

1 **RICHLAND COUNTY PLANNING COMMISSION**
2 **April 6, 2015**
3

4 *[Members Present: Heather Cairns, Beverly Frierson, David Tuttle, Patrick Palmer,*
5 *Christopher Anderson, Wallace Brown, Sr.; Absent: Stephen Gilchrist, Bill Theus]*

6 Called to order: 1:02 pm
7

8 CHAIRMAN PALMER: So we'll call the April meeting of the Richland County
9 Planning Commission to order. Please allow me to read this into the Record. In
10 accordance with the Freedom of Information Act a copy of the Agenda was sent to radio
11 and TV stations, newspapers, persons requesting notification, and posted on the
12 bulletin board located in the lobby of the County Administration building. Everybody get
13 a copy of the March Minutes? Any motions?

14 MR. TUTTLE: Mr. Chair, I make a motion that we approve the March Minutes as
15 submitted.

16 MR. FRIERSON: I second.

17 CHAIRMAN PALMER: We have a motion and a second. All those in favor say
18 aye.

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

20 CHAIRMAN PALMER: Do we have any Agenda amendments?

21 MS. HEGLER: Good afternoon. Yes we do, we have two cases that have been
22 withdrawn. And that's Case No. 15-12 on Rimer Pond Road, and also 15-13 on Fire
23 Tower Court. Those have already been withdrawn.

24 CHAIRMAN PALMER: So Case No. 4 and 5, okay.

25 MR. TUTTLE: Mr. Chairman, I make a motion that we adopt the Agenda with the
26 previous amendments offered by Staff.

1 MR. BROWN: Second.

2 CHAIRMAN PALMER: We have a motion and a second. All those in favor say
3 aye.

4 *[Approved: Cairns, Frierson, Tuttle, Palmer, Anderson, Brown; Absent: Gilchrist, Theus]*

5 CHAIRMAN PALMER: Any Road Name –

6 MR. TUTTLE: Mr. Chairman, I make a motion that we approve the Road Name
7 as submitted [No Road Names to insert]

8 MR. BROWN: Second.

9 CHAIRMAN PALMER: All those in favor say aye.

10 *[Approved: Cairns, Frierson, Tuttle, Palmer, Anderson, Brown; Absent: Gilchrist, Theus]*

11 CHAIRMAN PALMER: Okay. Next case.

12 **CASE NO. 15-09 MA:**

13 MR. TUTTLE: Let the Record show that Mr. Palmer is stepping aside and turning
14 over to me currently. I'd like to read this into the Record. Dear Mr. Tuttle, I must request
15 to be excused from participating in the discussions of voting on Agenda item no. 15-09
16 MA regarding a rezoning of Rimer Pond at Longtown Road, which is scheduled for
17 review and/or discussion at today's Planning Commission meeting. It is my
18 understanding of the Rules of Conduct, provisions of the ethics, government
19 accountability, and campaign reform laws that since I am the listing broker for the site I
20 will be unable to participate in this matter through discussion or voting. I would therefore
21 respectfully request that you indicate for the Record that I did not participate in any
22 discussions or votes related to the item represented as a potential conflict of interest. I
23 would further request that you allow and direct this letter to be printed as part of the

1 official Minutes and excuse me from such votes or deliberations and note such in the
2 meeting Minutes. Thank you for your consideration in this matter. Patrick Palmer.

3 MR. LEGER: Thank you, Mr. Acting Chairman. The project number in this case is
4 15-09 MA. The Applicant listed on the Application is Sycamore Development and the
5 property's located at the intersection of Rimer Pond Road and Longtown Road East. It
6 is a little over five acres in size of a larger tract, portion of a larger tract, approximately
7 31 acres. It's currently zoned RS-MD, which is single-family, medium density and the
8 Applicant is requesting RC, which is our Rural Commercial District. The original zoning
9 in 1977 was RU and that district was changed in 2008 to the current RS-MD District.
10 Properties in the vicinity as made up as follows: to the north we have mostly
11 undeveloped property with a little bit of a water body on it and residential use; to the
12 south we have some undeveloped land as well as residential development further
13 toward the intersection, that property's zoned RS-MD and RS-LD; to the east we have
14 property zoned RS-MD which is currently undeveloped, and to the west property zoned
15 RU which is occupied by the Blythewood Middle School. The site basically has little
16 slope, mostly flat, mostly wooded, undeveloped, except for one part of it contains a
17 cellular communications tower. As I mentioned, most of the area is really kind of
18 residential in nature. The school is nearby in addition to the cell tower and some other
19 undeveloped properties. The Comprehensive Plan recommends suburban for this site, it
20 calls for commercial and office to be located at traffic junctions or where other
21 commercial and office use is located and not intended to encroach on residential use.
22 The site was found to be at an intersection; that at Rimer Pond and Longtown Road
23 East, and the Staff did not feel like this site would encroach on a residential subdivision

1 development. Basically because the site is at an intersection and near what we consider
2 institutional use or non-residential use in the school, and we felt like the site did comply
3 with our Comprehensive Plan, we recommended, the Staff recommended approval of
4 this application at this time.

5 ACTING-CHAIRMAN TUTTLE: Thank you. I believe we have Mr. Robert Fuller
6 representing the Applicant?

7 **TESTIMONY OF ROBERT FULLER:**

8 MR. FULLER: Thank you, Mr. Chairman, my name is Bob Fuller. I'm an attorney
9 in Columbia and I'm here this afternoon in behalf of Sycamore, the Applicant on the
10 property that is before you for rezoning approval to Rural Commercial District. We have
11 listened to, received and agree with the Staff Report that the property is in a location
12 that is suitable under both the planning documents for Richland County and the actual
13 uses of the surrounding areas for a limited commercial use. It is at the northwestern
14 intersection of, of Rimer Pond and, and Longcreek [sic], it is a uniquely shaped property
15 with the existing component of a cell tower on a portion of it. That in and of itself will limit
16 and severely restrict the ability to use a portion of the property for anything in, in any
17 description being a large commercial use. It would be essentially a neighborhood or a
18 services directed towards the neighborhood itself for commercial purposes, and we
19 would submit to you that that is both in conformity with the planning district plan
20 descriptions and with the Comprehensive Plan for Richland County. As has already
21 been noted to you it is at the very point of the intersection of a major arterial and the site
22 is located at that junction and would not be encroaching, directly certainly, on any
23 residential component at this time or, or future. The property is part of a 31, little larger

1 than 31 acre parcel that has been submitted for and approved for subdivision, the 5.23
2 acres having been separated out from the, from the parent parcel. We are requesting
3 that it be considered by the Planning Commission and that the recommendation of the
4 Planning Staff be approved to make the use of it for the five acre portion of the property
5 that is subject of the application for Rural Commercial, limited commercial uses,
6 appropriate to the character of the surrounding neighborhood. It's at the proper location
7 and it, it is in all why's within the description for parameters for Rural consideration, for
8 commercial consideration in a Rural District at this location. I think that the, as I have
9 already said, the additional component of the cell tower being there further assures that
10 there is not enough space on this property for any significantly large commercial
11 enterprise that would be an interference with the surrounding residential neighborhoods.

