

RICHLAND COUNTY PLANNING COMMISSION**September 1, 2011**

[Members Present: Heather Cairns (1:25 pm), Olin Westbrook, Kathleen McDaniel (1:46 pm), David Tuttle, Pat Palmer, Stephen Gilchrist, Deas Manning, Howard Van Dine, III, Wallace Brown, Sr.]

Called to order: 1:00 pm

CHAIRMAN PALMER: We'll call the Planning Commission to order for the September meeting. I'd like 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 billboard located in the lobby of the County Administration Building. I think we have some presentations to make, is that correct?

MS. FONSECA: That is correct if you would indulge. We have three plaques today, and we are going to award them to our Planning Commissioners. We didn't have a chance to do this previously and the – I'm going to go to the podium. The first Planning Commissioner that served on our Board from November 15th of 2005 to November 15th of 2009, Christopher Anderson. We'd like award him our Certificate of Appreciation and recognize him for the outstanding service. Is he here today?

CHAIRMAN PALMER: I don't see him.

MS. FONSECA: Oh well. On to the next one. Our other Planning Commissioner who served from January 2003 to January 2007, February 2007 to January 2010 of Mr. Wes Furgess.

[Applause]

1 MR. FURGESS: Thank you.

2 CHAIRMAN PALMER: Appreciate all the service buddy.

3 MR. FURGESS: Okay, thank you.

4 MS. FONSECA: And last but not least, we have a Planning Commissioner that
5 served from March 2003 to March 2011 and is now serving also at his second term, Mr.
6 Patrick Palmer.

7 [Applause]

8 CHAIRMAN PALMER: And I appreciate it.

9 MS. FONSECA: You're welcome.

10 CHAIRMAN PALMER: Alright, I finally got something to go on my wall, huh?
11 Good, I appreciate that. The July Minutes, do we have a motion on the July Minutes?

12 MR. VAN DINE: So moved.

13 CHAIRMAN PALMER: We have a motion to approve, do have a second?

14 MR. GILCHRIST: Second.

15 CHAIRMAN PALMER: All those in favor, please signify by raising your hand.

16 *[Approved: Westbrook, Tuttle, Palmer, Gilchrist, Manning, Van Dine, Brown; Absent for*
17 *vote: Cairns and McDaniel]*

18 CHAIRMAN PALMER: Road name approvals. Do we have a motion for them?

1 MR. TUTTLE: Mr. Chairman, I'd like to make a motion that we approve the road
2 names as presented in this package.

3 MR. GILCHRIST: Second, Mr. Chairman.

4 CHAIRMAN PALMER: We have a motion and a second to approve the road
5 names per the Agenda. All those in favor, please signify by raising your hand.

6 *[Approved: Westbrook, Tuttle, Palmer, Gilchrist, Manning, Van Dine, Brown; Absent for*
7 *vote: Cairns and McDaniel]*

8 CHAIRMAN PALMER: Do we have any amendments?

9 MS. FONSECA: No, Mr. Chairman, as long as everyone has the revisions that
10 were made to the Staff Report for Case No. 11-15.

11 MR. MANNING: Revisions on 8-29?

12 MS. FONSECA: Correct.

13 CHAIRMAN PALMER: I think we do.

14 MR. VAN DINE: I was, that's what was just delivered to us, right?

15 MS. FONSECA: Correct.

16 CHAIRMAN PALMER: Okay, case number 11-11 MA.

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

18 MR. LEGER: Thank you Mr. Chairman, Members of the Commission. It looks
19 like I'm the stand-in today, so y'all take it easy on me if you would. We've got seven

1 cases this month; the first one is number 11. The Applicant is Dan Douglas
2 representing Kenneth Richardson. The property is located on 2341 Dutch Fork Road.
3 It's about 2 ½ acres in size, currently zoned RU, Rural district. The Applicant is
4 requesting GC, General Commercial district. Basically, the General Commercial district
5 is designed to provide commercial and retail services along major traffic arterials in
6 areas of predominantly commercial usage. Dutch Fork Road in this vicinity primarily is
7 made up of properties zoned RU; there are several commercial uses in the vicinity,
8 storage facilities, specialized mobility services, along this strip of road. Again, there are
9 several of those variety of commercial uses. Our Comprehensive Plan identifies this
10 area as a priority investment area and it's been labeled the Northwest Area. It has
11 identified commercial and office activities that take place along major arterial roads,
12 traffic junctions and areas where the primary use is for commercial and office uses. The
13 Staff has found that the request is in compliance with the priority investment area
14 recommendations in this vicinity. Basically, the subject property is occupied by a
15 general contracting business currently and is in the vicinity of other commercial uses.
16 Dutch Fork Road is an arterial; some of the other uses in the vicinity are, specialize in
17 lifts, power chairs and scooters. There's a restaurant and some boat repair and storage.
18 Basically, the Staff is of the opinion that the proposed map amendment would not
19 negatively impact the area or public services and as such recommends approval of this
20 request. If you have any questions, I'll be glad to try to answer them.

21 CHAIRMAN PALMER: Any questions for Staff? We have a few signed up to
22 speak and if – when I call your name, if you'll come down to the podium and give your

1 name and address and if you'd limit your comments to two minutes, we'd appreciate it.
2 Brent Downing followed by Ken Richardson and Bruce Loveless.

3 **TESTIMONY OF BRENT DOWNING:**

4 MR. DOWNING: We'd like to defer to Mr. Douglas to speak on our behalf.

5 **TESTIMONY OF DAN DOUGLAS:**

6 MR. DOUGLAS: I don't know if that's a mistake or not. My name is Dan
7 Douglas and I own a real estate company in Chapin, it's Douglas and Company Real
8 Estate and we have been involved with Mr. Richardson in helping him to market this
9 property and, which is only a portion of the property will be marketed, he will retain the
10 majority of it as his construction office. Mr. Richardson had received a special
11 exception back in 1996, as you can see, as a - in the Rural zone to use this as his
12 commercial office and since then quite a bit of commercial development has grown up
13 around it and as stated the special mobility store is directly beside it on one side and
14 then there's a cemetery on the other side. There's an undeveloped tract behind it that is
15 buffered by a large power line. Other businesses in the area naturally have developed
16 with the restaurant, Pablano's and Foxworth Marine is along that corridor as well. The
17 owner of the property has been paying the commercial property taxes on this for quite
18 some time and would like to have this thing, or this property changed to general
19 commercial for his future use and development. We had contacted Bill Malinoski from
20 Council and he came out and viewed the property and felt comfortable with the fact that
21 this would not upset any of the surrounding property owners in the area and he
22 recommended and was in favor of this change in the zoning. Don't know that there is

1 much else to tell you, it seems pretty cut and dried. Is there questions that I might
2 answer?

3 CHAIRMAN PALMER: Any questions for Mr. Douglas? Thank you.

4 MR. DOUGLAS: Yes, sir.

5 CHAIRMAN PALMER: And I'm just going to call out your names if you would just,
6 if you want to speak, we'd love to have you, if not, just say that you've waived your time.
7 Brent Downing.

8 MR. DOWNING: I'll waive.

9 CHAIRMAN PALMER: Ken Richardson?

10 MR. RICHARDSON: Waive.

11 CHAIRMAN PALMER: Bruce Loveless?

12 MR. LOVELESS: I'll waive.

13 CHAIRMAN PALMER: Cliff Lindsay?

14 MR. LINDSAY: I'll waive.

15 CHAIRMAN PALMER: Mr. Wright? Is that – Grizzard White, maybe?

16 MR. WINGARD: Wingard – I'll waive.

17 CHAIRMAN PALMER: Wingard? Sorry. Frank Ward?

18 MR. WARD: Waive.

1 CHAIRMAN PALMER: John Williams?

2 MR. WILLIAMS: Waive.

3 CHAIRMAN PALMER: Bradley Sheppard?

4 MR. SHEPPARD: I'll waive.

5 CHAIRMAN PALMER: Kyle Cannon?

6 MR. CANNON: Waive.

7 CHAIRMAN PALMER: That's all we have signed up to speak.

8 MR. TUTTLE: Mr. Chairman, if I might, I'd like to make a motion that we send
9 Case 11-11 MA forward to Council with a recommendation of approval.

10 MR. GILCHRIST: Second, Mr. Chairman.

11 CHAIRMAN PALMER: We have a motion and a second. Any other discussion?
12 All those in favor, please signify by raising your hand? All those opposed?

13 *[Approved: Westbrook, Tuttle, Palmer, Gilchrist, Manning, Van Dine, Brown; Absent for*
14 *vote: Cairns and McDaniel]*

15 CHAIRMAN PALMER: Gentlemen, we're - and for everyone else, we're a
16 recommending body to County Council. Council will meet back in these chambers on
17 September 27th at 7 o'clock for your rezoning hearing in front of Council. I recommend
18 you be here for that as well. Thanks. Next case, Case No. 11-12 MA.

19 **CASE NO. 11-12 MA:**

1 MR. LEGER: Yes, sir. Thank you, Mr. Chairman. The Applicant in this case is,
2 and the owner is Edward Holcombe. The property is located on, is located at 1016
3 Rauch Metz Road. It's about 2 ¼ acres in size, currently zoned Planned Development.
4 The Applicant is requesting General Commercial. Again, our General Commercial
5 district is designed to provide highway commercial uses, retail office and service
6 establishments on major traffic arteries or in areas where the predominate use is for
7 commercial. The property is surrounded by other uses that are zoned commercial for
8 the most part, or office. To the north you've got GC which is undeveloped. South is
9 office and rural, and that is vacant, and a residence. To the east we have rural zoning
10 which is undeveloped. And to the west we've got some other planned development, a
11 dry cleaner and a gas station. Our Comprehensive Plan recommends suburban in the
12 northwest area. Its objective is to provide office and commercial uses. Again, the traffic
13 junctions are areas where their predominate use is for commercial. We have found in
14 this instance that the application meets that request, does not encroach on any
15 residential areas. Basically the property is occupied by a car wash and a large part of it
16 is currently vacant. And again, the area is characterized by commercial uses which
17 meets that intent of our Comprehensive Plan. Our opinion is that the map meets the
18 intent of the Comprehensive Plan, would not negatively impact any of the traffic or
19 surrounding uses and for that reason we recommend approval of this request.

