

**RICHLAND COUNTY PLANNING COMMISSION**  
**May 4, 2015**

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*[Members Present: Heather Cairns, Beverly Frierson, David Tuttle, Patrick Palmer, Stephen Gilchrist (in at 1:05pm), Bill Theus, Christopher Anderson, Wallace Brown, Sr.]*

Called to order: 1:02 pm

CHAIRMAN PALMER: Alright, we'll call the May meeting of the Richland County Planning Commission Order. For the Commission Members, just to let you know we've got new microphones so for you to be heard you have to turn your microphone on in front of you, push the button so it turns on. Okay? Alright, please allow me to read this into the Record. In accordance with the Freedom of Information Act a copy of the Agenda was sent to radio and TV stations, newspapers, persons requesting notification, and posted on the bulletin board located in the lobby of the County Administration building. The April Minutes? Do we have a motion?

MR. TUTTLE: Mr. Chairman, I make a motion we approve the Minutes as submitted.

MR. THEUS: Second.

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

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

CHAIRMAN PALMER: Any Agenda amendments?

MS. HEGLER: Chairman, no amendments but would ask that the Commission consider moving the Neighborhood Master Plan Update before Other Business. At your discretion.

1 CHAIRMAN PALMER: Do we have a motion to that effect?

2 MR. TUTTLE: Mr. Chairman, I make a motion that we adopt the Agenda as  
3 modified.

4 MR. THEUS: Second.

5 CHAIRMAN PALMER: All those in favor say aye.

6 *[Approved: Cairns, Frierson, Tuttle, Palmer, Theus, Anderson, Brown; Absent for vote:*  
7 *Gilchrist]*

8 CHAIRMAN PALMER: Alright, first Map Amendment, Case No. 15-18 MA.

9 **CASE NO. 15-18 MA:**

10 MR. LEGER: Yes, sir, Mr. Chairman. Good afternoon everyone. The Applicant  
11 for Case 18 is Mr. Elton Johnson. The property's located at 6423 Monticello Road, the  
12 north central part of the county. About an acre in size currently zoned General  
13 Commercial, and Mr. Johnson is requesting RU, which is our Rural Residential District.  
14 The original zoning was C-3 in 1977, and with the 2005 update of the Land  
15 Development Code that was changed to General Commercial District. We have some  
16 rezoning or rezoning applications in the vicinity of this site. But the zoning in the area, to  
17 the north we've got CC-3 which is a mixed use commercial district in the Crane Creek  
18 Neighborhood Master Plan Area. To the south along Monticello road we have property  
19 zoned OI, it is occupied residentially. To the east we also have the CC-3 District. And to  
20 the west we've got some General Commercial, or northwest more or less along  
21 Monticello Road, which is kind of a non-conforming used parts and supply and kind of a  
22 junkyard situation. Monticello Road if you've been out there is a four-lane road with a  
23 center turn lane. The property is really occupied by a residential structure, red brick, it is

1 currently unoccupied. It's my understanding the Applicant wishes to reuse the property  
2 for residential purposes. Our Comprehensive Plan for this site recommends  
3 Neighborhood, Medium-density, which is basically designed for traditional neighborhood  
4 development with limited commercial in certain locations. Basically the, the primary use  
5 for this category of the Comprehensive Plan is residential type uses. The Staff felt that  
6 the change from GC to RU would not be consistent with the development pattern along  
7 the road, given the fact that there are some new commercial developments and existing  
8 commercial zoning in the vicinity, and for that reason felt it would be out of character to  
9 rezone back to the Rural Residential District, and for that reason recommended  
10 disapproval at this time.

11 CHAIRMAN PALMER: Any questions for Staff?

12 MR. THEUS: I have a question. This always perplexes me, this is a .97 acres,  
13 how is this not spot zoning? There's no Rural adjacent to it, right? I thought it had to be  
14 two acres or more under most circumstances.

15 MR. LEGER: There, there actually is, you really can't see it on the map, there's  
16 a, kind of a utility substation which is zoned RU. It's a very miniscule piece of property,  
17 you can't even see it on the zoning map.

18 MR. THEUS: Okay.

19 MS. HEGLER: It's directly across the street, correct.

20 MR. LEGER: You can see it in the picture on our screen, it's a little cinderblock  
21 building, that's zoned RU.

1 MR. TUTTLE: Mr. Chairman, I have a quick question. The, the structure that's  
2 there, is it, can it be occupied in a residential use as a non-conforming use under the  
3 current zoning or does it have to remain?

