're
23 starting to see signs of that on our neighborhood internet, so we're very concerned

1 about adding another 112 families to that. So if you would please reconsider this, take a
2 drive around and just see what we're referring to I would be grateful. And if you could
3 reconsider this I believe we would all be grateful. Thank you very much.

4 CHAIRMAN GILCHRIST: Thank you, Ms. Schmidt. Tony Thomas? No Tony
5 Thomas? Oh, okay. Brenda Thomas? No, alright. Okay. Betty Rodrick, same?

6 **TESTIMONY OF BETTY RODRICK:**

7 MS. RODRICK: Good afternoon.

8 CHAIRMAN GILCHRIST: Good afternoon.

9 MS. RODRICK: My name is Betty Rodrick and I live at 619 Staffwood Drive. And
10 I welcome new people to the neighborhood but my concerns are one, traffic; two, home
11 value; and, also the size of lots for these new homes. And I just want you to take that in
12 consideration for where we live now. And that's where my stand is.

13 CHAIRMAN GILCHRIST: Thank you. Jason Branham?

14 **TESTIMONY OF JASON BRANHAM:**

15 MR. BRANHAM: Good afternoon, I'm Jason Branham, I live at 206 Avril Lane in
16 the Palmerston North subdivision. And first of all I just wanna thank you guys for your
17 service on this Commission, ladies and gentlemen, I know it's not an easy job. I don't
18 know a lot of the details about the development but I did wanna be here and learn more
19 today and express concerns, some of which have definitely been described already. I'm
20 aware that to some extent you're constrained by the ordinances that are in place
21 regarding zoning and planning and the County, but I do know as well that you do have
22 some discretion and some judgment to be exercised which is why, in part, some of
23 these public meetings are held. My concern is very much regarding the density as it

1 relates to the minimum lot size. Any approval of the development I would hope that
2 great attention was paid to the minimum lot size and again the nature of the
3 development, that it be in harmony with the surroundings. Not being all rural, but very
4 much having single-family developments in place so I'm not opposed to development
5 for development's sake, but I do wanna make sure that profitability is not necessarily the
6 number one consideration made. You know, when it comes to reviewing a Variance I
7 know that profitability is not an appropriate basis at all for granting a Variance and I
8 know that that's not what's at stake right here but it is a decision related to zoning. And
9 so I would want to be sure that again, the existing community and property owners are
10 represented, that their values are preserved to the extent possible, to the extent that
11 you would like value in your property that you own preserved, and do hope that a
12 solution can be reached regarding the intersection. And so I just oppose any decision
13 that would ultimately result in lot size of 12,000 square feet per lot being any smaller
14 than it is. Thank you for your time.

15 CHAIRMAN GILCHRIST: Thank you, sir. Kim Murphy?

16 **TESTIMONY OF KIM MURPHY:**

17 MS. MURPHY: Good afternoon. My address is 154 Old Laurel Lane, Chapin,
18 South Carolina. And I, I'm here because County Council District 1 is my back yard as
19 well as School District 5. And I wanna thank y'all and also the Planning Commission, I
20 know they're working very hard trying to balance the desires of the residents and the
21 property owners and the developers. And, and this plan that's proposed may be
22 consistent with the objectives of the Comprehensive Plan, but there's a point when
23 you've gotta look at it and say, is this going to be good for the community, is it going to

1 be of benefit to the community? Is it going to improve safety on the roads? Is it gonna
2 improve traffic congestion? Is it going to improve property values? Is it going to improve
3 the storm water runoff? It's going to be a detriment because we continue to compound
4 the problem. At a recent meeting with the developer they said, "Well, if you've got a
5 problem with the rules you've gotta address the people who are the rule makers. You
6 know, we're just developing." Well, there's a point where you have to have some
7 common sense and, and everyone may be following the rules but if it's a detriment
8 something's gotta be done to stop it. I'm not opposed to the development, the RS-LD is
9 the lowest density if you could consider that low density, before you get to Rural which
10 is one house every $\frac{3}{4}$ of an acre, which is hardly Rural, and there's nothing in-between.
11 And there is a problem with the amount of wetlands on the property, and that is forcing
12 the developer, because they of course wanna maximize the number of homes, to, to go
13 with smaller lot sizes. You know, one house every – well a lot is 12,000 square feet. We
14 have seen a copy of the site plan, I know that it's just a rendering, it means nothing, but
15 except for the entrance the backyards of these very tiny lots back up to Koon Road.
16 There's no buffer there whatsoever. So I don't know if you could consider some other
17 type of PDD or some other type of zoning that, so this development can be of benefit to
18 the community. Thank you.

19 CHAIRMAN GILCHRIST: Thank you, Ms. Murphy. Michael Tranoca?

20 **TESTIMONY OF MICHAEL TARAOCA:**

21 MR. TARAOCA: Michael Taraoca, 10 Persimmon Court, I live in Ridge Creek
22 subdivision. I pretty much have the same concerns that Ken mentioned; the property
23 value, environmental impact with drainage. There's terrible, terrible drainage in Ridge

1 Creek. We have a pond there, I'm very concerned with the wildlife and how this new
2 development, which will butt up against Ridge Creek is gonna affect that pond and the
3 wildlife which is kinda fleeting already. I'm concerned about the lot sizes. As far as I
4 know none of the other four subdivisions have lot sizes nearly as small. And probably
5 the biggest thing is the traffic. They had mentioned, especially on Koon where
6 Stonegate entrance is, I've seen kids that have to cross the street try and walk to school
7 and I've seen kids almost get hit by speeding cars. So I know that's a bad curve but just
8 more traffic is gonna increase the chances of some kid getting killed. Out of Ridge
9 Creek until they built the sidewalk, our kids had to also cross the street and I saw kids
10 almost get run over there. Also on Koon Road and Connie Wright Road where River
11 Springs is there's a terrible curve and I've seen accidents, I've almost been in accidents
12 because you can't see coming around that curve either coming or going. And people
13 are trying to take a left to go down Connie Wright to take their kids to school so you've
14 got cars full of kids and it's, there's many dangerous areas on Koon. And then you're
15 gonna increase traffic and increase the number of people that live there, so I mean,
16 those are things, the environment, drainage, property value, traffic, safety. That's pretty
17 much what I have to say.

18 CHAIRMAN GILCHRIST: Okay. Thank you, sir. Steven Leonard?

19 **TESTIMONY OF STEVEN LEONARD:**

20 MR. LEONARD: Good afternoon. My name is Steven Leonard, I live at 203 Avril
21 Lane, Palmerston North subdivision. I'm a transplant. Moved to the neighborhood six
22 years, six years ago from Connecticut. And I'd just like to share a minute or two and tell
23 you about why I picked this neighborhood. I picked this neighborhood cause it's all

1 about balance. It's a balance of convenience but yet also a rural feel. Many of our
2 neighborhoods, and you've heard from people in all four subdivisions, we have a great
3 balance. Yes, we have a super Walmart five minutes away but we have trees that line
4 our streets, we have trees that line our neighborhoods. We have subdivisions that are
5 largely set back from the road. It's a beautiful place to live, it's a beautiful place to raise
6 children. In short when I moved down here, toured the area with a realtor, started up in
7 Chapin, Irmo, had my pick of any place in the city to live. But I chose to live here
8 because it represented a balance and a compromise; so I sit in traffic every day in
9 malfunction junction, I have a longer commute than if I chose to live in Lexington or if I
10 chose to live downtown, but for me that balance is worth it cause I get to go home and
11 be surrounded by nature with wonderful neighbors and a wonderful family. When I first
12 toured the city, drove through Lexington, immediately turned to my realtor and said, "We
13 don't need to drive any farther." Called my wife up and said, "Honey, take down all
14 those listings of homes in Lexington. I do not want to live in Lexington." I don't want
15 Lexington traffic. I don't want Lexington density. Don't want that, that loss of character
16 that they're experiencing out in Lexington. So if you wanna live in the city, maybe some
17 of you do, that's absolutely fine, but I made that decision not to relocate my family to a,
18 to an overly dense part of town. Thank you for your time.

19 CHAIRMAN GILCHRIST: Thank you, sir. Dawn Yamashiro? See if I got that
20 right.

21 **TESTIMONY OF DAWN YAMASHIRO:**

22 MS. YAMASHIRO: Close enough.

23 CHAIRMAN GILCHRIST: Close enough? Alright.

1 MS. YAMASHIRO: It's Dawn Yamashiro. And I signed in my husband right
2 underneath me who does not wish to speak so if I could grab a moment of his time as
3 well.

4 CHAIRMAN GILCHRIST: Great.

5 MS. YAMASHIRO: My name is Dawn Yamashiro, I'm at 4 [Inaudible] Court,
6 which is in Ridge Creek subdivision. I'm here on a twofold mission. I'm a resident and
7 do not want this right next to my subdivision, but I'm also a crossing guard over at the
8 school at Dutch Fork Middle School. And when I first started my job I was at the end of
9 my neighborhood right at Ridge Creek. And I was the one who ran out in the middle of
10 the street to stop all the traffic so the kids could cross the street so they could get to the
11 schools. And I prayed almost every day when I went out there because it is super-fast,
12 you've got the high school kids learning just how to drive, you've got buses that need to
13 stop, you need to make sure that traffic stops both ways, so it's a very dangerous job.
14 And I went out there with the stoplight and just, stop sign, excuse me, and holding a
15 flashing light and that's all I had, that's all I was given. Then they made the stoplight at
16 the corner where the high school is and they moved me down to the middle of the
17 Middle School instead of right at the edge of my subdivision, which made it a little bit
18 better cause I just had to deal with school traffic. However, I do cross all kids from all
19 four subdivisions and that's a lotta kids. We get, I get at least 30 kids in the morning but
20 hundreds of kids in the afternoon. The traffic on Koon Road is horrid, it is absolutely
21 horrible. If you wanna see the traffic on Koon Road and see what kinda traffic everyone
22 is concerned about come at 7:45 am every day but Wednesday. Wednesday's late start
23 so the high school, they're not on the road just yet. Any day but Wednesday, 7:45 you'll

1 see what we're talking about. It is absolutely horrible. I've almost gotten hit a few times
2 when I've been out in front of my subdivision, and that is where we don't have any
3 curves or any soft spots where you can't see. People can see me, they just don't wanna
4 stop. Down where Stonegate is it's a blind curve. Those kids that come from Stonegate
5 cross at Stonegate cause there is a crosswalk there, without a crossing guard, and I
6 don't know how they make it to school because they would – it is horrible, they would
7 get hit every day if they did that. We discourage that, them from doing that but there is
8 no sidewalk from my subdivision down to that, down to that subdivision so we need
9 either sidewalks or a light or something absolutely has to be more than just planning a
10 subdivision. You need to plan a little more than just, let's put houses down here. We
11 need to figure out how to get these kids to school safe, cause there is no bus for all four
12 of our subdivisions up to the Middle School and High School, that was done away when
13 budget cuts were big way back then. So thank you very much and I really hope that you
14 take the consideration of the safety of the students who have no bus to get to school
15 when you make this decision. Thank you.