20 CHAIRMAN PALMER: Any questions for Staff?

21 MR. VAN DINE: Mr. Chairman, if I might.

22 CHAIRMAN PALMER: Yes, sir.

1 MR. VAN DINE: This has been rezoned twice as a PDD; one was originally as a
2 PDD and then it went to an amended PDD. Why are we all of a sudden going to
3 change it out of a PDD and what's the purpose, what was the purpose of the PDD such
4 that they actually need to have some kind of a change made to this to some commercial
5 use?

6 MR. LEGER: My understanding is that PDD was intended to address particular
7 commercial uses and that's why it was rezoned. The General Commercial district would
8 allow a lot more flexibility in this case. I can't speak for the Applicant, he might need to
9 address that better than I, but I suspect that the General Commercial approach would
10 allow a wider variety of uses.

11 MR. VAN DINE: Do you know what the terms of the PDD where that was
12 approved?

13 MR. LEGER: Not precisely, no sir.

14 MR. VAN DINE: So was there any kind of a plan or anything set up when the
15 PDD was actually submitted?

16 MR. LEGER: Well, my understanding is in our conclusion here it was approved
17 for a car wash and 16,200 square foot of office and retail. Other than that, I don't have
18 any other documentation.

19 MS. LINDER: I'm not sure if this would address it but if you would want me to get
20 a copy of the Ordinance, I could do that.

1 MR. VAN DINE: We may be able to get it from some of the other people that are
2 going to speak on it, and apparently Mr. Price is heading to the podium to answer
3 something, I guess.

4 MR. PRICE: [Inaudible].

5 MR. VAN DINE: I would have kept walking.

6 MR. PRICE: Yes, that was the old PDD where it was more site specific and
7 talking to Mr. DeLage, that the first part was rezoned for a car wash and the back part
8 was rezoned for, excuse me, the PDD allowed for office retail. So those were the two
9 uses that were allowed for those PDD's.

10 MR. MANNING: Were there any limitations to the uses in the property beyond?

11 MR. PRICE: You could only do office, you know, office/retail. Tommy,
12 office/retail, right? And the car wash?

13 CHAIRMAN PALMER: Any other questions?

14 MR. VAN DINE: If I'm looking at page 10, which is the actual zoning map, am I
15 correct that at the corner of Dutch Fork and Rauch Metz is another PDD?

16 MR. PRICE: Yes, sir.

17 MR. VAN DINE: Do you know what the uses of that?

18 MR. PRICE: [Inaudible] a convenience store.

19 MR. VAN DINE: Was it in the same –

1 MR. PRICE: And a dry cleaners.

2 MR. VAN DINE: - was it in the same status where it was basically a single use
3 PDD?

4 MR. PRICE: Yes, sir.

5 CHAIRMAN PALMER: Is that all?

6 MR. VAN DINE: Thank you, Mr. Chairman.

7 CHAIRMAN PALMER: Any other questions for Staff? Edward Holcombe, if you'd
8 come to the podium and give your name and address, followed by Larry Higgins and
9 Margaret Smith.

10 MS. SMITH: I'm sorry, I signed up twice.

11 CHAIRMAN PALMER: Okay.

12 **TESTIMONY OF EDWARD HIGGINS:**

13 MR. HOLCOMBE: Edward Holcombe, I lived at 1800 Johnson Marina Road,
14 about two miles from this location.

15 CHAIRMAN PALMER: Okay, did you have anything you wanted to add as the
16 Applicant?

17 MR. HOLCOMBE: Yes. This property behind the car wash was sold about three
18 years ago and due to the problems that we're going through now with the economy, I
19 had to take it back, and I was financing it for the people. So my property's sitting there

1 and I'd like to sell it and I have some people interested but with the current zoning, it's
2 going to be some difficult times in trying to release this property to them. Y'all have any
3 questions for me?

4 CHAIRMAN PALMER: Questions for Mr. Holcombe? Mr. Manning?

5 MR. MANNING: You said the back property was sold?

6 MR. HOLCOMBE: Yes, sir.

7 MR. MANNING: And how large was that site?

8 MR. HOLCOMBE: It's 1.26.

9 MR. MANNING: And the car wash is on the front?

10 MR. HOLCOMBE: On the front, one acre.

11 MR. MANNING: And it's currently –

12 MR. HOLCOMBE: Oh, yeah. I'm operating it, yes, sir.

13 MR. MANNING: You're still operating the car wash?

14 MR. HOLCOMBE: Oh, yes sir. Yes, sir.

15 MR. MANNING: Okay. Is the site plan such that you can put other uses behind
16 the car wash? Accessibility is not an issue?

17 MR. HOLCOMBE: Oh, no we have accessibility, yes sir; getting in and out is not
18 a problem.

1 CHAIRMAN PALMER: Thank you, anything else? Thank you.

2 **TESTIMONY OF LARRY HIGGINS:**

3 MR. HIGGINS: Larry Higgins, I'm a real estate broker and I'm actually
4 representing Mr. Holcombe on that property. The current zoning has actually restricted
5 us from any interest with anybody developing the site. The current owner has no
6 interest in developing the site and we have had a number of different prospective
7 buyers because of that PDD zoning, they're not able to do what they need to do back
8 there.

9 CHAIRMAN PALMER: Okay, thank you. That's everyone who signed up to
10 speak.

11 MR. VAN DINE: Mr. Chairman, if I might. This appears to be an area which is
12 predominately commercial in nature and while I am a little concerned with someone
13 setting up a PDD and then turning around and coming back in and changing the PDD
14 from something, this area is in fact commercial and I would move we send this forward
15 with a recommendation of approval to Council.

16 MR. TUTTLE: Second.

17 CHAIRMAN PALMER: We have a motion and a second, any other discussion?
18 All those in favor, please signify by raising your hand.

19 *[Approved: Westbrook, Tuttle, Palmer, Gilchrist, Manning, Van Dine, Brown; Absent for*
20 *vote: Cairns and McDaniel]*

1 CHAIRMAN PALMER: Thank you. Did you gentlemen get the instructions on
2 the County Council Meeting here on the 27th? Okay. Thank you. Case No. 11-13 MA

3 **CASE NO. 11-13 MA:**

4 MR. LEGER: Yes sir, thank you Mr. Chairman. The Applicant Mr. Fred Gantt,
5 the property owner is Paul Dingle and Rodney Belton-Knox. The property is located on
6 Simmons Street. It's about 4 ½ acres in size, currently zoned RM-MD. The Applicant
7 is requesting Light Industrial. The property has about 100' of frontage at the
8 intersection of Simmons Street and Zion Avenue. The intent of the Light Industrial
9 district in this neighborhood is for wholesaling, distribution, storage and light
10 manufacturing. Some of the uses in zoning in the vicinity, to the north we've got an M1
11 zoning which is filled with lots of light industrial and distribution type uses. In all other
12 directions, property is zoned RM-MD and occupied either by residential uses, churches,
13 pasture land or are vacant and wooded parcels. Our Comprehensive Plan identifies this
14 area as suburban in the beltway area where industrial activities are to be located in
15 areas where they are compatible with other surrounding uses and should not locate
16 near residential or commercial uses. The Staff has found this application will encroach
17 upon existing residential uses in the area and in the neighborhood and the property
18 does not have access to a major traffic or arterial. The property is currently mostly
19 vacant and wooded and might possibly contain some horses or equestrian uses.
20 Primarily this area is characterized by residential uses in our opinion. The Staff felt that
21 a Light Industrial district in this location would encourage heavy industrial traffic or large
22 truck traffic to travel down Simmons Street and Zion Avenue, encroaching into this
23 residential area and possibly serve to the detriment of the neighborhood. For that

1 reason, the Staff has recommended denial of this application. If you have any
2 questions, I'll be glad to try and answer them.

3 CHAIRMAN PALMER: Any questions for Staff?

4 MR. MANNING: Yes, Mr. Chairman. How deep is the property? You say you've
5 got 100' of frontage, but what's your depth across the wider portion of that property?

6 MR. LEGER: From east to west?

7 MR. MANNING: Let's see, that would be from east – no, from north to south?

8 MR. LEGER: North to south.

9 MR. BROWN: Between the property line and Sugar Hill?

10 MR. LEGER: You mean –

11 MR. MANNING: Between the industrial use and Bluff Industrial and the property
12 that backs up to it on Sugar Hill. The frontage is about 100' you say on Zion Avenue, so
13 if you just carry that –

14 MR. LEGER: It's really only slightly larger, it's not much.

15 MR. MANNING: Right, right. And how many houses do you have on Sugar Hill
16 backing up to this property?

17 MR. LEGER: There's the church at the corner of Zion Hill and Sugar Hill.

18 MR. MANNING: Right.

1 MR. LEGER: And all of, most all of the other residential uses are on the south
2 side.

3 MR. MANNING: Other side?

4 MR. LEGER: South side of Sugar Hill.

5 MR. MANNING: Okay, thank you.

6 MR. LEGER: There are some further to the west, closer to the river.

7 MR. MANNING: Okay.

8 CHAIRMAN PALMER: Other questions? I'm sure I'm going to butcher this name,
9 is it –

10 MR. BROWN: Mr. Chairman?

11 CHAIRMAN PALMER: Yes, sir.

12 MR. BROWN: Excuse me, I think –

13 MS. HAYES: Someone else who wants to speak but didn't sign up.

14 AUDIENCE MEMBER: Yep, we didn't obviously didn't see the sign-up sheet.

15 CHAIRMAN PALMER: Okay.

16 [Inaudible]

17 CHAIRMAN PALMER: Sure, absolutely.

18 *[Ms. Cairns in at 1:25 pm]*

1 **TESTIMONY OF FRED GANTT, III:**

2 MR. GANTT: Thank you, Mr. Chairman, Board. Is it alright for us to go now?

3 CHAIRMAN PALMER: Yes.

4 MR. GANTT: I think to understand the whole picture if you would just bear with
5 me for a minute, I just want to fill in on what we're doing. My company, the name is Hay
6 Hill Services. We've been around the Columbia area for 20 years. We're located out of
7 St. Matthews and we've recently purchased Southern Pump and Tank building which if
8 you will look at this, it's right there on the corner of Bluff Road and we're opening a
9 garden center. And I don't know if I could share something with you just to fill you in.
10 This is David Stack, he's my partner. And Bluff Road, this Bluff Road right here and the
11 property we're talking about is right behind us here. What we're opening is a garden
12 center, we're taking a highly industrial building that's had pumps and tanks and
13 environmental issues over the years and we're turning it into a first class, really nice,
14 fixing up the neighborhood and going to turn it in from industrial unto a really very green
15 nice looking area. And this is our layout of what we're doing and we just got all the
16 intentions of making everything – we're moving our offices into here and we're going to
17 have lots of plants and all kinds of things in this area. But to make this work what we
18 really needed is this land behind so I've been looking for this land for about six months
19 and working on it and we had put it all together, it was owned by multiple families, and a
20 real estate agent helped me put everything together and talked to all the families and I
21 have the support of the community there. And we're right next to the church and what
22 we're wanting to do is – if y'all want to look at any of this, it's worth passing around.