12 ACTING-CHAIRMAN TUTTLE: Thank you, Mr. Fuller. We got quite a few here to
13 speak on behalf. As I call your name if you'll come down and take a spot here at the
14 podium and give us your address for the Record, please. Mr. Lewis, Robbie Lewis?

15 **TESTIMONY OF ROBBIE LEWIS:**

16 MR. LEWIS: How is everyone? I'm Robbie Lewis, I'm at 110 [inaudible] Pond
17 Drive, 29016. Thrilled to be here today to witness democracy in action. If I could
18 everybody whose opposed to it to stand up? No? No one wanna do it, huh? We've
19 come down here before and, and went against this sort of thing. The precedence we set
20 if this turns it could take it all the way down the road. My neighborhood is fairly new,
21 within five years. The papers I signed say I'll be there for 30. We are in essence part of
22 the new growth, my neighborhood, my family, and we moved to Blythewood, to the area
23 of Blythewood that we moved to to get away from this stuff. Mr. Palmer could still sell

1 the property, still develop it, do what he does, and not put commercial on it and not take
2 a [inaudible]. If everything was lined up for it to be commercial, I don't understand why it
3 wasn't commercial to begin with. If it met all the criteria. But clearly the fact that we're
4 here today means that it wasn't and somebody wants to get it switched. And I'm not
5 sure for who as far as the community is concerned, is here to speak for it. And the vast
6 majority of us took off today so we could be here, we missed money to come to stand
7 for what we're paying money on now. I'm a voter, still registered here in Richland
8 County. And I would like that to be taken into consideration. We may sit beside you, but
9 we voted for you and we want you to, to work with us and work for us. Appreciate your
10 time.

11 ACTING-CHAIRMAN TUTTLE: Mr. Ken Queen can come up and, and I forgot to
12 say cause I'm obviously new in this role, if you could limit your comments to two
13 minutes we'd like, that's a general rule we have.

14 MS. FRIERSON: What's that last name again, Queen?

15 ACTING-CHAIRMAN TUTTLE: Ken Queen.

16 **TESTIMONY OF KEN QUEEN:**

17 MR. QUEEN: Good afternoon, my name's Ken Queen. I live at 575 Rimer Pond
18 Road. I'm a real estate broker and developer just like Mr. Palmer, and I've been on
19 Rimer Pond Road since 1994, before there was a Lake Carolina, when there was only
20 one resident, one school that we had to deal with in that area. Now we have four
21 schools that we have to suffer through the traffic area, the traffic situation. We
22 consistently watch traffic back up from the intersection of Longtown and Rimer Pond
23 where this property is, one mile down the road to my driveway. This driveway, I mean,

1 this roadway is not equipped to handle any additional commercial type development.
2 The small turning lane and semi-dysfunctional intersection that's there based on the
3 angles of it create large scale backups on a daily basis. Bottom line is what we ask you
4 to do is don't, don't burden us with any more traffic, we get all the cut-thru traffic from
5 Elgin to get to Highway 21 and I77. They come down, get on Kelly Mill Road where it
6 turns into Rimer Pond, take it all the way to 21. This is already an extreme burden for
7 us. Lake Carolina, as great a development as it is, creates a large traffic burden for us
8 getting to the schools, getting to Blythewood Middle, getting to Roundtop Elementary.
9 I'm involved with the development of a church site next to Roundtop, we have been
10 instructed that the county is gonna require us to put in a turning lane in order to build a
11 church, okay, which is not incorporated in this traffic problem. If this property had a
12 turning lane down Rimer Pond Road or they were subsequently be willing to improve
13 Rimer Pond Road, it would change the [inaudible] a good bit. But our situation is there's
14 no way this area can handle any more traffic. Please don't burden us with that. We, we
15 just don't need that.

16 ACTING-CHAIRMAN TUTTLE: Thank you, Mr. Queen.

17 MS. FRIERSON: One quick question.

18 ACTING-CHAIRMAN TUTTLE: Sure.

19 MS. FRIERSON: Did you say that, where did you say the church's proposed
20 location would be?

21 MR. QUEEN: Beyond this intersection and next to Roundtop Elementary School.

22 MS. FRIERSON: Okay, thank you.

1 MR. QUEEN: And we're being required to put in a turning lane to this piece,
2 won't have one onto their entranceway.

3 ACTING-CHAIRMAN TUTTLE: Thank you. Mr. Trey Hare? Did I say that
4 correctly?

5 MR. HARE: Hare.

6 ACTING-CHAIRMAN TUTTLE: Hare, I'm sorry.

7 **TESTIMONY OF TREY HARE:**

8 MR. HARE: Trey Hare, I live at 252 Rimer Pond Road. Lived there since 2006,
9 moved there from the neighborhood The Highlands right next door to Ridgeview High
10 School. Lived there for nine years and escaped to Blythewood to get away from this
11 pattern that we're seeing. Since I've lived there we've been burdened with more and
12 more traffic with neighborhoods being, like this, Mr. Queen and Lewis mentioned. I have
13 two children, I daily visit Roundtop Elementary School where the church is going. We
14 have our churches, we have our schools. I think you'll hear a lot today that there's no
15 one that lives on Rimer Pond Road that is asking for any kind of commercial. We all live
16 there for the rural area. Most of the land, most of the neighborhoods are developed on
17 land of the Rimers and the Lees and different families that own large tracts of property.
18 And they live there to live in the country. It's been Rural since 1977. And this
19 development, this thoroughfare that we're about to become if you allow this to happen is
20 gonna come from Hardscrabble Road, it's the natural, it, it's gonna become a highway if
21 we start allowing these properties to become commercial. One on the docket was
22 withdrawn today, I understand that. The Town of Blythewood we've been fighting for a
23 couple of years for wanting to turn the end of Rimer Pond Road into a commercial node.