16 CHAIRMAN GILCHRIST: Thank you. Curley Brown?

17 **TESTIMONY OF CURLEY BROWN:**

18 MR. BROWN: Good afternoon. I'm Curley Brown, I live at 1 [Inaudible] Court in
19 the Ridge Creek section. And my concern is some of the stuff that has already been
20 echoed here, but the size of the homes that they wanna try to put in this community and
21 the lots that they wanna try to put them on. I feel that anything that's built in this
22 community should be compatible to the community that surrounds it. I'm also concerned
23 about the traffic because I work for the School District, I drive a transportation there and

1 I'm up and down Koon Road five times a day in a bus, besides my own vehicle. And so
2 my concern is that I think it's too many homes that you're trying to put on that piece of
3 property and the quality of the homes. There's nothing, nowhere to show us what types
4 of homes they counting on building there and I was hoping that that would be something
5 that we could see today. So I'm hoping that you guys will take this in consideration and
6 take a tour of that area yourself and see what kinda congestion we're talking about.

7 Thank you.

8 CHAIRMAN GILCHRIST: Thank you, sir. Dean Shuster?

9 **TESTIMONY OF DEAN SHUSTER:**

10 MR. SHUSTER: Hello, my name's Dean Shuster. I live at 200 Avril Lane. Thank
11 y'all for listening to us whine about this. It's my first time to whine about this. I know that
12 you guys have to deal with this a whole lot so I appreciate it. The main thing I wanna
13 say is that all this stuff that we're talking about here today is in response to this
14 development, and when developers come and talk to you everything sounds wonderful
15 in theory, everything we heard in introduction sounds wonderful in theory. In practice
16 what you're hearing from everyone here is what's going to happen. The developer will
17 come in, regardless of what they say, they will moonscape the place, that means cut
18 down every tree possible, and of course they wanna put everything in as densely as
19 possible. I actually don't blame them for wanting to make money, but they'll make that
20 money at our expense. And so I don't think they deserve a special consideration for this
21 density. And I would say Koon Road's a very dangerous road, yes. I've run on it a few
22 times, take my life into my own hands. All that stuff was true, what everyone is saying
23 here. Someone said, you know, maybe the Highway Department should do something. I

1 guess it's always someone else's problem. It's really the residents' problem, it'll be our
2 problem, we'll live with it the rest of our days. You know, we're gonna live with these
3 crazy super-cramped houses jumped into Koon Road, and I would say, yeah if you are
4 really concerned about traffic do really officially, honestly and truly, come over to my
5 house, hang out, we'll share a beer and we'll just go watch the traffic at Palmerston
6 where they wanna put this thing. And any developer, it's open to you, too, come to my
7 house, I would love to talk to you, have a great time, promise, so long as you try to take
8 a left hand turn out of Palmerston we're okay.

9 CHAIRMAN GILCHRIST: Thank you, Mr. Shuster. Thank you, sir.
10 Commissioners, that's all we have signed up to speak. Let's see here. We have lots of
11 pages but, let's see. I don't see any more names. Yep, feel free to come up.

12 **TESTIMONY OF BETTY HAWKINS:**

13 MS. HAWKINS: My name is Betty Hawkins. I live at 200 Brownlow Drive in the
14 North, Palmerston North subdivision. I have to say I concur with everything that I've
15 heard here today, everything is accurate. There have been a ton of accidents on that
16 road, and there have been deaths. I don't know how many. I did see one young child
17 lose his life and I, my husband was also one of them. But this is about the subdivision
18 and what they're trying to do. And if you want neighborhood consistency putting houses
19 along the road where everybody who lives in Brownlow who now has a fenced in private
20 backyard will no longer have that privacy. That just doesn't seem fair to me. It seems to
21 me that that whole front row, in addition to being a safety hazard, should be able to turn
22 that into a community property. And if you want neighborhood consistency build fewer
23 houses on bigger lots, you will make the same return. You will get, you know, the same

1 type of thing and it will be much more pleasing and agreeable to everybody. The
2 thought of, I've been there for 21 years, and the thought of a row of 20 houses and all of
3 them being able to look out their back windows and see my backyard and my pool
4 parties and everything else that goes on there, is very concerning to me. And it just
5 doesn't seem necessary. There's some also some inconsistencies, when I went out
6 online and looked at the application online it talked about a calculation of up to 147
7 houses.

8 CHAIRMAN GILCHRIST: Okay. Thank you, Ms. Hawkins.

9 MS. HAWKINS: Thank you.

10 CHAIRMAN GILCHRIST: Ms. Hawkins, and you were on the list, just another list,
11 another case but that's fine, we have you here. Jennifer Cunningham, are you on the list
12 for Case No. 17-30 MA? Hilo? Yes, Hilo? Okay. Then that's, oh Hilo, okay. That's all we
13 have signed up to speak for this case so I just wanted to make sure.

14 AUDIENCE MEMBER: [Inaudible]

15 CHAIRMAN GILCHRIST: Well sir, we've already gone through that. No, we've
16 already gone down, we're at the end. If you wanted to speak earlier I wish you could've
17 made that reference at that point. Sorry, gotta close this out folks. Thank all of you for
18 having the opportunity to come and speak. Any questions, comments from the
19 Commission?

20 MR. BROWN: Mr. Chairman?

21 CHAIRMAN GILCHRIST: Yes, sir?

22 MR. BROWN: I'd like to ask the Staff, what are the plans for improving the road?

23 AUDIENCE: Can I say something? We're not hearing.

1 CHAIRMAN GILCHRIST: Ma'am. Okay, he'll get a little closer to the mic and,
2 please. Can you bring it up a little bit closer, Mr. Brown?

3 MR. BROWN: Mr. Chairman, my question is, what are the plans for Koon Road?
4 For the widening of Koon Road, are there any?

5 MS. HEGLER: Commissioner Brown, Staff found, according to your report, no
6 plans with the DOT for improvements on Koon Road. But as you know, when a
7 development occurs if there are requirements for mitigation of the traffic there may be
8 plans for improvements. But – do you know of any other things? So currently we don't
9 know of the DOT having any plans for that.

10 MR. TUTTLE: Mr. Chairman, if I may – go ahead, I'm sorry. Thought you were
11 done.

12 CHAIRMAN GILCHRIST: Mr. Brown?

13 MR. BROWN: What about the County? Does the County have any – is that a
14 state road?

15 MS. HEGLER: Yeah, it's a state road.

16 MR. BROWN: It's a state road so the State basically would have to improve the
17 road, widen the road and what have you, is that correct?

18 MS. HEGLER: Unless it's on our penny list but I don't think it is. Do you know
19 differently, Mr. Tuttle?

20 MR. TUTTLE: No.

21 MS. HEGLER: No. We do have some penny projects that we are doing as the
22 County on, you know, with the DOT. This is not one of them. So yes, sir, it would be the

1 DOT that typically improves their roads on their own. Unless at the time of development
2 the developer is required to make some certain mitigating improvements.

3 MR. BROWN: Looking at Koon Road, Mr. Chairman, and how it dead ends into
4 Old Tamah, am I pronouncing that right, Tamah Road? And, and so forth, that's where
5 the issue is as I see it with folk who have talked today, the people who live out there
6 now. And then that this subdivision basically would add to the issues as they see them.
7 It seems to me that somehow something needs to be done with Koon Road. I've been
8 down that road several times myself visiting friends of mine who are out there and I
9 have issues with that road. That notwithstanding as a Member of this Commission I'm
10 raising the issue of Koon Road and that that needs to be addressed. Because it's
11 adding more homes out there and gonna exacerbate the problem, that's the concern I
12 have.

13 CHAIRMAN GILCHRIST: Mr. Tuttle.

14 MR. TUTTLE: Yeah, so I think we heard some, some concerns from residents
15 and I think are very sincere and heartfelt. Unfortunately I think the audience in general
16 gives us more credit for having more abilities than we actually have. You know, we have
17 a rezoning in front of us and we're allowed to look at certain factors relative to that
18 rezoning and other things we can't be involved in. For instance, in the development
19 process, once the developer moves forward they will apply for an encroachment permit
20 with DOT to touch DOT's road and DOT will tell them where their entrance needs to be.
21 That's not up to a developer *per se*. So I understand concerns about where an entrance
22 may wanna be, but we don't have purview over that so we have to look at what's in front
23 of us. And for Staff, is it my understanding that the adjacent neighborhoods are RS-LD

1 or RS-MD, right? So this is no more dense than the adjacent neighborhoods on a parcel
2 basis, and that's the way we look at it. Is that correct?

3 MS. HEGLER: Correct, so it's surrounded by two that are zoned RS-MD, that's
4 medium density. Those minimum lot sizes are 8,000 square feet, 8,500. And then of
5 course LD is across the street.

6 MR. TUTTLE: Yeah, so just for y'all's edification the way it comes across, we
7 have no idea how the roads might get laid out in a particular neighborhood cause this is
8 just a rezoning of the parcel. We, we don't have the ability to weigh in on home size or
9 price point. You know, if we ever went down that road I'm sure there would be nothing
10 ever built again less than a million dollars because somebody had a million dollar home
11 and they didn't want anybody to devalue that. So I just wanted everybody to understand
12 there's certain things that we have in front of us that we can look at and other things we
13 can't really look at. And with that said, Mr. Chairman, I'd like to move Case 17-028 MA
14 forward with a recommendation for approval.

