

**RICHLAND COUNTY PLANNING COMMISSION**  
**February 3, 2014**

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*[Members Present: David Tuttle, Patrick Palmer, Stephen Gilchrist, Wallace Brown, Sr.;  
Absent: Heather Cairns, Marilyn Joyner, Bill Theus]*

Called to order: 1:04 pm

CHAIRMAN PALMER: We'll call the February meeting of the Planning Commission to order. Please allow me to 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, persons requesting notification and posted on the bulletin board located in the lobby of the County Administration Building. Did everybody get the December Minutes?

MR. TUTTLE: Mr. Chairman, I'd like to make a motion that we approve the December Minutes as submitted.

MR. GILCHRIST: Second.

CHAIRMAN PALMER: We have a motion and a second. All those in favor say aye? Any opposed?

*[Approved: Tuttle, Palmer, Gilchrist, Brown; Absent: Cairns, Joyner, Theus]*

CHAIRMAN PALMER: Road Names?

MR. BROWN: Move approval, Mr. Chairman.

MR. GILCHRIST: Second, Mr. Chairman.

CHAIRMAN PALMER: Alright, we gotta a motion and a second to approve the Road Names. All those in favor say aye?

*[Approved: Tuttle, Palmer, Gilchrist, Brown; Absent: Cairns, Joyner, Theus]*

CHAIRMAN PALMER: Adoption of the Agenda?

1 MR. TUTTLE: Mr. Chairman, I'd like to make a motion that we adopt the Agenda  
2 as submitted.

3 MR. GILCHRIST: Second, Mr. Chairman.

4 CHAIRMAN PALMER: Do you have any Agenda amendments?

5 MS. HEGLER: No changes.

6 CHAIRMAN PALMER: A motion and a second. All those in favor say aye?

7 *[Approved: Tuttle, Palmer, Gilchrist, Brown; Absent: Cairns, Joyner, Theus]*

8 CHAIRMAN PALMER: None opposed. Okay, the submission review for Case  
9 SD-05-231. Please allow me to read this into the Record. Dear Mr. Palmer, I must  
10 request to be excused from participating in discussion or voting on Agenda Item SD-05-  
11 231 regarding Ashland at Lake Carolina is scheduled for review and/or discussion at  
12 today's Planning Commission meeting. It is my understanding of the Rules of Conduct,  
13 provisions of the ethics, government accountability and campaign reform laws that since  
14 I have a financial interest in the future project I will be unable to participate in this matter  
15 through discussion or voting. I would therefore respectfully request that you indicate for  
16 the Record that I did not participate in any discussion or vote relating to this item  
17 representing a potential conflict of interest. I would further request that you allow and  
18 direct this letter to be printed as part of the official Minutes and excuse me from such  
19 votes or deliberations and note such in the Minutes. Thank you for your consideration in  
20 this matter. Mr. Tuttle. Alright, Case SD-05-231?

21 **CASE NO. SD-05-231:**

22 MS. HEGLER: Yeah Chairman, this is a subdivision review process that comes  
23 to the Planning Commission as part of the Development Agreement between Richland

1 County and Lake Carolina. It's for Ashland Phase IV A and it's in the northern portion of  
2 Lake Carolina, about seven and a half acres. Planning for 21 total units, and this is part  
3 of a current PDD that's been approved. With some conditional conditions that have  
4 been put forth by the Engineering Department and Flood, you'll see on the second page  
5 of the Staff Report, Staff would recommend conditional approval.

6 CHAIRMAN PALMER: We have nobody signed up to speak on it. Any questions  
7 for Staff? Any motions?

8 MR. GILCHRIST: Mr. Chairman, I would like to send Case No. SD-05-231  
9 forward with conditional approval.

10 CHAIRMAN PALMER: So we're, we're actually approving this. This is, this is just  
11 for approval from our Body. So just -

12 MR. GILCHRIST: Okay.

13 MR. BROWN: I second.

14 CHAIRMAN PALMER: Okay, we gotta a motion to –

15 MR. GILCHRIST: Do I need to restate that motion?

16 CHAIRMAN PALMER: Yeah, restate it for me.

17 MR. GILCHRIST: Okay.

18 CHAIRMAN PALMER: Just for the Record.

19 MR. GILCHRIST: Sending Case No. SD-05-231 forward with approval.

20 CHAIRMAN PALMER: Okay. Subject to the conditions on page 2 or our Agenda?

21 MR. GILCHRIST: Yes.

22 CHAIRMAN PALMER: Is that the second, Mr. Brown?

23 MR. BROWN: Yes.

1 CHAIRMAN PALMER: Okay. We have a motion to approve Case SD-05-231  
2 subject to the conditions on page 2 of our Agenda. All those in favor say aye?

3 *[Approved: Palmer, Gilchrist, Brown; Recused: Tuttle; Absent: Cairns, Joyner, Theus]*

4 CHAIRMAN PALMER: There's none opposed. Alright, Case No. 14-01 MA.

5 **CASE NO. 14-01 MA:**

6 MR. LEGER: Thank you, Mr. Chairman. The Applicant in this case is E.B.  
7 Purcell. The property is located at 425 Summit Trace Court. It's part of the Summit  
8 Trace Planned Development District off of Clemson Road. The acreage for the property  
9 is almost three acres and they're looking for a, a change to the Planned Development  
10 District on that small parcel. The PDD District was originally approved in 1988, and  
11 some of the surrounding zoning and use – to the north, east and west properties are  
12 zoned PDD within the Summit Trace Development. Property to the south is the North  
13 Springs Elementary School, it is zoned RU. In the other directions we have single-family  
14 to the north, we have assisted living to the east, and single-family residences to the  
15 west. The entire PDD is made up of almost 1,700 acres, so it's a rather large PDD. And  
16 on this three acres currently the Applicants have seven structures, the majority of which  
17 are, at one time used for offices. Some of them are unoccupied at the moment, some  
18 have offices within them. But the PDD plans for office use within this site and the  
19 Applicant is requesting a slight change to that office use listing, and you have the list of  
20 proposed uses in our Staff Report. It also includes, the change also includes a number  
21 of commercial type uses, banks and financial institutions, daycare centers, museums,  
22 dry cleaners, print shops and the like. And again, that is a change from the previously  
23 approved list of uses which was strictly office and residential. Our Comprehensive Plan

1 recommends suburban for this property where commercial and office activity should be  
2 located at traffic junctions or in areas where other office and commercial uses are  
3 located. The Staff, in looking at this Application, is of the opinion that the office uses are  
4 similar to other uses in that area and would not encroach further into the residential  
5 district. For those reasons based on the uses in the vicinity, the proposed uses, the  
6 Comprehensive Plan and the design and locations of the structures, the Staff  
7 recommends approval of the change to the Planned Development District at this time. If  
8 you have any questions we'll be glad to try and answer them.

9 CHAIRMAN PALMER: Okay. Any questions for Staff? E. B. Purcell? No? Okay.  
10 We don't have anybody signed up to speak on it. Any thoughts, motions?

11 MR. TUTTLE: Mr. Chairman, I'll make a motion that we send Case 14-01 MA  
12 forward to Council with a recommendation of approval.

13 MR. GILCHRIST: Second, Mr. Chairman.

14 CHAIRMAN PALMER: I have a motion and a second. Any other discussion? All  
15 those in favor say aye? Any opposed?

16 *[Approved: Tuttle, Palmer, Gilchrist, Brown; Absent: Cairns, Joyner, Theus]*

17 CHAIRMAN PALMER: Okay. Master Plans. Lower Richland.

18 MS. HEGLER: Yes, Chairman and Commission Members, today you will be  
19 hearing again from the consultant briefly, Land Design, who helped us over the last year  
20 or so prepare the last of our approved Neighborhood Master Plans, one for Spring Hill  
21 and one for Lower Richland. This came before you in December and was deferred one  
22 more time to review. We've asked the consultant to come back to answer any questions

1 that you may have, present to you again, and we'll be happy to answer questions if we  
2 can as well.

3 CHAIRMAN PALMER: Okay.

4 MS. KATE PEARCE: Thanks.

5 MS. HEGLER: And these are the nice signs we posted throughout the county.

6 MS. PEARCE: Happy New Year. Hopefully this isn't going to feel like de ja vu,  
7 but you've seen this presentation before. I first want to say thank you to all the folks  
8 from the communities that are here with us in the audience today. I really appreciate  
9 them staying with the project through to this phase. My name is Kate Pearce, I work for  
10 the firm Land Design out of Charlotte. Quickly going to run through the highlights of the  
11 Strategic Community Master Plan for Lower Richland. Five phase process that took us  
12 through initiation stage and an in-depth research and analysis phase where we looked  
13 at everything from market conditions, road conditions, soil characteristics, interviewed  
14 numerous stakeholders through the process including residents, business owners. We  
15 then went through a series of concept plans and a workshop, developed  
16 recommendation strategies to support some of those concept plans, and now are here  
17 in front of you for the adoption phase. Key to both of these plans and processes was  
18 extensive community engagement. We held three meetings in each of the areas and  
19 had a number of participants. The County Staff did a great job, they mailed 13,000  
20 postcards for Lower Richland out to all the property owners, put 100 signs out in the  
21 community itself, and then we also communicated virtually through the web site that  
22 was set up for this, so we had a lot of community engagement over the course of the  
23 planning. The project web site was useful for a couple of reasons. It helped us not only

1 disseminate information to the residents in the constituency, but also receive a lot of  
2 information back. One of the ways we did that was through a survey where we asked a  
3 number of questions about the values, characteristics of the place and what people  
4 really were concerned about and what they really wanted to preserve moving forward.  
5 So some of the most significant assets in Lower Richland were its historic assets; the  
6 Harriet Barber House, the military installations and some of the existing industrial uses.  
7 All of the people that responded felt like these were really critical things that needed to  
8 be either enhanced or preserved as, as part of this plan. In addition, the two biggest  
9 things that people thought were potential, they had concerns about were preserving the  
10 protection of natural resources and then uncontrolled growth. So how uncontrolled really  
11 impacted a lot of the natural and historic assets in their communities. This is just a word  
12 cloud from the most frequent responses to our survey. The, the larger, kind of the font  
13 size, the more it was used in our stakeholder interviews and our survey responses, so  
14 people really valuing the rural character of the area, the strong communities, being out  
15 in the country, really thinking about the military and its impacts to the economy of Lower  
16 Richland. So just another way that we digested a lot of the feedback from the public.  
17 The plan itself, we went through an extensive analysis process where we did look at a  
18 lot of different conditions; social conditions, market conditions, environmental  
19 conditions, and what really resulted is kind of the mission statement of this plan that for  
20 Lower Richland the plan envisions a future where communities continue to grow and  
21 prosper, but doing it so in a way that really protects the heritage, the culture and the  
22 assets of Lower Richland. The land use concept here is, we have a number of different  
23 future land use categories, all with their own characteristics. I'll quickly go through

1 those. The first area we looked at is the suburban transition area. Growth in this area is  
2 going to be flat over the next 30 years according to our market analyst so, but where the  
3 growth is going to occur, potentially most of it will happen in the area around Lower  
4 Richland Boulevard and the area where the current Southeast Richland Neighborhood  
5 Master Plan also exists. So here looking for ways to connect facilities via sidewalks,  
6 road improvements, really making this area a place that could potentially receive some  
7 of that growth. In addition we looked – so yes, community services, pedestrian facilities  
8 and the improved road network. We also looked at the areas immediately adjacent to  
9 that where the pattern that exists today will probably continue in a rural residential, in a  
10 rural residential. It's really looking at making sure future development is compatible to  
11 existing communities, and that the rural character that people really enjoy, the being out  
12 in the country feel, is maintained as this area continues to grow. In terms of activities, or  
13 in terms of the heart of the planning area is the agricultural area. This is where some of  
14 the best soils in Richland County are today, some of the actual best soils in the state.  
15 So making sure that this is preserved not only for economic reasons because it is a  
16 viable economic entity, but also for the cultural reasons. A number of families that  
17 currently live in Lower Richland still farm some of the lands they received during the  
18 Land Grant process. So it's a real, a deep history tied to the land in this section of Lower  
19 Richland. We also looked at the area that is, right now lots of floodplain, lots of  
20 wetlands, the area around the Congaree National Park, and this is really the  
21 conservation area. The area that probably will not likely develop due to environmental  
22 constraints. So what are the policies and programs needed to ensure that this area  
23 remains a, a prime natural resource, so where the rivers come together. Also we

1 worked a lot with Ft. Jackson and the MAJIK(?) community to understand what lands  
2 are really critical to mission operability and mission compatibility and so some of this  
3 area, especially this green extension here, those are lands that they see as high priority  
4 conservation lands so that the mission of the base is not jeopardized if there is future  
5 growth. In terms of activity centers, we did identify a number of different activity centers.  
6 The rural center, especially around Hopkins, looking at if there is to be additional growth  
7 and development, maybe reinforcing the character of Hopkins with some additional  
8 buildings. Maybe this is a jumping off point for Lower Richland historic and cultural tour  
9 with a visitor's center. If things like that were to happen along with maybe a farmers  
10 market, Hopkins might be the ideal place for that because of its location and because of  
11 its history. And then also looking at some of the smaller community crossroads where  
12 there are either existing commercial services, like the corner, a corner shop, but  
13 potentially maybe, for instance, here at Gadsden, maybe this is someplace that could  
14 eventually have a bed and breakfast that people, when they come to the national park  
15 can go stay at the bed and breakfast, have a sandwich and not have to drive back into  
16 downtown Columbia and spend their tourist dollars. So each of these areas has a  
17 distinct character and feel to it and we've developed a set of recommendations to  
18 support that character and feel across all of these areas. In addition to each land use  
19 category we also did identify specific road improvements and transportation  
20 improvements that could enhance mobility throughout the area. And also identified ways  
21 that potentially Lower Richland county build on its economic, or on its historic and  
22 natural assets through economic development looking at canoe ways, blue ways, bike  
23 lanes, that potentially could make this a greater tourist destination, building off the visitor

1 ship that already comes to the Congaree National Park. All of this is included in the  
2 recommendations of the plan. I'm happy to answer any questions. I know that was fast  
3 and furious, but also didn't want to bore you again with the same presentation, so if you  
4 have any questions I'm happy to answer them. And that's –

5 CHAIRMAN PALMER: Does anybody have any questions?

6 MR. GILCHRIST: Mr. Chairman, I have a questions but I, but I'll wait until we  
7 hear the second presentation before I ask questions of Staff.

8 CHAIRMAN PALMER: Okay. Alright, thank you. We have some folks signed up  
9 to speak. We have Kathleen Herrington. Okay. Pastor Wayne Adams? And when you  
10 come up to the podium if you would give us your name and address for the Record. And  
11 if you could limit your comments to two minutes we'd appreciate it.