1 Sometimes when I pull out of my driveway, I live directly on Rimer Pond, I have to sit for
2 a full five minutes to turn right out of my driveway to take my kids to school because of
3 the traffic. We don't mind traveling a mile or two down the road to Blythewood Road to
4 get gas or go to the dentist or a grocery store. So I ask you to please, as Mr. Lewis
5 mentioned, think of us as residents living on the road that chose to live rural and are not
6 asking for commercial; please don't, don't allow this. It'll, it will cause a domino effect
7 down the road and I'd like to continue to raise my family in a rural area. I appreciate it.

8 ACTING-CHAIRMAN TUTTLE: Thank you. James Gillingshaw?

9 **TESTIMONY OF JAMES GALISHAW:**

10 MR. GALISHAW: My name is James Galishaw, 216, I don't, I'm not concerned
11 about the name, 216 Rimer Pond Road. I moved there 12 years ago and initially I had
12 no problem getting in and out of my driveway. Now to get in and out of my driveway I
13 have to sometimes wait five to 10 minutes in the morning or in the afternoon. It's, it has
14 become a nightmare. And then to get out you're at somebody else's mercy, someone is
15 kind enough after about 10 minutes to let you out of your own driveway. It's become a
16 nightmare for those of us who are living in the area. I'm just reiterating what others have
17 already said. I am, however, kinda surprised that the, there was a recommendation for
18 approval of this, but, by the committee before even hearing from the residents in the
19 area. Let it be known beside my name that I am opposed to it. Thank you very much.

20 ACTING-CHAIRMAN TUTTLE: Yes, sir, and just, just to help further educate on
21 the process; Staff generally makes a recommendation to this Commission.

22 MR. GALISHAW: I understand.

1 ACTING-CHAIRMAN TUTTLE: So they do that, they do that for every rezoning
2 request, and then this Commission actually passes judgment on that.

3 MR. GALISHAW: Thank you.

4 ACTING-CHAIRMAN TUTTLE: Yes, sir, thank you. Charlene Lawyer.

5 **TESTIMONY OF CHARLENE LAWYER:**

6 MS. LAWYER: Good afternoon. My name is Charlene Lawyer, I live at 164 Rimer
7 Pond Road. I'm here today to tell you that I, along with everyone else, is against the
8 commercialization of this property. I agree with my neighbors. I witness it, experience it
9 myself, the traffic increase. I have a concern as far as on the Agenda there's a,
10 somewhat of a report of analysis of traffic dated back to 2013. You need to look at one
11 now to judge what the traffic truly is. I also have concerns as far as the Richland County
12 Planning Commission's Comprehensive Plan as to what would benefit Richland County,
13 and in the rural areas. I have been on Rimer Pond Road, lived there since 2007. Moved
14 out there specifically to raise my grandchildren in a rural setting as I myself was raised.
15 It will not remain that peaceful area, it's already disrupted, it was already going
16 commercial as far as the traffic's concerned. And my heart breaks for that cause I want
17 them to experience the rural raising that I did. Please help us keep this down and any
18 other property that's rezoning on Rimer Pond Road or in the general vicinity, we moved
19 there and live there and pay taxes there and vote there for a reason. Thank you so
20 much for your time.

21 ACTING-CHAIRMAN TUTTLE: Thank you. Joanna Whitzell?

22 **TESTIMONY OF JOANNA WHITZELL:**

1 MS. WHITZELL: Hi, my name's Joanna Whitzell. I am a Blythewood resident, I
2 live a little less than one mile from the site that we're talking about, but I also run a
3 nonprofit one and a half miles from the site that serves more than 1,000 children each
4 year from Richland County. You know, I think for me when I look at this, and I've been a
5 Blythewood resident for over 20 years, one thing that has not escaped me is the nature
6 of childhood has changed, there is not much nature in it. There's a reason why families
7 choose to move to the Blythewood area, it has a wonderful mix of, of yes, the rural but
8 also the, the small developments that have popped up, but, but it's maintained the
9 integrity of, of the Blythewood community. If we had wanted to live among commercial
10 we could've gone right down the road to Northeast Columbia because goodness knows,
11 that place, Northeast Columbia has exploded. But there's something intrinsically special
12 about the Blythewood community that our kids are just benefitting from immensely.
13 Blythewood Middle School's right across the street from this, those kids get to walk to
14 school every day. How many kids get to do that anymore? This is something that really
15 we need to think about the health and wellbeing of our children and our families and our
16 communities. I see you've got 'Uniquely Urban' this is uniquely rural. This is special.
17 You open up this door you're opening up a floodgate. You will not just change a
18 community, you're changing a whole, I mean, you're changing the whole Blythewood
19 community but you're also changing the livelihood of the families and the children that
20 live there. I'm not opposed to development at all, I buy my gas at gas stations just like
21 you, I buy my bread at grocery stores, but I am for responsible development and I do
22 not think this is in keeping with that at all. So thank you.

23 ACTING-CHAIRMAN TUTTLE: Thank you. Carol Peake?

TESTIMONY OF CAROL PEAKE:

MS. PEAKE: Hi, I'm Carol Peake of 101 Shoal Creek Lane in Blythewood. My house abuts Rimer Pond Road so when I pull outta my driveway like everybody else, pull in my driveway I'm right there and sit waiting on traffic to go by. We've already, with the schools as everybody's said, it's already very heavily trafficked on a two-lane road that doesn't need any additional traffic. As far as what a Rural Commercial District is designed for, to provide an area that's very rural with some commercialization place to do business or get services, Hardscrabble is right around the road with all the traffic and businesses you could possibly want that we're all very happy to drive to. City of Blythewood is right down the road, we can keep our money local as we can, try to frequent those companies instead of trying to add additional commercial properties on our road, so I, as everyone else, would just like to ask you to consider opposing this rezoning. Thanks.

ACTING-CHAIRMAN TUTTLE: Angela Finch?

TESTIMONY OF ANGELA FINCH:

MS. FINCH: Thank you very much for allowing me to speak. My name is Angie Finch, I live at 309 Cartgate Circle in Windermere which is part of Longcreek Plantation. My family moved to the Blythewood area in 1975, and I can tell you that it looks a lot different than it did then, and while I welcome change and growth and change is inevitable, I think that this is a slippery slope that we face right now. And if the corner of Rimer Pond and Longtown gets rezoned to be commercial it's gonna look an awful lot like Lee Road and Hardscrabble, and Longtown Road. And I don't know how many of you frequent those roads, if there's ever a car accident it is bumper to bumper gridlock

1 for an hour. I also just, just, I know that y'all are mostly familiar with the area I would
2 assume, there's Blythewood Middle so there's the traffic that goes to the middle school.
3 There's the traffic that goes to the elementary school. There are also an awful lot of
4 teenagers that go through that intersection on their way to Blythewood High School. The
5 roads are just not equipped to handle the, the volume of traffic that we have, and I
6 honestly would love to see the – maybe this is outside of your purview, but I would love
7 to see the county figure out a way to do something with those roads because they are
8 just not capable of handling the growth that we have. Thank you for your time.