1 This is what we're doing; we're currently doing this right now. This is our proposal for
2 the site, and what it is Southern Pump and Tank is right here, which is now our garden
3 center. A hundred feet down the road, what we're wanting to do is to be able to have a
4 place to store plants and keep plants and have building where we can, once a day bring
5 in our trucks and in the afternoon, take our trucks out. This is zoned multi-family right
6 now, so if traffic is a concern and right down the road here, the Retreat has just built all
7 those houses and constantly there're cars flying 24/7 up and down those roads. What
8 we're going to be doing is coming in at 7 o'clock in the morning, leaving in the
9 afternoon. A place to store our plants, a place to grow our plants and this is a proposal
10 of what we're going to be having out there. It's going to be greenhouses, it's going to be
11 plants and it's just an area where I can keep all of my, the inventory so that I can bring it
12 up to my nursery that we're having. And just to let you know, I was fortunate enough to
13 have talked with church and I think they're wanting to talk with y'all as well and I've got
14 several representatives from the neighborhood that are in support of this. And what we
15 hope that we can bring to this neighborhood is, we are from St. Matthews, Dave and I
16 are very much, been doing lots of things for the community for years. The Governor
17 gave me an award two years ago for being a, I guess [Inaudible] County Ambassador of
18 the year, I'd like to do the same in Columbia. I'm moving into Arthurtown, they've
19 become good friends right back there, they're my neighbors and I've promised them if
20 down the road we'd help with their parks, we'd help beautify things and if you see what
21 we're doing with the garden center and you ride out to that area and see a garden
22 center going in a highly industrial area, and I'd like you to look at this site. If you look at
23 where our land it, and what's right next to it, it is highly industrial and that's not what

1 we're wanting to do. We're wanting to go in there with plants and a building where we
2 can park our trucks at night, shut the door in the evening, lock our equipment up and be
3 gone. So, once a day, we'll be going in, and once a day, we'll be coming out. And we
4 really think we've got the support of the community and we hope to be able to offer
5 some jobs to the people over and around there and I don't think there could be a much
6 better use of land than what we're proposing. And we'd hope that y'all would consider
7 that this is a good thing for the area that really is highly industrial all around it, and I
8 think if you go down and look at our building and see what we're going to be doing, and
9 over the year you'll see this, it's really going to be something that's going to make that
10 whole area really nice. And I've partnered with the Arthurtown and we're going to put
11 our sign in front of our building with their name and all and I think we'll have a good
12 partnership for years to come. So, we would, I'm asking y'all to really consider this that
13 we really need this land for our inventory, for our plants and we'd even be willing if we
14 needed to, to have some type of variance where you gave us a variance to be able to
15 do this and if we ever did something different, we'd have to go before y'all and that's
16 how committed we are. We're not just trying to do something, so if we could – if we
17 can't get it worked out, then we'd be willing to try to do whatever we can. I need this
18 land to make the other work, and I've already purchased Southern Pump and Tank and
19 spent a bunch of money on doing this nursery or garden center and I really need this
20 piece of the puzzle to work and to be willing to do whatever it takes to get this to work.
21 So if y'all have any questions, please let me know.

22 MR. VAN DINE: Mr. Chairman, can I ask one quick question? You said that your
23 garden center is on the corner of Bluff Road, Bluff and what?

1 MR. GANTT: Is it Simmons?

2 CHAIRMAN PALMER: Simmons.

3 MR. GANTT: Yes, sir.

4 MR. VAN DINE: Is it the one if I'm looking at the map?

5 MR. GANTT: That's it.

6 MR. VAN DINE: To the left?

7 MR. GANTT: Let's see.

8 MR. VAN DINE: To the left of Simmons Road?

9 MR. GANTT: That's right, yes sir. Right there, that's our garden center. So you
10 can see how I can drive straight down and pick up –

11 MR. VAN DINE: Okay, okay.

12 MR. GANTT: - some material, yes sir.

13 MR. VAN DINE: Thank you.

14 CHAIRMAN PALMER: Any other questions for Mr. Gantt?

15 MR. GANTT: And this is – if y'all would like to pass this, is our proposed use of
16 what we want. And another thing, just to let y'all know that we're willing to do this as our
17 commitment to the community, there is a church right next to us and we've agreed,
18 there's a little area right there, a narrow lot and we've agreed to donate that to the
19 church as well as one of our property lines kind of comes up into they're parking lot, if

1 you look at it, it goes into their parking lot and we want to square that line up and donate
2 that to the church as well. So, we're going to insure that the church always has a buffer
3 and we're donating the land to the church to insure that they do have a buffer. So, and
4 we have the support of the community. And here's a letter from the church and maybe
5 – we have two of the pastors here as well as Mr. Belton from the head of, he's head of
6 Arthur Town Neighborhood. So this is a letter from the church and it says that they
7 thought that y'all were going to approve this but they wrote that they – “this letter is to
8 verify that the Pastor, Officers and Members of the Zion Pilgrim Baptist Church at 1609
9 Zion Avenue, Columbia, South Carolina are in agreement with the decision of Richland
10 County Planning Commission to rezone the neighboring property as listed as Case 11-
11 13 MA to Light Commercial.” So, I don't know what else we can do, we've got the
12 support of them, we're really counting on y'all to hopefully carry this through. So, if you
13 have any questions, let me know. Thank you very much.

14 CHAIRMAN PALMER: Appreciate that. I have a question real quick. How are
15 you classifying – did Mr. Gantt come to you and tell you what he wanted to do on the
16 property.

17 MR. LEGER: Yes.

18 MR. PRICE: Yes, sir.

19 CHAIRMAN PALMER: How'd y'all classify it?

20 MR. PRICE: Let me get the file. Makes it a little easier that's why we have the
21 sheet now. According to the notes that were taken during the meetings, it's for storage

1 for landscaping and horticultural services and light industrial for equipment storage and
2 trucks.

3 CHAIRMAN PALMER: But he's not storing any equipment [inaudible].

4 MR. TUTTLE: And his trucks. Cause he's storing his trucks and stuff like that.

5 CHAIRMAN PALMER: I'm talking about the primary zoning. [Inaudible] less
6 intrusive zoning classification may be available. The garden center, farm supplies and
7 retail nurseries can go in M1, GC, RC or NC.

8 MR. MANNING: What about RM-MD?

9 CHAIRMAN PALMER: Nah, that's a residential zoning. It's going to have to be
10 rezoned, I'm just – to do what he wants to do, I'm just wondering if there's a less
11 intrusive classification than LI which has a lot of [inaudible].

12 MR. VAN DINE: Mr. Chairman, if I'm looking –

13 MR. PRICE: Which one did you, I'm sorry.

14 MR. VAN DINE: I'm looking at the actual zoning map and at the corner of
15 Simmons and Zion, on the other side of the road that appears to be a Neighborhood
16 Commercial in that small lot there. Right here. It's either that or GC but it looks more
17 like the color is the Neighborhood Commercial. What is there?

18 MR. LEGER: That property's vacant. There's nothing there.

19 MR. VAN DINE: Do you know when that property was zoned Neighborhood
20 Commercial and why?

1 MR. LEGER: No sir, I do not.

2 MR. STACK: I'd like to say that when we were in the meeting, the rezoning
3 meeting, we talked about a number of different issues with Staff and I think the Staff felt
4 like we should use the LI and we're going to do whatever, when talking with them, they
5 felt like and that was what ought to be there, cause I guess cause the light industrial
6 was adjacent to it. That kind of would be what recommendation on which way to go.

7 MR. VAN DINE: I guess my concern is the same as Mr. Palmer's and that is –

8 MR PRICE: [Inaudible] you need to identify yourself –

9 MR. STACK: I'm David Stack, with Hay Hill Services.

10 CHAIRMAN PALMER: And your address?

11 MR. STACK: 3008 Bridge Street, St. Matthews, South Carolina.

12 CHAIRMAN PALMER: Thank you.

13 MR. VAN DINE: Okay. I mean, it seems to me that the LI may be going a little
14 bit overboard. I mean, if there's already a Neighborhood Commercial and what is being
15 proposed fits within the Neighborhood Commercial zoning that would be more of an
16 appropriate zoning to be looking at as opposed to the LI. I mean, the Light Industrial is
17 gotta a whole lot of things that could go in there, I'm not suggesting that that you're
18 going to fail but if you did, and we rezone it, then those other uses are going to be
19 available in that area and I think we need to give a little bit more protection to the people
20 around it in the residential area. And it seems to me the Neighborhood Commercial
21 would fit better because, Mr. Palmer's correct, we're looking at primary use, not

1 ancillary uses that can take place. Ancillary uses as storing a truck, that's not the
2 primary purpose.

3 MR. PRICE: I was just going by the notes. But actually what his use, the
4 proposed use will fall under the category of landscaping, horticultural services. Now,
5 you're correct that there are other zoning districts that may accommodate this use, but
6 the way it's described it will come under landscaping and horticultural services and the
7 zoning designations that may allow, that would allow for it, would be GC, LI and Rural.

8 CHAIRMAN PALMER: Is that in our zoning matrix?

9 MR. PRICE: That – yes, sir.

10 CHAIRMAN PALMER: Is it under retail or wholesale?

11 MR. PRICE: It is under business professional personal services, page 314 if
12 you looking under the matrix.

13 MR. GANTT: I don't know if it makes any difference, but the church does own
14 the land adjacent to it and then there's a street up here with houses [inaudible]. And
15 that's vacant land that's next to it, is actually owned by the church.

16 MR. VAN DINE: I guess my point, I'm not opposed to what is being proposed, I
17 want to make sure we're getting the right district that is the most restrictive so that in
18 case something where to happen in the future, we would not be in a position to have a
19 problem for the neighborhood.

20 MR. PRICE: Once again, I'm going to say this – as Holland pointed out, you
21 know, we like to hear what the Applicant's proposing to [inaudible] districts it may go

1 into. However, when we're coming up with the Staff Report and determining whether
2 we recommend approval or denial, it is just based on that particular zoning in that
3 particular area.