12 **TESTIMONY OF WAYNE ADAMS:**

13 MR. ADAMS: Wayne K. Adams, 222 Talley Adams Road, Eastover, South  
14 Carolina. I don't have any qualms against the project, I just came up to thank the group,  
15 the strategic planning community for their efforts, their time and their concerns and their  
16 compassion that they showed the community while they were there, and engaged the  
17 support that, that we had to offer. And they took it into consideration and we can see the  
18 results as she laid it out. So I just commend her and their jobs for doing that. Thank you.

19 CHAIRMAN PALMER: Thank you. That's all we've got signed up to speak on it. I,  
20 I have a question for –

21 AUDIENCE MEMBER: [Inaudible]

22 CHAIRMAN PALMER: Yes, ma'am.

23 **TESTIMONY OF YVONNE BROWN:**

1 MS. BROWN: Thank you.

2 CHAIRMAN PALMER: Um-hum (affirmative).

3 MS. BROWN: Planning Commission and ladies and gentlemen, I am Yvonne, Dr.  
4 Yvonne Brown. My husband Sampson Brown, Jr. and I have lived at 180 Preston Wider  
5 Lane in Hopkins in the Lower Richland area. We're near Horrell Hill and we're between  
6 McEntire Joint National Guard, Ft. Jackson army base and McGrady National Guard  
7 Training Center. We're right in the middle of that. We've lived there for 16 years,  
8 although my husband's family have lived in the area since the 1800's. The Browns,  
9 Pattersons and Middletons. Sampson and I have attended most of the input sessions  
10 and I've reviewed the Master Plans final report and have some comments. I would like  
11 to commend them for their demographic descriptions, I think that was really good. I  
12 thought it was kind of humorous to see that we were characterized by cornbread in a  
13 iron skillet with a glass of milk, I gather that it was buttermilk. I agree that the area is an  
14 area that is heritage corridor that is, that has a good likelihood to support a visitor's  
15 center. And I agree with the concept of the transportation hub. But there are some  
16 public education that needs to be done because now people think that public  
17 transportation is for poor people with no cars. And so with that must come some  
18 education. These are my concerns, and I have page numbers but my page numbers I'm  
19 sure differ cause there were two sets on the report. But at the end of the report my  
20 concern, Lower Richland landowners are very suspicious of the low density concept  
21 and, and it's related to the recommendation to keep residential density very low where  
22 critical natural areas where agricultural operations exist. The community folks who've  
23 been here for generations are real suspect that builders and the county really want to

1 take their land, and they want to preserve it for their families and many generations to  
2 come. And so the recommendation is to please recognize the need for these families  
3 and put in things that would be able to be recognized as an ordinance to maintain family  
4 integrity. The next one is the areas proximate the military bases to reduce nuisance  
5 conflicts between residents and military operations, explore tools such as conservation  
6 easements and purchase of development rights to facilitate acquisition of such lands.  
7 And this is my concern, we are on family property purchased with slave labor, sweat  
8 and tears. Our conflicts are not a nuisance to us and should not be to the military.  
9 Community citizens have lived with and have supported these military operations for  
10 decades. My family's, husband's family leased 150 acres to Ft. Jackson, which was  
11 Camp Jackson during World War II. Our concerns a nuisance? You want the right to  
12 buy our property if conflicts arise and they become a nuisance. You want the right to put  
13 in conservation on our property to make it useless for development or for sale for  
14 development. And we're saying no. This is the recommendation, the military bases  
15 should establish an office to handle conflicts and recommendations, answer questions  
16 and work on mutual solutions to concerns. Many times these complaints, there are  
17 complaints because there are new things that start at these bases and we don't  
18 understand, so we're not prepared for them. A phone call to an office with an  
19 explanation might be all that's needed, a one call response center concept is the,  
20 maybe the way to go. But a recommendation would be to delete this purchase of  
21 development rights, unless it is something the owner wants and an imposition of  
22 military, and not the imposition of military and government. Housing. Promote a variety  
23 of housing options affordable to a diversity of incomes. And the concern, there is an

1 overt diminution of our desire to have more upscale homes in the Lower Richland area.  
2 It is suspect that your intent is to burden the area with lower income only affordable  
3 housing and apartments with the exclusion of this. And the recommendation is, this  
4 statement needs to be modified to promote a variety of housing options that would be  
5 attractive to both middle and high income residents. Another on housing, offer pre-  
6 designed plans to builders for housing that can withstand noise impact from military  
7 operations. Now, the concern is this, and I'm almost finished, I object to the concept that  
8 someone can take my right away and tell me what designed home I want to build and  
9 live in. This is really an insult and an imposition to me as a woman and as a  
10 homeowner. My husband knows that I have had features in mind when we have  
11 purchased homes and I do believe that neither the military base nor the county can  
12 predesign my dream home without my personal input. I would think that I can speak for  
13 a number of people. I recommend, and this is the last one, I know you're happy, this can  
14 be, should be changed so that the military offer specifications to builders, because I  
15 understand noise factor, houses need to be able to handle that, offer specifications to  
16 builders for housing near military bases. This would be the baseline by the design of the  
17 homes we left to the builders and the buyers. Thank you so much for allowing me to  
18 give this input.

19 CHAIRMAN PALMER: Thank you. Alright.

20 MR. BROWN: Mr. Chairman?

21 CHAIRMAN PALMER: Yes, sir.

1 MR. BROWN: May I ask Dr. Brown if she has submitted her concerns in writing  
2 to the Staff and the Commission, and is she planning to submit her concerns to County  
3 Council?

4 MS. BROWN: Yes.

5 MR. BROWN: Thank you.

6 CHAIRMAN PALMER: Okay. Alright. I have a question for Staff and it kinda goes  
7 to the overall purpose and some of what Dr. Brown was talking about as well. This  
8 Master Plan is, at this stage of what is presented to us and in front of us, it's a  
9 conceptual plan, and it's kinda the thoughts of the facilitants, the people out in the area,  
10 the community meetings that went on as far as what direction the group kinda sees it  
11 moving as a whole. But the stuff that's in this report that we look to send forward to  
12 Council today or not is not something that has, I guess, teeth in it. It, it's an overall  
13 guidance of the county for this one area. It doesn't address any zoning overlays. It  
14 doesn't address, it doesn't mandate any kind of building regulations or, or anything else.  
15 It, it basically gives suggestions on what should or should not happen in certain areas of  
16 Lower Richland area, is that right?

17 MS. HEGLER: Correct. If you sent it forward with an approval you would be  
18 endorsing the concepts that have been presented to you, but there's been no, you  
19 know, Text Amendments to our Land Development Code or rezonings formally taking  
20 place on, on the properties themselves. They are conceptual ideas, if you will, of, of how  
21 to move forward; that could be around two, three, four or five, but that would have –  
22 anything of that nature would have to follow the traditional, you know, three reading  
23 process.

1 CHAIRMAN PALMER: Would you assume that if you vote to approve this plan  
2 and, you know, under the general recommendations, under governance it's got three  
3 bullet points and all three of them point to some sort of land use zoning change. So  
4 while technically not voting for a land use change, zoning map amendment, voting for  
5 this though would be your recommendation to bring those forward and to start looking at  
6 those.

7 MS. HEGLER: Yeah, if this, if this leaves the Planning Commission with approval  
8 and it goes through Council and they approve it as well, it would be, you know, we  
9 would be directed at that point to implement the plan, which would consist of some of  
10 those land use changes. The details of those are yet to be proscribed so, for instance, if  
11 you, if you endorse at the moment that the concept of low density housing you endorse,  
12 what that equals in terms of density and numbers still has to be, you know, submitted to  
13 you for review. And that hasn't been done.

14 CHAIRMAN PALMER: Okay.

15 MS. HEGLER: But you are, you are, you are leading to that eventuality by  
16 approving the, the concept of the Master Plan. As all of them that have been adopted  
17 have done, we've come back with different implementation strategies for how, for how  
18 we've actually made that Master Plan a living, breathing thing.

19 CHAIRMAN PALMER: But this, this plan that we have it's got, it has maps in it  
20 that are general kind of areas of what it, of what this plan sees things transitioning into. I  
21 guess, for me personally, to vote on something like this, to send it forward, and to know  
22 that the next thing that's coming after this is going to be something that's in line with  
23 those maps and where those lines are drawn and the, the zoning that would occur, the

1 low density areas that Dr. Brown talked about and the different housing and that kinda  
2 stuff, personally for me I would like to see that in more detail on a larger scale map so I  
3 can take a look and see. It's, it's almost, if you make the maps a part of this and not  
4 text, and not just text, then an overall thought process that, let's take a look at the  
5 zoning that's out there and, and see if it's in line with this plan and that kinda stuff. But if  
6 we, if you start attaching maps that are in here that I can't really gauge exactly where  
7 lines are and that kinda stuff, it's just swaths of land. It's just difficult for me to, to know  
8 that next will be something coming down that – well, you've already approved this plan  
9 and in that plan was this map, so that kind of scenario. Do you understand what I'm  
10 saying? Do you see what I'm talking about?

11 MR. GILCHRIST: Yeah.

12 CHAIRMAN PALMER: And this is the, this is one of the problems that I've had  
13 with these, with these plans the whole time is it's a chicken and an egg issue. It's, let's  
14 take a look at something that, you know, doesn't have teeth and then the real teeth  
15 come later but you've already voted to endorse something to, to have the teeth.

16 MS. PEARCE: You know, I think overall what comprehensive plans do,  
17 especially in areas, they present a vision for a place moving forward, so they, you know,  
18 especially these two plans, are what, are that community's idea or representation of  
19 what they want development to be in the future, conceptually. As with all of these  
20 planning processes, if there are specific zoning, I mean, this is just to help make  
21 decisions. So if, for instance, in the Comprehensive Plan update that y'all are about to  
22 go through, this could serve as an input into that planning process to further delineate,  
23 okay let's look at a finer detail here, but this is what the Lower Richland community, or

1 the people that participated in the process have said that they want for their future for  
2 their community moving forward. I totally agree, it does lack the, kind of the zoning, the  
3 zoning and land use changes specifically, but it is supposed to represent an ideal future  
4 30 years down the road that people ultimately want to move the region or the area  
5 towards. So, but your concerns I think, these are the concerns of a lot of these larger  
6 comprehensive planning processes.

7 CHAIRMAN PALMER: Right.

8 MS. HEGLER: But I would say that that was done by design in order to better  
9 understand what the community wanted. The devil's in the detail that is forthcoming, so  
10 more time can certainly be spent finessing what low density or what home design  
11 entails. I mean, I thought Ms. Brown made some good points that that hasn't been  
12 totally proscribed, I mean, it hasn't even been partially proscribed. So the, the devil's in  
13 the detail, that coming forward if you say, yes we want to preserve, you know, prime  
14 agricultural lands, okay now let's make the zoning amendments to make that happen,  
15 now let's make the Text Amendments happen so that development regulations make  
16 that happen. They could be done together, but by design we decoupled it so we could  
17 understand better what the visions were for these communities and then follow up with  
18 those major changes that still require a lot of input from everybody.

19 MR. TUTTLE: Yeah, I mean, one of the things, there's always inherent difficulties  
20 in these overlays, however, this is our second meeting and I haven't seen anybody in  
21 opposition. And there's been a tremendous outreach. So I kinda have to feel like this is  
22 the general view of the area at this stage. Now, as you start to refine it and, and put  
23 restrictions on things I think you might see the debate increase and you might see

1 people from the other side or not. But I just have a tough time sitting in my chair today  
2 not to, not to want to move it forward since there's been nobody speak in opposition in  
3 two meetings.

4 CHAIRMAN PALMER: Yeah, I, I understand that. I'm, I, and I unfortunately didn't  
5 make it to any of the meetings, but I do have a question. Was, was it brought up at the  
6 meetings that the people that were in that room, that there's a very distinct possibility  
7 that the property that you own will be changed, the zoning will be changed on it without  
8 you asking for it?

9 MS. PEARCE: I think what we, the perspective we took is that there are market  
10 forces at play, that because of demand or whatever it is there may be a change in the  
11 future. However, private property is still private property and this plan acknowledges  
12 that without, you know, someone, some market force coming in that that private  
13 property and the owner's consent of that land, you know, someone's gotta make that  
14 transaction for that change to happen. But I think what –

15 CHAIRMAN PALMER: But, but unfortunately in this process that's not what has  
16 to occur and that's not what has occurred. In one of our previous planning districts an  
17 overlay zoning district was put on the property and whether the property owners wanted  
18 the zoning change or not, what went through in one fail swoop covered everybody, so I  
19 understand that there's private property rights and that's, that's what I'm getting at is  
20 that the property owner doesn't have to ask for the change, the Council can impose the  
21 change on folks.

22 MS. PEARCE: And I think that's why we decoupled it.

1 MS. HEGLER: I, I don't know how it was done before but that's precisely why we  
2 think more conversation needs to occur. That's why it would be a new zoning district  
3 with new development regulations that would come back to you and to Council as  
4 separate readings that we actually have more time to develop precisely what that  
5 language would mean. But, you know, your original question about the public attending  
6 these, these meetings, many of them asked specifically for that. I mean, so, I mean, we  
7 were actually asked in, and Spring Hill repeatedly to, to change the zoning. And we, we  
8 were not comfortable making that as an actual recommendation at this time because we  
9 know we probably haven't heard from everybody. That's why I think this iterative  
10 process kinda makes sense so we can capture that and we can make sure we're not  
11 imposing something that at the end was really just a vision of the, you know, folks. I  
12 mean, we still have 10 more rounds of this conversation.

13 CHAIRMAN PALMER: Right. We, we hear all the time from people wanting to  
14 change the zoning of other people's property. But we can, you could've easily told those  
15 folks, if you would like to change the zoning of your property, you can certainly make  
16 application to do that. But a lot of times people want to change what other people can  
17 do with their property but not theirs. And that's a problem that I have, and have had my  
18 whole 10 years up here is I am not in favor of proactively zoning properties in the county  
19 without the property owners making application for it. And that's where this document  
20 leads to, and I understand that people in the community and at, at, you know, Crane  
21 Creek, the people wanted it, they wanted the overlay, they wanted all this stuff and, I  
22 mean, I understand where you're coming from, but that's just a fundamental problem  
23 that I have with these plans is, is it's, it's not if the overlay map will come, it's when it will

1 come. And once you vote for this as part of this, you're endorsing the fact of, okay I, I'm  
2 not saying exactly which pieces are gonna be which, but I'm saying that I agree with  
3 proactively zoning people's property without the property owners asking for it. So that's  
4 the, that's the problem I have with it. And if, you know, I – I just don't know that, that the  
5 folks in the area may, may not have understood that properly or not. I mean, you know, I  
6 asked the question did, you know – a lot of times it's stated that this is just a guiding  
7 document, the other stuff'll come later, and then you know, this looks good and it's  
8 pretty and it, you know, it's got nice pictures and stuff in it and, and then when their  
9 property ends up getting zoned something other than what it is and they can't give it to,  
10 you know, their siblings and nephews and stuff because it's not zoned properly, it can't  
11 be subdivided that way anymore, it becomes an issue.