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

16 MR. ANDERSON: Second that.

17 CHAIRMAN GILCHRIST: Okay, any discussion? Okay. Yes, go ahead.

18 MS. CAIRNS: I have – good afternoon everybody. Sorta to repeat some of what
19 Mr. Tuttle said, but I mean, these are, I mean, I can appreciate that when you live next
20 to a lot of vacant land it feels like your backyard, it feels like your backyard but it's not.
21 And that person that owns that land, there is, you know, we are a growing community,
22 there are more homes to come, I mean, that's the way it is. If, you know, if the
23 neighborhoods banded together and bought the property it'd be a different story, but this

1 is, you know, we as a County look at where growth should occur, what areas can
2 handle it. You know, and I do think it's relevant that the density of the existing
3 subdivisions is either more or the same as what's being proposed. Now there are some
4 times that lots can get smaller because there's trade-offs and this and that –

5 CHAIRMAN GILCHRIST: Please, please everyone. Allow her to speak.

6 MS. CAIRNS: - but I mean, the zoning, the zoning matches, you know, and we
7 don't look at the subdivision plan itself, we are just a zoning recommendation body. And
8 so you know, we look at the fact that the two neighborhoods on either side are zoned
9 medium density and this is a request for low density. And so, you know, but there are
10 some, and I don't know, you know, just, in our Code there we some times where you
11 can set aside additional land to be opened which will let you make the lots smaller but
12 the overall density doesn't get affected. But you know, this is an area by all accounts is
13 one that increased density is something that will be overall good for the County in this
14 basic area. So that's, you know.

15 CHAIRMAN GILCHRIST: Please everyone, we have a motion on the table and a
16 second to send Case No. 17-028 MA forward to Council with a recommendation of
17 approval.

18 MR. BROWN: Mr. Chairman?

19 CHAIRMAN GILCHRIST: Yes, sir, Mr. Brown?

20 MR. BROWN: Let me raise this question as a part of this, should it pass the
21 Commission recommends it, that a note be put there not only to County Council but for
22 them to pass on to the delegation what the real problem is, it's the legislative delegation
23 dealing with a state road that, that's, that something is gonna have to be done with that,

1 particularly as you further develop this area. Koon Road is a, it's a two-lane road if I'm
2 remembering what I saw. And it can only handle so much traffic. That needs, that is
3 programming I think a problem that's gonna confront this County down the road. So
4 County, a note to that effect be passed on to County Council and then presented to the
5 legislative delegation.

6 CHAIRMAN GILCHRIST: That is certainly recorded in the Minutes, is that right?
7 Mr. Brown, we'll make sure that's noted in the Minutes.

8 MR. BROWN: Thank you.

9 CHAIRMAN GILCHRIST: Okay, there's a motion and second on the floor. All in
10 favor of sending Case No. 17-028 MA forward to Council with a recommendation of
11 approval signify by raising your hand. All opposed?

12 *[Approved: McLaurin, Cairns, Gilchrist, Anderson, Tuttle; Denied: Frierson, Brown;*
13 *Absent: Greenleaf, Yip]*

14 CHAIRMAN GILCHRIST: And we are a recommending Body to County Council.
15 They will meet back in their Chambers on November the 16th, okay? So the, that's the
16 end of that case. If you wanna have a conversation about it, certainly feel free to do that
17 outside as we listen to other cases, but we thank you for coming today and we ask that
18 you show back up on the 16th. Thank you. Give everybody a minute to clear out. We're
19 moving right along to the next case.

20 **CASE NO. 17-033 MA:**

21 MS. HEGLER: Case 17-33 is at 7640 Fairfield Road, a little over an acre,
22 currently zoned Rural. The request for LI, Light Industrial. You've seen the parcel next
23 to this before you in '15 and '16 asking for either GC or Office and Institutional; both

1 were denied by County Council. Under your zoning district summary the Light Industrial
2 District is intended to accommodate wholesaling, distribution, storage, processing, light
3 manufacturing, and general commercial uses. The site is surrounded by some industrial
4 uses and industrial zoning as well as undeveloped property and some residential. The
5 2015 Comprehensive Plan designates this area as neighborhood low density, much like
6 the last zoning those are areas where low density residential is the primary use and the
7 preferred use. These are areas that serve as a transition between rural and medium-
8 density parts of the County. So again, the desired development pattern is for lower
9 density, single-family neighborhoods. Staff is of the opinion that the proposed rezoning
10 is inconsistent with the Comp Plan as the subject site is not located near an intersection
11 or within a neighborhood activity center as the Comprehensive Plan asks for. In addition
12 the uses allowed by the proposed zoning do not support the desired development
13 pattern of the Comp Plan. We've talked about this before, it could be argued that it
14 would be consistent with the surrounding character but given our commitment to the
15 Comprehensive Plan Staff recommended disapproval.

16 CHAIRMAN GILCHRIST: Questions for Staff? Okay, we have the Applicant
17 Derrick Harris?

18 **TESTIMONY OF DERRICK HARRIS:**

19 MR. HARRIS: Good afternoon. My name is Derrick Harris, 62 Teaberry Lane,
20 Elgin, South Carolina 29045. What I have [inaudible – away from mic] and on the other
21 side there's an oil company [inaudible]. So everything around is commercial [inaudible].
22 There's a couple of lots that are listed on here that are, those are [inaudible]. Everything
23 out this way is so commercial that everybody opens a business on this whole stretch of

1 road. Same thing with over here, this is all the way back up to I20. [Inaudible] here and
2 it goes back up towards I20. And on the other side you got a lotta commercial business
3 along [inaudible], all that's 321 [inaudible] Big Lots. Those commercial developments
4 coming this way and there's nothing we can do about it. Now our piece of property is
5 [inaudible] here, you can see, up here on the map you can see that we have a junk yard
6 on one side [inaudible] on the other side. But now [inaudible] they got two lots. And
7 since then what has happened, that junk yard that's next yard has turned into a
8 mammoth of a junk yard. I'd like to show you some pictures, this what we look at in the
9 morning when we wake up. That junk yard is so big, so huge and all [inaudible]. It's
10 commercial, you can't live there. The properties there, the first piece of property that it
11 wasn't rezoned is sitting there next to this huge junk yard. And the next piece of
12 property which is my mom and dad, they live on, they hear the tractors. They eventually
13 gonna have to move. That junk yard is so big, if you take an aerial view it looks like
14 there's nothing there. Now those are the pictures of what has happened, so you have to
15 go out and take a look at it and you see what we have.

16 CHAIRMAN GILCHRIST: Alright.

17 MR. HARRIS: I'm almost, I'm wrapping up. Let's see, the [inaudible] conducive
18 for commercial use, that's a commercial area. The proposed zoning district is not
19 inconsistent with the adjacent zoning areas, I mean, we got businesses all around us; in
20 front of us, behind us. And the broadness of the Comprehensive Plan does not
21 accurately reflect the characteristics of that property. Thank you.

1 CHAIRMAN GILCHRIST: Alright. Thank you, sir. Are there any questions for the
2 Applicant? Alright. Alonzo Harris? Okay. You wanna – alright. You got another minute
3 and a half.

4 MR. HARRIS: Alright, and to wrap this up in a nutshell, I been trying to rezone
5 this property for so long. It's just family property, we lived there for 30 years. We ain't
6 selling, we ain't moving. I'll keep coming back until they change it. And this is the part to
7 where we can't do anything with this property, it's locked in. It's listed RU and it has all
8 this commercial stuff, and now it has this mammoth of a junk yard next door to us, so
9 what you think happens to property value? We're not complaining about them, they
10 were HI and that's always been HI. Our property is RU next to HI. Who wants to live
11 next to a junk yard? Who wants to hear the rumbling, and they get up at 7:00 and they
12 start, they don't stop until it gets dark. And it's not a junk yard it's a scrap yard, take that
13 back, it's a scrap yard, they scrap metal. And they have room to expand. The fence that
14 you see that was put up around it, we made them put it up. I had to call DHEC out
15 because all the fluids, all the stuff that they have is coming onto our property. They
16 didn't wanna fence it in, I made them put a fence up. I think I did that for the community
17 cause nobody else could get it done. But they're next to our property and we made
18 them do it. So we're concerned about the community and we wanna put a business
19 there just like everybody else, that's all commercial and business district area. There's
20 nothing else that you can put there. The home, eventually we're gonna have to, who
21 wants to live next to that junk yard, and they ain't going nowhere cause they just bought
22 the property. And that's a multi-million dollar business, you have to look it up. And I did
23 the research on that. So that is my, my thought on this particular process and I hope

1 that you would consider approving this and not disapproving it, because now we got
2 land that we can't do anything with. And I been doing this since 2015. So this will be
3 probably my 8th or 9th time coming to speak, so thank you, I appreciate your time.

4 CHAIRMAN GILCHRIST: Thank you, sir. That's all we have signed up to speak.
5 Comments?

6 MR. ANDERSON: So question for Staff here real quick. So, I mean, again I
7 heard you say at the beginning you just, through the disapproval there mainly because
8 we're dealing with the Comp Plan and it does not fit inside the Comp Plan. But what
9 were the discussions with Staff regarding the conformity of this actual piece based on
10 the surrounding area?

11 MS. HEGLER: Well really just that. We certainly –

12 MR. ANDERSON: Yeah.

13 MS. HEGLER: - debated that it is surrounded by some industrial uses, don't
14 disagree with some of the things Mr. Harris just said, it's, residential seems like a tough
15 sell. It's just one of those cases, we've had this conversation a couple times –

16 MR. ANDERSON: Sure.

17 MS. HEGLER: - that maybe the Comprehensive Plan isn't quite right here, I
18 mean, that's really for y'all to deliberate.

19 MR. ANDERSON: Well and that's, that's where I was going with this. I mean, I'm
20 sitting here looking at some of the medium density zoning behind it, I don't, I guess from
21 an aerial view I can't really tell if there's residential houses. Doesn't seem to be any
22 neighbors here. So you know, I guess just let the Minutes reflect that I'd really like us to
23 look at this particular area as an area of growth on the Comprehensive Plan because I

1 think this is one fantastic example where the Comp Plan doesn't always get it right and
2 that's why we sit here on this Board. And I do have a question about the LI zoning. So
3 we used to have in the back of our packet what could and couldn't go into the zonings.
4 And what is the, do we know what the actual Applicant is applying for? And what their
5 application states? And I know we can't – there's no bearing, but.

