

RICHLAND COUNTY PLANNING COMMISSION
April 3, 2017

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

Called to order: 1:03 pm

CHAIRMAN GILCHRIST: Staff, we're good?

MS. HEGLER: I'm ready when you are.

CHAIRMAN GILCHRIST: Okay. We have collected the sign-in sheets but if you're here to speak for or against something please let us know if you just came in and we'll be happy to sign you up if you're interested.

AUDIENCE MEMBER: [Inaudible] to hear what they're gonna do?

MS. CAIRNS: Which property?

CHAIRMAN GILCHRIST: Which case?

AUDIENCE MEMBER: Dalton Drive.

MS. CAIRNS: Okay.

AUDIENCE MEMBER: And Barbara Drive.

CHAIRMAN GILCHRIST: Okay. Alright, we good? I'd like to call the April 3rd Planning Commission meeting to order. Please allow me read this into the Record. In accordance with the Freedom of Information Act a copy of the Agenda was sent to radio and TV stations, newspapers, and persons requesting notification, and posted on the bulletin board located in the County Administration office. First on our Agenda is the Consent Agenda.

MS. CAIRNS: Mr. Gilchrist, I'd like to make a motion that we remove from the Consent Agenda Map Amendments number 1 on Clemson Road as well as cases 2 and

1 3 on Dalton Drive just so we can hear from the Applicant, and in respect to the
2 community members that have showed up. And other than that, and as a part of that
3 motion also approve the Consent Agenda.

4 MR. BROWN: Second.

5 CHAIRMAN GILCHRIST: Okay. It's been moved and properly seconded that we
6 remove Case No. 1, 2, and 3, from the Consent Agenda. All in favor signify by raising
7 your hand. All opposed?

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

10 CHAIRMAN GILCHRIST: Is there, are there any amendments to the Agenda?

11 MS. HEGLER: Good afternoon. Chairman, yes, case 1, 17-006, the Applicant did
12 ask for a deferral. So we can defer that until April [sic]. I do not believe that requires an
13 action of you unless you would prefer to take one, but I can choose to defer it I believe.

14 CHAIRMAN GILCHRIST: Okay, great.

15 MS. FRIERSON: This is April.

16 MS. HEGLER: I'm sorry, May. I've got a whole month to figure that out, Ms.
17 Frierson. [Laughter] So we'll defer the first case to May.

18 CHAIRMAN GILCHRIST: Okay.

19 MS. HEGLER: And no other changes so we can discuss 2 and 3.

20 CHAIRMAN GILCHRIST: Alright, case number 2.

21 **CASE NO. 17-007 MA:**

22 MS. HEGLER: So what I'll do for the purposes of speed, you can take up the
23 items of the votes separately but really my discussion for both is the same.

1 CHAIRMAN GILCHRIST: Okay.

2 MS. HEGLER: So these are two parcels at Dalton Drive, approximately around
3 Barbara and Blarney Drive. One is .8 acres and one is 10 acres, so you know, I'm sure
4 the intent is to combine these two. The request is to rezone from RM-HD, that's our
5 multi-family high density zoning, to GC, General Commercial. There's been a lot of
6 rezoning in the area just in general around there to General Commercial. Directly
7 adjacent to those sites though is kind of a myriad of undeveloped properties, some
8 residential, commercial, and places of worship. Both sites are within an area that the
9 Comprehensive Plan identified as a community activity center. Community activity
10 centers provide the goods, services, and facilities which are possible only where there's
11 a critical mass of population, so this is like a larger community-scale market shed.
12 Centers supply anchor and junior retailers, smaller retail establishments, office space
13 and high density residential uses. So the General Commercial zoning that was
14 requested does seem to comply with that, therefore Staff recommended approval. It
15 doesn't seem to be out of character with the area. And fits the future land use vision. In
16 terms of the citizens' question as to what they want to do, you may just wanna have a
17 conversation about General Commercial zoning and all of the things that are allowed
18 there.

19 CHAIRMAN GILCHRIST: Okay. Any additional questions for the Staff? Mr.
20 Dinkins? Would you like to add anything for us? Please give us your name and your
21 address for the Record.

22 **TESTIMONY OF GENE DINKINS:**

1 MR. DINKINS: I'll be glad to. I am Gene Dinkins with Cox & Dinkins Engineers,
2 and I am here representing Sunrise Hotel Group who has both parcels of these
3 properties under contract from Palmetto Health. And they propose to build a hotel on
4 Blarney Drive similar to the hotel that's across the street on Blarney Drive.

5 CHAIRMAN GILCHRIST: Okay.

6 MR. DINKINS: In investigating it at first they believed that they could build it in
7 the current zoning which is OI but cannot, so that's the purpose of the rezoning request.
8 But it will be fronting on Blarney.