12 MS. PEARCE: Right, I, I think what this document does is it presents a collective  
13 voice of what people want for the vision. And I totally get what you're saying, but  
14 included in this document as it reads today aren't any of those proscriptive pieces. But it  
15 is that common playbook or hymnal or whatever you wanna call it that represents that  
16 community's voice and something that they can refer back to as, so if those are to  
17 happen are to, those changes are to happen they have something that they want to  
18 reference that they spent two years working on that reflects their ideals. And so when  
19 that conversation comes back up that community has something to go back to and say,  
20 well we went through this process, here's why we do or don't agree you.

21 CHAIRMAN PALMER: So, but, but this plan recommends having zoning changes  
22 in this area.

1 MS. PEARCE: It recommends the further investigation of having zoning changes  
2 to support that community character.

3 CHAIRMAN PALMER: Okay. Cause that's all I see under the governance, of  
4 what the governing can do is this zoning. And so maybe that's, that's the only change I  
5 may would need to see in it I guess. So that's, that's just my thoughts on it. Any other  
6 thoughts?

7 MR. GILCHRIST: Staff, so you're asking us to send these things forward to  
8 Council today with some recommendation, is that right?

9 MS. HEGLER: I'm asking you to send it forward with a recommendation of  
10 approval, but certainly yes, I think that there would be a desire to move –

11 MR. GILCHRIST: Yeah, I know you are, but –

12 MS. HEGLER: - it forward. There's been a lot of work, a lot of time. Not, and not  
13 that it's 100% right. I mean, it, certainly I, I think that's the point of this, this process is  
14 that we, we can finesse it and tweak it to get it absolutely right, but, but we have heard  
15 that there is a vision for how these communities, in this sense an exceptionally large  
16 one, how they want to grow and look in the future. And not endorsing this, not moving it  
17 forward just leaves them in their current situation.

18 MR. GILCHRIST: So you feel like sending this forward would give us some ability  
19 to tweak it to make it right. Is that what you're telling me?

20 MS. HEGLER: In, in later zoning and regulatory language, yes. I mean, there's,  
21 there's – you're endorsing a concept now, you're basically simply saying, we've heard  
22 from the community that, that this is how they want to grow. This is, you know, all those  
23 character words that you heard, all the things that were important to them, we will then

1 embark on, if it seems to have the support of Council, we will embark on making the  
2 plan come alive. That detail still has a lot to, to be, you know, worked on. That detail still  
3 has a lot that's gonna come to you. So whether low density is a unit an acre or it's a unit  
4 to 20 acres, I mean, that's where we still have an opportunity to make sure we are  
5 meeting the vision of the intent of the citizens of the Master Plan while doing something  
6 and not doing nothing.

7 MR. GILCHRIST: Let, let me ask another question about this. You know, we've  
8 seen these plans, I've seen them since I've been on the Planning Commission and my  
9 consistent question is, how are we gonna implement this? Consistently. I've been  
10 asking that question since I've been on the Planning Commission, how do we  
11 implement these plans?

12 MS. HEGLER: Well, all of the Master Plans that we've had adopted so far have a  
13 list of recommendations like Ms. Pearce showed you. What we've done through the  
14 Neighborhood Improvement Program, which is a millage agency that's been tasked  
15 specifically with doing these Master Plans and providing the implementation for them,  
16 we've been, you know, just taking pieces of each other's plans and, and doing what we  
17 can. Sometimes it's street-scaping, sometimes it's, you know, new lights, sometimes it's  
18 an overlay as it was in Crane Creek or an optional overlay like it is on Decker. So there  
19 are all those recommendations, we just start to peel away from them as we can. And in  
20 fact what we have done most recently is, and it's going to Council again tomorrow night,  
21 is a five year plan of how to actually implement all of the recommendations of those  
22 projects. Some are brick and mortar, some are, you know, funding things through the  
23 millage, some are –

1 MR. GILCHRIST: So they're not just sitting on shelves.

2 MS. HEGLER: No, I mean, but, but as – Mr. Palmer's, I think, comments are, are  
3 really appropriate, I mean, and I understand them. That's why you haven't seen a lot of  
4 rezonings and major development changes come out of these Master Plans. It's, I think  
5 it's been difficult to do, I think it's been controversial. Crane Creek I understand clearly  
6 was. But there's been activity on all of those Master Plans.

7 MR. GILCHRIST: Okay.

8 MS. HEGLER: And the only way we can do any of those activities for those  
9 neighborhoods is to have an approved Master Plan that has this set of  
10 recommendations in it. It could be bike lanes, it could be, like I said street-scaping, it  
11 could be purchasing a park. In Crane Creek we just purchased a park and are in the  
12 process of building their first neighborhood community park in, in years. So, I mean,  
13 those are the sorts of things we've been implementing. Not always through zoning and  
14 Text Amendments.

15 MR. TUTTLE: So just for instance, let's say that this plan were to get approved  
16 and then subsequently the potential rezoning came forth and there would be public  
17 meetings related to that and then a particular parcel of 100 acres, the affected  
18 landowners would have an opportunity to come and speak both at the gatherings and  
19 before Planning Commission and Council relative to their desires whether they wanted  
20 their property to be part of it or not. And they potentially would have a chance to opt out  
21 of have it not affect them. I mean, this, what, what's before us today doesn't lock  
22 anybody into anything, it's more of just a, a big high vision, 10,000' view of what could  
23 be.

1 MS. HEGLER: Well, they couldn't necessarily opt out, I mean, they could just  
2 simply try to discourage the adoption of it.

3 MR. TUTTLE: Well, they could get the line redrawn or something, yeah.

4 MS. HEGLER: Right, right.

5 MR. TUTTLE: Yeah. Yeah.

6 MS. HEGLER: Maybe they could just encourage the lack of adoption of any  
7 changes that we put forth in that way. But there are a number of other  
8 recommendations in the, in the plan that need adoption to move forward.

9 CHAIRMAN PALMER: Right, and that's also going under the assumption that  
10 there's someone paying attention to their two acre tract of land when they may live in  
11 California that their uncle deeded it to them 25 years ago, and then now all of a sudden  
12 it's something completely different. And keeping in mind too, when properties are  
13 rezoned, and let's say it moves from something less intense to something more intense,  
14 the assessor reassess those based on that new zoning classification, so it could have  
15 tax implications to folks that didn't ask for it.

16 MR. TUTTLE: I understand but, but in theory it's, it's really no different than a  
17 comprehensive plan cause a comprehensive plan's giving you a vision for what the –

18 CHAIRMAN PALMER: [Inaudible]

19 MR. TUTTLE: Not when we have the final decision.

20 CHAIRMAN PALMER: No, but what this says in front of us if you look at the  
21 recommendations, it says, revise the zoning districts as needed to be consistent with  
22 the Lower Richland Community Master Plan. That's the recommendation, if I voted for

1 this I'd be voting for that recommendation. I, I do not want to revise the zoning districts  
2 based on that Master Plan.

3 MR. TUTTLE: Yeah, I don't, I, I'm interpreting it different. I don't think this  
4 document allows Staff or the county to go out tomorrow and rezone anything if it were  
5 passed.

6 MR. GILCHRIST: Is, is, is Mr. Tuttle right on that?

7 MS. HEGLER: Yeah, I mean, it simply states that if you endorse this concept  
8 that's one of the ways in which we would implement meeting that vision.

9 MR. GILCHRIST: Right.

10 MS. HEGLER: But we're not just going in our back room and, and rezoning  
11 something based on it. But yeah, yeah that is one of the ways to meet the vision. It's  
12 just a, a list of recommendations to say, if you wanna look like this when you're 25, here  
13 are the 15 things you can and should do if you wanna look perfectly like that at 25.

14 MS. PEARCE: There are a number, I think, yeah, of tools. There are regulatory  
15 tools in there, there are market based tools, there are all these sets of tools that county  
16 Staff can pick and choose what's most appropriate to ensure that long-term vision for  
17 the community. So it is kind of a, it is a task list but it is a list that they're going to start,  
18 you know, reading through as what's most appropriate to support this entire planning  
19 process and all the people that participated in this process as what they said is what  
20 they want for the – you know, it's a description not a prescription.

21 MR. TUTTLE: Yeah, and let me, let me rephrase my thing, if this didn't pass  
22 today you would certainly have to take the input that was obtained from all these

1 meetings and, and use that to help influence your new view of the Comprehensive Plan  
2 at some point in the future.

3 MS. HEGLER: I mean, if it, if it doesn't pass you or Council – yeah, it would be  
4 hard to turn off all that we've heard.

5 MR. TUTTLE: Right.

6 MS. HEGLER: It would be hard to turn that off. It wouldn't have any –

7 MR. TUTTLE: Yeah, I understand.

8 MS. HEGLER: - endorsement to mean anything more than, you know, we heard  
9 through the most extensive outreach that we have ever provided for these Master Plans  
10 through 13,000 cards, including to the guy in California, we've heard that this is how  
11 they want to grow because that is going to shape the Comprehensive Plan. That's the  
12 point of it, this is a long range vision. I mean, you could forward it with  
13 recommendations as well, I mean.

14 AUDIENCE MEMBER: May I speak?

15 CHAIRMAN PALMER: No, sir, unfortunately we, we don't open it back up for  
16 public input.

17 AUDIENCE MEMBER: [Inaudible]

18 CHAIRMAN PALMER: Yes, sir, I understand. I appreciate it.

19 AUDIENCE MEMBER: [Inaudible]

20 CHAIRMAN PALMER: Yes, sir. Thank you. I, I don't have a single problem with,  
21 with the plan other than the endorsement of proactively zoning individuals' property that  
22 do not apply for that zoning classification. And it's just, it's a fundamental difference  
23 between what I have and what other folks have. I mean, I, I understand that. There's a

1 lot of folks that think that the government or Richland County for this area should be  
2 able to change land uses based on what they see is best for the community as a whole.  
3 I understand that. I'm of the mindset that the individual property owner and the property  
4 rights of that owner, they should be the ones applying for that zoning change for their  
5 property and go through the process. And if they get it great, if they don't, that's fine too.  
6 But I just don't think that's, that's right to do. Just my opinion. So, I, I could support the  
7 plan as, as long as the references such as the, such as under governance, the general  
8 recommendations for, the second and third bullet points weren't in there. That's just my  
9 thought process.

10 MR. TUTTLE: How would that affect the document going forward from your  
11 perspective?

12 MS. HEGLER: Well, it would just be a recommendation. We would certainly  
13 share that with Council that, that the Planning Commission endorsed, for the most part,  
14 minus this potential option as, as how to implement it. I mean, you can, you're not  
15 tweaking the document but you would be providing your recommendation that might  
16 change the way it moves forward.

17 CHAIRMAN PALMER: Yeah, this document will go forward to Council with or  
18 without our recommendation. If we vote –

19 MR. TUTTLE: I understand.

20 CHAIRMAN PALMER: - yes or no, this is what's going forward and if we wanna  
21 put something forward from us that is a different document that addresses that, we can  
22 do that as well, but as far as this document itself, with those two being in there, I, I can't  
23 vote to approve it. I could if they weren't in there, but I just, I, I can't recommend that the

1 county go out and proactively zone parcels of land. So, that's all I, that's all I've got on it.  
2 If somebody wants to make a motion or talk further. Well, I think we need to vote on the  
3 document that's in front of us and then, either yes or no. If the vote is no we can vote to  
4 send something else. If the vote is yes then that's the end of it. Do you agree, Tracy?

5 MS. HEGLER: I mean, back to – yes, you have the option of saying, we  
6 recommend approval but would like to see Council consider these, these changes to  
7 that.

8 CHAIRMAN PALMER: So we would vote for conditional approval? In other  
9 words, if you do change this we vote, we would recommend to approve it. If you do not  
10 change this we would recommend a no?

11 MS. HEGLER: What Ms. Linder is telling me is that, I mean, you are required by  
12 state statute any amendments to the Comprehensive Plan has to go forward with a  
13 resolution from the Planning Commission. So that resolution would need to be tweaked  
14 to adjust whatever you're saying, you'd have to be very specific about it. Or it looks just  
15 like a resolution to adopt.

16 CHAIRMAN PALMER: In other words if we vote to note recommend this for  
17 approval then you'd need to bring something back to us that we would recommend for  
18 approval.

19 MS. HEGLER: Right. We, we, it doesn't go to Council with a recommendation for  
20 denial.

21 CHAIRMAN PALMER: Okay. Well, that, that's just my thoughts on it and I'm only  
22 one of four up here.

1 MR. BROWN: Basically, Mr. Chairman you would say we need really more time  
2 to look at this.

3 CHAIRMAN PALMER: Mr. Brown, if you need more time you can, we can  
4 certainly do that. For me, that's the only issue I have with the plan. I think some of the  
5 other stuff is, is a gray area for me, but you know, I, I understand we can handle some  
6 of those as they come down. I don't like, I just don't like broad terms like protect prime  
7 farmland soils and soils of statewide importance. What does that mean, you know?  
8 Personally I would like to see all the documents related to this at one time come forward  
9 to us; the zoning map amendment, everything that's, that's not just, here's the rules,  
10 now we'll go, we'll go make up the game. I, personally I see all of that, I understand  
11 that's not the process that we take here and that's, that's fine. Yeah?

12 MS. HEGLER: We're not saying these are rules. You know, we're saying this is  
13 just purely a vision. And throughout the course of its life, which is 10 to 25 years, we're  
14 going to be working towards that vision in the ways of, you know, by using these tools  
15 that are recommended. So I, I wouldn't go so, I wouldn't call it a rule. That, I mean,  
16 that's not fair.

17 CHAIRMAN PALMER: Okay. Well, it's not a rule, it's a, it's a guidance to make  
18 the rules.

19 MS. HEGLER: It's a guidance to make the rules, it is not the rules themselves.

20 CHAIRMAN PALMER: Right.

21 MS. HEGLER: Correct.

1 CHAIRMAN PALMER: So when it says, preserve existing farmlands for future,  
2 for active agriculture use. That's great until the guy decides he doesn't wanna be a  
3 farmer anymore.

4 MS. PEARCE: And that's allowed. I mean, they're still, it's still their private  
5 property, but what are some tools that could do that, that a private property owner might  
6 want to do, they might want to look at voluntary agriculture districts, or they might  
7 wanna look at working with the Conservation Commission on finding ways to do that,  
8 because that's what they want to do with their property.