4 MR. MANNING: As far as the LI zoning, if it was in a worst case scenario and
5 the proposed business failed and we had an LI there, it's probably unlikely that
6 somebody would come in to buy that for a new business. It would seem to me that it
7 would probably have to be an expansion of one of the adjoining businesses as opposed
8 to another industrial, given the frontage and the depth of it, it's just an odd configuration
9 which I think would be restrictive to the Light Industrial, with no exposure so –

10 MR. VAN DINE: Mr. Chairman, if I – I think that one of the things we're actually
11 talking about is the truck parking, is a use in which somebody could come in under light
12 industrial and use it as a truck park. And that's the reasoning that I'm hearing that part
13 of the reason why it was thrown over into the LI district was because that was allowed in
14 LI. So, it may not be a full blown industrial use, but there are uses such as truck parking
15 or something else that could take place on an LI district that couldn't take place in some
16 of the other areas. So, I mean, those are the type things that I'm concerned of – and if
17 you've get a tractor trailer yard, somebody parks in there and 6 o'clock in the morning
18 they start up all their engines, that won't be real thrilling for the people who are sitting
19 there and living in the area. So –

20 CHAIRMAN PALMER: Mr. Gantt, do you have a retail store on this site?

21 MR. GANTT: Not on that site – that's what Southern Pump and Tank, that's
22 going to be our garden center, which will be a retail store.

1 CHAIRMAN PALMER: But it's not attached to this?

2 MR. GANTT: No, sir.

3 CHAIRMAN PALMER: Okay.

4 MR. GANTT: That's what we were talking about earlier today, right? Up in the
5 circle [inaudible] right there.

6 CHAIRMAN PALMER: Right. We've got a couple more people who want to
7 speak. Let's go ahead and call those people and we'll get back to it. I have Fred Belton
8 signed up.

9 **TESTIMONY OF LEROY BELTON:**

10 MR. BELTON: I'm Leroy Belton; I live at 818 Sugar Hill Lane. I'm the president
11 of the Arthurtown Community Association. I'm in favor of this project for the simple
12 reason of Southern Pump and Tank left our community, left an empty building. And
13 now there's an opportunity to get that building filled in the community and it's coming
14 directly in our community, wouldn't be an eyesore, now it would be something of beauty
15 because they're going to put a landscaping shop there with beautiful flowers and an
16 entranceway. Also, it would give our people the opportunity for a job. Since the
17 Farmer's Market moved, we have a lot of people that's out of work. And this would
18 bring some employment to our community and I'm standing behind it 100%.

19 CHAIRMAN PALMER: We appreciate it, thank you. Odell George?

20 **TESTIMONY OF ODELL GEORGE:**

1 MR. GEORGE: My name is Odell George. I've lived in that community for 66
2 years and any development going down there they're always going somewhere else.
3 But we need this place there right now for the job employment, for the employment for
4 the people there to work like Mr. Belton said, the market has moved and a lot of people
5 are unemployed there, so we need the people to go to work and we need the
6 community to be revived by Mr. Gantt here. And I'm supporting it 100%. I'm behind Mr.
7 Gantt and the property there, okay? It's a trucking company right across the ditch from
8 this land we're talking about; trucking has been there all the time, since I've been born.
9 I'm 66 years old, been down there a long time. So, y'all need to get approved on the
10 thing, okay?

11 CHAIRMAN PALMER: Appreciate it.

12 MR. GEORGE: Thank you.

13 CHAIRMAN PALMER: Thank you. Reverend William – I'm sorry I can't –

14 REV. DUGGIN: Duggin.

15 CHAIRMAN PALMER: Yes, sir.

16 **TESTIMONY OF REVEREND WILLIAM DUGGIN:**

17 REV. DUGGIN: Yes, my name is Reverend William Duggin, 5630 Colonial Drive.
18 As Pastor of the Zion Pilgrim Baptist Church which is connected right there with the land
19 that Mr. Gantt is planned on trying to purchase, I've talked with my congregation and we
20 are wholeheartedly 100 plus percent in favor of him coming in. I've talked with him on
21 several occasions and he said that he'll have some jobs coming up and, you know,

1 that's what we need. And as forestated [sic], we've got to realize that the Famer's
2 Market moved and we have a lot of people in that neighborhood that doesn't drive, so
3 now if they come in, they can still walk to work. So we are in favor and we pray and we
4 hope that you all just grant Mr. Gantt and those this rezoning and we're looking forward
5 with working with him and even for him. Thank you.

6 MR. BROWN: Mr. Chairman, may I ask Pastor Duggin a question?

7 CHAIRMAN PALMER: Yes, sir.

8 REV. DUGGIN: Yes?

9 MR. BROWN: This project basically borders on the church that you pastor.

10 REV. DUGGIN: Right.

11 MR. BROWN: Should they not be able to continue with this, are you comfortable
12 that should this panel recommend to Council approval rather than denial, that we would
13 not be creating a problem for the church?

14 REV. DUGGIN: That's correct. We are in approval for this to come.

15 MR. BROWN: And you're comfortable that not just the use that is proposed but
16 future use would not create a problem for the church?

17 REV. DUGGIN: Yes sir. I don't feel like this would become a problem, even in
18 the years to come. Number one because like we own about five acres of the land
19 behind going up Sugar Hill Lane and so, and the land that they are purchasing, you
20 know, we was looking at it once anyway. But here's what we're saying that it's a ditch

1 going through as forestated [sic], they have trucking already over us so this would be
2 something to even help the community, beautify the community and I don't think it would
3 be a problem in the years to come. I think it would be an assess [sic], even to the
4 community.

5 MR. BROWN: Thank you, sir.

6 REV. DUGGIN: Sure, thank you.

7 CHAIRMAN PALMER: Nobody else is signed up but were there a few people
8 who wanted to speak as well? No? Okay. That's all who signed up. Mr. Price, how did
9 you come to that classification on that site?

10 MR. PRICE: We used the NAICS as a guideline for making that determination.

11 CHAIRMAN PALMER: You've got a retail site on, if he sold retail off the same
12 site, would that then classify as something else?

13 MR. PRICE: We would look at the primary use that's out there.

14 CHAIRMAN PALMER: So right now because it's used for storage of the plants
15 that he sells in his retail store right down the street, then it kicks it into a different
16 classification?

17 MR. PRICE: As far as – I can read it, it says landscape and horticultural services
18 are defined, and once again we use these as more of guidelines, they're not written in
19 stone for us but we strongly use them as guidelines: “. . . establishments 1) primarily
20 engaged in providing landscape care and maintenance and/or installing trees, shrubs,
21 plants, lawns or gardens; 2) primarily engaged in providing these services along with

1 the design of landscape plans and the construction of walkways, retaining walls, decks,
2 fences, ponds and similar structures.” So based on, I think the way that it was
3 described, that was the category it fell into. I think that what you were looking at before,
4 I think it was garden centers/farm supplies, was that it? “Establishments primarily
5 engaged in retailing, nursery and garden products such as trees, shrubs, sod that are
6 predominately grown elsewhere. Feed and seed stores are also included in this
7 classification.” So I think you’re kind of get more into garden centers more of a retail
8 establishment versus a more professional office with the landscaping.

9 MR. VAN DINE: What about the growing of the actual plants? What does that
10 fall under, because that seems to be the predominate use that’s being – I mean, it
11 seems to me that the parking of trucks is simply a matter of convenience, so I mean, the
12 growing of the plants itself, what does that fit under?

13 MR. PRICE: [Inaudible].

14 MR. VAN DINE: I guess the other question is if you went ahead and combined
15 all of these particular parcels together would the parcel that abuts up in the front,
16 wouldn’t you solve your problem and you would then have the Neighborhood
17 Commercial or something?

18 MR. PRICE: Well, I don’t think this, Neighborhood Commercial – I think primarily
19 for what he would be doing, I don’t think Neighborhood Commercial would
20 accommodate what he’s proposing.

21 MR. VAN DINE: Well, it accommodates garden centers.

1 MR. PRICE: Right, but we don't deem this as a garden center. It's a
2 landscaping/horticultural service.

3 MR. VAN DINE: If they're selling retail out on the front of it –

4 MR. PRICE: Right, but what about the rest of the property? Just –

5 MR. VAN DINE: I guess my point is, it's all – you have to wrap it all up as one. If
6 they have a retail establishment, which is a permitted use, and the rest of the property is
7 combined into a single unit, a single parcel, it seems to me that the retail use out on the
8 front is a use that's predominate.

9 MR. PRICE: But they were asked –

10 MR. VAN DINE: That's an entirely different issue.

11 MR. PRICE: Yeah.

12 MR. VAN DINE: I guess my other question though to you was, the actual
13 growing of the plants themselves, what does that fit under, what classification does that
14 –

15 MR. PRICE: That they were growing?

16 *[Ms. McDaniel in at 1:46 pm]*

17 MR. VAN DINE: Actual growing. Not using it for landscape services to build
18 walls or to sell stuff, but the actual growing of the material itself.

1 MR. PRICE: We're actually looking for the term nursery. "Flowers, nursery stock
2 and florist supplies: establishments primarily engaged in wholesaling flowers, floral
3 supplies and/or nursery stock, except seeds and plant bulbs." So there's another
4 category for that.

5 MR. VAN DINE: Where is that?

6 MR. PRICE: That is found, it's under wholesale on the wholesale trades and if
7 our codes are correct, it will be on page 321, under Wholesale Trades.

8 MR. VAN DINE: Sorry.

9 CHAIRMAN PALMER: It's not 321 in that book.

10 MR. PRICE: 321 if you have your matrix, but it's under Wholesale Trades under
11 that use type.

12 CHAIRMAN PALMER: Okay. What is that, what category it that permitted in?

13 MR. VAN DINE: That's permitted in our –

14 MR. PRICE: Rural Commercial, General Commercial, M1 which is light
15 industrial, Light Industrial LI and HI.

16 MR. VAN DINE: That's just under a Rural Commercial classification.

17 MR. PRICE: Unfortunately, you know, we've talked about this with the Rural
18 districts, we can have a whole other conversation on that on what's actually allowed. I
19 mean, it will seem like a nursery would be allowed in a Rural district but according to our
20 Code, it isn't so we have to go into a Commercial or Industrial district.