6 MS. HEGLER: Yeah, I was looking at the application, Mr. DeLage is over there,
7 I'm sure he sat in on the pre-application meeting. It states the proposed use of the
8 property is a snow cone stand. But that wouldn't require an industrial zoning, so yeah
9 obviously the Applicant can ask for what they want.

10 MR. ANDERSON: Sure.

11 MS. HEGLER: We simply supply them all the places in which you can do what
12 you're asking for. So you may, you may prefer to ask the Applicant what his, his plans
13 are. Mr. DeLage, if he has any insight from the meeting.

14 CHAIRMAN GILCHRIST: Would you like to –

15 MR. ANDERSON: I mean, not particularly. I mean, you could put, you know,
16 whatever you want, you can put oil containers. We look at the specific actual zoning.

17 CHAIRMAN GILCHRIST: Yeah.

18 MR. ANDERSON: Mr. Chair, I'd actually like to make a motion we send this
19 forward to County Council with a recommendation of approval. I'm sorry, Case No. 17-
20 033 MA. And the reason going against Staff's actual disapproval is there are times
21 where the Comprehensive Plan fails us in the smaller areas where there is things that
22 are changing. And a rural zoning does not fit surrounded by M1, HI, and undeveloped
23 high density residential.

1 MR. TUTTLE: Second.

2 CHAIRMAN GILCHRIST: Okay, did y'all get that? Alright, it's been moved and
3 properly seconded that we send Case No. 17-033 MA forward to Council with a
4 recommendation of approval based upon Mr. Anderson's recommendation. All in favor
5 signify by raising your hand. All opposed?

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

8 CHAIRMAN GILCHRIST: And again, we are a recommending Body to County
9 Council. They'll meet back in their Chambers on the 16th of November. Thank you.
10 Alright. Next case.

11 **CASE NO. 17-035:**

12 MS. HEGLER: So the next case, 17-34, was approved under Consent so we're
13 moving onto 17-35.

14 CHAIRMAN GILCHRIST: Um-hum, 35.

15 MS. HEGLER: 7525 Fairfield Road, just down the street. Over 10 acres currently
16 zoned Rural, the request is for RS-LD, that's our low density. The site is surrounded by
17 industrial parcels and zoning, or I'm sorry, there've been multiple requests for such
18 rezonings going back to 2009, 2014, most of those were denied by County Council.
19 Again, under your zoning district summary residential single-family, low density is
20 intended as a single-family detached residential district, and the requirements for this
21 district are designed to maintain a suitable environment for single-family living. The site
22 is surrounded by a PDD mixed use, currently undeveloped, some residences, and either
23 high density zoning or rural. There's another PDD to the west that is also currently

1 undeveloped. The Comprehensive Plan calls, designates this area as neighborhood
2 low-density. These are areas where low-density residential is the primary use. Again,
3 they serve as a transition between our rural and medium-density areas. Lower density,
4 single-family neighborhoods are the desired development pattern. So as, as actually we
5 discussed I think in the first case, the character of our zoning districts, when you look at
6 our future land use designation as a low-density area, our Comprehensive Plan lists
7 recommended zoning districts for those. Those are rural, residential, or rural residential
8 and residential, single-family as states, so trying to create a character of lower density
9 zoning classifications within those. So I know it's gonna sound sort of counterintuitive to
10 the request but Staff recommended disapproval because as we're trying to change that
11 character of what's truly low-density the Comprehensive Plan does not recommend low-
12 density, single-family zoning within our lower density future land use category. So happy
13 to answer some questions about that, but I know it's counterintuitive, it's one of the first
14 ones we've had where we've really had an opportunity to discuss since the Comp Plan
15 adoption this designation of, you know, larger lots, lower density within our future land
16 use category. So it's a case where the zoning doesn't match the future land use term if
17 you will. So Staff recommended disapproval.

18 CHAIRMAN GILCHRIST: Any additional questions for our Staff? Couple people
19 signed up to speak, the Applicant Allen Ackerman? Allen Ackerman? Okay. I'm sorry?
20 Sure. Absolutely. Okay great, come right on up. Please give us your name and your
21 address for the Record. You're Kristin.

22 **TESTIMONY OF KRISTIN MORRIS:**

1 MS. MORRIS: My name's Kristin Morris, I represent Civil Engineering of
2 Columbia, 3740A Fernandina Road. We're working with Mr. Ackerman on developing
3 this piece of property and our request is to rezone from RU Rural to RS-LD. The
4 surrounding neighborhood is RS-HD so this would be a lower density, a lower density
5 neighborhood. And I don't really have any other comments, I'm just here to answer any
6 questions you guys may have.

7 CHAIRMAN GILCHRIST: Okay. Thank you. Any questions for the Applicant?
8 Thank you. Excuse me, ma'am? Yes, you have to – and please give us your name and
9 your address for the Record, please.

10 **TESTIMONY OF CHARLIE MAE ABLE:**

11 MS. ABLE: My name is Charlie Mae Able, 7625 Fairfield Road. My question is
12 do you have access in and out of that property?

13 CHAIRMAN GILCHRIST: Ma'am, yeah you have to direct all your questions to
14 us.

15 MS. ABLE: Oh, I'm sorry.

16 CHAIRMAN GILCHRIST: That's alright. That's fine.

17 MS. ABLE: Is there, do they have access in and out to this property?

18 CHAIRMAN GILCHRIST: Well, I think as we get into having a conversation about
19 it, certainly we'll look at that and see if that's one of the options presented in this plan,
20 okay? So you'll be sitting here to listen, is that right?

21 MS. ABLE: Yes.

22 CHAIRMAN GILCHRIST: Yeah, okay good.

23 MS. ABLE: Thank you.

1 CHAIRMAN GILCHRIST: Would the Staff wanna comment on it?

2 MS. HEGLER: Well I would, I would just say that it does have frontage along
3 Fairfield Road.

4 MS. ABLE: It does?

5 MS. HEGLER: So it has – yes, ma'am – it does reach all the way out to Fairfield
6 Road. In terms of an actual driveway access it would be permitted by the DOT at a later
7 time if they wanted a different driveway. But I'm assuming they can get onto the site
8 with access to Fairfield Road.

9 MS. ABLE: Thank you. You'll have another meeting pertaining to this?

10 CHAIRMAN GILCHRIST: This is the meeting that we'll make a decision about
11 whether or not we send this to Council with recommendation of approval or denial. And
12 then Council will meet, County Council will meet about it in their Chambers on the 16th.
13 Okay?

14 MS. ABLE: Thank you.

15 CHAIRMAN GILCHRIST: Yes, ma'am. Yes, sir, Mr. Tuttle?

16 MR. TUTTLE: Mr. Chairman, may I ask Staff a question?

17 CHAIRMAN GILCHRIST: Um-hum.

18 MR. TUTTLE: In reading the report when you had the second conclusion
19 [inaudible], is it a typo where you said it could be, the request could be viewed as being
20 inconsistent? Do you mean consistent with the property? To the south of the site?

21 MS. HEGLER: Well –

22 MR. TUTTLE: Right? I mean, that would be the –

23 MS. HEGLER: - no, I –

1 MR. TUTTLE: - alternative view?

2 MS. HEGLER: It, it's a hodgepodge. Alright, we're just gonna say this is tough.

3 No, I think it's correct, it is inconsistent. So we usually give you two facts, or, I'll call
4 them facts, we give you, we think the Comprehensive Plan says, and then we do look at
5 the surrounding area.

6 MR. TUTTLE: So it would be inconsistent with the property to the south because
7 the property to the south is more dense –

8 MS. HEGLER: Correct.

9 MR. TUTTLE: - than this parcel?

10 MS. HEGLER: Correct.

11 MR. TUTTLE: Than [inaudible].

12 MS. HEGLER: Correct. And it's, and it really is surrounded by a myriad of zoning
13 –

14 MR. TUTTLE: Sure.

15 MS. HEGLER: - classifications so again, here we tried to stay true to the Comp
16 Plan which is trying to lower the density in this area. So yeah, that's confusing.

17 MR. TUTTLE: I understand.

18 MS. HEGLER: But I think it's correct.

19 MR. TUTTLE: Mr. Chairman, is there anybody else to speak?

20 CHAIRMAN GILCHRIST: No, sir.

21 MR. TUTTLE: Mr. Chairman, I make a motion that we send Case 17-035 MA
22 forward to Council with a recommendation for approval. And the reason that I'm going

1 against Staff's recommendation is I do feel that it is consistent with the property to the
2 south.

3 MR. ANDERSON: Second.

4 CHAIRMAN GILCHRIST: It's been moved and properly seconded that we send
5 Case No. 17-35MA forward to Council with a recommendation of approval based upon
6 Mr. Tuttle's recommendation. All in favor signify by raising your hand. And all opposed?

7 *[Approved: Gilchrist, Anderson, Tuttle, Brown; Opposed: Frierson, McLaurin, Cairns;*
8 *Absent: Greenleaf, Yip]*

9 CHAIRMAN GILCHRIST: Okay. And again we are a recommending Body to
10 County Council. They will meet back in their Chambers on the 16th of November. Okay?

11 MS. HEGLER: It passed 4/3.

12 CHAIRMAN GILCHRIST: 4/3.

13 MS. HEGLER: I can start calling names if you'd like.

14 CHAIRMAN GILCHRIST: Very good. Alright, thank you.

15 **CASE NO. 17-037 MA:**

16 MS. HEGLER: Alright, the last rezoning request 17-37 is at 7230 Hilo Street. A
17 little over an acre, RS-LD is its current zoning, the Applicant is requesting RM-HD, that's
18 the multi-family high-density designation. It's established to provide for high density
19 residential development in the County allowing compact development consisting of the
20 full spectrum of residential unit types. The site is surrounded mostly by residential uses
21 as well as zoning, mostly low-density. There is a manufactured home site to the north.
22 The 2015 Richland County Comprehensive Plan designates this area as neighborhood
23 medium-density. These are areas that include medium-density residential

1 neighborhoods and the supporting neighborhood commercial scale development for
2 them. The desired development pattern then is primarily medium-density residential
3 neighborhoods. Staff is of the opinion that the proposed rezoning is not consistent with
4 the objectives of the Comp Plan. The proposed residential district does meet, or does
5 not meet the desired development pattern recommended in the 2015 Plan. That is a
6 typo in your conclusion. Again, according to the Comprehensive Plan zoning districts of
7 similar character within the neighborhood medium-density future land use designation
8 are identified as mostly single-family with, as well as a PDD, and this is a multi-family
9 request. For these reasons Staff recommended disapproval.