9 CHAIRMAN PALMER: Are those options available to them now?

10 MS. PEARCE: Some of them, yeah.

11 CHAIRMAN PALMER: So I guess for us as a regulatory body to take a look at  
12 something and we say, one of the definite things that we wanna do is preserve existing  
13 farmlands for active agricultural use. If that property owner wanted to make that a farm  
14 in perpetuity there's legal ways they can do that now. So I guess what's the purpose of  
15 the county getting involved with that process for the property owner?

16 MS. PEARCE: I think what it's saying is that we went through this, we went  
17 through and looked at all of your land just from a physical standpoint, and with some of  
18 the analysis we did we can identify, oh you actually do have really great soils or, it's just  
19 one of those pillars of this community that farming has always been a way of life and for  
20 some people, not all people, but for some people they want the right to farm in the  
21 future. So it's just supporting that ideal of what Lower Richland historically has been and  
22 because of a local food movement, because of feed the forces, because of all of these  
23 things, it's a viable potential moving forward. So it's just that kind of pillar of thought.

1 CHAIRMAN PALMER: So when you said they want to preserve their right to farm  
2 in the future, what, what threats are out there to prohibit them from doing that currently?

3 MS. PEARCE: I think there are, I mean, a number, if you look at – well, I think the  
4 reality for Lower Richland is given population projection growth there's probably not  
5 going to be an immediate threat to that way of life. Because it, you know, you haven't  
6 seen huge growth like you have in the northwest portion of the county or the northeast  
7 portion of the county. But what it's saying is that that's one of these pillars or values of  
8 this community and it's just, it's just laying it out there that that is a value of this  
9 community. That they value their land because it has had a historic agricultural  
10 importance and there is a potential for future.

11 CHAIRMAN PALMER: I just don't see how, what the threat is to a farmer now  
12 who wants to farm in 10 years, but I do see the potential for the person whose farming  
13 their land now to, and doesn't want to farm it in 10 years, that their parcel, if identified  
14 under this some kinda way, may need to remain a farm, because it's got the ideal soils  
15 on it and it's got, you know, it's great for farming and because their neighbors want them  
16 to keep farming it.

17 MS. PEARCE: But the plan doesn't outline any of that.

18 CHAIRMAN PALMER: Yeah, I know. But what it does is it says, we need to  
19 protect prime farmland soils and soils of statewide importance, preserve existing  
20 farmlands for active agricultural use.

21 MS. PEARCE: And it also says things like, let's protect the Harriet Barber House  
22 and other historic assets from, you know, future demolition. It's just, it's, it's recognizing  
23 the pillars that are important or the values that are important to this community.

1 CHAIRMAN PALMER: I understand, it just doesn't say that. It says we should do  
2 something about it. It's not just recognizing it, it's saying that we should do something  
3 about them. It would be different if it was just recognizing this is a, currently this is a  
4 farming community where historically it has been farming. I mean, that's, that's great to  
5 recognize but this is saying that we'll do something about it too. It's not just recognizing  
6 a pillar.

7 MS. HEGLER: Well, recognizing something is not long range planning. This is  
8 planning.

9 CHAIRMAN PALMER: Right.

10 MS. HEGLER: This is a vision.

11 CHAIRMAN PALMER: Right.

12 MS. HEGLER: You have a responsibility to look forward to what is coming in the  
13 future and how that area wants to grow, and you do have to at some point, not only  
14 recognize it, you have to make suggestions for how to achieve that and then at some  
15 point potentially proscribe how to do that, if that's what the citizens say that they want.  
16 And that's why it goes back to Council multiple times, that's why it comes to you  
17 beforehand. It's just –

18 CHAIRMAN PALMER: Right, that's why I said –

19 MS. HEGLER: This is purely long range planning and simply looking towards the  
20 future. Recognizing that the folks have asked for certain things, now how we get there,  
21 details still out there to be had. These are all just ideas and ways in which to do that.

22 CHAIRMAN PALMER: Right, and we typically handle that through the  
23 Comprehensive Plan, which is a, a guiding document that –

1 MS. HEGLER: Agreed, and these Neighborhood Master Plans are usually much  
2 more location specific, they're smaller neighborhoods where I think you would probably  
3 be more comfortable agreeing that that small neighborhood wanted these exact things.  
4 Lower Richland, it's, it, it crosses a line of comfort, I totally understand that in that it's  
5 such a large area, it is a huge part of the county and it is exactly what comprehensive  
6 planning does as well. So I'm really looking forward to that conversation in a few  
7 minutes. But we just found ourselves in a situation where the Councilmembers wanted  
8 this whole area to be considered and wanted smart options for how they grow.

9 CHAIRMAN PALMER: Here's the difference between the Comprehensive Plan  
10 and what this, the next step of this is. The Comprehensive Plan allows everything to  
11 stay as is. If someone wants to change a land use out in the Comprehensive Plan they  
12 need to come in with what the Comprehensive Plan calls for and if they don't, they need  
13 to have a really good reason as to why what they want to do on the property is different  
14 than what the Comprehensive Plan calls for. That's a big difference than saying, we  
15 have now come up with what this area needs to look like in 25 years, and so we're  
16 going to start taking proactive measures to make it that way.

17 MS. HEGLER: Yes and no, except that when we do adopt a Comprehensive  
18 Plan update we'll immediately come back to you with suggestions for how to change our  
19 Land Development Code so that that can become a reality. And that will potentially  
20 include rezonings as well. Cause it means nothing if it's simply guidance that we don't  
21 do anything to actually make it happen. But those are all, again, citizen driven public  
22 hearings, Council support, recommended by me.

1 MR. GILCHRIST: I guess, are you suggesting that if we happen to adopt this and  
2 someone decides to come in at some point and challenge the fact that because of this  
3 proactive rezoning as you described it, they don't want that but because we've adopted  
4 this they use that as some mechanism to say –

5 CHAIRMAN PALMER: What, what this will do, if you vote to recommend  
6 approval, that's you're voting in favor of the Staff bringing a zoning map for this area  
7 that will change parcels in there that are zoned certain things to something else. And  
8 the land owners didn't ask for that.

9 MR. GILCHRIST: Right.

10 CHAIRMAN PALMER: You could have a parcel over there that now, because  
11 someone thinks that it's better for it to be low density housing or somebody thinks that  
12 your farm needs to stay a farm, so they're gonna take away the residential zoning  
13 classification that it currently has and put some other zoning classification on it, you  
14 can't get out of the Master Plan. You can make the argument that, you know, you want  
15 to change everything around me to commercial but I wanna stay a house, you can  
16 make that argument but the chances of you pulling something out from what everything  
17 else is going around you is probably pretty slim, so.

18 MR. TUTTLE: Well, I guess, I guess that happened with Decker Road, didn't it?  
19 And doesn't that become a voluntary overlay?

20 CHAIRMAN PALMER: Yes. But that's not what this is recommending.

21 MS. PEARCE: That's recommending the land use categories not zoning districts.

22 CHAIRMAN PALMER: Revise the zoning districts as needed.

1 MS. PEARCE: It's saying one of the tools you could do to support that future land  
2 use is revise zoning districts, but it's not, it's not putting forth zoning districts. It's putting  
3 forth future land use categories.

4 CHAIRMAN PALMER: But this, this is, this says I'm recommending to revise the  
5 zoning districts as needed to be consistent with the Lower Richland Community Master  
6 Plan.

7 MS. PEARCE: Which I would assume a lot of, the Comprehensive Plan probably  
8 says the same thing as one of the options to implement the Comprehensive Plan. It  
9 probably says a very similar thing.

10 MR. GILCHRIST: So would you be comfortable with a language change, Mr.  
11 Chairman?

12 CHAIRMAN PALMER: Yeah, that's what I'm, that's what I'm saying. Under the  
13 governance area, I mean, one of the things I was pointing out as a gray area for me that  
14 I don't like but I can move forward with is the language such as, preserve existing  
15 farmlands for active agricultural uses. I'm not, we can have a discussion over what that  
16 word preserve means. Protect prime farmland, well we can talk about what that means.  
17 But this is specifically saying that I'm recommending to revise the zoning districts as  
18 needed to be consistent with the Lower Richland Community Master Plan, which is part  
19 of this. So I'm recommending to change the zoning districts. Modify zoning districts as  
20 needed to ensure consistency in development standards. So I'm, again, recommending  
21 to change the zoning districts.

22 MR. TUTTLE: I can't imagine a precursor to a Comprehensive Plan that wouldn't  
23 have zoning changes. I mean, I don't understand how you can have a Comprehensive

1 Plan that if one of the tools available wasn't to change the zoning I, I don't know how  
2 you would get from A to B, it would be impossible. I, I –

3 CHAIRMAN PALMER: The difference between the Comprehensive Plan and this  
4 is this will change zoning. The next step will change zoning classifications for folks. The  
5 Comprehensive Plan does not change the zoning classifications.

6 MS. HEGLER: The next step could.

7 MR. TUTTLE: Could. I mean, I think we're comingling the next step –

8 CHAIRMAN PALMER: It could always.

9 MR. TUTTLE: - and this step, quite honestly. I, I think, I think we're putting  
10 absolutes on this step that are really affiliated with the subsequent steps.

11 CHAIRMAN PALMER: No, no, no. We've been told that that is the next thing  
12 that's coming. And it's exactly what happened in Crane Creek. And we've been told that  
13 this is what will come next, you are recommending to change the zoning districts, so we  
14 will bring you changes to the zoning districts. For you to vote on.

15 MR. TUTTLE: I understand, I understand.

16 CHAIRMAN PALMER: For me, I'm gonna vote no on this plan with these two  
17 bullet points in it. The removal of these two bullet points, I will vote yes.

18 MR. TUTTLE: Okay. Okay, so if you remove those two bullet points and you get  
19 a plan 30 days from now that says, we want to change the zoning in X, Y and Z –

20 CHAIRMAN PALMER: If the property owners are not the ones asking for it,  
21 chances are very likely I will vote against it.

22 MR. TUTTLE: So you would have that option either way in my opinion.

1 CHAIRMAN PALMER: Absolutely! But I'm not gonna say, I'm not going to  
2 recommend that we do something that I'm not in favor of us doing.

3 MR. TUTTLE: I understand. Alright, well I think we have an obligation to the  
4 people that went to the meetings to vote up or down on this document. And then we can  
5 determine if we want to modify it, depending upon the outcome of that vote.

6 MR. GILCHRIST: I would agree.

7 MS. HEGLER: You can attempt to modify it at this time too. Cause it has to come  
8 out of here as a resolution to move anywhere, or it comes back. And Ms. Linder, it does  
9 have to be unanimous to move forward?

10 MS. LINDER: Yes. It has to be a majority of the entire Membership and right now  
11 you've got seven sitting bodies, or seven Members sitting on the Body and so you  
12 would have to have four votes.

13 MR. TUTTLE: I'm glad you told me that cause that completely changed how we  
14 approach it.

15 MR. GILCHRIST: Yes.

16 MS. HEGLER: That's why I said that you could attempt to modify it and come to  
17 an agreement on that at the moment. If you want to move, if you're interested in moving  
18 it along.

19 CHAIRMAN PALMER: Or –

20 MS. LINDER: If you'd like to direct Staff or the consultant to rewrite this language  
21 to, more to your liking then we can move forward with it and then it would go with your  
22 amended language to Council.

1 MR. TUTTLE: So as point of procedure are we sending a revised document to  
2 Council or this document with acceptable changes?

3 MS. HEGLER: We typically don't forward things revised by you. We recommend  
4 what you have, we provide and present what you've recommended. Being that you are  
5 required to support a resolution by a majority vote, and that would include all four of  
6 you, if there is general desire to move it forward, then I would suggest we try to get the  
7 wording right as it is, or it sounds like it's gonna be denied, we go back and we come  
8 back to you with another one. Cause it can't go forward without four of you approving it  
9 at this point.

10 MR. TUTTLE: Well, out of respect though, if it comes back we could have other  
11 Members in attendance, other views, so I would prefer to try to get it where we sent  
12 something forward today if that's accepted, if we got to acceptable terms, rather than  
13 open it up again. I mean, folks have been so patient coming back two and three times.  
14 So tell me if I phrase this wrong, Mr. Linder, but I would like to make a recommendation  
15 that we send this forward to Council with two changes, otherwise approved? Is that  
16 how, I mean?

17 MS. HEGLER: You could and then be specific about those two changes.

18 MR. TUTTLE: Okay, under the heading Governance, bullet number 2 and 3 to be  
19 removed.

20 CHAIRMAN PALMER: Under General Recommendations.

21 MR. TUTTLE: Yeah. I'm sorry, page 32 of the final Report. Under the  
22 Governance heading, bullet point number 2 and 3 be removed.

1 MS. HEGLER: So the Revise the County Zoning and Modify Zoning Districts,  
2 those two removed completely or?

3 MR. TUTTLE: [Nods yes]

4 MS. HEGLER: That would work.

5 MR. TUTTLE: Okay.

6 MS. LINDER: So what you would then be doing would be approving this  
7 resolution that Mr. Palmer could then sign today knowing that those sections that you  
8 want removed will be removed when it goes to the Zoning Public Hearing.

9 MR. TUTTLE: Okay.

10 MS. LINDER: Cause this is just saying that you're approving the Spring Hill  
11 Strategic Community Master Plan.

12 MR. TUTTLE: Yeah, it's actually the Lower Richland we're debating right now –

13 MS. LINDER: Oh, I'm sorry, the Lower Richland.

14 MR. TUTTLE: - but yeah.

15 MS. LINDER: The Lower Richland Strategic Community Master Plan.

16 CHAIRMAN PALMER: Okay.

17 MR. TUTTLE: Alright.

18 CHAIRMAN PALMER: So gotta motion. Do we have a second?

19 MR. GILCHRIST: Second, Mr. Chairman.

20 CHAIRMAN PALMER: Any other discussion? All those in favor please signify by  
21 raising your hand.

22 *[Approved: Tuttle, Palmer, Gilchrist, Brown; Absent: Cairns, Joyner, Theus]*

1 CHAIRMAN PALMER: Spring Hill. Just for general information cause I know we  
2 have some people leaving, we're a recommending Body to County Council. They'll  
3 make the final say on these matters on this Master Plan and so forth. They meet back in  
4 here, what, the –

5 MS. HEGLER: The 26<sup>th</sup>.

6 CHAIRMAN PALMER: - the 26<sup>th</sup>, back in these same Chambers and they'll be,  
7 they'll be hearing these, these same Master Plans then, okay? The 25<sup>th</sup>.