9 ACTING-CHAIRMAN TUTTLE: Thank you. Michael Watts? And I'm gonna go
10 ahead and call the, the last two up at the same time if you could just come on down and
11 take your turn next. Barbara Ball and Mary Lee.

12 **TESTIMONY OF MICHAEL WATTS:**

13 MR. WATTS: Michael Watts, 421 Rimer Pond Road. Point of clarification. Do you
14 all have a quorum today?

15 ACTING-CHAIRMAN TUTTLE: Yes.

16 MR. WATTS: Do you have a quorum so that –

17 ACTING-CHAIRMAN TUTTLE: Yeah, we are –

18 MR. WATTS: - we are official to speak?

19 ACTING-CHAIRMAN TUTTLE: Yeah, we wouldn't have opened the meeting
20 without it. Yeah, thank you.

21 MR. WATTS: Okay, thank you. Where to start here? My mother was a Rimer. I
22 live on land that's next to where the, the church that was discussed and then the next
23 property's the elementary school. I can trace the land back to 1850 in my family. It's

1 been a wonder, a joy, a pleasure to grow up with people that are family members,
2 people that have come to the area, to the community that I call friends, and the wildlife.
3 Just last night I saw five deer standing in the field, and I don't bait them, they're just
4 there because we let them be there. And we're running them all off. The county has a
5 decision to make and we've been helping the county make those decisions for the last
6 25 years at least. Every time development has come up on this road we've been here in
7 numbers as we are today to say, thanks but no thanks. We like it the way it is. We either
8 stayed here because we liked it or we came here because we liked it. Commercial has
9 no place whatsoever in this environment. I'm sure the county heard the same things
10 about Killian Road and Clemson Road and Hardscrabble Road. So at some point it lays
11 in the good folk that are sitting in front of me here's hands to decide our fate
12 unfortunately. Because if we had a say-so you see what our say-so would be. So we're
13 begging you, don't put it on us, let us enjoy our lives the way we always have. Thank
14 you.

15 ACTING-CHAIRMAN TUTTLE: Thanks. Barbara Ball, please?

16 **TESTIMONY OF BARBARA BALL:**

17 MS. BALL: Barbara Ball, I live at 454 Rimer Pond Road in Blythewood, just a
18 short ways down from this development. And I'd like to read a quote that Staff has
19 summarized for Rural Commercial zoning district. It says, 'The Rural Commercial
20 District recognizes the need to provide for areas within Richland County where
21 residents of the more isolated agricultural and rural residential districts and residents
22 located beyond the limits of service of the municipalities can receive convenience,
23 merchandising and services.' Well, guess what? We're no longer baking bread on stone

1 out there and we don't have to hitch up the team on a wagon to go in to buy bread. I'm,
2 we bought our farm there 23 years ago and we knew that there was no bread within four
3 miles. All of us out there knew that we didn't have any, that there's no grocery store next
4 door and that's why we moved there because we wanted, we wanted to live in the rural,
5 we wanted to hitch up the team and go into town and take the kids on Saturday to get
6 bread. Rimer Pond Road is a neighborhood of homes, large acre residential farms,
7 mobile homes, big homes, small homes and subdivisions. We have all price ranges and
8 we all get along just fine. We have no commercial zoning anywhere on this road. There
9 is no commercial zoning now anywhere on that road and we have fought for 20 years to
10 keep it that way. A vote for Rural Commercial on Rimer Pond Road is a vote for more
11 commercial growth and we hope that you will realize that if you strike one commercial
12 match it's gonna go right down that road, so we hope you will hear us and keep our
13 road rural. Thank you.

14 ACTING-CHAIRMAN TUTTLE: Thank you. And last, Mr. Mary Lee, please.

15 **TESTIMONY OF MARY LEE:**

16 MS. LEE: Hi, my name's Mary Lee, and it's obvious I'm the old-timer on Rimer
17 Pond cause I've been there over 40 years. I've watched the development that's come
18 about us, which you know, my kids went to School District 2, they graduated from there,
19 moved on with their lives. And my husband and I now are fortunate to be retired. So I
20 know better than to try to get out the road in the morning in the school zone. But it's, like
21 Mr. Queen said, going his way from Blythewood School it backs up in front of his
22 driveway. Well since I live across the street from Roundtop, I mean, it's hopeless, but
23 that's okay, I can live with that. I love hearing the kids over there playing, carrying on

1 like my kids used to do. But I, I just don't want it to be commercial. You know, we moved
2 to the country when it was country and we enjoy it now and, you know, we're across the
3 street from where Mr. Queen's church is gonna be, they've been very receptive of the
4 area and we look forward to having them over there at their convenience. So please
5 think about all that when you think about the commercial, we appreciate it.

6 ACTING-CHAIRMAN TUTTLE: Thank you. That was the last person on our list
7 so I'll open it up for discussion amongst the Planning Commission.

8 MR. BROWN: Mr. Chairman, it was suggested that there's going to be a
9 residential development on the other part of this 31 acre parcel. Where is that in the
10 process?

11 ACTING-CHAIRMAN TUTTLE: That would be a question for Staff. I, I'm not
12 aware.

13 MS. HEGLER: We have a, we have the sketch plan approved so we have a
14 concept plan approved for that. The next phase would be preliminary design and
15 engineering but we don't know when.

16 MR. BROWN: And that part, that, that's on Rimer, bordered by Rimer Pond Road
17 and Longtown Road, is that correct?

18 MS. HEGLER: Yeah, in the piece that's unstriped.

19 MR. BROWN: Okay, and, and how many, what is, how many units is that
20 planned for, residences?

21 ACTING-CHAIRMAN TUTTLE: Based upon the, the zoning category that it is
22 currently and the –

23 MS. HEGLER: Medium density.

1 ACTING-CHAIRMAN TUTTLE: - acreage, rough numbers what would that ?

2 MS. HEGLER: That's medium density. We're getting out our calculator.

3 ACTING-CHAIRMAN TUTTLE: I understand.

4 MR. PRICE: A hundred and fifty-five without taking into – the infrastructure that
5 would take about 20% of it off.

6 MS. HEGLER: Yeah, 155 would be the max before you consider space for
7 infrastructure and open space. So you could assume probably 20% less than that.