10 CHAIRMAN GILCHRIST: Okay. And you mentioned that that is a typo there?

11 MS. HEGLER: Yeah, it should say, 'does not meet'.

12 CHAIRMAN GILCHRIST: Alright.

13 MR. TUTTLE: Mr. Chairman, I have a question of Staff.

14 CHAIRMAN GILCHRIST: Mr. Tuttle, yes, sir.

15 MR. TUTTLE: To the, I guess you call it the north, northeast, the RM-HD there,
16 what, what is that, do you know?

17 MS. HEGLER: RM-HD, a manufactured home and multi-family. Mr. DeLage, is
18 that –

19 MR. TUTTLE: Is that manufactured homes?

20 MS. HEGLER: I show both in the list, but.

21 MR. DELAGE: Yeah, that's my understanding, kind of, unfortunately I don't have
22 my packet or access to the Internet mapping service, but there's the multi-family that's
23 kind of up there – let me see if I can get the pointer to work for you.

1 MS. CAIRNS: We can't see it anyway.

2 MS. HEGLER: Well, they can't see. We should've turned one around. Sorry.

3 MR. DELAGE: Alright, so if you look at the aerial photo on your packet, so this
4 area on Hilo Street has kind of a mix. There is the multi-family that's kind of, if you're
5 looking straight at 12:00 going north there appears to be about six structures, those are
6 multi-family. Kinda going to the east, kinda looking at your 1:00 or 2:00, I believe that
7 reference to the manufactured home and the residence is a nonconforming
8 manufactured home and a single-family residence on the same lot.

9 MR. TUTTLE: Okay. Thank you.

10 CHAIRMAN GILCHRIST: Thank you, sir. Any additional questions for our Staff?
11 We do have several folks signed up to speak. The Applicant, Dave Moore.

12 **TESTIMONY OF DAVE MOORE:**

13 MR. MOORE: Good evening. My name's Dave Moore, residence 116 [Inaudible]
14 Drive, Columbia, South Carolina 29223. And I am here of course wanting to seek an
15 approval. Went down after I acquired this property I was informed that I can't, under an
16 acre, according to South Carolina [inaudible] 16 units. And so therefore I spoke with the
17 personnel downstairs and they informed me that I can do condos, townhomes, and
18 duplexes. Based on my decision what I've decided to do is I wanted to actually, wasn't
19 looking to do the 16 units but just trying to get an idea what I actually can do and will
20 take in consideration of the residents that's already there. I just wanted to hear some of
21 the concerns and possibly address them.

22 CHAIRMAN GILCHRIST: Okay. Thank you, sir. Any questions for the Applicant?

23 MR. TUTTLE: I have a question of Staff. This, this parcel, do we know the width?

1 MS. HEGLER: Is in the – oh, hold on, let me look in the, there should be a plat,
2 right?

3 MR. PRICE: [Inaudible]

4 MR. TUTTLE: Thank you.

5 CHAIRMAN GILCHRIST: Any additional questions for the Applicant? Thank you,
6 sir. Jennifer Cunningham?

7 **TESTIMONY OF JENNIFER CUNNINGHAM:**

8 MS. CUNNINGHAM: Good afternoon. My name's Jennifer Cunningham, I live at
9 124 Sand Pines Circle, Columbia, South Carolina. I am for the rezoning simply because
10 I do understand the, the type of issues that they're having over off of Leesburg with
11 drugs and gangs, but I would like to see more nice housing put there, especially for the
12 military that's right there at Ft. Jackson. And knowing that there would be a great influx
13 of more military coming to the Base and not enough housing in the area, I think that's a
14 prime focus is to actually upgrade the area and not be a part of the problems such as
15 drugs and crime that are currently in that area. And that's all.

16 CHAIRMAN GILCHRIST: Okay. Thank you.

17 MR. ANDERSON: Mr. Chair?

18 CHAIRMAN GILCHRIST: Yes, sir.

19 MR. ANDERSON: Can I get a point of reference from somebody who knows?

20 CHAIRMAN GILCHRIST: Sure.

21 MR. ANDERSON: When I'm going down Leesburg is the corner of Hilo Street
22 and Leesburg, is that where the pizza place is?

23 MS. CUNNINGHAM: That's farther down.

1 MR. ANDERSON: That's farther down. Okay. Thank you. Thank you.

2 CHAIRMAN GILCHRIST: Okay, Michelle Edgar.

3 **TESTIMONY OF MICHELLE EDGAR:**

4 MS. EDGAR: Michelle Edgar, I reside at 16 [Inaudible] Court, right around the
5 corner from this property. There is a need for improvement of this area, but the existing
6 infrastructure and the existing neighborhood would not support additional high-density
7 development. Absolutely not. The water, the sewer, when it rains there is standing water
8 on the streets that are just down the road on the corner of Hilo and some apartments
9 that are already there that would be zoned high-density. The water pressure for
10 additional high-density isn't there, I can tell you that from living there and driving around
11 all the time. The roads are narrow, there's about 1 ½ lanes, no sidewalks, no gutters.
12 It's by the little, you know, low-density houses that are there, perhaps even medium-
13 density housing would be good to maybe put in four or five condos on that lot, it's very
14 narrow and it's long. The lot goes all the way from Hilo Street to Fairmont on the other
15 side, so there could be two entrances and exits, but high-density, you know, 16 units on
16 that lot of land it's, it would be a joke. And to the north where there's some trailers,
17 some manufactured houses behind some residential things, there are ongoing problems
18 there. There was a gunshot, we've had fires, there's, there's some sort of drug
19 trafficking going on there. So it's really busy as it is, roads are real busy when kids are
20 coming to and from school. Additional high-density just wouldn't work so, you know, but
21 to develop it and make it better potentially [inaudible].

22 CHAIRMAN GILCHRIST: Okay, thank you.

23 MS. EDGAR: Thank you for your time.

1 MS. HEGLER: Commissioner Tuttle, I know you got your answer but it's a, just
2 shy of 140'.

3 MR. TUTTLE: Thank you.

4 MS. HEGLER: In width.

5 CHAIRMAN GILCHRIST: Sherry Katz?

6 **TESTIMONY OF SHERRY KATZ:**

7 MS. KATZ: Hi. I'm Sherry Katz, I live at 7924 Ronson Drive, Columbia. Thank
8 you for the opportunity to express our concerns regarding this serious issue of zoning
9 for multi-family density in our neighborhood. This is not the first time we have addressed
10 this subject of high-density zoning. It seems to be a regular routine of having to defend
11 ourselves, our neighborhoods and homes against the money hungry people on the
12 outside who want to make a fortune at our expense. Once again we're having to circle
13 the wagons to protect ourselves from the outside, but if that's what we have to do we
14 will do it. We all know that along with low income homes comes crime. Turn on the
15 news and there it is, another crime has been committed by another resident of low
16 income housing. We feel defenseless against the bombardment of multi-family high-
17 density complexes surrounding us from all directions. We're being smothered and no
18 one seems to care. Most of us have lived in the Lower Richland community most of our
19 lives. We love our homes. This is where the memories of raising our kids, attending
20 school functions, church, and making friends are. We are just as happy with our homes
21 as those residents of expensive homes. We are constantly working to make our
22 community the best we can, but it seems we're always being challenged by outside
23 influences. We all want to live in a place where we feel safe and Lower Richland is no

1 different. I urge everyone to work with us by declining this rezoning request for multi-
2 family, high-density apartments. Thank you.

3 CHAIRMAN GILCHRIST: Thank you. Pam Clark.

4 [Cairns out at 2:45pm]

5 **TESTIMONY OF PAM CLARK:**

6 MS. CLARK: Hi, I'm Pam Clark, I'm at 1720 Woodford Road. Hilo dead ends, is
7 perpendicular to Woodford, almost into my yard. I've lived there over 30 years. This,
8 really the last year and a half I have never been so scared to death every night, there's
9 a shooting, there's, you hear gunshots every night, you don't hear them reported.
10 Hopefully there was something going on, I think Halloween night that the more
11 expensive neighborhood, St. Marks Woods, stuff was going on there for just hours, you
12 know, you're just hearing sirens back and forth. I used to walk my dogs, now I take them
13 out the backyard, I went out the other night and just as I stepped outside I thought
14 somebody was, you know, shooting somebody, you know, in my front yard. I was just
15 like shaking to death. It's just, it's gotten really bad as I understand it that when they
16 closed down Gonzales Gardens they moved them into the apartments that are down the
17 road off of Hilo. This house, this property that you're trying to rezone had a single
18 dwelling there, we need to leave it as a single dwelling. The neighborhood and the
19 neighbors were trying to bring that area back to, you know, where we feel safe and to a
20 nice neighborhood. There's a few trailer parks there and, you know, but I think they're
21 gonna be grandfathered out as I understand it, you know, as they fall apart they can't
22 come back in, hopefully. But you know, we need to, we need to get this, it's, we need to
23 get it out, and the drugs, the gangs and stuff are ridiculous, and I mean, I, I think it was

1 two years ago I could've looked right outside my house, right there by Hilo and Sheffie
2 Court and some close neighbors of mine, they found, like an 18 year old, you know,
3 dead lying there in the morning. I mean, it's just, it's just ridiculous and I, please don't
4 rezone it.