8 MS. HEGLER: 25<sup>th</sup>.

9 CHAIRMAN PALMER: 25<sup>th</sup>, thanks.

10 MS. PEARCE: Okay, similarly for the Community Master Plan for Spring Hill, we  
11 went through a similar process where we did look at all the market, environmental and  
12 social factors to develop a future land use concept that describes what Spring Hill could  
13 be, or what the residents that participated in the process wanted for the future of Spring  
14 Hill. And then supported that with a menu of recommendations that support that vision. I  
15 think just like the Lower Richland process, the Spring Hill process, the community was  
16 super engaged, we had consistent numbers at all of our meetings. Over 700 post cards  
17 were sent out to all property owners within the study area boundary. We have over 50  
18 people at each of the meetings at the church, and it was just a very engaged group of  
19 folks, many of whom are in the audience today. The, I think the turning point for this  
20 process was during the community workshop where community members sat down at  
21 the table and drew, penciled out what they thought should be representative as Spring  
22 Hill's future. Then we had the around the room and there was basically consensus from  
23 each table about what that future should be. So it was really a powerful moment during

1 this planning process that all these folks, many of them who came to the, the meetings  
2 at first completely opposed have now formed a community association to ensure that  
3 what they want for their community exists in the long term. Again we had a web site  
4 which we used for a number of different reasons. The big matters most important to the  
5 Spring Hill community were ensuring protection from development that could change  
6 the character of their community. They love being out in the country, they love the rural  
7 feel, they appreciate their large lot, single-family homes, well wooded from the street  
8 and from their neighbors. So ensuring all of those qualities are sustained in the future. A  
9 number of the opportunities and assets, you know, uncontrolled growth was one of their  
10 main concerns and on the flipside of that just maintaining the ability to have kind of their  
11 large lot, single-family homes and protect some of their natural assets for, in their, in  
12 their planning area. As you can see on this word cloud it really was about being out in  
13 the country. A number of people commented on the sounds of nature, being able to see  
14 the deer in the front yard or the bald eagles on the Broad River, and so just ensuring  
15 that that way of life is available for their existing and their future generations. There are  
16 a number of large parcels out there that could be divided amongst family members, but I  
17 think sustaining those, those qualities was really important for the Spring Hill  
18 Community. We did a very significant environmental analysis that looked at all of, all  
19 types of environmental development constraints so poor soil quality, steep slopes,  
20 wetlands, and so the areas in dark green are the areas that don't have any type of  
21 development constraint, whereas the areas in light green to red are the ones that have  
22 one or more those environmental constraints on the land. So that was one of the inputs  
23 into the planning process. Also looking at existing parcel density, so what you see out

1 there, you have a large, a lot of large lot, single-family homes and large lot homestead  
2 tracts and so the darkest blue is where you see the greatest density of parcels. And so  
3 these are those kind of developed neighborhoods along [inaudible] sites and some of  
4 the major roads. But the dark green is the majority of land and that's parcels of 10 or  
5 plus more acres, so a lot of Spring Hill today is already this kind of large lot homestead  
6 area. The kind of, the vision that the community came together on was that the future  
7 plan for Spring Hill should really envision a place that protects and preserves the rural  
8 character for existing and future generations. And the way, what we did is really looked  
9 at Spring Hill as a whole and have suggested ways to maintain that rural quality and  
10 you'll have some of the same comments that you did for the Lower Richland plan. But  
11 one of those ways to do that is through a land use map change and then the types of  
12 regulatory tools needed to enact that land use change. So again, another, some of the  
13 other recommendations that came out of this were specific road improvements. It did  
14 look at looking some transportation improvements because of the, the shift work up at  
15 the, the power plant. Also looking, how to help residents' right and receive money to  
16 preserve their own land was one of the things that came out, and the formation of the  
17 Spring Hill Community Association was one of the, the recommendations that came out  
18 of here. Similar to Lower Richland, people really value this neck of Richland County  
19 because it's rural, because it's out in the country, because it is uniquely rural in a quickly  
20 urbanizing area part of the county. So I think the plan supports that vision of the future  
21 of Spring Hill moving forward.

22 CHAIRMAN PALMER: Okay. Any questions? Alright. Dick Hahn? Followed by  
23 Kathleen Hareston?

1 **TESTIMONY OF RICHARD HAHN:**

2 MR. HAHN: Richard Hahn, 11828 Broad River Road, Chapin 29036. Mr.  
3 Chairman and Members of the Planning Commission, Richland County Staff members,  
4 and observers, thank you for the opportunity to speak to you regarding the Richland  
5 County Master Plan for the Spring Hill area. I and many others involved, some of whom  
6 are here today, see that the plan is a good one and we urge you to approve it and pass  
7 it on to Richland County Council for implementation over the, in the near future or the  
8 long term future as some of the Staff have already recommended. Before I share  
9 supporting comments I would be remiss if I did not share in more detail what I  
10 extemporaneously shared in December, and that is thank you to some folks as the  
11 pastor shared earlier and Dr. Brown shared, who were diligent in putting together this  
12 plan and meeting with us on a regular basis and listening very carefully to what we had  
13 to say. Specifically I want to use names at this point, I didn't really know those before,  
14 but Kate Pearce, we appreciate her and her consultant work. Mr. Jake Petroski, Latoya  
15 Grates, Tracy Hegler and I hope I get this right, Holland Leger. I'm sure I missed  
16 somebody but we were very, very pleased and thankful for their expertise and their work  
17 on this project. Even though Spring Hill is a small in population area and the land mass  
18 is not great as in other parts of the county, the families and the individuals who have  
19 lived there for generations, or like some of us who've only been there 35 years, and  
20 those who have more recently located to Spring Hill, all of us sought out as the  
21 consultant has so correctly identified, and desire to continue to live in Spring Hill as it's  
22 currently constituted. The very fact that it is a rural area and has little commercialization  
23 are the reasons that most of us wanted to move there and continue to live there. One

1 resident commented at one of the planning meetings that I noted in the report, Spring  
2 Hill is a jewel, and like any jewel it can be enhanced by polishing it, caring for it, so that  
3 it becomes more valuable and a greater asset to the total of Richland County. We  
4 believe that a statement in the report states very well the wishes of the community. And  
5 I believe that Tracy shared most of that in her presentation. “The plan is intended to  
6 clearly reflect the community’s expectations and desires and to guide decisions of  
7 Richland County Staff and elected officials, developers and others involved in local  
8 development-related activities. We totally concur with that and we thank them for that  
9 precise statement. The entire introduction page in the report, and in fact the entire body  
10 of the plan, reflect most of the desires by the community members and they took place  
11 during the development process. The general recommendation sections in combination  
12 with the implementation matrix at the back of the plan captures the desire of most of the  
13 citizens of the Spring Hill area. The residents and landowners of Spring Hill were invited  
14 to many meetings, you’ve heard the details on that, to provide input and then asked to  
15 attend a meeting to review the preliminary report. Following the first Richland County  
16 Planning Commission meeting on the Spring Hill plan, a group of concerned citizens  
17 met to consider one of the plan’s recommendations and that is “to form a Spring Hill  
18 Community Association”. Additional meetings were held following that discussion and to  
19 seek community input and support for such a group. The group eventually adopted the  
20 name The Spring Hill Civic Group and one of the first items was to contact local large  
21 landowners because many of them did not attend the meetings and obviously, based  
22 upon some of the discussions you’ve had here already, they were key components in  
23 any kind of master plan. It was clear from the ones to whom we spoke that they were in

1 favor of the plan as it is stated and following that from all members to whom we have  
2 spoken, the enthusiasm remains high and the involvement of the community remains  
3 very, very strong. In closing, I am sure as you read the report you noted the consistency  
4 of the comments from the participants in the meetings held to the final report compiled  
5 by the Richland County Staff and consultants. We found it refreshing that they listened  
6 and try to be faithful to the ideas and wishes shared by the community members. In  
7 general, the community interest and concerns revolve around zoning and uncontrolled  
8 development. Citizens desire to have the area remain rural. Specifically, we the citizens  
9 of Spring Hill are asking the Planning Commission to approve the plan as stated  
10 involving all of the nine areas that are stated in the plan, and that because it seems to  
11 be comprehensive and reasonable while not being perfect, is an excellent starting point  
12 for cooperative efforts among the Spring Hill community, Richland County, Lexington  
13 County, the City of Columbia, South Carolina Department of Transportation, developers,  
14 Town of Chapin, Ballentine Civic Group, Dutch Fork Group and others who have an  
15 interest in this. They wanna maintain Spring Hill and we want to maintain Spring Hill as  
16 a jewel for Richland County. Thank you on behalf of the area of Spring Hill for your  
17 attention and interest to our concerns. Extemporaneously I would share, based upon  
18 your previous conversations, as we have studied the plan and had discussions about it,  
19 we see it as a recommendation. We fully expect to come back before you in the future,  
20 either pro or against any kind of changes that might occur. We do not see this as a  
21 locked in type of thing, but we appreciate the opportunity to have input, we will want  
22 have input in the future, I think that's the whole idea of the process that we're going  
23 through here with you. So we hope to see you again. Thank you for your time.

1 CHAIRMAN PALMER: Thank you. Kathleen Herestein? Mike Kilpatrick?

2 MR. KILPATRICK: [Inaudible]

3 CHAIRMAN PALMER: Okay. Well, let me run down these names real quick just  
4 to make sure since they've signed up. Lynn Morris? Alton Morris? Doug Williams?  
5 Bunny Williams? That's it. That's all we've got signed up to speak on it. Okay. Same  
6 issue. Different town, different part of town. In this one, and just for clarification, when  
7 we voted to take it out of the general recommendations, did it also then flow over into  
8 the matrix as well?

9 MS. HEGLER: [Nods yes]

10 CHAIRMAN PALMER: Okay. You know, that's, for me that's the only problem I  
11 got here as well. The number 1 on the Governance, revise the county zoning as needed  
12 to be consistent with the Spring Hill Master Plan.

13 MR. TUTTLE: Mr. Chairman, I'd like to make a motion to send the Spring Hill  
14 Comprehensive Plan forward to Council with one comprehensive change throughout the  
15 document. On page 13 under the Governance heading, bullet number 1, Revise the  
16 County Zoning as Needed to be Consistent with the Spring Hill Master Plan, remove  
17 that.

18 CHAIRMAN PALMER: Do we have a second?

19 MR. GILCHRIST: Second, Mr. Chairman.

20 CHAIRMAN PALMER: We have a motion and a second. All those in favor please  
21 signify by raising your hand.

22 *[Approved: Tuttle, Palmer, Gilchrist, Brown; Absent: Cairns, Joyner, Theus]*

23 CHAIRMAN PALMER: There's none opposed. Okay. Next up. Text Amendment.

1 **TEXT AMENDMENT #1:**

2 MS. HEGLER: Yeah, let me find my place. This is an amendment that came to  
3 you a few months ago to remove the distance between churches and bars. And then it  
4 got to Council, they wanted to make more changes to that. So what is before you is a  
5 more specific request, which is to only apply that to commercial shopping centers.

6 CHAIRMAN PALMER: Okay.

7 MS. HEGLER: And that's at the, I'm sorry, mixed use, shopping centers, a mall  
8 or an industrial park. So that's at the request of Council to bring that back before you.

9 CHAIRMAN PALMER: Okay. So –

10 MS. HEGLER: It's just, it's simply more specific -

11 CHAIRMAN PALMER: For multi-tenant properties as opposed to stand alone  
12 facilities.

13 MS. HEGLER: Right. Right.

14 CHAIRMAN PALMER: Okay.

15 MS. HEGLER: That, that 600' separation would still be in place.

16 MR. TUTTLE: So just so I understand, so if, if there's a bar currently operating  
17 and a church wants to move in three bays down, that's closer than 600' what happens?

18 CHAIRMAN PALMER: The church can do it but the bar can't locate three bays  
19 down from the church.

20 MR. TUTTLE: Right, so –

21 MS. HEGLER: If the bar is already there –

22 MR. TUTTLE: - it's whoever gets there first.

1 MS. HEGLER: The bar is fine unless they should lose their license and want to  
2 reopen. This would allow that within the shopping center or mixed use strip to be there,  
3 which is, I understand is the original intent of the motion.

4 CHAIRMAN PALMER: Yeah, churches can –

5 MS. HEGLER: But to not change the character of that commercial center.

6 CHAIRMAN PALMER: Churches can go anywhere, it's just when, once they do  
7 go somewhere then it restricts the –

8 MS. HEGLER: Turnover, yeah.

9 CHAIRMAN PALMER: - the bars from going anywhere near there.

10 MS. HEGLER: Correct.

11 CHAIRMAN PALMER: Okay. Alright, any questions for Staff? Kathleen  
12 Hereston? Nope. Okay. Alright, that's all we got signed up to speak. Any motions?

13 MR. GILCHRIST: Mr. Chairman, I'll be happy to make the motion to send this  
14 Text Amendment forward with approval to Council.

15 CHAIRMAN PALMER: We have a motion, do we have a second?

16 MR. TUTTLE: Second.

17 CHAIRMAN PALMER: Any other discussion? All those in favor please signify by  
18 raising your hand.

19 *[Approved: Tuttle, Palmer, Gilchrist, Brown; Absent: Cairns, Joyner, Theus]*

20 CHAIRMAN PALMER: There's none opposed. Alright. Comprehensive Plan  
21 update.

22 MS. HEGLER: Mr. Chairman, we have with us Clarian Associates and their team.  
23 They have been selected through a competitive process to assist us throughout the

1 year in updating our Comprehensive Plan. And if you recall I mentioned this probably a  
2 few months back, but Council directed us to specifically focus on updating our future  
3 land use element and our priority investment element. We will modify and update data  
4 as appropriate since we do have new census data, but if you know, our current  
5 Comprehensive Plan was done 2009, so Staff will be working with Clarian to update  
6 certain portions of the plan but they will be helping us specifically with fully updating  
7 those two elements. Again, that's at the direction of Council. They're here to kick off with  
8 you. We met with County Council at their annual retreat about a week and a half ago  
9 and had a similar kick off with them, so I was real excited to have that opportunity to  
10 have 11 Councilmembers present and have that time with them. But they're gonna talk  
11 to you today about public engagement, their thoughts, get your thoughts. This is really  
12 to get the ball rolling on, on how we, how we do this throughout the year. And with that  
13 I'll leave it to Leann King.