8 MR. BROWN: Okay, so that would have an impact on the rest of the, that
9 community between the lake itself as well as the Roundtop Church Road and all of that.
10 [Inaudible] that would have, that would change that – well, let me ask a different way.
11 What's the average lot size or acreage size per home out there?

12 MS. HEGLER: Eighty five hundred square feet's the minimum lot size for that
13 existing density.

14 MR. BROWN: But what is out there now?

15 ACTING-CHAIRMAN TUTTLE: Yeah, so, so the, the parcel that you're referring
16 to that's adjacent to the parcel in question already has by-right zoning for the density
17 that, that you talked about. So evidently that's about an 8,500 square foot minimum lot
18 and about 120 to 150 residences if that were to be developed.

19 MR. BROWN: Okay, but that is somewhere in the process, that has not come
20 before us. Is that right?

21 MS. CAIRNS: It won't come before us.

22 MS. HEGLER: It will not come before you, it's a, it's a Staff review of Code.

23 MR. BROWN: Okay.

1 MS. HEGLER: And so, and that's what, it's, they have concept plan approval
2 which means they basically have a site plan approved, but they have not done their
3 hard engineering or are constructing it. That would be the next phase, but you would not
4 see that as a Planning Commission.

5 MR. BROWN: And that's purely residential.

6 MS. HEGLER: Correct.

7 MR. QUEEN: [Inaudible]

8 ACTING-CHAIRMAN TUTTLE: Yeah I, Ken, Mr. Queen, I'm sorry the, the public
9 input portion's closed so we can't allow people to speak from the audience.

10 MR. QUEEN: No one answered the man's question. [Inaudible]

11 ACTING-CHAIRMAN TUTTLE: Mr. Queen? Mr. Queen? Mr. Queen. I've already,
12 I've already said that the public's closed, I don't wanna cause a problem later with –
13 alright, did you get your answer?

14 MR. BROWN: Yeah, my understanding is the parcel is basically residential and
15 we're changing a part of it to commercial and that, that's the request.

16 ACTING-CHAIRMAN TUTTLE: That's right.

17 MR. BROWN: As it stands the impact on the community, if it remains residential
18 is basically 150, 155 new families. Is that right? Do I understand that right?

19 ACTING-CHAIRMAN TUTTLE: Yeah, so, so what's before us is a rezoning from
20 residential, medium density to Rural Commercial.

21 MR. BROWN: Right.

22 ACTING-CHAIRMAN TUTTLE: And that's the five acres and change –

23 MR. BROWN: Right.

1 ACTING-CHAIRMAN TUTTLE: - that's before us. That, that underlying zoning
2 has already been approved or by-rights for density at the medium density level.
3 Correct?

4 MS. HEGLER: Correct.

5 ACTING-CHAIRMAN TUTTLE: I'm not sure if I'm helping, but.

6 [Inaudible discussion]

7 MR. ANDERSON: I have a quick question for Staff. So the, and I heard a lot of
8 people out there asking about traffic count. So when was the school put in exactly? Five
9 years ago? I mean, I'm just wondering relative to the traffic count was done.

10 MS. HEGLER: I mean, the traffic counts are, or our traffic report is just the, the
11 most recent data that we get from the DOT. I'm sure the school predates that so this
12 should take that traffic into consideration.

13 MR. ANDERSON: Okay, that should take their traffic into account. Okay.

14 MR. PRICE: Just some information from the residents who live out there, about
15 10 years for the schools.

16 MR. ANDERSON: Okay.

17 ACTING-CHAIRMAN TUTTLE: Yeah, I think the middle school's a little, the
18 middle school's older than the elementary school. I'm not sure if the elementary school's
19 quite 10 years old, I, if memory serves it's four or five, three? Elementary school's that
20 long, too? Wow. Okay, time flies.

21 MR. ANDERSON: That's crazy. So I have a question for Staff. Your, your
22 recommendation of approval here, as far as the Comp Plan are we identifying this as
23 those areas of growth or are we just, I mean, Rural Commercial is the lowest version,

1 lowest intensity zoning that we can possibly ask for, or the applicant could possibly ask
2 for, correct?

3 MS. HEGLER: I think we would say Office/Institutional.

4 MR. PRICE: It really, it depends on how you're looking at it. Office and
5 Institutional zoning, commercial zoning is probably the least intensive because it really,
6 it's void of a lot of retail.

7 MR. ANDERSON: Uh-huh (affirmative).

8 MR. PRICE: It's mostly, you know, office and service type. Whereas when you
9 get into the Neighborhood Commercial and Rural Commercial, of course, those are
10 lesser than a General Commercial.

11 MR. ANDERSON: Sure.

12 MR. PRICE: The General, the Neighborhood Commercial has square footage
13 limitations versus the, where the Rural Commercial allows a little larger. So you're
14 talking about maybe an 8,000 square foot difference as far as the size of a structure,
15 and also I believe the Rural Commercial's a little more permissive as far as uses. And –

16 MS. HEGLER: More permissive than Neighborhood but not as permissive as
17 General Commercial.

18 MR. PRICE: Yes.

19 MR. ANDERSON: Okay.

20 MS. HEGLER: So it's somewhere in the middle.

21 MR. ANDERSON: Alright.

22 MS. FRIERSON: I have a question of Staff, too, cause it did not register on me
23 until I listened intently to all of the speakers, and that's the definition of Rural

1 Commercial District. As it is defined in our packet at the, it's not a numbered page, but
2 on the bottom of the page it says, 'Zoning District Summary'. Can you tell me
3 approximately when that definition of Rural Commercial District was institutionalized?

4 MR. PRICE: That, that came about from the adoption of our current Land
5 Development Code, which was in effect as of July 1, 2005.