5 CHAIRMAN GILCHRIST: Thank you. Linda Wofford?

6 **TESTIMONY OF LINDA WOFFORD:**

7 MS. WOFFORD: Thank you for listening to me today. I live at 7125 Tamera
8 Road. I have grown up in the Lower Richland area, graduated from Lower Richland
9 High School. I bought the home that I live in in 1988, and there were retired military
10 living there. It was a nice place. I'm single, I've always been single. My entire family has
11 passed away and I've inherited other properties that I am having to deal with and paying
12 lots of taxes. My particular home is in this area and I don't feel that I'm gonna be able to
13 continue with my retirement that I had hoped would be where it is because there are, as
14 mentioned before, Gonzales Gardens, the city had made plans and all those people
15 were relocated, I have that all around me. It's, it is one block behind me. I don't want to
16 see apartments there. I'm sick of apartments. I'm tired of trash. I'm tired of the crime. I'm
17 tired of the gangs. And I, I can ask you to please look at any police records and see how
18 many times I have called them about shootings. Just last week I had the sheriff in my
19 home and I am a victim of a crime in 2009 where a man in a week and a half had used
20 three different people, I was the last person, he got convicted, 75 years for strong
21 armed robbery, breaking and entering, robbing me by kidnapping me and taking me to
22 an ATM. And the crime has gotten nothing but worse since then. There are homes
23 behind us that are finally being re-updated because of the flooding from the 1,000 year

1 flood. Prior to that I have easements going across my place and this particular stretch of
2 land has an incline and all the water if you build apartments is gonna come in on my
3 again. I've spend lots of money to fix underneath my house, replace my air system. I, I
4 just think it's awful, I only got \$460 from FEMA. There's no sidewalks for anybody. The
5 property value that I have is gonna go down. I don't even feel like I can put it up for sale
6 now. And I'm sorry I'm emotional, but I wanna thank you for the time that I've been
7 asked to speak here, or allowed to speak here today. And please, please don't approve
8 this.

9 CHAIRMAN GILCHRIST: Thank you, ma'am. Elaine DuBose.

10 **TESTIMONY OF ELAINE DUBOSE:**

11 MS. DUBOSE: Hi, I'm Elaine DuBose, I'm with the Capital View Area Neighbors'
12 Association. I live at 7262 Sunview Drive. Two streets over from Hilo. Capital View was
13 developed in the 1940's, I've been a resident there since 1955. It's an older community,
14 the streets are narrow as they have said, they're only 21' wide, shoulder to shoulder so
15 they're very narrow. The lots, however, are anywhere from ½ an acre to one acre.
16 They're single families, wonderful quality of life until the city decided that the Gonzales
17 Garden residents should come to Elm Tree Apartments, which is in front of Ms.
18 Wofford's house in fact. It's four blocks away from this proposed property. These
19 individuals have a project mentality, not a neighborhood mentality, so it's causing crime.
20 We have gunshots, robberies, the foot traffic is unbelievable, the trash is all over the
21 place from the foot traffic, so it's become a disaster. Our property values have gone
22 down. There was a homeless man on the side of the road on Hilo about a week or so
23 ago. I have a picture. I spoke to a neighbor to see if the gentleman needed help. The

1 man was so scared to talk to me he said, "I've only lived here three months. I'm gonna
2 break my lease. I'm scared of the crime. There's homeless people, there's street
3 walkers, and the trash." So the high-density already coming into our area is killing our
4 community. Please deny this request. We cannot take anymore high-density. I have a
5 shot here of the lots that you can see are ½ acre, single-family, there's a pool. This is
6 the lot that they want to rezone. So I thank you and I feel that you should see the
7 homeless man, and I'm so frightened for my neighbor there when she was robbed. But
8 there's a homeless man on the side of the road. And then when I stopped to ask the
9 neighbor he was scared to talk to me. I'm with the neighborhood [inaudible]. It's pretty
10 sad.

11 CHAIRMAN GILCHRIST: Thank you, Ms. DuBose.

12 MS. DUBOSE: Thank you so much.

13 CHAIRMAN GILCHRIST: Sure. Frank, Frank DuBose?

14 **TESTIMONY OF FRANK DUBOSE:**

15 MR. DUBOSE: My name's Franklin DuBose, I live at 7262 Sunview Drive. That's
16 my wife that was just up here a minute ago. We moved out there in 1965, she moved
17 out there in '55 as a child. Got married and moved into her uncle's house. We've seen
18 that neighborhood do fairly well because it was primarily a blue collar/white collar
19 environment. Lots were an acre or a ½ an acre. Because of the apartment complex that
20 was put in on Fairmont Drive that section, which is a one square block area, became I
21 guess high-density. As my wife has mentioned whenever the city decided they wanted
22 to move the low income housing personnel, people from Gonzales Gardens to the
23 suburbs we got our share of them, other neighborhoods did, too. But what we've noticed

1 is the crime has gone up since they've been relocated to our area. So we don't wanna
2 see any more apartments where you cram more and more people in because we feel
3 like the crime will continue to increase. What I'd like to suggest to the developer is he
4 consider putting an access road on that property and build three houses about the same
5 size as the houses in the neighborhood right next to it. It's a medium-density
6 neighborhood, medium-density would be fine. And sell those houses to property owners
7 so they're gonna have a vested interest when they move in there, they're gonna take
8 care of their property and try to keep it up and keep crime at, low. Whereas if you let
9 renters come in they have no long term commitment. And a high-density apartment
10 complex would be no long term commitment. And I just would hopefully hope that y'all
11 would agree with us that low-density is fine in some areas but in, and high-density's
12 okay in some areas, but our area we don't want anything less than medium-density.
13 And that would give him the opportunity to make some profit of selling some property or
14 some homes and give some future homeowners a piece of land they can call their own.
15 Thank you for your time.

16 CHAIRMAN GILCHRIST: Thank you, Mr. DuBose. Vivian Robinson?

17 **TESTIMONY OF VIVIAN ROBINSON:**

18 MS. ROBINSON: Good afternoon. My name is Vivian Robinson, and I live at
19 7925 Skylark Drive. I am retired military family and as the years when we first moved in
20 the area it was really nice, we thoroughly enjoyed living in the area. As time has gone
21 on I hate the area now. Why? Crime. I got crime everywhere. I have a neighbor down
22 the street that's in Belgium right now, their house is up for sale. You know what he sold
23 it – he says, "I don't care, give the house away. I refuse to come back and live in that

1 area.” That’s just to show you. And the houses are very, very nice houses. If you all
2 know where the houses [inaudible] really nice; real, real nice. But military? No. I would
3 not recommend no one, and I, I’m on Ft. Jackson all the time, I would not recommend
4 anybody that’s a family coming in to live in that area because of the high crime. You got
5 apartments that’s on Hallbrook, on University Drive, it is horrible because you, all you
6 hear is gunshot wounds, all you hear is the sirens going. Not too long ago just at the Bi-
7 Lo shopping center there were gunshots everywhere. So it’s just to show you, I have a
8 friend, her house has been broken into three times, three. She’s not at home, they
9 broke into it. Then two weeks later, came back again, they broke into it again. So that’s
10 just to show you how bad the crime is. So to tell you how long I will be in this
11 neighborhood, it won’t be for long because of the crime is just that bad. Military? No, we
12 don’t wanna live like this. So you can see our concerns. So I’m asking you today as a
13 military person in your hearts to deny this, please do. Thank you.

14 CHAIRMAN GILCHRIST: Thank you, Ms. Robinson. That’s all we have signed
15 up to speak. Questions, comments, motions? Staff, let me ask a question on this. I
16 know in the past we’ve been given a list of accommodations that could go in a particular
17 zoning classification, for example, in RS-LD. So we, is it too lengthy of a list to, to give
18 me some idea of what can go into that classification?

19 MR. PRICE: No, not really. Basically in the multi-family zoning designation it
20 pretty much allows all residential types. So you’re going everything from duets, multi-
21 family with single-family detached, single-family zero lot line, single-family parallel,
22 townhomes, two-family, no manufactured homes, [inaudible] groups homes and
23 rooming and boarding houses by Special Exception.

1 CHAIRMAN GILCHRIST: Okay.

2 MR. PRICE: Those are the primary uses within a residential category that would
3 be allowed to go there. Versus the single-family which really only allows single-family
4 detached and single-family zero lot line parallel.

5 CHAIRMAN GILCHRIST: Right. Okay. Alright. Any additional comments?

6 MR. TUTTLE: Mr. Chairman, I'll make a motion to send Case 17-037 forward to
7 Council with a recommendation of disapproval.

8 MR. ANDERSON: Second.

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

12 *[Approved to deny: Frierson, McLaurin, Gilchrist, Anderson, Tuttle, Brown; Absent for*
13 *vote: Cairns; Absent: Greenleaf, Yip]*

14 CHAIRMAN GILCHRIST: We are a recommending Body to County Council and
15 they will meet back in those Chambers on November the 16th. Thank you.

16 MS. HEGLER: Just one more item.

17 CHAIRMAN GILCHRIST: Is that the –

18 MS. HEGLER: Text Amendment.

19 CHAIRMAN GILCHRIST: - yeah, we didn't put that on the Consent Agenda.

20 MS. HEGLER: Oh, you know what? Yeah.

21 CHAIRMAN GILCHRIST: Did we?

22 MS. HEGLER: Technically it's d., you didn't pull it, but if you wanna talk about it it
23 won't hurt.

1 CHAIRMAN GILCHRIST: I think Mr. Anderson wants to have a conversation
2 about that.

3 MS. HEGLER: Okay.

4 CHAIRMAN GILCHRIST: Sure.

5 MS. HEGLER: Well, I mean, if you'd like me to present it, just quickly. This is
6 something that was introduced as part of our development roundtable that was in
7 existence a few years ago to make our standards more environmentally sensitive. And
8 so the requirement of landscaped islands and all cul-de-sacs was included. We have
9 started to actually develop them and have had some pushback from the neighborhoods
10 for which they are in. But, you know, they buy into a cul-de-sac they're expecting to
11 experience a full use of the cul-de-sac and these islands have become problematic for
12 them. So Staff proposed before you an option to those landscaped islands with some
13 greater open space somewhere else within the, within the neighborhood instead of
14 those landscaped islands. So the point was to have more pervious surfaces within a
15 neighborhood. We think we've still met that while allowing the developer options that
16 may be more suitable for, for the residents in that area. So before you is just an
17 amendment to those road standards, not requiring the cul-de-sac if you do some other
18 offset for open space.

19 CHAIRMAN GILCHRIST: Okay. Mr. Anderson?

20 MR. ANDERSON: What was the prior to adding the, the landscaped interior,
21 what was the minimum square footage of the cul-de-sac prior to that?