14 MS. KING: Thanks, Tracy. Gentlemen, thank you so much for having us here  
15 today. Today's a, somewhat of an easy meeting for us, it's a little bit more of a meet and  
16 greet. We want to introduce ourselves to you so you know who you're gonna be seeing  
17 over the course of the next year and understand our backgrounds and what we bring to  
18 the process. And then also hear a little bit more about what we plan on doing with you  
19 and your Staff over the next year. My name again is Leann King, I'm the project  
20 manager for the consultant team. I come from Clarian Associates in our Chappell Hill  
21 office. We do a wide range of comprehensive planning efforts, we work in urban,  
22 suburban and rural communities, so we can bring all of those resources to the Richland  
23 County Comp Plan. With me is Greg Dale right here whose, he will be the project

1 principal. And Greg is, Greg and Jamie Green who I'll introduce in just a moment, are  
2 also working on the Columbia, South Carolina Comprehensive Plan so those will be,  
3 you know, happening in tandem. Jamie Green with Planning Next is here. He is going to  
4 be overseeing the public engagement efforts and you'll hear from him in just a few  
5 moments about the strategies there and what we hope to achieve. And then we also  
6 have Ernie Bowman with Tool Design Group. You may have seen Ernie's face or seen  
7 his name around, he's worked in the region for quite a number of years for different  
8 planning consulting firms. Tool Design does focus on transportation planning, he'll bring  
9 that level of expertise to the project but also a great in-depth understanding of kind of  
10 the local context and the local planning issues. So that, I think each of you got a  
11 handout today that has all of our faces on the front so you know who we are. On the  
12 backside we've got, on the top a work program and those are similar to what you saw in  
13 the two Master Planning efforts that were just presented. We've got a five phase  
14 process that we're laying out over the next year. We're in that first phase when we're  
15 establishing and initiating the planning effort. The next phase is really to, to update the  
16 numbers like Tracy was recommending, look at the existing conditions, see how they've  
17 changed since your 2009 plan update. That's also when we'll be kicking off public  
18 engagement with the community. From there we move to phase three and that's really,  
19 once we have the public input and we know the trends and, and the numbers and how  
20 those are changing, then we can start to really identify where the needs for policy  
21 adjustments. Phase four is developing those policy adjustments if needed. And then  
22 Phase five is the adoption phase. So let me just pause here for a moment and ask you if  
23 you have any questions? I know that's kind of a quick overview of this planning process,

1 but I know you've probably been through a couple of these before, so any questions or  
2 comments? Okay. Well, like Tracy said, we met with Council, was it two weeks ago? It  
3 feels like it was yesterday, but we went through two exercises with them that we want to  
4 go through with you today and learn from you. We want to take this opportunity to be in  
5 front of you and understand what your objectives are for this planning effort. So the,  
6 Greg Dale is gonna come up and he's gonna talk you through the first exercise and I'm  
7 gonna be the scribe.

8 MR. DALE: Thank you, Leann. Thank you. Mr. Chairman, Members of the  
9 Commission, as Leann said, my name's Greg Dale, I'll be the project principal on this.  
10 And I think as Leann suggested this is really just an introduction to the process. There  
11 will obviously be lots of opportunity for public input, lots of opportunity for your input in  
12 this, in this process. But what we'd like to do just to kinda get things started, as Leann  
13 said, it's essentially repeat for you or with you the same discussion that we went  
14 through with County Council a couple weeks ago. And frankly it, it's very simple. All  
15 we're trying to do is to get to understand a little bit what your concerns are about land  
16 use in this county, as we get started. This is not intended to lock you into anything, your  
17 opinions may change, your thinking may evolve as we go forward. And frankly, it was  
18 very helpful to sit through the two Master Plan discussions, because I think that helped  
19 us become more sensitive to some of the issues that you're thinking about. So some of  
20 those may come up in this discussion. So what we wanna do here is, is really very  
21 simple. You have two cards in front of you, one of those cards asks the question, what  
22 are the top objectives that the plan should achieve with regard to how land is developed

1 or protected in Richland County? So what we would ask you to do, is that the green  
2 card that you have?

3 MR. TUTTLE: Yep.

4 CHAIRMAN PALMER: Yes.

5 MR. DALE: Okay, what we would ask you to do is to think about that question  
6 and think about the, the issues that the county is facing in terms of land use, and  
7 recognizing that this land use plan is focused on that question of the physical growth  
8 and development of the county, and just think a little bit about what you want this plan to  
9 achieve for the county. We use the term objectives, what are the outcomes that you  
10 want to achieve with this. And what we would ask you to do just as we did County  
11 Council, is just take a few minutes quietly there and think and, and jot down some ideas.  
12 I think we've given you enough room for three, but you can write as few or as many as  
13 you want. And just take, you know, a minute or two and jot down some ideas and we'd  
14 like to try to capture those on the newsprint. And then after you're finished with that, we  
15 will share with you what County Council came up with just so you can see as a, as a  
16 point of comparison. So if we could just take a few minutes and have you, have you  
17 think a little bit about that and write down you, write down your thoughts.

18 MR. TUTTLE: Can I defer to Mr. Palmer? [Laughter]

19 MR. HEGLER: No, sir.

20 MR. DALE: Well, while Mr. Brown may be finishing up why don't we start here on  
21 the left with Commissioner Tuttle. You wanna start? And let's just, let's just start by, by  
22 putting one out there to start with and work our way around and see where we go.

23 MR. TUTTLE: Market based solutions.

1 MR. DALE: Market based solutions, is that what you –

2 MR. TUTTLE: Yeah. He's gonna say the same thing in a different way, but.

3 CHAIRMAN PALMER: Just from the industry that I'm in, I think something that  
4 people who look to do development in the county can look at and have some credence  
5 to that if they abide within the rules of this plan it should be a pretty easy process. In  
6 other words, guidance for the development community so that they don't get halfway  
7 down their project and then figure out, well there's a problem with this because, for  
8 whatever reason. In other words, if we put out areas and we show where we would like  
9 for growth to be, I think that the development community would try its best to, you know,  
10 stick with those and – just a guiding tool that's, that works.

11 MR. DALE: Right. Mr. Chairman, I, I don't want to put words in your mouth, but  
12 I've heard that sentiment expressed in other communities and often the word that gets  
13 attached to it is predictability?

14 CHAIRMAN PALMER: Right.

15 MR. DALE: Is that –

16 CHAIRMAN PALMER: Yeah.

17 MR. DALE: - an accurate –

18 CHAIRMAN PALMER: Right.

19 MR. DALE: - characterization? Okay. Great. Yes, sir.

20 MR. GILCHRIST: We're just doing one right now, right?

21 MR. DALE: Yeah, just one.

22 MR. GILCHRIST: Cultural relevance.

23 MR. DALE: Cultural relevance, can you tell us what that means?

1 MR. GILCHRIST: Well, I think we, we heard a really interesting kind of case  
2 study about that a little bit earlier, particularly as it relates to some of the more rural  
3 areas of our community. Particularly as it relates to heirs property and those kinds of  
4 things.

5 CHAIRMAN PALMER: Right.

6 MR. GILCHRIST: And I just think that that's critically important to make sure that  
7 we highlight that as we make it part of what we're gonna be looking at with this plan  
8 going forward.

9 MR. DALE: Okay, I understand. We, we, we did a lot of work in rural Beaufort  
10 County and I learned a lot about the whole heirs property phenomenon and I, I think I  
11 understand what you're talking about with that cultural relevancy. Yes, sir, Mr. Brown.

12 MR. BROWN: Balance between rural, suburban and commercial developments.

13 MR. DALE: Okay. Great. Start back over.

14 MR. TUTTLE: Synergy with infrastructure.

15 MR. DALE: Alright. That's very clear. Mr. Chairman? I'm sorry, Leann you tell me  
16 if we're getting ahead of you, okay? Mr. Chairman?

17 CHAIRMAN PALMER: I think some of it's the ability to be flexible within the plan.  
18 I know that we'll, we'll take a look, for example, the, the different zoning districts, and it'll  
19 be based upon some road somewhere that on this side of the road it's classified in our  
20 current plans, the generality kills me, is urban or suburban and, which nobody really  
21 knows what that means, but on the other side of the road it's rural, on this side it's  
22 suburban.

23 MR. DALE: Right.

1 CHAIRMAN PALMER: And if something actually comes in across the road that  
2 doesn't comply with comp plan so there you go.

3 MR. DALE: So the phenomenon of using, and part of, part of what you're saying  
4 is the – be careful how we use roads as borders.

5 CHAIRMAN PALMER: Right, right.

6 MR. DALE: They look like nice lines on the map.

7 CHAIRMAN PALMER: Right.

8 MR. DALE: So we tend to draw them at those places and yet you're right, one  
9 side of the street, which might be of similar character than the other side is treated  
10 differently.

11 CHAIRMAN PALMER: Right.

12 MR. DALE: Okay. Yes, sir?

13 MR. GILCHRIST: And that was what I was gonna say, flexibility, some type of  
14 flexibility within, within the plan.

15 MR. DALE: Okay.

16 MR. GILCHRIST: That, that gives us more tools to be able to utilize when we're  
17 looking at –

18 MR. DALE: Okay.

19 MR. GILCHRIST: - rezoning.

20 MR. DALE: Yes, sir.

21 MR. BROWN: I put maintain quiet spaces with less traffic congestion, better road  
22 access planning and traffic movement.

23 MR. DALE: Okay, say that again, please. Maintain quiet places.

1 MR. BROWN: Quiet places with less traffic congestion, better road access  
2 planning, and traffic movement.

3 MR. DALE: Have it, Leann? Okay. Start back over.

4 MR. TUTTLE: The plan should be contemporary in the fact that it should reflect  
5 where we really are today and where we see we're gonna be in five years. So many  
6 times you look the first year after the new plan's implemented and you realize it's  
7 already outdated, that the trends in growth aren't anywhere near where they were  
8 predicted.

9 MR. DALE: Are there any trends in particular that you're interested in that we  
10 make sure we look at?

11 MR. TUTTLE: Kind of hard to say without being self-serving. Well no, I mean, it's,  
12 it's interesting because back to the market based thing, you know, by regulation  
13 obviously we can force things to go in areas where maybe they aren't the most efficient  
14 to go, and as we're starting to bump on the edge of the county in certain areas it's  
15 gonna be even more and more difficult to continue to grow and have, have a grasp of  
16 where we want growth because, you know, right now if you look at some of the areas  
17 where we're, where people are wanting to restrict growth today, those are two of the  
18 areas left in the county to grow, so I'm not sure where all the growth will take place. I'm  
19 not sure I said that very well. Yeah, well I mean, we'll see, we'll see an RU pop up right  
20 in the middle of an area that's clearly grown and it was just RU because it was, it was  
21 that way in 1977 and it's never, it's never changed. And that gives false reading to what  
22 should be happening because all of a sudden you get a property to that point, on one

1 side of the road there should be commercial but it's not because the two contiguous to it  
2 are RU. I mean, we see that a lot.

3 CHAIRMAN PALMER: Yeah. And I think probably dovetailing off that a little bit,  
4 you know, there's no incentive for a property owner who does have that piece of RU  
5 land surrounded by some commercial applications to come in and be rezoned because  
6 the assessor will treat that property as a commercial tract, assess it that way, be taxed  
7 that way, even though it hasn't transacted that way. Which I don't know if that's  
8 something that's mandated, he has to do that or something, but you know, if, if we could  
9 take a look at parcels where, you know, somebody does own it, I understand if they live  
10 on it, it's a residency, it'll be taxed that way, but if they don't, if they don't reside on it  
11 then it, it will, there's no incentive for them to, to come in and do anything with their  
12 property. There's only hurt for them, until they ever decide they do wanna sell it and  
13 that's what occurs. But people won't look at that tract of land as a possibility for putting  
14 their commercial business, even though it's in a commercial area because it's, it's gotta  
15 go through the rezoning battle. Maybe if we could put something in the comp plan that's  
16 a streamlined zoning process for stuff that, for tracts or for sites that the county has  
17 identified as needs to be rezoned. I mean, I'm thinking specifically about those tracts  
18 that Geo brings up from time to time out on Two Notch Road that are zoned industrial  
19 next to Woodley's, that they just don't have an industrial use anymore and maybe it's,  
20 we can identify some areas like that and have a streamlined rezoning process that  
21 makes it painless, as painless as possible for the property owners, maybe no fees or  
22 something like that, I don't know.

23 MR. DALE: Okay. Yes, sir?

1 MR. GILCHRIST: My last point is the collaborations between development and  
2 community. I think, you know, so oftentimes we, you know, we, we have these  
3 discussions where folk will come in and want property or areas rezoned and 400 people  
4 show up and they say, well nobody's ever talked to me about what they're planning to  
5 do. And I just think that certainly if we can look at some way, and I don't know if we can  
6 do this or not, of, of being able to encourage that type of relationship. I think that would,  
7 that would be something good to, to have.

8 MR. DALE: Okay.

9 CHAIRMAN PALMER: Perhaps at the time of rezoning we could hand them a list  
10 of the neighborhood, the registered neighborhood associations that we have the  
11 information for out in that area and say, we recommend you speak with these folks.

12 MR. DALE: Yeah, there are communities that encourage that and there are  
13 communities that actually build that into their rezoning process. There are mandatory  
14 community meetings built into the, I don't know if that's appropriate under South  
15 Carolina law but, I mean, there are, there are things that communities have tried to do to  
16 encourage that, if not require it. Mr. Brown?

17 MR. BROWN: My third was quality of family life by looking at lot size, occupancy  
18 and permissible uses of property in established subdivisions and neighborhoods.

19 MR. DALE: Okay, let's look at that again, quality of family life.

20 MR. BROWN: Quality of family life by looking at lot size, occupancy and  
21 permissible uses of property in established subdivisions and neighborhoods.

22 MR. DALE: Can you give us some, an example? Are we talking about things like,  
23 you know, secondary dwelling units, you know?

1 MR. BROWN: Secondary dwelling cuttings, having people living too close  
2 together.

3 MR. DALE: Right.

4 MR. BROWN: I'll give you an example. If you ever travel out to California and you  
5 go from Pomona into Los Angeles, and you look at the neighborhoods off of Interstate  
6 10, the rooftops are like that. These are half million dollar homes. And that to me says  
7 people are living too close together. One of the things that attracted me, for example, to  
8 the neighborhood I'm in now is I don't have to smell my neighbor's coffee nor do I have  
9 to hear them. Okay? That's the quality of life that I'm talking about.

10 MR. DALE: Okay. Great. Others?

11 CHAIRMAN PALMER: Just one other quick thing, I know you probably encounter  
12 it too, we – to Mr. Brown's point, there are a lot of folks who move to the county who  
13 choose the rural lifestyle, but to the market conditions issue that we were talking about  
14 earlier, a lot of the baby boomers are looking to downsize from that larger home, larger  
15 lot, they don't wanna maintain those things, they want a more dense product that they  
16 have less responsibility for. But for some reason in our county the size of lot equates to  
17 home price in the community's mindset. So if you come in with a small lot –

18 MR. DALE: Right.

19 CHAIRMAN PALMER: - everyone then says, they're throwing up junk houses.

20 MR. DALE: Right.

21 CHAIRMAN PALMER: And so some way to educate on what that is and, and,  
22 you know, we used to have a tool that we could do that with with PDDs, and we could  
23 mandate what went into certain zoning classifications before we just flat out rezoned it.