6 MS. FRIERSON: Okay, well then that helps me tremendously. I am very, very
7 familiar with this area because I live near it, and here's the problem that I hear and I
8 perceive as I listened to the people that spoke. It states here that the Rural Commercial
9 District recognizes the need to provide for areas within Richland County where
10 residents of the more isolated agricultural and rural residential districts and residents
11 located beyond the limits of service of the municipalities, can receive convenient, etc.,
12 etc., etc. And I think that for me is the problem because that particular area in my mind
13 is not isolated agricultural and nor are the convenience areas whereby it's beyond what
14 people could access. So I am impressed that the residents would be adversely
15 impacted in that, that area is no longer isolated agricultural and there are stores and
16 conveniences nearby, so I can definitely understand their concern. And I'm not
17 attempting to say that the Staff intentionally misled us, not at all. That's why I was
18 asking Geo about when that definition came into play, because that which was
19 appropriate in 2005 and that which is the reality in 2015 are diametrically opposed. So I
20 would be in favor of what the residents stated today because their classification of that
21 area is far more accurate than this written definition that is delineated from 2005.

22 ACTING-CHAIRMAN TUTTLE: Is that a motion?

23 MS. FRIERSON: No. I, I'm ready to make one but there may be more discussion.

1 ACTING-CHAIRMAN TUTTLE: Well, we can still have discussion after, so.

2 MR. ANDERSON: Yeah, I, I do have a question here. So, I guess here's, here's
3 my concern, some of it is, you know, we're right across the street from a school, okay?
4 From a, from a planning perspective we got a node, I hate to use the word node, but we
5 got an intersection. We got a, we got a traffic count at an A, and I, I understand that
6 traffic count can fluctuate with schools from time to time. So I have a hard time because,
7 I mean, again, y'all know where I stand on the commercial being as close to the nodes
8 or the intersections as possible, and I, and I, I guess when I hear the services in rural
9 districts I, I get your point, I think that's an outdated, that is very much an outdated
10 Code, and it –

11 MS. FRIERSON: No, the definition.

12 MR. ANDERSON: The definition, excuse me. Definition has become, I feel like
13 that's relatively outdated for sure. But, I mean, that might be the either/or type scenario.
14 I, I don't know, I just, to me right across from the, the middle school or the school seems
15 like a much better place than when you go down the road three or four miles, or up two
16 or three miles. You already have the traffic there, so that, that's where my thinking is,
17 you're, you're kinda isolating to where there is already traffic instead of popping down
18 the road three or four miles and then creating another issue. So I, I guess I'm having,
19 I'm having a hard, and I understand the, the perspective of the homeowners, but from a
20 pure planning perspective, having that and having, you know, Staff really tries to make
21 sure that we do plan in those intersections and, so that we don't sprawl out, move and
22 spread and, and I guess I, and, and the fact that it's a rural classification of commercial
23 as opposed a GC or a highly intensive, you know, commercial zoning, I guess I just, you

1 know, I mean, I'm having a hard time, I really, to me, I, I'm agreeing with Staff's
2 definition and, and I think at that intersection it does make sense just through, you
3 know, from a planning perspective. What, can y'all, can Staff elaborate a little bit?

4 MS. HEGLER: Well, I think if you read the rest of the zoning district summary it
5 explains exactly what you've just said. Ms. Frierson pointed out the first sentence but it
6 continues to state this is a flexible district, it's proposed within or adjacent to, to
7 neighborhoods where large commercial uses are inappropriate. So we're trying to
8 define very clearly the types of commercial uses that could be there, not the large scale
9 commercial uses that are several miles away. It's designed to be at an intersection
10 where, from a planning perspective, it has historically made more sense to try to put
11 most of your high traffic uses instead of having them sprawl further down the road. You
12 have more infrastructure there. It's usually just a little more efficient. So I think the rest
13 of that zoning district summary, if you read it in whole, speaks to that. I mean, I
14 understand that there's probably some discrepancies, if you will, if you read them
15 separately within that, but it, it's intended to be a less intense commercial district,
16 oriented to nodes, oriented around neighborhoods where there may not be some other
17 form of that commercial use. It's a, it's supposed to be providing a service that they're
18 not getting otherwise. But that's a, that could be a market-based decision that we don't
19 as Staff create that, it's put forward to us as the applicant. We don't sit back and try to
20 find these places to rezone, this is brought to us as a, a potential market viability, we
21 just look at whether it's a good use of the land.

22 MR. ANDERSON: And I, I guess in, in my mind when I hear the Rural
23 Commercial District I think of more, I mean, coming from somebody's – my wife's self-

1 employed, more of a boutique type, something that custom fits. I mean, again, I mean,
2 there could be GC where it's, you know, a Walmart popping up. But again, the softer,
3 the softer commercial portion of our GC or our commercial zonings.

4 MS. CAIRNS: I would, I mean, I know the area somewhat, traveled it a lot. I'll
5 offer that maybe I was disadvantaged cause I spent last weekend in Greensboro, North
6 Carolina, which has amazing corridors with no commercial development, and I come
7 back here and think, why can't we do this? But I look at this and I, I look at what Staff
8 has said, the Code says, this and that, and I think if all it takes is an intersection for
9 there to be commercial development in what's otherwise a totally rural area, I'm sort of
10 horrified because we won't ever integrity in our rural areas. I mean, this intersection,
11 granted it's an intersection, I'll give you that, but it's not, the area is served by
12 commercial development. Not at that intersection but at all kinds of other intersections
13 within a reasonable distance and to say, oh it's a couple miles away, well that's close
14 when you're in a rural area. I mean, to me it's, it was more than 10 miles to the closest
15 grocery store then it might make sense but it's not. And I'm not saying they're putting in
16 a grocery store but I'm just, as a generic. You know, I also think saying, well the school
17 means you've got institutional use and again, I'm like, maybe I had the misfortune of
18 growing up in a community where every school is surrounded by residential uses. There
19 was no commercial uses near any of the schools that I went to. So to me to see a
20 school completely surrounded by residential use, I say that's good. And I don't support
21 saying, well cause there's a school you oughta put, you know, commercial purposes
22 next door. So I, you know, I was surprised to see the Staff recommendation of approval
23 because I think this is a rural area that is not underserved. I think there's all kinds of

1 commercial development very close on other intersections. So I just, you know, I mean,
2 I look at this and I say, okay basically this means that there's no intersection really safe
3 from development cause really that's all it was and I, and using the school's institutional
4 use I think there's nothing wrong with the school being surrounded by residential uses.
5 And the lack of encroachment is just, the whole rest of the area's zoned residential, so
6 either this hurts future development and so it doesn't have encroachment because this
7 is downgraded the property, or development occurs at which point then you've got
8 encroachment into residential areas, or you allow it to all go to commercial and then
9 you've spread out the commercial. So I just don't see, I mean, if this was in a part of the
10 county where there was no stuff nearby, but there's stuff so nearby. I mean, there's all
11 kinds of commercial and services and everything else nearby so I have a hard time
12 supporting this rezoning in an area that has, you know, seen residential development
13 come into the rural areas and yet remain sort of intact residentially. I just, you know, I
14 want more concentration of uses, not plunking down and it's just not, I mean, it's, I think
15 the front half of this definition of Rural Commercial is very relevant; that there is, you
16 know, beyond the service of, you know, beyond the limits of service of other areas. This
17 area's served. You know, and I mean, if we're gonna just pock mark, I mean, if this was
18 in a more urban area I'd be all for it, but it's not, it's more rural. I mean, I like mixed use
19 but this is not a mixed use area when I look at the map. So that's my comments.