9 CHAIRMAN GILCHRIST: Okay, thank you sir. Any questions for the Applicant?
10 Thank you, sir.

11 MR. DINKINS: Thank you.

12 CHAIRMAN GILCHRIST: Questions, comments from the Commission? Tracy
13 you were saying about General Commercial, what did you mention about that just a
14 moment ago?

15 MS. HEGLER: The citizens that appeared did wanna hear what was intended
16 there. I think Mr. Dinkins enlightened us on that.

17 CHAIRMAN GILCHRIST: Sure.

18 MS. HEGLER: Of course, we can't speak to the use as much as we can the
19 zoning district.

20 CHAIRMAN GILCHRIST: The zoning request. Correct, yes.

21 MS. CAIRNS: Yeah, just to explain it. You know, as we've seen that the
22 Applicant has come in and offered that the current plan is to build a hotel. But the
23 request is to rezone to General Commercial. Under General Commercial we have a

1 variety of uses that would be possible. So it's not guarantee a hotel would get built
2 there, there's no saying what would get built there. The Applicant is not required to do
3 what they've offered. General Commercial under our zoning allows anything from
4 residential use, multi-family use, to commercial, what we sort of all think of as
5 commercial properties as well as hotels. I can say in terms of our role as the Planning
6 Commission that in looking at this area of what's currently being built in this area and
7 what is sort of the best use of this area from a community standpoint that I would
8 support the rezoning to General Commercial, that that's, you know, the most likely
9 scenario that this property get used. And the bulk of the property's already zoned
10 Office/Institutional which would allow a lot of what, you know, office space and things
11 like that. So you know, as a Commissioner I would support the rezoning to General
12 Commercial in this area.

13 CHAIRMAN GILCHRIST: Mr. Brown?

14 MR. BROWN: No, Heather answered it.

15 CHAIRMAN GILCHRIST: Okay, alright. Did that help you understand a little bit
16 about the process?

17 AUDIENCE MEMBER: I understand –

18 CHAIRMAN GILCHRIST: If you could come, if you have a comment if you could
19 come up, if you can make it. If you can't we can, we'll try to –

20 MS. CAIRNS: She's coming down.

21 CHAIRMAN GILCHRIST: Alright. Take your time. And please give us your name
22 and address for the Record, please.

23 **TESTIMONY OF JOYCE GANTT:**

1 MS. GANTT: My name is Joyce Gantt.

2 CHAIRMAN GILCHRIST: Yes, ma'am.

3 MS. GANTT: I own the property of 1564 parcel, Dalton Drive. I'm objecting to
4 another hotel right there at my house, unless they wanna buy ours.

5 CHAIRMAN GILCHRIST: Okay.

6 MS. GANTT: That's all I got to say.

7 CHAIRMAN GILCHRIST: Okay. Thank you so much for your comments.

8 MS. GANTT: Thank you.

9 CHAIRMAN GILCHRIST: And just again as Commissioner Cairns as alluded to,
10 this Commission has to take in consideration just what the zoning opportunities may be,
11 not necessarily a specific type of zoning request. And so given that scenario I'm asking
12 this Commission for a motion.

13 MS. CAIRNS: Did I make a motion?

14 CHAIRMAN GILCHRIST: No.

15 MS. CAIRNS: Okay. I mean, I'll make a motion that we send Case 17-007 MA
16 forward to Council with a recommendation of approval.

17 MR. BROWN: Second.

18 CHAIRMAN GILCHRIST: Okay, it's moved and properly seconded that we send
19 Case No. 17-007 MA forward to Council with a recommendation of approval. All in favor
20 signify by raising your hand. All opposed?

21 *[Approved: McLaurin, Frierson, Cairns, Gilchrist, Brown; Absent: Greenleaf, Anderson,*
22 *Tuttle]*

1 CHAIRMAN GILCHRIST: And we are a recommending Body to County Council.
2 They will meet again in these Chambers on April the 25th, okay?

3 MS. CAIRNS: Okay, and for the Record we also need to make a motion to send
4 Case 17-008 forward to Council with a recommendation for approval. This is actually
5 the larger of the two parcels.

6 MR. BROWN: Second.

7 CHAIRMAN GILCHRIST: It's been moved and properly seconded that we send
8 Case No. 17-008 MA forward to Council with a recommendation of approval. All in favor
9 signify by raising your hand. All opposed?

10 *[Approved: McLaurin, Frierson, Cairns, Gilchrist, Brown; Absent: Greenleaf, Anderson,*
11 *Tuttle]*

12 CHAIRMAN GILCHRIST: And again, Council will hear both of these cases on the
13 25th back in these Chambers. Okay? Thank you very much. Alright. Agenda Item
14 number 4.

15 MS. HEGLER: Yeah, I'm just gonna have this item on the Agenda every month in
16 case there is something for us to bring before you. I have nothing much to say after last
17 week. We had a meeting, you all were in attendance, we had a good dialogue. After
18 meeting with you we had three public meetings – Case No. 4 was done on consent.