1 CHAIRMAN PALMER: So, you feel comfortable with your classification of this
2 business as what it is?

3 MR. GANTT: [Inaudible].

4 CHAIRMAN PALMER: Okay.

5 MR. PRICE: And I think they were – do you have architects, a whole plan?

6 MR. GANTT: Oh, yeah.

7 MR. PRICE: Offices, I think that's the category that it fits into.

8 MR. GANTT: That's not where they're going to be, they're up around Bluff Road
9 where Southern Pump and Tank [inaudible].

10 MR. VAN DINE: And why would a Rural commercial use for that plants and
11 stock that you were just talking about, why would that not fit this? Why would the
12 definition we were just talking about, what was it – plants?

13 CHAIRMAN PALMER: Wholesale.

14 MR. VAN DINE: Wholesale plants, why would that not fit what they were doing in
15 the back?

16 CHAIRMAN PALMER: On this parcel? I guess the difference is that the
17 classification category that you're going under versus wholesale versus business
18 professional and personal services. If it's classified as a wholesale business for the
19 nursery then it's going to be able to get into a Neighborhood Commercial district, Rural

1 Commercial. But if you classify it under the Businesses, Professional and Personal
2 Services, how do you make that distinction, I guess? Whether, how you classify it?

3 MR. PRICE: You know, when you talk to the Applicant, once again and you hear
4 what they're proposing you try to look at those particular uses that they've identified and
5 you find the category and, you know, based on the definition on which is more
6 appropriate. Once, just talking to them in a nutshell, is storage for their business.

7 CHAIRMAN PALMER: Have you heard anything today that may change your
8 classification of it from what they told you?

9 MR. PRICE: Probably, no sir. I mean, you know, if you look at – we talked, here
10 we've talked about three particular categories, you know, we've talked about the florists,
11 essentially like a nursery, and we also talked about a garden center and then we also
12 looked at the landscape/horticultural services. I think, based on my interpretation, you
13 can take out the garden center and you can take out the nursery. I don't think that that's
14 what they're doing. I think it's primarily a storage area for, you know, maybe the retail
15 business they have up front, for the business they have up front. Thus, I would put that
16 under the landscaping/horticultural services, that category. Plus, if you also look at the
17 – we don't always go with this, but the purpose of the Light Industrial district, it is really
18 for storage; that's one of the uses for it.

19 CHAIRMAN PALMER: Yeah, I think this is definitely something that we need to
20 address in our Code because when you look at Light Industrial for storage of live plants,
21 somebody can store their live plants, you know, in Hopkins and have their retail store

1 out in the northeast trying to find the LI districts. I mean, that kind of stuff is perishable
2 and they can't store it really far off site because –

3 MR. PRICE: I don't disagree with you at all.

4 CHAIRMAN PALMER: So maybe something we just got to, you know, this has
5 probably brought something to our attention that we need to take a look at our matrix
6 and see if we can put that into some additional zoning classifications. I hate that. But
7 the tool is what we have. So the only other classification that, as you classify the
8 property, the only other permitted use of a less intrusive use, and that's arguable, would
9 be GC?

10 MR. PRICE: Yes. Also Rural.

11 CHAIRMAN PALMER: So GC?

12 MR. PRICE: I mean, they could go Rural.

13 CHAIRMAN PALMER: Or Rural. But I don't think, would not rural jump into some
14 zoning issues with zoning one piece of property in the middle of a RM-MD and MI, LI
15 districts as Rural classified as some spot issues?

16 MR. PRICE: Yes, sir. I was going to say and that's why a lot of times when we
17 look at these, we do see the proposed uses but our recommendations are just based on
18 really that zoning district at that location.

19 CHAIRMAN PALMER: Okay.

1 MR. LEGER: And our Comprehensive plan recommends Suburban as opposed
2 to Rural in this location so, we'd be in conflict there as well.

3 MR. MANNING: Mr. Price, how many landowners are involved in this tract?

4 CHAIRMAN PALMER: Looks like three.

5 MR. PRICE: [Inaudible].

6 MR. MANNING: What would you do if one of them wanted to sell? I mean, it
7 looks to me like they are all land locked.

8 MR. PRICE: You mean if they, after the rezoning?

9 MR. MANNING: No, right now. I mean –

10 MR. PRICE: If they wanted to sell?

11 MR. MANNING: I mean, you really have no frontage, you have, I mean, it seems
12 to me they're land locked and really couldn't be sold for anything.

13 MR. PRICE: [Inaudible] is if they were trying to sell that, that's – we would have
14 nothing to do with that. Now, if they were trying to develop –

15 MR. MANNING: I know you wouldn't, but I mean the –

16 MR. PRICE: - yeah. If you're talking about maybe developing the property, if
17 someone wanted to come in as an individual property owner and develop the property,
18 we will sit down and talk to them about their proposed uses, look at the zoning, but we –

1 one of the things that we would look at is access onto the property. And that looks like
2 that wouldn't be a major hurdle for them.

3 CHAIRMAN PALMER: These colors are pretty close and blend in together with
4 me. Is this stuff adjacent to an MI?

5 MR. PRICE: Yes, sir.

6 CHAIRMAN PALMER: Okay. What's adjacent to LI, which is MI?

7 MR. PRICE: [Inaudible].

8 CHAIRMAN PALMER: So, it's currently zoned –

9 MR. PRICE: [Inaudible].

10 CHAIRMAN PALMER: - for RM-MD, which is how many units per acre?

11 MR. PRICE: RM?

12 CHAIRMAN PALMER: MD.

13 MR. PRICE: MD is eight units per acre.

14 CHAIRMAN PALMER: How many, I'm sorry?

15 MR. PRICE: Eight.

16 MR. MANNING: I mean, look at the configuration and the – I mean, the
17 likelihood of it ever becoming medium density residential is remote. Mr. Chairman?

18 CHAIRMAN PALMER: Yes, sir.

1 MR. MANNING: The gentlemen may want to speak.

2 MR. BROWN: May I ask a question before you [inaudible]?

3 CHAIRMAN PALMER: Yes, Mr. Brown.

4 MR. BROWN: Mr. Chairman, did I not understand that Zion Pilgrim owns the
5 property on Zion all the way down Sugar Hill Lane, that acreage which buttresses this
6 property?

7 CHAIRMAN PALMER: Correct.

8 MR. BROWN: So unless the church sold their property, the residents that would
9 be affected would be on the other side of Sugar Hill Lane. Am I not correct?

10 MR. MANNING: That's correct.

11 CHAIRMAN PALMER: Correct.

12 MR. BROWN: Okay, I just wanted to make sure I understood that.

13 MR. GEORGE: I'm Odell George again. I wanted to comment on Mr. Manning's
14 question a minute ago. You said the –

15 CHAIRMAN PALMER: We typically don't allow a conversation back and forth.

16 MR. GEORGE: Well, I'm talking to you then, I don't have to talk to him.

17 CHAIRMAN PALMER: No, sir. I mean, but I appreciate that – but once the
18 public comments are closed, our rule is that they're closed and we have discussion

1 amongst ourselves and with the Staff and if somebody has a question for you, they're
2 free to ask you. But we typically don't reopen it back up for public discussion.

3 MR. GEORGE: I wanted to make something clear, that's all.

4 CHAIRMAN PALMER: I appreciate it, but we just have rules against that. Thank
5 you.

6 MR. BROWN: Mr. Chairman, my point is that unless the church sold its property
7 –

8 CHAIRMAN PALMER: Um-hum (affirmative).

9 MR. BROWN: - there is nothing that this business could do in that particular
10 area.

11 CHAIRMAN PALMER: I think that's what Mr. Manning was talking about that if
12 one of the parcels wanted to sell, they'd get into some sort of legal dispute to get access
13 to it back there, cause they currently don't have access to their lots, they'd have to get it
14 cut through the church or through some other way to get to it.

15 MR. BROWN: Yeah, that–

16 CHAIRMAN PALMER: Right. I understand what you're saying. I mean, I
17 understand the predicament, I really do. I'm trying to figure out a way to get it done.
18 You know, I mean, I understand there's a nice, neat, tidy line right there now with MI
19 versus the neighborhoods, you know, and in a classroom setting it would make perfect
20 sense to leave things alone and not touch them; however, in real world settings, we
21 need to take a look at the piece of property as it sits, as it lays out, as other

1 Commissioners have pointed out, the individual parcels, the owners, you know, and
2 knowing what the Applicant wants to do which really isn't – doesn't come into play
3 because you're rezoning for a piece of property not for a use. This is tough because
4 you're breaking into an area where when you look at it on paper, you shouldn't
5 encroach anymore into the area but, you know, sometimes there's exceptions to the
6 rule which is why this Body's here to make these kind of determinations; so – it's tough.
7 I don't know what to do on it.

8 MR. MANNING: Mr. Chairman, you mentioned the nice clean line. I doubt very
9 seriously that all these residents in Arthurtown have rezoned their properties to medium
10 density residential. That's probably a comprehensive line and if you traced it back,
11 there probably is a lot of Rural inside that area. I doubt very seriously that we've had
12 that many rezonings in there.

13 CHAIRMAN PALMER: How did this go to RM-MD? Because these certainly are
14 single-family residential lots. How did they get RM-MD?

15 MR. LEGER: That's the original zoning from 1977.

16 MR. MANNING: I would have to disagree with you on that. If you look directly to
17 the south, there's rural properties right there. And Arthurtown had rural properties
18 scattered all through it. You know, rezonings didn't start until recently when the
19 apartments came in, the Retreat Apartments and some of the others areas across the
20 street. I would bet this is a blanket rezoning for that neighborhood or suggested for
21 Comprehensive Plan.

22 MR. TUTTLE: Mr. Chairman, if I might.

1 CHAIRMAN PALMER: Yes, sir.

2 MR. TUTTLE: Although it's not perfect, I think the neighborhood has spoken and
3 they understand the potential consequences of this action and far be it for me if the
4 neighborhood en masse is for this and they understand the consequences, I think it's
5 certainly a marginal call but I would make a motion that we move Case No. 11-13 MA
6 forward to Council with a recommendation for approval.

7 MR. BROWN: I second.

8 CHAIRMAN PALMER: Do you have some reasons going against the Staff's
9 recommendation?

10 MR. TUTTLE: Yeah, I guess the primary reason would be that, you know, given
11 the adjacent property is MI, you could certainly make a leap that certainly LI is
12 appropriate here.