1 We don't have that tool anymore to be able to say what size the homes will be or, all we  
2 regulate is lot size.

3 MR. BROWN: Well, if I might add to what Mr. Palmer said, if you take a look in  
4 some subdivisions where you had people with half acre, three-quarter acre lots, some  
5 acre lots, and then you keep driving into that subdivision or into that area you see 235  
6 housing that is there that affects the rest of that subdivision. And those houses are  
7 much closer together, they're smaller houses, and they, the, they occupancy is, is  
8 effected as a result. So somebody dies or wants to sell one of those larger lot homes  
9 and what have you, it takes longer to do because people are looking at the rest of it.

10 MR. DALE: Right.

11 MR. BROWN: And if effects then the quality of life for everybody else. That's just  
12 a fact, a reality.

13 MR. TUTTLE: Yeah, in a development I'm involved in, we've got two traditional  
14 neighborhood developments that have been done very well, Dewanee(?) designed  
15 them, I mean, so it's, you know, and they are small lot, varied size homes, ideal,  
16 different price points on the same street, kinda throwback stuff. And if we wanted to  
17 replicate that in the county tomorrow, I don't think there's a mechanism to, to have  
18 varying lot sizes and do T&D development with rear alleys and stuff, unless we figured  
19 out how to include a commercial component, which may or may not be appropriate. And  
20 you find people forcing the commercial in to get a PDD and then the commercial never,  
21 never does well.

22 MR. DALE: Is that, is that because the way the zoning is written that you have to  
23 have a commercial element to be able to do that?

1 MR. TUTTLE: Well, to do a PDD in South Carolina now my understanding is you  
2 have to have a true mixed use with commercial.

3 MR. DALE: You're talking about, that's statutory requirements.

4 MR. TUTTLE: Yeah.

5 MR. DALE: Okay.

6 MR. TUTTLE: So, you know, if there was a, and it could be, you know, it could be  
7 a tradeoff, you could have higher standards but I'm not sure how you'd do it. That would  
8 be an interesting thing and I think you'd get some traction on that if there was a way to  
9 create those districts.

10 MR. DALE: Okay. If there's no other comments on this exercise, we're gonna  
11 turn to the second discussion which Jamie is gonna lead, about the, the process of  
12 citizen engagement. And then when that's finished we will give you the, the results of  
13 what the County Council did on both of these exercises.

14 MR. GREEN: Thanks, Greg. Good afternoon.

15 MR. BROWN: Good afternoon.

16 MR. GREEN: At this time it seems pretty easy so far. We just have to find the  
17 sweet spot between the predictability and flexibility here, which I think is the age old  
18 challenge of the sort of master planning work. The Staff in describing for us what they  
19 wanted to do with the master plan, were clear that they wanted to create opportunities  
20 for people who live in the county, work in the county, try to raise a family, try to make a  
21 living, to have an opportunity to have a say in the future. And from the examples that we  
22 saw earlier in the master plans there are people that have come to expect an  
23 opportunity to be involved. And so we're very committed as a team to providing regular

1 opportunities to helping people understand the choices that can be made in this kind of  
2 a process. We're very clear that this is a lot easier said than done to get people involved  
3 in a process, it's not one of the more attractive choices folks would have on any given  
4 evening of the week is to go a planning meeting. So we have to work hard to do that.  
5 And we, we see our work being organized in sort of two ways; one is just trying to  
6 create the awareness and we met with Beverly, I don't have her last name, but she's the  
7 Public Information Officer for the county, about the kind of communication channels and  
8 tools that the county already has. So we'll be doing that. We'll also be trying to build as  
9 best we can word of mouth techniques cause a lot of our work suggested people are  
10 more likely to come and participate in something like this if someone that they know,  
11 recognize or trust asks them to do it. But we were really curious from your perspective,  
12 we'll be working, you know, with you through the duration of this process, about ideas  
13 that you might have about what is it that we can do, what is it that we need to say that  
14 would get folks willing and interested in participating in a process between now and the  
15 end of the year to come out and talk about what's important to them about the quality of  
16 place issues in the county. So you have another, another place to jot down some notes  
17 on the, on the blue document that really asks the question, you know, from your  
18 perspective what is the best way to get the attention of, of folks in Richland County so  
19 they'll participate in this planning process? So if you could take just a, just a minute or  
20 so and jot down your thoughts and then we'll do a quick round robin sort of discussion  
21 about your ideas about what we can do to help get folks involved in the planning  
22 process. Maybe this time we could start at the other end. Looks like Mr. Brown might  
23 still be writing. But when you're ready, Mr. Brown, we – yeah, you're finished?

1 MR. BROWN: I said, send letters to property owners from their elected  
2 representatives stating that the matters to be discussed will affect their property use,  
3 taxes and quality of community life.

4 MR. GREEN: Okay. So from the elected officials, these letters.

5 MR. BROWN: Because ultimately that's who, where the decision's gonna be  
6 made. Or whose gonna make the decision.

7 MR. GREEN: Alright. Okay, so we'll go to you, Mr. Gilchrist.

8 MR. GILCHRIST: Well, how do we get people to participate in the process? I  
9 think you ask them. And I think we, we have to be intentional about who we ask. Having  
10 been a former assistant county administrator and we would have these kinda things, we  
11 would often have the typical suspects that would show up at these kinds of discussions.  
12 And so we had to make it very intentional to ensure that there was a diversity of  
13 discussion when you're having discussions about planning because typically, you know,  
14 the only time the pastor and his congregation shows up is when they're trying to fight it.  
15 Not necessarily when they've been engaged in the process over the period of time. And  
16 I think we could lessen some of that when we're intentional about engaging some of  
17 those kind of constituents.

18 MR. GREEN: Great, great. Mr. Chairman?

19 CHAIRMAN PALMER: I think it's pretty simple, if people don't think it affects  
20 them they don't care. So somehow, you know, I mean, just like for example with the  
21 Lower Richland thing, I think if you notify people that their zoning could potentially be  
22 changed and be at this meeting to discuss it, you'd have a whole lot of people show up.

1 MR. GREEN: Right. So somehow we have to, we have to appeal to their self-  
2 interest.

3 CHAIRMAN PALMER: Yeah, yeah. Exactly. So many of my neighborhoods that  
4 lives around me, I mean, they, honestly they probably don't care what happens in  
5 Harbison.

6 MR. GREEN: Right, okay.

7 CHAIRMAN PALMER: If you wanna change something over there.

8 MR. GREEN: Are, is there – the backyard issues are really important but do you  
9 think there, I mean, are there any issues that, that really get people out? I mean, if  
10 you're talking about the general prosperity of the county or this part of the state, is that  
11 not enough or it's really gotta be just a real obvious sort of, it impacts me?

12 CHAIRMAN PALMER: I think if you talk about a capital improvements plan where  
13 money's gonna be spent, you'll probably get some folks involved.

14 MR. GREEN: Okay.

15 CHAIRMAN PALMER: We have this amount of money and this is where we're  
16 gonna spend it at.

17 MR. GREEN: Good, thank you.

18 MR. GILCHRIST: Yeah, but I also think that there is, I, I believe that any time  
19 you're intentional about –

20 MR. GREEN: Yeah.

21 MR. GILCHRIST: - ensuring that people are, or should be engaged in the  
22 process, they're, you're not gonna get everybody.

23 MR. GREEN: Right.

1 MR. GILCHRIST: But that certainly, you know, we've made the overtures to  
2 ensure that people are invited to the process.

3 MR. GREEN: Right.

4 MR. GILCHRIST: And, and I think so oftentimes that component is, is very much  
5 overlooked.

6 MR. GREEN: Yeah. And when you, when you think about the intentionality part,  
7 are there some specific tactics that come to mind about how to be intentional? I mean,  
8 the, the direct mails that Mr. Brown mentioned is a very intentional, personal sort of  
9 piece. Are there other –

10 MR. GILCHRIST: Simply showing up at neighborhood meetings. You know,  
11 presenting kind of the plan to the neighborhood groups about what we're doing.

12 MR. GREEN: Yeah.

13 MR. GILCHRIST: I think Pat mentioned earlier, you know, it'd be great if we  
14 could present to developers and groups that, I mean, neighborhood groups, to  
15 developers, neighborhood groups that might, you know, be oppositional or whatever the  
16 case may be to, to the project. But I think some of that kind of thing is, is very critical.  
17 And that's, you know, that's grassroots kind of stuff.

18 MR. GREEN: Right. Right.

19 MR. GILCHRIST: That in Richland County, you know, we typically see that once  
20 we've, you know, we're at this stage of the game. A little late at, you know, at this level.

21 MR. GREEN: Yeah. What do you mean by that, a little late?

1 MR. GILCHRIST: Well, I mean, I think sometimes when I, when I sit here  
2 sometimes and read a report where the Staff has recommended approval and we, we  
3 agree, 400 people show up in this room saying, we don't agree.

4 MR. GREEN: Yeah.

5 MR. GILCHRIST: Well, and then we say, well why are you all here? And they  
6 say, well cause they didn't talk to us.

7 MR. GREEN: Yeah.

8 MR. GILCHRIST: Nobody said anything to us about it.

9 MR. GREEN: Okay, okay.

10 MR. GILCHRIST: Well, I think we can be a, a lot more intentional about trying to  
11 alleviate some of that.

12 MR. GREEN: Yeah. Right, okay. Well, that would be one of our objectives is to  
13 make the conclusion of this process as uneventful as possible, that we would have  
14 talked to as many people as possible, there wouldn't be any surprises and they wouldn't  
15 be hearing about the recommendation when it shows up to you, you know, at the very  
16 end of this process.

17 MR. GILCHRIST: But we know you can't, you're not gonna do away with all that.

18 MR. GREEN: It's not foolproof, right. It's not foolproof, but we're gonna do our  
19 level best. Our, our primary objective is just to make sure that this is a choice, that we  
20 do enough in terms of awareness and making noise about the opportunities. And right  
21 now the work program calls for doing three rounds of five different meetings, you know,  
22 in the community, for the face to face, but there is going to be a web based presence for  
23 people to learn about this process and also contribute.

1 MR. TUTTLE: Seems to me technically though, it depends on which audience  
2 you're trying to reach. For instance, I would, you know, if you were going for the  
3 suburban folks, a letter might be most appropriate and if it's more of the younger folks  
4 that are in the city, you know, social media's gonna be much quicker and easier for  
5 them and there certainly needs to be a Facebook, Instagram, Twitter presence if, if  
6 that's a part of the constituency you're trying to reach. And the cool thing about that is  
7 it's simple and inexpensive and it multiples, it's pretty easy. So I think we have to be  
8 cognizant of that and go out and start a – I think the younger folks many times get  
9 overlooked because our methods of communication are generally the way we like to  
10 receive communication that may not be –

11 MR. GREEN: Right, right. So I appreciate that sensitivity that there are, there's a  
12 range of diversity in the county, it's not monolithic by any means. And so it is our  
13 intention to use a lot of different tools and techniques because we know that people get  
14 their information differently. And again, I had a good meeting with Beverly earlier. We're  
15 gonna leverage whatever you have right now, your regular newsletters that go out, the  
16 county's Facebook presence right now is about 4,000 folks like the county's, but we will  
17 create a separate but linked social media presence to that and be using Twitter to try to  
18 get to those folks. We try to keep track of what's happening with social media trends  
19 right now. We know that at any given day there's 750,000,000 people around the world,  
20 you know, using Facebook. We understand that the younger population is moving away  
21 from it in favor of some, you know, Twitter and Snapchats and those sorts of things, and  
22 that the fastest growing demographic using Facebook right now are women over 50  
23 years old that are there. So you know, we, that's an evolving sort of tool but we're

1 gonna use all of them, so that's a great comment. And so Mr. Tuttle, did you have  
2 another one? I, I kind of stop to go over the round robin there for a minute to –

3 MR. TUTTLE: No, I was really gonna hit on the social media aspect of  
4 communication.

5 MR. GREEN: Okay, great.

6 CHAIRMAN PALMER: When do the tax notices comes out?

7 MR. TUTTLE: November? December?

8 CHAIRMAN PALMER: Oh, okay.

9 MR. GREEN: Mr. Brown?

10 MR. BROWN: One of the things I think we have to remember and I ask the  
11 Chairman to correct me if I'm wrong on this, we as a Commission, basically represent  
12 people in subdivisions in rural areas, not downtown Columbia. And, and we are, our  
13 work affects people who live in subdivisions, neighborhoods outside the City of  
14 Columbia and incorporated places, am I correct in that, Mr. Chairman?

15 CHAIRMAN PALMER: Actually the unique thing about our county and we have  
16 County Councilmembers who their district, they have no part of it that is in  
17 unincorporated Richland County, they are only in the City of Columbia. So zoning  
18 issues, yeah we'll never touch anything in the city, but some of our other stuff does flow  
19 over into, into the city. But for the most part the majority of it, you're correct but, but  
20 yeah, you know.

21 MR. TUTTLE: You'd be surprised at where the city is. For instance, Harbison –

22 MR. BROWN: I, I understand.

1 MR. TUTTLE: - and, and, and Woodcreek Farms is City of Columbia, so I mean,  
2 it's, it's not as – city parameters aren't as urban as we'd like to delineate them. They're  
3 much broader.

4 CHAIRMAN PALMER: Right.

5 MR. BROWN: But that's why I'm saying with the county, from the county  
6 perspective in looking at where, the decisions that it makes will affect people, it's  
7 basically outside the City of Columbia.

8 CHAIRMAN PALMER: Well, with the Capital Improvements Plan, I'm sure that  
9 some of that, those funds will be spent.

10 MR. BROWN: It may very well be, but that will be with the County Council, the  
11 City Council, basically agreeing on that, you know, right or wrong.

12 CHAIRMAN PALMER: I think we do projects in the city without the city's approval  
13 of it.

14 MS. HEGLER: We do and if I could interject for a minute. This is a good  
15 opportunity to talk about another kind of great point, something that's going on at the  
16 same time. The Comp Plan will be for the entire county and it will represent the city in  
17 the sense that we do have Councilmembers who represent those districts. At the same  
18 time, the City of Columbia is doing the exact same thing, they are updating their land  
19 use element of their comp plan using the same consultants, coincidentally, but it turned  
20 out to be a wonderful opportunity for us to actually together. We're doing this all at the  
21 same time. So to speak to your point, I think that no, we, there are some regulatory  
22 opportunities we have in the city but you won't see rezonings for them, you won't see  
23 necessarily Text Amendments for them, but we are gonna work hand in hand. And

1 where our lines do cross and where our Councilmembers represent city portions, I think  
2 we're gonna be working together to come up with policies that we're all really proud of.  
3 So I think it's gonna be a, a good opportunity, unprecedented I imagine for a city and a  
4 county to be doing this at the same time. So it's actually a very exciting piece.

5 MR. GILCHRIST: Let me ask you a question. Excuse me. Just out of curiosity. Is  
6 our Economic Development Office involved in any way in the comprehensive planning  
7 process?