19 MS. CAIRNS: Correct.

20 CHAIRMAN GILCHRIST: Yes.

21 MS. HEGLER: Okay. We had three public meetings last week, multiple
22 stakeholder meetings, good turnout, good discussion. I think we had a lot for the
23 consultants to work on, so unless there's anything you have that you'd like to ask me

1 about – we'll continue to update you as there's work product and questions and things
2 for us to receive from you we will do that every month, but that was just slightly a couple
3 days ago, we're all taking a breather from a three day marathon of code and zoning talk.
4 But I appreciate y'all's participation last week.

5 MS. CAIRNS: That was very appreciated as well.

6 CHAIRMAN GILCHRIST: Absolutely.

7 MS. FRIERSON: And the food was excellent.

8 MS. HEGLER: Oh, great. We're still eating those cookies. And the rest are for
9 information from me.

10 CHAIRMAN GILCHRIST: Great. Under the Chairman's Report I just wanna
11 again thank the Staff for a fine job for our first code rewrite with the consultants. I'm very
12 pleased to hear some of the recommendations on the preliminary side of what they're
13 proposing, and I'm extraordinarily looking forward to being a part of that conversation as
14 this process unfolds. And I would hope that, you know, as we saw last week we had a
15 really attendance from the Commission and I would hope that we can continue to try to
16 be involved with this to the degree that we can to see this through. And while I'm on that
17 note I just certainly wanna take an opportunity to recognize our new Commissioner
18 that's with us. We certainly recognized him at our code rewrite meeting but I certainly
19 wanna take a moment to just ask you to say anything you wanna say to us, but thank
20 you for being a part of our Planning Commission. And you came in, as I stated at the
21 code rewrite meeting, at the right time as we're rewriting the Code, so thank you sir.

22 MR. MCLAURIN: Thank you very much, and I'm glad to be a part of this
23 Commission. And the only thing, I have a lotta books up here for reading and I believe I

1 will be a viable part to this Commission. I've got a lot to give. And I would like a copy of
2 that, what we did last week –

3 MS. HEGLER: Yes.

4 MR. MCLAURIN: - so I can study that.

5 CHAIRMAN GILCHRIST: That was gonna be my next comment.

6 MS. FRIERSON: I thought that as well.

7 CHAIRMAN GILCHRIST: They're gonna be sending that out, is that right Tracy?
8 Okay. Well thank you, sir. And you know, I've had the pleasure of serving with these folk
9 for a long time and there's a wealth of knowledge here that I've often appreciated
10 around this dais, so we look forward to you being a part of that, absolutely.

11 MS. FRIERSON: Mr. Chair, for the Record would you state his name?

12 CHAIRMAN GILCHRIST: You know what? I don't wanna mess his name up
13 because – but Mr. McLaurin you announce that first name for us.

14 MR. MCLAURIN: Prentiss McLaurin.

15 CHAIRMAN GILCHRIST: McLaurin, Prentiss McLaurin.

16 MR. MCLAURIN: That's right.

17 CHAIRMAN GILCHRIST: Yes.

18 MR. MCLAURIN: It's a northerner name.

19 CHAIRMAN GILCHRIST: [Laughter] Okay, very good. That's all I have.

20 MS. HEGLER: Chairman, if I might add one more thing just for the good of the
21 Body, we did receive a resignation letter from Patrick Palmer last week that was
22 effective immediately. So we will be advertising for that position, that vacancy.

1 CHAIRMAN GILCHRIST: Man, we certainly applaud Mr. Palmer. In fact, Tracy,
2 one thing I'd love to do with Pat is to have some recognition for his long time service
3 that he's committed to this Planning Commission, most definitely. So let's talk about
4 that.

5 MS. HEGLER: We'll schedule something.

6 CHAIRMAN GILCHRIST: Yes, yes, yes. Anything else? I do wanna say this, I
7 mean, it looks like we're gonna probably have a record close-ending Planning
8 Commission here today, so that's a good thing. Yes ma'am, Ms. Frierson?

9 MS. FRIERSON: I'm just trying to make it longer. [Laughter] No seriously, I love
10 the training that we used to attend through the Council of Governments, and I haven't
11 received any information recently and I want more training. Can you get more
12 information to us, please?

13 MS. HEGLER: I will see about that. We've been trying, I don't think they're doing
14 much but we will continue to follow up.

15 MR. PRICE: We'll check with them.

16 MS. FRIERSON: Cause I have friends in other counties that go to various
17 trainings so I know they're doing something. So. Thank you.

18 CHAIRMAN GILCHRIST: Okay. Anything else? No report from you? Well, you've
19 given all you need?

20 MS. HEGLER: I've given it.

21 CHAIRMAN GILCHRIST: Alright. If there's nothing else to claim our attention this
22 meeting stands adjourned – can I get a motion?

23 MR. BROWN: So moved.

1 CHAIRMAN GILCHRIST: Alright. Thank y'all.

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[Meeting adjourned at 1:17pm]