13 CHAIRMAN PALMER: Okay. We have a motion and we have a second?

14 MR. BROWN: Second, Mr. Chairman.

15 CHAIRMAN PALMER: Any other discussions?

16 MR. VAN DINE: Real quickly.

17 CHAIRMAN PALMER: Mr. Van Dine.

18 MR. VAN DINE: I'm still concerned with the fact that we are taking a parcel of
19 property and making it into a classification that can have some detrimental effect on the
20 neighborhood, and I frankly don't know that the neighborhood fully understands the

1 ramifications of changing this to an LI classification with all of the attendant uses that
2 can come into that area. Having said that, I mean, I think that the use that is proposed
3 and the things that they are suggesting to do certainly meet the neighborhood's desire
4 and meet with them and we seem to be hamstrung because of the fact that what is
5 actually taking place doesn't fit nicely into any classification or any category. And it
6 seems to me that results in some discretion that ought to be able to be utilized in order
7 to make decisions relative to that. And so, I'm not convinced that LI is actually the
8 classification that we ought to be looking at. And based upon that, I'm going to have to
9 vote against the approval but simply because I think that LI is the wrong classification
10 and we ought to be going with a different classification.

11 MR. BROWN: Which one do you recommend?

12 MR. VAN DINE: The way I look at it, I think that they could fit it under
13 Neighborhood Commercial or Rural Commercial. But that's the call of Staff, that's not
14 our call to make so they have made the call as to what's to go in and I'm just – that's my
15 opinion.

16 CHAIRMAN PALMER: I appreciate that [inaudible].

17 MR. GILCHRIST: Do we have an option if we wanted to look at some other
18 classifications later on this? If we decided that we wanted to delay making a decision
19 [inaudible]?

20 CHAIRMAN PALMER: Yeah, absolutely we can go for a deferral or denial or
21 approval. I'm – does that answer your question?

1 MR. GILCHRIST: Yeah, I think so.

2 CHAIRMAN PALMER: I'm in agreement with Mr. Tuttle. I understand Mr. Van Dine's
3 point and I appreciate that but it's, I'm looking over the LI uses and while there are
4 always bad parts to every issue but the possibilities of the LI district, it has a lot of
5 special exceptions, special requirements and things that for particularly intrusive uses,
6 have to go through as well. And with the – if something were to go in there that were
7 extremely intrusive into the neighborhood, the permitting process through DHEC or
8 whatever regulatory agency would have limitations as far as how close they are to
9 residents which would then prohibit those intrusive uses from going into the
10 neighborhood. I understand it's not perfect, it's not exactly what it needs to be but I
11 think in a real world setting, it makes sense to rezone this piece and I agree with Mr.
12 Tuttle's motion. Any other comments? We have a motion and a second, all those in
13 favor please signify by raising your hand. All those opposed?

14 *[Approved: Cairns, Westbrook, Tuttle, Palmer, Gilchrist, Manning, Brown; Opposed:*
15 *McDaniel, Van Dine]*

16 CHAIRMAN PALMER: Y'all got our message about September 27th to be back
17 in the same chambers? Thanks. Appreciate it. Case No. 11-14 MA?

18 **CASE NO. 11-14 MA:**

19 MR. LEGER: Thank you, Mr. Chairman. The Applicant in this case is Ron
20 Johnson. The property is owned by Longcreek Associates, LLC. Property is located at
21 the intersection of East and West Longtown Road. It's almost five acres in size. It's
22 currently zoned RU. They are requesting RS-LD, Residential Low Density. The

1 property has about 1,400' of frontage on Longtown Road West and about 225' of
2 frontage on Longtown Road East. The RS-LD district is basically a single-family district
3 of low density and requires a minimum lot size of 12,000 square feet. Other properties
4 in the area primarily are zoned RU, Rural Residential. You've got a middle school as
5 well as scattered large lot residential uses in the area. A lot of the property are large
6 acreages in size, wooded and are currently undeveloped. Our Comprehensive Plan
7 recommends suburban in this instance, which recommends for the objective residential
8 areas a mixture of residential and civic uses. We found this application to be more in
9 compliance with our Comprehensive Plan recommendation than the Rural district which
10 was a much larger lot size. The property is currently vacant and undeveloped, heavily
11 wooded, has road frontage at an intersection and is near the elementary school. Much
12 of the development again in this vicinity is large lot residential. The rezoning would
13 allow for infill in this site which is in compliance with our Comprehensive Plan
14 recommendations. For that reason, we recommended approval of this request. If you
15 have any questions, I'll be glad to try and answer them.

16 CHAIRMAN PALMER: Any questions for Staff? We don't have anyone to signed
17 to speak.

18 MR. VAN DINE: Mr. Chairman, based upon the fact that this would be a good
19 transition between the large lot rural that exists and the residential medium density
20 property that's already zoned along Longtown Road, I would agree with Staff and make
21 a motion we send this forward with a recommendation of approval.

22 MR. GILCHRIST: Second, Mr. Chairman.

1 CHAIRMAN PALMER: A motion and a second. Any discussion? All those in
2 favor of the motion, please signify by raising your hand.

3 *[Approved: Cairns, Westbrook, McDaniel, Tuttle, Palmer, Gilchrist, Manning, Van Dine,*
4 *Brown]*

5 CHAIRMAN PALMER: None opposed. Case No. 11-15 MA.

6 **CASE NO. 11-15 MA:**

7 MR. LEGER: Thank you, Commission. Next application, the Applicant is Mr. Bill
8 Jones, representing Robert Scott, the property owner. The property is located on
9 McCord's Ferry Road which is Highway 601. It's almost three acres in size. It's
10 currently zoned RU far out in the far reaches of the county. The Applicant is requesting
11 GC. It has about 250' of frontage on McCord's Ferry Road and about approximately
12 450' along the CSX Railroad line. The GC district is intended to accommodate
13 commercial uses on arterials made up of retail office and service establishments in
14 areas of predominate commercial use. The vast majority, well I'm sorry, when we first
15 took a look at this request the vast majority of property in the area we identified as
16 zoned RU. We've since found and had some discussions with International Paper and
17 found that the entire International Paper tract, which is 2,000 to 3,000 acres on the east
18 side of Highway 601 is zoned HI, heavy industrial, so that is the reason I believe that
19 you received an amended Staff Report which changed the map and identified this new
20 zoning for the International Paper site. Our Comprehensive Plan recommends rural
21 uses in this area primarily because of the types of uses in the vicinity. The vast majority
22 of properties nearby are vacant or wooded, there are some scattered residential use but

1 it is limited. The Staff has found that the request is not in compliance with our
2 Comprehensive Plan recommendation. It is not at a traffic junction or an area of
3 extensive commercial use. Again, the property to the east is International Paper, it is,
4 the plant itself is located further to the east near the river. The property is occupied –
5 well, was occupied at one time by a fertilizer plant. It's currently undeveloped and has
6 remnants of that plant, there's not much there. The Staff felt that the request would not
7 negatively impact traffic or public services; however, would be contrary to the use along
8 Highway 601 there and consequently based upon the conflict with the Comprehensive
9 Plan, recommended denial of the request.

10 CHAIRMAN PALMER: Thank you. Any questions for Staff? Bill Jones?

11 **TESTIMONY OF BILL JONES:**

12 MR. JONES: Yes, sir. Thank you for this opportunity to address your council
13 here today. My name is Bill Jones. I work with Southern Loggers Cooperative; we're
14 housed out of Pineville, Louisiana. We have approximately 16 fueling stations in five
15 different states. We're in the process of undergoing a project over in Georgetown,
16 South Carolina at this time as well. And we're looking at additional sites to develop in
17 Mississippi and potentially one in North Carolina. We provide fuel service for the
18 logging and truck hauling industry. Today, I've brought with me Craig James, with the
19 South Carolina Timber Producers, Mr. Joey Austin, he is a supplier to the Eastover Mill.
20 I've also brought Robert Scott, he is the owner of the property and also Mr. Andy
21 Slocombe, he is responsible for the truck/wood inventory for the mill there at Eastover.
22 So, I've brought some representatives with me today and also I've brought with me Jim

1 Footer with B. P. Barber. Our Company has retained B. P. Barber to help us with some
2 of the zoning issues, also with some of the construction problems. Also, they had the
3 original survey of the property that we had to look at and also update the current survey
4 with a new survey. So, we've employed them to resurvey the site and to do a new
5 survey on the piece of property. I met with the Planning Staff on May 17th to try to
6 address our interest specific to trying to put a fuel station on Highway 601. At that time,
7 indicated that I had also looked at four additional pieces of property in the area to try to
8 accommodate some of the truck service into the International Paper Company mill there
9 at Eastover. Three of these sites according to the highway director for that district and
10 also Glen Brantley at the Highway Department were not suitable for entrance and exit in
11 and off of Highway 601. So, I started looking for additional properties, that's when I
12 found Mr. Scott and his piece of property that might be available to us to purchase to
13 put in one of our fuel centers there for the truck traffic coming into the mill, in and off of
14 Highway 601. So at that time I met with Mr. Price, there was a recommendation of
15 additional classifications of Light Industrial, possibly Heavy Industrial which there were
16 brought some pretty strong opposition from one of the Council Members for the Heavy
17 Industrial classification. Our intent is not to manufacture anything there, our main
18 interest is to be a fuel supplier to the suppliers of the International Paper Company mill
19 there. And by all means, the other locations where we operate we, you know,
20 somewhere in the neighborhood of 20 to about 85 trucks a day are our normal
21 customers. We're moving somewhere between 60,000 and 70,000 gallons of diesel
22 fuel every day. We do this under state codes in response to anything that would be
23 needed to be approved by the Fire Marshall, the Department of Environmental

1 Management, those sorts of things. We've had to make clearance on some of the sites
2 that we have developed or are potentially going to develop all the way to working with
3 the EPA in their Region Four office to make sure that we were in compliance with any
4 wetlands regulations and those sorts of things. We do have an SPCC plan for all our
5 sites. Some are in the progress of being written right now but we do hire an engineer to
6 write a Spill Prevention Countermeasure Plan for all of our sites, we keep a spill kit
7 there on site and we try to maintain a pretty quality operation at all of our locations, 11
8 of which are on our website now. You can see photos of our stations that we are
9 currently in operation on our website. So, our interest today is mainly to come to show
10 you that we do have some support for putting in a fuel stop there for some of the
11 suppliers at the International Paper Company mill at Eastover. And we're certainly
12 interested in trying to acquire this piece of property. Currently, it's not suitable for us to
13 put any kind of facility on with the current classification for the zoning that is there now.
14 It would definitely have to be changed. We applied under General Commercial simply
15 because we felt that was the best classification. There was some concern, "would you
16 be storing any trucks or trailers there?" Well, in our industry unfortunately there are
17 times when people get to the mill that they will drop a trailer somewhere and leave it,
18 you know, in probably not the best of locations. And we've had one or two at our sites
19 some time, but it's not a permanent thing, it's not what the intent of the property is, it's
20 just a matter of our industry from time to time when wood quotas are changed and
21 people get caught with a truck in a location they have to have a place to stop for a few
22 hours. But that is not intent for the parcel. Our intent is to try to serve anywhere from
23 20 to 80 trucks a day in providing fuel service and fueling there for people that are

1 hauling forest products to the mill there at Eastover. We are incorporated under the
2 laws of the State of Louisiana for a cooperative and we have to have a very strict set of
3 guidelines for who can become part of our – it's like Sam's Club, you've got to have a
4 membership card to participate and it's very restrictive on the qualifications of people
5 that become members and are able to use our service. But our interest is to put a fuel
6 station there at this particular address to try to recruit membership in the area and
7 provide fuel service to people that are supplying forest products to International Paper
8 Company there at Eastover.