22 MS. HEGLER: I don't know if the diameter changed, does anybody recall?

23 MR. ANDERSON: Nothing changed with the diameter?

1 MS. HEGLER: No. The addition of the requirement for the landscaped cul-de-sac
2 was done a couple years ago.

3 MR. ANDERSON: Yeah.

4 MS. HEGLER: And it was all, it was the, it was all required. I mean, you had to do
5 them in any cul-de-sac if there was design. Given the concern we've heard from
6 neighborhoods, seeing it in practice, it was just one where Staff felt good about
7 presenting an option to you. We did talk to folks that were a part of that original
8 roundtable who suggested that, both on the conservation side and the development
9 side, and they seem to be okay with the compromise. It's just simply an option.

10 MR. TUTTLE: Yeah, so in summary you can do a fully paved cul-de-sac if there's
11 an offset to what the island would've been.

12 MS. HEGLER: Correct.

13 MR. TUTTLE: Somewhere else in there.

14 MS. HEGLER: Correct.

15 MR. TUTTLE: I think that better suits your homeowners' needs to play ball and –

16 MS. HEGLER: Right.

17 MR. TUTTLE: - ride bikes or whatever.

18 MS. HEGLER: Right.

19 CHAIRMAN GILCHRIST: Any additional comments regarding the Text

20 Amendment? Okay, all in favor of –

21 MR. ANDERSON: So moved.

22 MR. TUTTLE: Second.

1 CHAIRMAN GILCHRIST: Okay, moved and properly seconded? Alright, all in
2 favor signify by raising your hand.

3 *[Approved: Frierson, McLaurin, Gilchrist, Anderson, Tuttle, Brown; Absent for vote:*
4 *Cairns; Absent: Greenleaf, Yip]*

5 CHAIRMAN GILCHRIST: Alright, thank you.

6 MS. HEGLER: Mr. Anderson, did you make that motion?

7 MR. TUTTLE: He did.

8 MR. ANDERSON: Sure, I did.

9 MS. HEGLER: So you know that was unanimously approved.

10 CHAIRMAN GILCHRIST: Yeah, okay.

11 MS. HEGLER: Did you send them the rules in their packet?

12 CHAIRMAN GILCHRIST: We did, we got those.

13 MR. PRICE: *[Inaudible]* We have, I think the last time we dealt with the rules we
14 got to a point there was a lot of discussion as we proposed edits to, it just kind of like, it
15 just kind of died away and so we never officially adopted any changes. So with the
16 Commission now you have a copy of your current Rules of Procedures, y'all can look at
17 those and if you have any questions or something we can discuss at the December
18 meeting about any proposed changes.

19 CHAIRMAN GILCHRIST: Great.

20 MS. HEGLER: It'd be nice for us to actually adopt them again update the date so
21 we know that they are matching your wishes and your intent for operating your
22 meetings.

23 CHAIRMAN GILCHRIST: Absolutely.

1 MR. PRICE: [Inaudible] Staff can kinda help propose just during the discussion.

2 MR. TUTTLE: Yeah, [inaudible]. I wonder if it'd be possible to put in [inaudible]
3 criteria but some of the, the rules that are, or what we take into consideration so the
4 public would understand that we don't weigh in on amenities in neighborhoods, we don't
5 weigh in on house size or material and siding and that kinda stuff so they don't – I think
6 it's important they understand that we're not ignoring them when they say things but we
7 kinda know [inaudible].

8 CHAIRMAN GILCHRIST: I was gonna mention that in my Chairman's Report,
9 too, yeah. You know, I think you're right, I heard a lady come up and mention that and I
10 certainly think that's something – yes, sir, Mr. Brown?

11 MR. BROWN: [Inaudible] with that. One of the concerns that we're gonna have
12 that's continuously as we've had it in the past and that is the congestion issue. Just take
13 the, the whole issue that came up on the, what was it Koon Road?

14 CHAIRMAN GILCHRIST: Um-hum, um-hum.

15 MR. BROWN: Okay? We need to let people know that roads like that are state
16 roads and they need to contact their delegation rather than us because there's nothing
17 we can do about it and nothing the County Council can do about it.

18 CHAIRMAN GILCHRIST: Right.

19 MR. BROWN: Those are state roads. And they just passed out funds for state
20 roads and somehow we need to get that point across, cause you're gonna have more of
21 that as we move throughout the County. Sometimes we cannot tell, right now Wilson
22 Boulevard, we still cannot go between Killian and I20 because it's closed and you have
23 the congestion on Hardscrabble right now between Wilson Boulevard and – well all the

1 way across, really. Because they won't fix Wilson Road, at least Wilson Road is not
2 done even though we were told it was gonna be done last fall, by a state representative.
3 Okay? The folk need to understand that when they come before us. I mean, I
4 sympathize with them, that's one of the reasons I vote the way I vote. I do sympathize
5 with them, but I think that we need to tell them up front which ones are county roads as
6 opposed to state roads so that they can go talk to their delegation.

7 MR. TUTTLE: One thing I'd like to make sure that we understand when
8 [inaudible]. I can't find a school in the country that's not crowded in front of it at 7:30. I
9 mean, that's just, you know, every time somebody comes in for a rezoning that's the
10 first thing, it's crowded and they're near a school. The odds of doing anything to this
11 road, guys, when it's an A by the standard that's used judge roads, there's zero. The
12 state says there isn't a problem. I get it, from 7:15 to 7:50 every day somebody's sitting
13 in traffic and they're frustrated by that, here again I can't find a road that's in front of a
14 school that's not crowded. So we've just gotta be careful because I've never heard
15 anybody that was in opposition to a rezoning not think that traffic was an issue. Now
16 sometimes it may be, but when the report says it's an A and an A, I just can't [inaudible]
17 even though I know they're living it every day, I know there're accidents but there're
18 accidents on every road, I mean, I just.

19 MR. BROWN: I, I agree with you.

20 MR. TUTTLE: And I'm not being argumentative.

21 MR. BROWN: No, no, I know you're not. I'm agreeing with you. However, I think
22 again folk need to understand there's nothing we can do about it.

23 MR. TUTTLE: That's right, I agree.

1 MR. BROWN: And they need to understand that up front before they come in
2 here and start raising hell with us. Okay?

3 CHAIRMAN GILCHRIST: Yeah.

4 MR. BROWN: We can't, we can't do anything about it and they need to be told
5 that, that that's a state road, they need to go talk to their state representatives and state
6 senators and put pressure on them to do something about it.

7 CHAIRMAN GILCHRIST: Is there a way that when you do your reports to us in
8 our information, if it could be some way to verify that these are indeed, this is – in
9 essence this is not the County's jurisdiction to address this. And I'll be honest with you,
10 what's gonna complicate that matter quite a bit is the penny tax because there is some
11 overlap with some of that that's going on.

12 MS. HEGLER: But we note that in the report when there is a penny project we
13 will note that. But I do think that we can probably do a better job in the report of
14 identifying – even just saying what you guys have just described, this is a state road, the
15 state DOT has jurisdiction, the state DOT says it's a level of service X and just kinda
16 keep pushing that ownership conversation a little more their way.

17 CHAIRMAN GILCHRIST: Well, and I also think we can, you know, we can, we
18 can kinda find out whether or not we can say this, but that it's not the County's
19 jurisdiction.

20 MS. HEGLER: Right.

21 CHAIRMAN GILCHRIST: To address that. I mean, that's an important –

22 MR. TUTTLE: Well and, you know, you hear every time and I just happened to
23 be in that line of business so I kinda [inaudible] a little bit, but you know, storm water's

1 gonna come across my lot [inaudible] my house. And all that is dictated by the state
2 ultimately and EPA above that. You know, it might happen but it's not legal and it's not
3 the way it's supposed to work. They're supposed to hold the water back, they're
4 supposed to have buffers in different type neighborhoods versus one another and all.
5 So I mean, all that stuff is already [inaudible] but the public somehow just never gets
6 [inaudible]. I would argue also that it's incumbent upon developers in these meetings to
7 talk about some of these things.

8 CHAIRMAN GILCHRIST: Absolutely.

9 MR. TUTTLE: You know, because the public in this case is saying that the two
10 neighborhoods, the roads should not line up across from one another. I guarantee you
11 that's what DOT will prescribe because that's the safest way to do it, but they don't
12 know that. So then the developer needs to do a better job of explaining some of these
13 plans. But I just, I just hate to see people get exercised about stuff that's way beyond
14 our purview.

15 CHAIRMAN GILCHRIST: And I guess that brings up another question. Then why
16 can't we ask these developers, I mean, I, I've always had that contention that we can't
17 ask these developers to be a little bit more cognizant of people's ignorance about the
18 process.

19 MR. TUTTLE: I think, you know, I don't know of a developer, I mean, some of it's
20 an unwritten rule that you have to go and talk with the adjoining neighbors to even be
21 considered.

22 CHAIRMAN GILCHRIST: Right.

1 MR. TUTTLE: So I don't, I don't know of a good conscientious developer quite
2 honestly, the ones that are left are all pretty good developers by and large, and I think
3 they try to do a good job with that, it's just, it's an emotional topic for people and I think
4 sometimes in that environment they don't hear things sometimes the way they're said. I
5 just think we can do some kind of primer to help others to understand what's at stake.

6 MS. HEGLER: Actually if I could make another suggestion cause I've seen a lot
7 of other jurisdictions do this, you can offer the applicant a rebuttal period. I think it might
8 be a good idea when, you know, they have their two minutes where they present what it
9 is that they're asking for and, you know, in this case the applicant did talk about he had
10 a meeting and, you know, he gave a few things. But after you've heard an hour and a
11 half of folks that have had two minutes each to say their side, I mean, you can offer –
12 and this is something to do in your rules – a rebuttal for the applicant to say, oh I heard
13 you loud and clear, this is what I'm gonna do or this is what I can do or this is what I'm
14 required to do. That gives them a chance to address those more head on and more
15 immediately, given what they've just heard. And I think Council should probably do that,
16 too. So I've seen other jurisdictions do that, you give the applicant their two minutes but
17 then allow them a few minutes to rebut, or answer questions that have been asked that
18 their the only ones that really have the answers to.