20 MR. ANDERSON: Did the Applicant come in – oh, I'm sorry.

21 MS. FRIERSON: No, you can go first.

22 MR. ANDERSON: Did the Applicant try a, a PDD where there's a mixed use at all
23 in any way, or not they just came in for –

1 MS. HEGLER: I don't believe so but I can look.

2 MR. PRICE: Are you referring to previously or at this moment?

3 MR. ANDERSON: Previously.

4 MR. PRICE: I believe when this first came in, now we're going back [inaudible]
5 Staff Report of 2008, it was just really to do a residential development. And so they
6 came in with the RS-MD.

7 MS. FRIERSON: There was just one additional point I need to make. I didn't
8 mean to pull out one sentence and mislead the definition process, it was just kind of a
9 long portion, but as I mentioned I'm intimately familiar with that area cause I live near
10 there, and when we listened to the testimony a few schools were mentioned;
11 Blythewood Middle and Roundtop Elementary but very, very, very close by are also
12 Lake Carolina Elementary Upper, Lake Carolina Elementary Lower, Kelly Mill Middle
13 School. It's just a conglomerate of schools. And one person mentioned that some of the
14 teens use that area on their way to Blythewood High School, and you mentioned, well
15 you know, the school is right there, maybe let's just put something else and all the traffic
16 will be at one area. We're talking about a nightmare in terms of traffic and people do use
17 that as a little thoroughfare, I even use it on my way to a restaurant in Blythewood, I'm
18 trying to get to Scottie's. When, so when we consider definition in totality and the reality
19 of the congestion that's brought about by the schools, and I'm not knocking schools, you
20 know, I'm a retired educator, but the reality is, just as Heather mentioned, we have a
21 situation that is really not consistent with the definition as stated here in our sheets. And
22 so I have to be against Staff recommendation on this issue as well. I'm ready to make a
23 motion whenever.

1 MR. ANDERSON: And I, and I, and I, I, completely understand that point. I think
2 I'm just trying to be consistent in how I've voted in the past in that when – and I agree,
3 not every intersection should be commercial, that's, you know, nobody wants that, that's
4 why we have Comprehensive Plans, that's why we have traffic counts, and you know, a
5 small piece of commercial here, I mean, there's already going to be increased traffic
6 there. I, I don't think anybody that lives in the area is seeing that area traffic count
7 decrease in the next 10 years. The, I guess the point, the point that I'm trying to, to
8 make is, when we create these nodes and when, just purely from a planning
9 perspective, when we create these nodes we take pressure off of the other outlying
10 areas. So we, we put all that, we put those services, and, and sometimes those services
11 go to other areas and I'm not saying this node needs to have all the services, i.e, gas
12 station, grocery store, shopping, that's not where I'm going. Purely from a zoning
13 perspective it is at an intersection where there is a school, and albeit, I get you Heather,
14 I, I, when it came outta my mouth I was like, ooh, I grew up in an area where, literally
15 completely surrounded by residential zoning also. But I also went to [inaudible]
16 Elementary School where I could walk down the street and, you know, have an ice
17 cream after the fact. Now granted, that was just my situation so I've had them both
18 ways. You know, again I'm, I'm gonna agree with Staff here, I think the, the information
19 we have in front of us is we have an A in traffic count, we have a node that is at an
20 intersection where there is, you know, a decent amount of traffic count but nothing
21 that's, you know, in the need of a, you know, three-lane highway or four-lane highway.
22 So I, I guess I just have a hard time disagreeing with Staff on this and I've ridden down
23 the road several times, I mean, I'll just say it, we're looking horse farms right now so we

1 drive down that road all the time. And I just have a hard time disagreeing with Staff's
2 recommendation when, you know, we're gonna be putting pressure on other areas. You
3 know, if we can isolate some of these intersections and isolate some of the commercial
4 development, and this being a lower downgraded version of that, not the lowest but
5 really low, I mean, I feel like that is a, it just fits. It fits for me, it fits with the
6 Comprehensive Plan as Staff notated so I, I mean, I personally feel like we have a fit
7 with this particular zoning.

8 MS. CAIRNS: Can I ask one quick question?

9 ACTING-CHAIRMAN TUTTLE: Sure.

10 MS. CAIRNS: How is this a node?

11 MR. ANDERSON: Again, I, I've, I started off saying, I didn't wanna say the word
12 node, but it's, it's just what I'll say a center, it's a center where, where traffic passes
13 through.

14 MS. CAIRNS: Okay, how is that different than any other intersection?

15 MR. ANDERSON: Well again, I think we have to look at where, where the, where
16 the growth is and where everything's moving towards. And I think if we, if we discount
17 that then it's gonna go farther out, and then it goes farther out and then it goes farther
18 out. And we sit here and, and, and it just keeps fizzling out. And again, I think the down,
19 the zoning of this being not GC actually to me it works. I mean, I agree with Staff's
20 recommendation.

21 MS. CAIRNS: Okay.

22 MR. BROWN: Go ahead, I'm sorry.

23 MR. ANDERSON: No, no, go ahead.

1 MR. BROWN: No, you finish your thought.

2 MR. ANDERSON: No, I'm good.

3 MR. BROWN: Okay. Mr. Chairman, is there any, are there any plans to address
4 the road system out there; upgrades or –

5 ACTING-CHAIRMAN TUTTLE: The only reference I have is in the packet. The
6 last sentence is the only thing that –

7 MS. HEGLER: It's the only information we have is what's in the report, but you do
8 know that the time of development is when we do traffic studies on the impact of that
9 particular development, and that's when it's determined if the development would need
10 to put in things such as a turn-lane or a signal. So it's at the time of development when
11 we get the plans that we talked about earlier into our house for development. We
12 require traffic studies, if it's gonna meet a certain threshold, if that traffic study requires
13 a turn-lane or a signal to mitigate their impact that's when it happens. So there's, there's
14 nothing to base that on at this point, it's simply a rezoning but if there is any requirement
15 for mitigation of their traffic impacts it would be done at the time of development. The
16 DOT requires that, these are DOT streets, so things like the turn-lane, that was
17 mentioned for the church, I imagine that was required as part of the development, not at
18 this time or the stage of the project.