9 CHAIRMAN PALMER: Appreciate it. Any questions for Mr. Jones?

10 MR. JONES: I don't have any questions, but I'd be glad to respond to any of
11 them.

12 CHAIRMAN PALMER: That's what I was asking, did anybody have any
13 questions for you, from the Commission. No? Thank you.

14 MR. JONES: Okay.

15 CHAIRMAN PALMER: Brad James? Is that right?

16 MR. JAMES: I'll defer.

17 CHAIRMAN PALMER: Joey Austin?

18 **TESTIMONY OF JOEY AUSTIN:**

19 MR. AUSTIN: I'm Joey Austin. I live at 3169 Fish Hatchery Road, Gaston, South
20 Carolina. I am in the logging business. One of my main places I haul is the Eastover

1 Mill. Currently, I buy a lot of diesel fuel from an oil company in Eastover, oil, which is
2 right downtown Eastover. Me and him are in very good, we have a very good
3 friendship. But, he has a lot – we have a lot of truck traffic in and out, going into the
4 town of Eastover getting fuel. So this co-op I think would be good for us, it's going to be
5 close to one of our main facilities, we're not going into any other place trying to get out
6 of way, getting fuel, it will be very convenient for us. It has great access to this piece of
7 property. As it stated, it is close to railroad tracks, if you've ever been down 601 you
8 know you have to slow down for those railroad tracks, because they're very rough. But I
9 think it would be a great place for trucks coming in and out of 601 Highway cause it is a
10 very dangerous highway. I think of any spots that we could pick to put this co-op this
11 would be the best because of what it will be sitting. I've been doing business down in
12 that area for a long time, I know at least 24-25 years. This piece of property's been
13 sitting there vacant; it hasn't had anything going on with it there. There's not any
14 houses close by or anything that would interfere with anything like that. I think it would
15 be a great location for it. One other thing from what I've understood, and he may can
16 clarify it if I'm mistaken, but this is not going to be a retail outlet. Just anybody can't
17 come to it and buy fuel. It's gonna only be diesel fuel for trucks and they have to be
18 members of this co-op to use it. Therefore, you're going to cut down some of that traffic
19 because everybody's not going to be a part of it. But it will be a great thing for us to
20 help us to save some money in the long-run and be a great convenience for us and I
21 think it would help with the safety factor too, as far as trucks fueling and stuff like that. I
22 think it would be a great safety factor, as far as getting, going to some of the other
23 stations that we use to buy fuel. So, that's all I have.

1 CHAIRMAN PALMER: Appreciate it, thank you. Robert Scott?

2 MR. SCOTT: I defer.

3 CHAIRMAN PALMER: Andy Slocombe?

4 MR. SULCOMBE: I'll defer.

5 CHAIRMAN PALMER: I saw where you signed up to speak.

6 [Inaudible discussion]

7 CHAIRMAN PALMER: Thanks. Alright.

8 MS. MCDANIEL: Well, I'll say in general, I'm greatly opposed to, you know,
9 encroachment into rural areas. Specifically, with something that I would perceive as
10 proposing an environmental threat if there is a spill. I know that you have spill
11 prevention in place, but that ain't going to stop it from happening and that's no
12 guarantee that it will be cleaned up properly. That said, if it would relieve pressure on
13 an in town fueling area and it is close to where you would be going anyway with the
14 trucks, you know, I think that's compelling information that might be relevant here. What
15 do y'all think?

16 CHAIRMAN PALMER: I know that sometimes we take a look at GC and we say,
17 you know, you can't look at the use you've got to look at the zoning classification. You
18 take a look out here and just say this were zoned to General Commercial, you've got
19 what, 2,600 trips a day going from this site? Something like that? 2,800 daily trips?
20 Even if this was zoned GC and perhaps this guy went out business and there's a
21 General Commercial property sitting here, in my opinion, it's not going to draw someone

1 out here that's simply going to say, "Hey, there's a General Commercial property
2 available, we need to go put a retail shopping center out there." You know, just
3 because it's zoned GC doesn't mean that's going to happen. It's, it doesn't have the
4 commercial value as we typically see it, it just happens to for this use, they have to get
5 the commercial zoning. So, I, you know, sometimes the zoning classification will draw
6 additional growth out to an area, I don't think that will happen with this site if this
7 particular use were to no longer be in existence. I would even imagine that for whatever
8 use, storage or whatever else they wanted to do with the site, they may even have to
9 come back in and get it rezoned back to RU to do it for what it is they're actually going
10 to use it for. That's just my personal opinion [inaudible]. I agree with you. I think it
11 would make sense in this case. Anyone else?

12 MS. MCDANIEL: I'm not saying I'm convinced that it would make sense, but I
13 can see the argument.

14 CHAIRMAN PALMER: That didn't convince you? Anybody else? Motions,
15 comments?

16 MR. VAN DINE: Mr. Chair? Based upon the reasons that you set forth, so I will
17 not repeat them at this point and time, I would recommend that we send this forward
18 with a recommendation of an approval and go against Staff's recommendation at this
19 particular time.

20 CHAIRMAN PALMER: Do we have a second?

21 MR. MANNING: Second.

1 CHAIRMAN PALMER: All those in favor of sending this case forward to Council
2 with a recommendation of approval, please signify by raising your hand. All those
3 opposed?

4 *[Approved: McDaniel, Tuttle, Palmer, Gilchrist, Van Dine, Manning, Brown; Opposed:*
5 *Cairns, Westbrook]*

6 CHAIRMAN PALMER: Okay. Thank you. Case No. 11-16 MA.

7 MS. LINDER: Mr. Chairman? If you could, just for the Record, present your
8 findings that would support your decision to recommend approval because that this
9 against Staff's recommendation?

10 MR. VAN DINE: I think as part of my motion, I incorporated his comments from
11 earlier as the basis for the motion and I would refer back to those as opposed to
12 restating them again.

13 MS. LINDER: Alright, thank you.

14 CHAIRMAN PALMER: Okay, Case No. 11-16 MA.

15 **CASE NO. 11-16 MA:**

16 MR. LEGER: Thank you, Mr. Chairman. The Applicant in this case and property
17 owner is Ms. Margaret Smith. The property is located at 6624 Shakespeare Road. It's
18 almost an acre, a half acre in size, currently zoned RM-HD and the applicant is
19 requesting Neighborhood Commercial, NC. The property has a little over a 100'
20 frontage on Shakespeare Road where the NC district is intended to accommodate
21 commercial uses primarily serving the needs of persons who live in work in nearby

1 areas; basically, small-scale commercial use on a small-scale building footprint on a
2 very small and limited nature. The zoning of property in the area is primarily RM-HD to
3 the north, you do have RS-MD, mostly residential in the very close end proximity as well
4 as manufactured home parks. Our Comprehensive Plan identifies this area as a priority
5 investment area in the beltway. The objective of that is to allow commercial and office
6 activities along arterials, traffic junctions and areas of primary commercial usage.
7 However, we also have the Trenholm Acres, New Castle Neighborhood Master Plan
8 that was approved in 2009, which has its own host of recommendations. In this
9 instance, that plan designates this site as mixed use residential and it also identifies this
10 site as a catalyst project of a larger scale that would include retail and office
11 development with significant parking in the vicinity. So that plan really recommends the
12 redevelopment of this whole area and the elimination of the manufactured home parks.
13 The property is occupied by about a 6,500 square foot vacant office commercial building
14 that was once used for a church, a daycare, a TV repair shop. The area is
15 characterized by obviously a mixture of residential uses. There are some commercial
16 uses further down along Shakespeare Road to the west. The Staff is in support of our
17 Neighborhood Master Plan, the Trenholm Acres, New Castle Neighborhood Plan, which
18 is a recommendation of mixed use and office uses and for that reason we support the
19 request and recommend approval of the rezoning.

20 CHAIRMAN PALMER: Any questions for Staff?

21 MS. SMITH: I should have signed up for that.

1 CHAIRMAN PALMER: Okay. Come on down and take the podium for us if you
2 would, give us your name and address.

3 **TESTIMONY OF MARGARET SMITH:**

4 MS. SMITH: I'm Margaret Smith. I live at 104 Beaver Dam Road in Columbia
5 and this building had been in my husband's family for, this property, for many years.
6 And my husband bought it from them and put it in my name in 1982. And they both
7 have passed away since then. And I've had a lot of other things in there over the years,
8 like God's Store House was in there which served the community and also John Fling's
9 son had a place in there where he got donations and stuff. It was grandfathered in back
10 in the late '60's. I don't have any paperwork on that, that's what they told me and it has
11 had businesses in it ever since. And the only reason I'm doing this now is the church I
12 had in there that left in April, didn't get a business license so I lost my grandfathered
13 status. And, you know, I've got an afterschool learning center that's wanting to go in
14 there and they have another business right down the street, about a block away with
15 daycare and so they're wanting a property close by to do the afterschool type of
16 activities.

17 CHAIRMAN PALMER: Thank you. Any questions? Thank you. That's all we
18 have signed up.

19 MR. TUTTLE: Mr. Chairman, if I may? I'd like to make a motion that Case 11-16
20 MA be sent forward to Council with a recommendation of approval.