8 MS. HEGLER: Yeah, they – Mr. Lindsay will be. We, I'm constantly updating  
9 other departments and they'll get involved as needed. You know, the Economic  
10 Development Office focuses primarily on industrial –

11 MR. GILCHRIST: Oh, I'm aware of that. Sure.

12 MS. HEGLER: So to the extent that, that that is a major portion of our update,  
13 yes you will be involved, so. I've got a, a wide network of folks that will be a part of the  
14 process through Staff working with them or their involvement in the meetings that we  
15 think it's appropriate for them to be in, so. He is aware we're doing this, he is certainly  
16 going to provide his input to the consultants as to what he feels the county's looking for.  
17 Industrial sites are kind of a, probably a big component of it, so he will be.

18 MR. GREEN: Was there a particular, I mean?

19 MR. GILCHRIST: Well, I think any time we're talking about comprehensive  
20 planning and in particular zoning and that kind of thing, that certainly has a huge impact  
21 on economic development and where you develop in the county.

22 MR. GREEN: Right.

23 MR. GILCHRIST: At least in, in my little mind –

1 MR. GREEN: Yeah.

2 MR. GILCHRIST: - I think that makes sense. And, and I think that it's important  
3 that, you know, going back to the community aspect of this thing –

4 MR. GREEN: Right.

5 MR. GILCHRIST: - and talking about how do we, how do we make investments  
6 in communities as it relates to planning and development. I mean, I think that's a very  
7 important discussion to have if you want to gauge people.

8 MR. GREEN: Yeah.

9 MR. GILCHRIST: You know, you see what I'm saying?

10 MR. GREEN: Yeah.

11 MR. GILCHRIST: To begin to, to frame it in that reference.

12 MR. GREEN: Right.

13 MR. GILCHRIST: That, you know, we want the county to grow in a lot of different  
14 ways, but at the same time, you know, looking at the type of investments economic  
15 development can help make in a community because of certain zoning requirements or  
16 classifications it's very, very important to have that discussion. So I was just curious to  
17 know if he's gonna be a part of that.

18 MR. TUTTLE: To dovetail that I guess the school districts are also involved?

19 MS. HEGLER: They will be. I mean, we, we have just started but we do have a,  
20 kind of a road show we're calling it, group of folks that we're gonna meeting with quite  
21 regularly. We'll have a Staff working group that'll include Economic Development as well  
22 as Conservation and Utilities obviously will play a huge role in this. So.

23 MR. GILCHRIST: That's another way of getting people engaged.

1 MR. GREEN: Yeah. No I, I agree and that's why I wanted to sort of just inquire a  
2 little bit more. I think sometimes what gets lost in these kinds of processes that, that  
3 there is a prosperity dimension to the planning and there's a fiscal impact to the  
4 planning, and so I, I think that's really important in our, in our work but also in our  
5 messaging about how that gets – alright. Well, this is all good but back on to the point  
6 here about the engagement piece, are there other things that you wrote down about  
7 how do we get people in Richland County to pay attention and engage in a conversation  
8 about how we're going to grow, develop, change or conserve going into the future?

9 MR. TUTTLE: Well, there's certain neighborhood leaders that I think you could  
10 certainly reach out to, HOAs and/or unorganized neighborhoods that have dominant  
11 leaders, help get the word out and get people energized to come out. Those people call  
12 each other, will show up.

13 MR. GREEN: Yeah. Is there a, a common roster of those sorts of networks? I  
14 mean, do we have access to list of all the, do the homeowner associations have to be  
15 registered in the county, do we know?

16 MR. BROWN: City of Columbia has them, but the county doesn't have them.  
17 They should have them but they, the city has them for the city.

18 MR. GREEN: Okay. Right.

19 MR. BROWN: Now whether they have them for the various subdivisions in the  
20 county, I don't know.

21 MS. HEGLER: We, we have a growing list as they come to us in our  
22 Neighborhood Improvement Program.

23 MR. GREEN: Great.

1 MS. HEGLER: That, you know, we don't, we don't share but we can tap it.

2 MR. GREEN: Okay.

3 MS. HEGLER: Into it if we need to.

4 MR. GREEN: Okay.

5 MR. TUTTLE: You know, there's only, for the newer developments there's only  
6 three or four HOA management companies in the area. That'd be an easy way, I know  
7 Southern Community Services represents us along with 20,000 other rooftops, so that's,  
8 that'd be an easy to through them get a hold of their list and be able to reach out that  
9 way.

10 MR. GREEN: Okay. Other ideas about how to, how to get folks' attention, get  
11 them engaged?

12 CHAIRMAN PALMER: I mean, I would think sometimes, you know, notifications  
13 to the larger, or even the smaller realtor firms that are out there cause they're in the  
14 communities seeing what's going on from day to day. And not just residential but also  
15 the commercial firms in town, to get their inputs. I mean, we, we may all sit around and  
16 think that, you know, growth is heading in a certain direction and then, you know, there's  
17 some other aspect that we don't think about that, you know, makes it turn left on  
18 Clemson Road as opposed to continuing out Two Notch Road.

19 MR. GREEN: Alright. So can we, can we enlist your help, maybe a little  
20 homework assignment and if, if there are organizations that you're affiliated with, you  
21 know, if you're involved in the Chamber or the Rotary, you know, we would like to know  
22 that. At some point we'll have some collateral material, you know, a little frequently  
23 asked questions, with, you know, attractively designed things that if you were at a

1 meeting where you could actually share those with somebody or you could, if some of  
2 these civic organizations have, that you're involved with, have a place for sort of open  
3 announcements, but if you'd be willing to help us with that we'd, we'd really appreciate  
4 you, you doing that. So when the Staff has these materials together, if you could let us  
5 know where you might be able to spread the word that would be, be useful to us as well.

6 CHAIRMAN PALMER: Sure.

7 MR. GREEN: Alright, great. So at this point, this is a summary from the retreat  
8 that Tracy mentioned earlier, so on the front side it has some of the brainstorming from  
9 Council, objectives for the substance. And then on the backside are comments about  
10 the, the engagement process. So if you wanna take a minute and maybe look through  
11 that and then we, we'd like to get your reactions or questions you might have about  
12 these topics.

13 CHAIRMAN PALMER: Well, I can tell you right now one of that jogs my memory  
14 is where you talk about protect connections to water.

15 MR. DALE: Right.

16 CHAIRMAN PALMER: We have nothing to do with City of Columbia water or  
17 Winnsboro water.

18 MR. DALE: I think, I think what that one, that one was referring to was actual  
19 physical access to waterways. Not as in potable water.

20 CHAIRMAN PALMER: Oh, okay.

21 MR. DALE: Right.

22 CHAIRMAN PALMER: But in that, but to that same vein –

23 MR. DALE: Right.

1 CHAIRMAN PALMER: - we don't have any control of what they do and, and even  
2 to a more specific example, I remember we recommended approval and it got  
3 approved, or I think it was actually a subdivision approval back when we had that. We,  
4 we approved a subdivision with the, having shared access for the driveways for two, two  
5 or three homes off the road on Windsor Lake Boulevard and lo and behold a year later  
6 when they're on the ground, everybody's got their own cuts. Well the reason for that is  
7 cause we don't really have any ability to say what SCDOT does with their cuts, they can  
8 approve whatever they want to.

9 MR. DALE: Right.

10 CHAIRMAN PALMER: So, and you know, that's something else we don't have  
11 control – we're in the same issue with sidewalks. I mean, that's the reason the  
12 sidewalks issued died cause we can't put them on DOT right-of-way.

13 MR. DALE: And Mr. Chairman, while that one you pointed out had to do with  
14 access to waterways, if you look further down you will see Council identified water,  
15 sewer planning consideration with partner utilities and outside agencies, coordination  
16 with municipalities. So I think there were some of those same, some of those same  
17 concerns. The other one I, if you notice the very first one on there is protect rural  
18 character, which was one of the issues that Council came up with, but again I thought it  
19 was very interesting to hear the discussion earlier on the Master Plan because I think  
20 you've identified some of the other dimensions of that question of, of what that might  
21 mean. And similarly, the very bottom bullet on that first, first part of the first page  
22 addressing challenges to plan implementation, we certainly heard you all wrestle with  
23 that question on the ground here; what does it mean to have a plan with

1 recommendations and the implications for implementing that. So it's interesting when  
2 you look at this a lot of the words are different but a lot of ideas I think are, are similar in  
3 what you, what you see here. This whole concept of balancing commercial and  
4 residential development I think was consistent with some of the things that, that you  
5 were talking about. Were there questions? I know you're just reading this for the first  
6 time, are there questions you have? Not that we can explain exactly what was on  
7 everyone's mind, we had the same kinda discussion so this is just a starting point for us.  
8 But are there, are there other things that jump out at you on this as either being, you  
9 know, different, something that we should be aware needs some, you know, some,  
10 some further attention or commonalities or any, anything surprise you on here?

11 MR. GILCHRIST: I see the word growth, just curious to know if there was any  
12 other discussion about that. What was the Council's stand?

13 [Inaudible]

14 MR. DALE: Oh, oh, oh, yes. Yeah, the additional comments noted on notecards  
15 just as we're gonna, we're gonna collect the ones that you wrote on. That was just a  
16 word that somebody wrote that I, I, I don't know exactly what that would've meant, it  
17 was just the only word they wrote on there.

18 MR. GILCHRIST: I was just curious about that.

19 MR. DALE: Yeah.

20 MR. GILCHRIST: If there was a discussion on that, okay.

21 MR. DALE: Right. Is there anything else you wanted to add, Jamie? In terms of  
22 the comments on the outreach?

1 MR. GREEN: No, there's some that are very [inaudible]. The one thing that I  
2 would just mention on the back page where it talks about engaging critics, it was a big  
3 shock to us that there might be critics about planning – no, I'm just kidding. But we have  
4 made a commitment that in addition to the open call public meetings where anybody  
5 who cares comes, that we're also working with the Staff to identify key stakeholders that  
6 we need to engage with, understand their issues and concerns, no matter what point of  
7 view they might have; whether it's more from a conservation standpoint or a, pro-  
8 growth, or if it's a social equity issue, whatever it is, we're gonna be identifying those  
9 key stakeholders to engage in an iterative process as well that'll parallel the open call.  
10 Great.

11 MR. DALE: Thank you for your, for your time.

12 MS. KING: Yeah, thank you. So, so part of this process is taking what Council  
13 told us, what you've told us today and then working with Staff to refine the process a  
14 little bit more. In the immediate future we're gonna be working to start evaluating your  
15 existing policy framework, all the plans that you have in place now, and also to start  
16 diving in on that data and analysis update on the plan so that we can really start  
17 identifying some of the strategic trends. And that's one of the, just like you're being  
18 strategic about focusing on the land use and priority investment elements, that's also  
19 the approach that we're taking with Staff's direction on updating the data and trends.  
20 You have a lot of information in your current plan. It's good but we want to make sure  
21 that we're focusing on the really critical pieces that are going to possibly transform or  
22 could transform policy in the future. So.

1 MR. GILCHRIST: Let me make another comment too, just something to think  
2 about as we – and this may be way off base but I'm gonna say it anyway. We need to  
3 make policy where people can understand it. And, and so it's, you know, we can all deal  
4 with the legal lingo, whatever we deal with. But we need to have something that really  
5 begins to help clearly understand what it is that we're talking about. Sometimes we're  
6 looking at stuff that we don't even understand. And, and yet this is supposed to be part  
7 of our Comprehensive Plan on how we're gonna plan out the next whatever number of  
8 years. So I think that's, and I don't know where it fits, but I want to put that on the radar  
9 screen.

10 MS. KING: And that's the way the plan's written and articulated, really, the  
11 messaging and the process as well.

12 MR. GILCHRIST: Okay.

13 MS. HEGLER: And we asked for the same thing in our selection process that it  
14 be easy to understand, as illustrative as possible, giving you examples and a little less  
15 wordy.

16 CHAIRMAN PALMER: Okay. Is it, would it be possible, and if it's too big a deal I  
17 understand that, to just take a snapshot or spend a little time to see how close we got  
18 last time to what actually occurred based on our Comp Plan when we did it, what's on  
19 the ground now? It may just be interesting to see, gosh you guys didn't listen to your  
20 Comp Plan at all, y'all just let stuff go this way and go that way kinda thing.

21 MS. HEGLER: Well, we are kind of checking out what our current land use and  
22 zoning data base exists of, how close to current it is. And so that is part of our existing  
23 conditions analysis if that's what you mean.

1 CHAIRMAN PALMER: Yeah.

2 MS. HEGLER: You know, and we could, you know, maybe Staff take a stab at  
3 comparing that to what we have. There are some really great elements of the current  
4 Comp Plan, that's why we're not doing a, you know, a complete rewrite. But that would  
5 be interesting. Talk to them about that.

6 MS. KING: So thank you very much.

7 CHAIRMAN PALMER: Thank you.

8 MS. HEGLER: And I'll just quickly kinda sum up. We'll be meeting with you, give  
9 you updates every month. Some of those meetings we'll have the consultants in town.  
10 We're trying to work the public and stakeholder meetings around, you know, the first  
11 week of the month so that they can also meet with you while they're here meeting with  
12 the, or the public as well, so. They'll probably be, you know, a couple workshops  
13 throughout the course of this. We're pushing for a December adoption of this which  
14 means we'll come to you probably in August with a draft.

15 CHAIRMAN PALMER: Are you gonna look to do all quadrants at the same time  
16 or you gonna piecemeal it?

17 MS. HEGLER: We are trying to do them all.

18 CHAIRMAN PALMER: Okay.

19 MS. HEGLER: But I think it's also very exciting to think about this, that we're  
20 doing it with the city at the same time. From a business friendly perspective I think  
21 there's a lot of play there.

22 CHAIRMAN PALMER: How is Forest Acres doing?

1 MS. HEGLER: We are going to actually include the other municipalities as much  
2 as possible too. I don't know where they are, but we'll, we'll try to incorporate what  
3 they've done and do more than just copy and paste but actually have a qualitative  
4 conversation about each of the other municipalities' plans as well and, and fold them  
5 into what we have.

6 CHAIRMAN PALMER: Okay. Alright.

7 MR. TUTTLE: Motion to adjourn?

8 CHAIRMAN PALMER: Hold, please. So we got the action reports? Yes.

9 MS. HEGLER: Information only.

10 CHAIRMAN PALMER: Got a motion to adjourn?

11 MR. GILCHRIST: So moved.

12 CHAIRMAN PALMER: Got a second?

13 MR. BROWN: Second.

14 CHAIRMAN PALMER: All those in favor say aye?

15 *[Approved: Tuttle, Palmer, Gilchrist, Brown; Absent: Cairns, Joyner, Theus]*

16 MS. HEGLER: Thank you.

17

18 *[Meeting adjourned at 3:30 pm]*