19 MR. BROWN: But there is no county plan at this point to do anything with those
20 roads out in that area -

21 MS. HEGLER: No, and I don't see it –

22 MR. BROWN: - or with the state.

23 MS. HEGLER: - I don't see it, we do not see anything from the state, no, sir.

1 MR. BROWN: Thank you.

2 [Inaudible discussion]

3 MS. FRIERSON: One additional comment. As I listened to my Commissioner, I
4 forgot your last name.

5 MS. CAIRNS: Anderson.

6 MS. FRIERSON: Anderson.

7 MR. ANDERSON: Anderson.

8 MS. FRIERSON: As you had special concerns about if we perhaps don't do this
9 according to what Staff approves now, the pressure may be on another area or node or
10 intersection later, but my concern is what's before us right now.

11 MR. ANDERSON: Exactly.

12 MS. FRIERSON: And the concerns of the residents that are here before us this
13 day. And they're already stressing to us clearly that they're, they are expressing
14 nightmare situations with reference to traffic. Now, I hate to be gloomy but here's
15 something else that no one mentioned. There was a member of my church who was
16 killed recently, about a year or so ago, and I think it was near one of those areas. It
17 wasn't on Rimer Pond, but the gentleman was simply attempting to back out of his, you
18 know, residence into the road and, you know, due in part because of the congested
19 traffic, the person was hit and killed. My point simply is the people that took the time to
20 come here and express themselves are not being futuristic, they're telling us about a
21 problem that exists right now. And when I listened and looked at the study in terms of
22 the South Carolina Department of Transportation traffic count situation, 2013, well I
23 know you do the best you can and we can't have, like you know, you know, time in

1 present moment, but I assure you that traffic has gotten worse since 2013. So again, I'm
2 ready to make a motion and I definitely also, because of my concern about this outdated
3 definition in total, would have to go against Staff's recommendation at this time and I
4 would have to lean with what the residents presented to us this day.

5 ACTING-CHAIRMAN TUTTLE: Okay, so do we have a motion? Ms. Linder, does
6 that, does that meet the criteria for going against Staff's recommendation? Did she give
7 a reason?

8 MS. FRIERSON: Oh, I can restate it.

9 ACTING-CHAIRMAN TUTTLE: I just wanna make sure that we're –

10 MS. HEGLER: She needs to give us, Council would like a detailed description of
11 why –

12 ACTING-CHAIRMAN TUTTLE: - I wanted to make sure that was on the motion
13 so we don't have a problem later.

14 MS. HEGLER: Yeah, they just want detailed description of your reason for denial.

15 ACTING-CHAIRMAN TUTTLE: Yes, ma'am.

16 MS. FRIERSON: Okay. Mr. Chair, Mr. Temporary Chairperson, I so move that
17 we are, go against Staff recommendation with reference to RS-MD being changed to
18 RC, and if I have a second then I'll state my rationale.

19 ACTING-CHAIRMAN TUTTLE: Well, you have to state your – first.

20 MS. FRIERSON: Oh, I have to say it first, okay.

21 ACTING-CHAIRMAN TUTTLE: Yeah.

1 MS. FRIERSON: My rationale is multi-faceted. Part one of it is that as stated in
2 our packet, the definition of Rural Commercial District is antiquated. It was based on a
3 definition that was in effect in 2005, and do I need to read it or just state?

4 ACTING-CHAIRMAN TUTTLE: No, you can –

5 MS. FRIERSON: Okay, it's antiquated. Further, listening to the testimony today
6 of the residents who have concern about the rezoning, they have clearly identified for us
7 that there is a traffic nightmare in that area, and for those reasons I so move that we
8 reject Staff's recommendation with reference to RS-MD changed to an RC.

9 ACTING-CHAIRMAN TUTTLE: Is that good?

10 MS. HEGLER: That's good.

11 ACTING-CHAIRMAN TUTTLE: Alright, so we have a, we have a motion. And a
12 second?

13 MS. CAIRNS: I'll second.

14 ACTING-CHAIRMAN TUTTLE: Okay, so we have a motion and a second. Do we
15 have any further discussion? Those in favor of the motion say aye. Those opposed?

16 *[Approved to deny: Cairns, Frierson, Tuttle, Brown; Opposed: Anderson; Recused:*
17 *Palmer; Absent: Gilchrist, Theus]*

18 MS. HEGLER: Who was –

19 MR. BROWN: I abstained.

20 ACTING-CHAIRMAN TUTTLE: You abstained?

21 MR. BROWN: I can't abstain?

22 ACTING-CHAIRMAN TUTTLE: You certainly have the right to abstain.

23 MS. CAIRNS: I don't think so.

1 ACTING-CHAIRMAN TUTTLE: I assume, I don't know.

2 [Inaudible discussion]

3 MR. BROWN: Well then, I, I vote to oppose.

4 MS. FRIERSON: You're opposed?

5 MR. BROWN: Yes.

6 MS. CAIRNS: Opposing the motion or –

7 MR. BROWN: I oppose the, the –

8 MS. CAIRNS: Rezoning?

9 MR. BROWN: - the Staff's recommendation. I support the motion.

10 ACTING-CHAIRMAN TUTTLE: Okay.

11 MS. CAIRNS: Wait, that's –

12 MR. BROWN: I support the motion that was said by Ms. Frierson.

13 [Inaudible discussion]

14 ACTING-CHAIRMAN TUTTLE: So just for, just for the folks that are here, you
15 know, obviously the rezoning request was denied. We're a recommending Body to
16 County Council. The County Council public hearing is, what's the date?

17 MS. LINDER: April 28th I believe, it's the fourth Tuesday of the month at 7:00 in
18 these Chambers.

19 ACTING-CHAIRMAN TUTTLE: In these Chambers, so it goes ultimately to
20 County Council for approval or denial, so anybody that would like to needs to come
21 back to that meeting and, etc. Thank you.

22 MS. HEGLER: [Inaudible] to have this discussion. You know, this, this brought up
23 a lotta questions; you mentioned an outdated definition. It's completely your

1 responsibility and within your purview to update those definitions if you'd like, so I would
2 offer that as, you know, Staff's just reading what the law is before us.

3