21 MR. GILCHRIST: Second, Mr. Chairman.

1 CHAIRMAN PALMER: I have a motion and a second, any other discussions? All
2 those in favor, please signify by raising your hand. There's none opposed.

3 *[Approved: Cairns, Westbrook, McDaniel, Tuttle, Palmer, Gilchrist, Manning, Van Dine,*
4 *Brown]*

5 CHAIRMAN PALMER: Thank you. Case No. 11-17 MA.

6 **CASE NO. 11-17 MA:**

7 MR. LEGER: Thank you, Mr. Chairman. This is our last request for rezoning
8 today. The Applicant in this case is Mr. Josh Williamson. The property is owned by Ms.
9 Margaret Grimsley. It's located at 1840 Bluff Road. It's about an acre in size, currently
10 zoned RM-MD and the Applicant has requested GC General Commercial district. The
11 property has about a 150' of frontage on Bluff Road and a little over 300' of frontage
12 along its side street, Blair Street. That General Commercial district again is intended to
13 accommodate retail, office and service establishments along primary arterials
14 throughout the county and primary commercial usage. The zoning in the area is
15 certainly mixed, we've got some RM-MD medium density some undeveloped tracts,
16 General Commercial district which is the new Dollar General Store that's been there
17 only a limited period of time, some M1 with Consolidated Piping Supply and some
18 undeveloped medium density properties. Our Comprehensive Plan recommends
19 suburban in the beltway area and within that recommendation the commercial activities
20 are intended to be along our major traffic arterials and traffic junctions. This is certainly
21 that. For that reason, we find it's in compliance with our Comprehensive Plan
22 recommendations. Basically, the property is occupied by a ministry. It's a small

1 structure at this time. The area is obviously characterized by a whole host mixture of
2 uses from multi-family apartments to scattered residential, neighborhood park, again the
3 Dollar General and the Dollar General has only been there for a limited period of time
4 and it was rezoned within the last year. Based upon that mixture of uses, Bluff Road
5 being a primary arterial, this being an intersection or traffic junction, and the mixture of
6 uses in the vicinity, our Staff recommended approval of this request.

7 CHAIRMAN PALMER: Any questions for Staff? Josh Williamson?

8 **TESTIMONY OF JOSH WILLIAMSON:**

9 MR. WILLIAMSON: Mr. Palmer, everybody, Mr. Tuttle, everybody, I should have
10 paid him to be my spokesperson for that for advertising. He done pretty good. I come
11 to the County Council, Ms. Anna, everybody, that buildings been there, I tried to find all
12 kind of stuff about it. My grandfather bought it in 1971. Like he said now it is Ministry
13 Reapers. It is a ministry building, but that buildings been there since – my grandfather
14 bought it in 1971, built it in 1973. Well, March of 1973 was when the zoning and
15 planning come in and actually started doing, for inspections. So that was really in their
16 first, that was one of the first inspections done in Richland County. We've been paying
17 commercial property taxes on it since 1973. And I just want to get a commercial use out
18 of it. I want to take it and put a convenience store there. It's at a major intersection,
19 there's a red light and there's GC across the street. It's 1.2 miles from Highway 77 and
20 1.5 miles from Gamecock Stadium. I don't really, I guess that's it. I mean, it kind of like
21 you said, you just made the one directly across the street GC for the Dollar General.

22 CHAIRMAN PALMER: Sounds good.

1 MR. WILLIAMSON: It's in a good area.

2 CHAIRMAN PALMER: Appreciate it. Any questions for Mr. Williamson? Thank
3 you. Margaret Grimsley? Eddie Blizzard? That's all we have signed up to speak.

4 MR. VAN DINE: Mr. Chairman?

5 CHAIRMAN PALMER: Yes, sir.

6 MR. VAN DINE: I make a motion that we send this forward with a
7 recommendation of approval.

8 MR. GILCHRIST: Second.

9 CHAIRMAN PALMER: A motion and a second, any other discussion?

10 MS. CAIRNS: I would just like to make one comment. I know that we always
11 talk about wanting to put commercial along existing arterials and I feel that we need to
12 have something that tries to not make every arterial Two Notch. Which is what, if all
13 one had to be was to be on an arterial to get rezoned General Commercial, we'd end up
14 with nothing but arterials like Two Notch; which I don't think we necessarily want.

15 CHAIRMAN PALMER: I like Two Notch.

16 MS. CAIRNS: Huh?

17 CHAIRMAN PALMER: I like Two Notch.

18 MS. CAIRNS: So –

19 CHAIRMAN PALMER: [Inaudible].

1 MS. CAIRNS: - you know, but I mean, from a community standpoint, I think
2 sometimes just having continuous commercial along arterials is not, does not make for
3 the best communities. So that's all I have to say [inaudible].

4 CHAIRMAN PALMER: Thank you. Any other comments? We have a motion
5 and a second to send this case forward to Council with the recommendation of
6 approval. All those in favor, please signify by raising your hand. And there's none
7 opposed.

8 *[Approved: Cairns, Westbrook, McDaniel, Tuttle, Palmer, Gilchrist, Manning, Van Dine,*
9 *Brown]*

10 CHAIRMAN PALMER: Thank you. What do we have, one other thing to do?
11 Let's go ahead and knock it out.

12 MR. LEGER: Mr. Chairman, I think that does it for me. I think your Director is
13 going to take over at this point.

14 MR. TUTTLE: Well done.

15 MR. GILCHRIST: Great job.

16 MR. LEGER: Thank you.

17 CHAIRMAN PALMER: Nice work. You even got a job offer.

18 MR. LEGER: Check's in the mail, right?

19 MS. FONSECA: Mr. Chairman, Geo Price will talk to you about the Text
20 Amendment. If you will go to your page 43, this is an existing ordinance that we do

1 have, we're making some modifications. And Geo, if you could explain what those
2 modifications are?

3 **TEXT AMENDMENT 1:**

4 MR. PRICE: I'd be glad to. Kind of sum this up; I know y'all don't want me here
5 all day. What this does is it just clarifies our existing Code to specify when and how
6 many van accessible parking spaces are required. Currently if you were to look at it on
7 page 39 under the table, if there are 1 to 25 parking spaces it states that there's one
8 required number of accessible spaces required but doesn't specify whether it should be
9 van accessible. And what this does is it states that that one space would have to be
10 van accessible. Just on a clarification.

11 CHAIRMAN PALMER: Any questions for Staff? Any motions for the Text
12 Amendment?

13 MR. VAN DINE: I move that we send it to County Council with our
14 recommendation of approval.

15 MR. GILCHRIST: Second.

16 CHAIRMAN PALMER: There is a motion and a second to send Text
17 Amendment 1, I guess, to Council with a recommendation for approval. Any other
18 questions, comments? All those in favor, please signify by raising your hand? None
19 opposed.

20 *[Approved: Cairns, Westbrook, McDaniel, Tuttle, Palmer, Gilchrist, Manning, Van Dine,*
21 *Brown]*

1 MS. FONSECA: Mr. Chairman, we have handed out to you some impact fee
2 information. At the last meeting in July we discussed impact fees. Mr. Pope, the County
3 Administrator was here and elaborated a little more about the county's position on
4 impact fees. You had all requested more information. We have provided that to you for
5 your review and if you'd like to see this back on the Agenda for Planning Commission
6 for further discussion, we'd be more than willing to provide that to you.

7 MR. VAN DINE: What material are we talking about?

8 MS. FONSECA: You should have a memo that was drafted by Tommy DeLage
9 and you should have a, from Southern Beaufort County, a draft of their proposed CIP.
10 And from Northern Beaufort County, they're proposed CIP, and the Town of
11 Summerville, their impact fee study update. And that's two sheets, so you should have
12 four supplemental informational sheets plus the memo which is two sheets.

13 MR. MANNING: We've already received a memo you say?

14 MS. FONSECA: There is a memo.

15 CHAIRMAN PALMER: It's coming right now.

16 MS. FONSECA: If you would like any specific kinds of information, we'd
17 welcome you to email us, email Suzie and we could provide that at the next Planning
18 Commission meeting.

19 CHAIRMAN PALMER: Okay.

20 MS. FONSECA: And that's all the Staff has.

1 CHAIRMAN PALMER: Are we going to take a look at our Rules?

2 MS. FONSECA: Yes, we are. That will be at the next Planning Commission
3 meeting in October.

4 MR. VAN DINE: What are we looking at our Rules for?

5 MS. FONSECA: We are looking at the By-Laws, every so many years we do an
6 evaluation and then see if they're current or need to be modified and we'll highlight
7 those areas that - we're trying to get all the Boards and Commissions all of their by-laws
8 to be similar.

9 MR. VAN DINE: Are we gonna be asked to make any recommendations or
10 anything after –

11 MS. FONSECA: Yes.

12 MR. VAN DINE: - next meeting?

13 MS. FONSECA: Possibly. Correct?

14 MR. VAN DINE: If we are, I think we need it more than –

15 MS. FONSECA: Ten days?

16 MR. VAN DINE: - you needed sufficiently in advance so that people can actually
17 have a chance to read it and understand it.

18 MR. PRICE: Ideally, we hopefully will have this for you at least by, you know, the
19 next couple of weeks. So, you'll have that.

1 CHAIRMAN PALMER: Typically we have them seven days ahead of the
2 meeting, right?

3 MS. FONSECA: They'd be delivered with the package, seven to 10 days before
4 prior the meeting.

5 CHAIRMAN PALMER: Yeah, that's plenty.

6 MR. PRICE: Alright, but if we can, we can try to get them to you.

7 MR. VAN DINE: I personally would like it more than seven days in advance
8 because I have another job that I actually have to go out of town on occasionally and
9 sometimes I don't get it.

10 MS. FONSECA: We'll try to email or mail them out earlier than the Agenda.

11 MR. VAN DINE: Thank you.

12 CHAIRMAN PALMER: Anything else? Anything you want to say Mr. Price, it
13 looks like you're eager.

14 MS. FONSECA: Oh, I'd like to remind everyone about their required hours for
15 education. There will be a webinar I believe at SC, on the 15th at SCTV – in chambers
16 but there is an event happening you can get three hours at SCETV and I believe that's
17 in September. We can, that has been emailed out to everyone.

18 CHAIRMAN PALMER: Can you give us that web login and password, so that we
19 can login from own computers?

20 MS. FONSECA: I believe you have to be there, correct? At SCETV? No?

1 CHAIRMAN PALMER: Alright, thanks.

2 *[Meeting Adjourned at 2:45 pm]*