19 CHAIRMAN GILCHRIST: Sure.

20 MS. HEGLER: I think that's totally appropriate to do, and probably would take a
21 lot of the onus off of you –

22 CHAIRMAN GILCHRIST: Exactly.

1 MS. HEGLER: - to say what you've just described. So I think that's something I
2 would consider in your rules.

3 MR. BROWN: I would also like to point out, Mr. Chairman –

4 CHAIRMAN GILCHRIST: Yes, sir.

5 MR. BROWN: - that it is not necessarily a good idea to point out DOT. The
6 delegation basically helps DOT make those decisions. They, DOT can come up with a
7 lotta stuff that they can put on paper and say this, that and the other, but the reality is
8 the delegation made the decision to raise taxes for roads which I'm, I fully support. I
9 don't mind paying the high gasoline tax as long as you do something with it to improve
10 the roads, okay? I voted for the penny tax cause I think the County needs to do
11 something with the roads and with transportation and all the rest of it. But I think that we
12 don't need to take all of that guff and all of that nonsense –

13 CHAIRMAN GILCHRIST: I agree.

14 MR. BROWN: - with folks coming in here with us and this woe-be-gone kinda
15 stuff when they can be told up front there's nothing we can do about it.

16 CHAIRMAN GILCHRIST: Totally agree.

17 MS. FRIERSON: Mr. Chairperson?

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

19 MS. FRIERSON: I'd like to say that I think Tracy's suggestion was excellent
20 because sometimes when we listen to the citizens from the neighborhood, sometimes
21 we hear things that we know are not germane to the issue and sometimes people kind
22 of sneak in personal attacks.

23 MR. BROWN: Yes, that's true.

1 MS. FRIERSON: And in the interest of trying to be fair to the community and the
2 petitioner, I think that what Tracy suggested is excellent.

3 CHAIRMAN GILCHRIST: I do, too.

4 MS. FRIERSON: To rebut some of the, excuse the expression, foolishness. And
5 the other thing I was wondering since we're gonna be looking at the Rules and
6 Procedures in our December meeting, sometimes, let's just say if we have 20 people
7 who come up to speak against an issue, is it possible that we – I know we give, like two
8 minutes on an issue, but that we designate a particular timeframe for things to end, pro
9 or con. And I've seen it done in other meetings where you might have pro/con, pro/con,
10 or certain other, cause sometimes what we have often are people just repeating what
11 we've already heard. And I know that they have the right to speak but maybe the Chair
12 could indicate, we're going to listen carefully to your positions and your concerns but in
13 the interest of time and so forth, if your concern has already been articulated previously
14 it's perfectly okay to come up and say, "Thank you, Mr. so and so or Mr. Chair, but I
15 don't wish to elaborate further." But we could perhaps word it better, of course, is that
16 possible?

17 CHAIRMAN GILCHRIST: Certainly we can do that.

18 MS. HEGLER: And let me tell you, County Council, they limit their public
19 hearings to 30 minutes a topic.

20 CHAIRMAN GILCHRIST: Do they?

21 MS. HEGLER: Um-hum. So yeah, you could definitely do that, or you know, say,
22 are you gonna say the same thing, so we can move this along. I think one way to,
23 something you may have to consider is it's not a petition, it's not a popularity contest, it's

1 not a vote, and they do sense that, citizens feel that way, so they, they feel the more
2 that speaks out against something the better that their position is going to be accepted.

3 CHAIRMAN GILCHRIST: Right.

4 MS. HEGLER: So somehow you'd have to couple the limit of time, which I think
5 is a good idea, with that kind of statement that, hey – and they aren't required to speak
6 here, that is not required by state law, the public hearing is before County Council so
7 you can set those rules however you want.

8 MS. FRIERSON: And one more thing. Some people really don't understand that
9 we are an advisory board and they, if they don't say it here they say it in other arenas
10 about what we did toward them or against them and so forth. And just as we have a
11 very brief paragraph at the very beginning of our packets indicating what our role is, we
12 really can't expect for everyone to understand that. So even if we summarize it very,
13 very briefly that we are an advisory board, etc., etc., that may help, too. Cause I
14 distinctly recall hearing in some of the discussions, not necessarily today, people will
15 say, "Well, we hope you'll change your vote." When Staff gives us, you know, your
16 recommendations some people actually come here thinking that we have already voted
17 and that it's their job now to change, to get, you know, them to speak so we can change
18 our minds to go against. They don't understand. And we need to do a better job
19 clarifying it and maybe if it's in writing at the very beginning then the Chair could refer to
20 it when they misunderstand.

21 MS. HEGLER: [Inaudible].

22 MR. ANDERSON: Let's be clear. I don't, what we say at the beginning of a
23 meeting –

1 CHAIRMAN GILCHRIST: Won't matter?

2 MR. ANDERSON: - will typically go in right over there, in a chamber the general
3 public they're nervous, they don't know what they're gonna say and, so I mean,
4 personally I think a lotta time if you just state it before each case. I've seen that done
5 where every time somebody gets up, you know, Ms. Jones, I understand you have an
6 opportunity to talk but if you concur with your fellow, you know, homeowner, please
7 concur and, you know, we can move along with the vote. And I know the Chairman,
8 sound like a broken record a long time there, but that does offer a way to move the
9 process along. Very, very smoothly.

10 [McLaurin out at 3:18pm]

11 MR. TUTTLE: I've also seen where if you call three or four at a time and they
12 kinda stack up behind the podium it saves that walk all the way down to the podium
13 each time. That might –

14 MR. PRICE: [Inaudible] four or five have been lined up. [Inaudible]

15 CHAIRMAN GILCHRIST: Well, we certainly could entertain all those things. I
16 mean, I think all of those are some great suggestions that we could entertain,
17 particularly – and make part of some of our rules that we're gonna be discussing in
18 December. So thank you all for that. Chairman's Report just real quick. Council will be
19 back in their Chambers on tomorrow night which means that we'll be able to meet back
20 in our Chamber, whatever that means, at our next Planning Commission meeting. And
21 it's, I think in the past we've had a conversation about whether or not we want to move
22 our time, and I would ask the Commission to begin thinking about that, because I
23 certainly would like to have that conversation as well at our next meeting. If we're gonna

1 do that then let's begin to prepare for that at the beginning of the year cause that's a
2 good opportunity to kinda let everybody know that we're gonna be moving our time to
3 make it more conducive for the public. But in addition to that, now that the Council
4 Chambers is all wired with all of its wonderful and beautiful technology, I would certainly
5 like for us to revisit whether or not our Planning Commission meetings can be
6 potentially aired just like County Council meetings for purposes of trying to be more
7 responsive to the public, and to the, where we can –

8 [Inaudible discussion]

9 MS. HEGLER: We'll get you some training.

10 CHAIRMAN GILCHRIST: [Laughter] That'd be fun, yeah get you some makeup
11 and all, we'll be good.

12 [Inaudible discussion]

13 CHAIRMAN GILCHRIST: So that's, you know, and we can talk about all that in
14 December, but thank you all. And another thing I wanna mention, and I know we all
15 have things we gotta do and go and all, but I wanna ask everybody to try to stick around
16 for the end of our Planning Commission meetings. That's really, really important for all
17 of us to try to stay at least as long as we can. I know we've had some long days recently
18 and hopefully some of that's gonna die down by the end of the year and going into the
19 first of the year, but Tracy's looking at me with the, a little bit of a direct eye so I don't
20 think that's gonna happen. But to the degree that we can spend the time that we need
21 to be here, that also speaks to the public when they see us just decide that we're gonna
22 up and leave. And people have their perceptions about what some of that kinda thing
23 means to them, and for us, so.

1 MR. ANDERSON: You're exactly right cause when I got up to go to the restroom,
2 those ladies on the front looked at me like, where are you going?

3 CHAIRMAN GILCHRIST: And in particular when we have a small, if they're not
4 that many of us here and, you know, so if we can do that, please ma'am, please sir, let's
5 try to accommodate that. Thank you for your service. Is there – yes, ma'am?

6 MS. FRIERSON: I don't know if this is a mistake or not, but there were two
7 pieces of, two documents in my packet and I tried to figure out where they belonged. I'll
8 show them to you, cause I don't know if they were there by mistake or what.

9 MR. PRICE: [Inaudible]

10 MS. FRIERSON: One was in a letter.

11 CHAIRMAN GILCHRIST: No, that was – yeah, that's yours.

12 MR. PRICE: Some of you –

13 CHAIRMAN GILCHRIST: You should've received that.

14 MR. PRICE: Some of you should've received two letters.

15 CHAIRMAN GILCHRIST: Yeah, well that one actually got pulled.

16 MS. FRIERSON: Oh, okay. Okay.

17 CHAIRMAN GILCHRIST: Yeah, so I think –

18 [Inaudible discussion]

19 CHAIRMAN GILCHRIST: Yeah, and this was the – yes.

20 MS. FRIERSON: Oh, okay. Thank you.

21 CHAIRMAN GILCHRIST: So yeah, you were supposed to receive that.

22 MR. BROWN: December 4th?

23 MR. PRICE: Yes.

1 CHAIRMAN GILCHRIST: It's December 4th, is that okay?

2 MR. PRICE: Yes.

3 MR. ANDERSON: How many meetings have I missed? Cause that's my birthday
4 and I probably won't be here.

5 MS. HEGLER: Okay, we'll update the attendance. Also we should have parking
6 spaces for you in the garage. I think Risk Management is putting together spots on the
7 top floor. You have to circumnavigate the garage but we'll get you right next to the
8 elevator and just come straight down, so. I'll, we'll reach out to you before then and let
9 you know how that's going.

10 CHAIRMAN GILCHRIST: And Tracy, I guess in December we can get an update
11 on the rewrite, what's happening with all that?

12 MS. HEGLER: Yes.

13 CHAIRMAN GILCHRIST: Okay. Alright. Sounds good, well let's see, do we, we
14 still have a quorum?

15 [Inaudible discussion]

16 MS. HEGLER: No, an update.

17 CHAIRMAN GILCHRIST: Alright, motion to adjourn?

18 MR. BROWN: So moved.

19 CHAIRMAN GILCHRIST: Thank you.

20

21

[Meeting adjourned at 3:30pm]