4 MS. HEGLER: No, it cannot be used as a residential structure cause it has not,  
5 it's been –

6 MR. DELAGE: It's been utilized as an office prior, so it lost its non-conformity.

7 MR. TUTTLE: Okay.

8 MS. CAIRNS: I thought you were allowed to have, you're allowed to have  
9 apartments in GC, dwelling up to 16, right? So he can't have a single-family home in  
10 GC?

11 MS. HEGLER: Correct.

12 CHAIRMAN PALMER: Wait, I'm, I'm sorry, you can't, you cannot have a single-  
13 family residence in General Commercial?

14 MS. CAIRNS: I thought you could.

15 MS. HEGLER: Geo?

16 MR. PRICE: You're allowed to have the single-family, zero lot line common  
17 single-family structure in the General Commercial District.

18 CHAIRMAN PALMER: So it has to be at least a duplex?

19 MR. PRICE: No, it's, common just means it just needs to be on that, on the  
20 property line.

21 MS. CAIRNS: So it has to be zero lot line to be acceptable?

22 MR. PRICE: Yes. To be in the, in the General Commercial District.

23 MS. CAIRNS: That's bizarre.

1 MR. ANDERSON: Now, why would that, why would that somehow get put in  
2 there? I, I don't, maybe I'm confused on that.

3 MR. PRICE: Probably another carryover from the previous Land Development  
4 Code.

5 MR. THEUS: I move we amend the Code.

6 [Laughter]

7 CHAIRMAN PALMER: Okay. Any other questions for Staff? Elton Johnson? And  
8 when I call your name if you would come down to the podium and give us your name  
9 and address for the Record, and if you could limit your comments to two minutes we  
10 would appreciate it.

11 **TESTIMONY OF ELTON JOHNSON:**

12 MR. JOHNSON: Good afternoon. I didn't hear the response to that last question  
13 of you're not allowed to have the single-family dwelling in GC. Could I hear that again?

14 CHAIRMAN PALMER: Yes, sir, you can't reside in the residence unless it is  
15 actually, the structure is built on the property line. So because this structure is not built  
16 on the property line, it's somewhat in the center of the lot you can't live there. No one  
17 can live there.

18 MR. JOHNSON: And if, what is the criteria for built on a property line, is that  
19 within 10' of the property line, 20'?

20 MS. CAIRNS: Zero.

21 CHAIRMAN PALMER: Zero. On the property line.

1 MR. JOHNSON: On the property line. Okay. Alright, as I understood it when I  
2 applied to have it rezoned it did qualify due to the piece of property that is obscure  
3 across the street that was just mentioned. It does qualify for rezoning, correct?

4 CHAIRMAN PALMER: Correct.

5 MR. JOHNSON: Okay. I've had that building up there for 21 years and in the last  
6 21 years I've only seen one piece of commercial property come up that this is a recent  
7 development which was the Dollar General Store about 1/8<sup>th</sup> of a mile down the road.  
8 But right now there are, just to make a point there, there are a lotta stagnant, vacant  
9 lots, vacant building all along the road there and the development is not happening and  
10 it will become another abandoned building for Richland County if we can't sell it as a  
11 home. I've had the Council people, Richland County to look at it and say they didn't see  
12 a problem with it, because they walked through it and stuff and it is a house. It just ran a  
13 sales office outta there, there was no manufacturing or assembly or, we had no retail  
14 traffic there. So right now I'm trying to get the property sold and I have offers on it,  
15 granted that it would be residential, but I can't even sell it commercial. And again it  
16 would become an eyesore to the county. It seems like the county would want to have  
17 somebody there living, paying taxes, buying food and groceries and, you know,  
18 participate in the county and have kids there, so that, that's why we're trying to get it  
19 rezoned back to RU. If you look at the pictures that you saw up there, an acre of land  
20 sitting in the middle of pine trees, it doesn't look commercial at all. And it wouldn't affect  
21 any of the surrounding businesses or homes for it to be rezoned as RU.

22 CHAIRMAN PALMER: Thank you. Mr. Johnson, did you take into consideration  
23 an RS-MD zoning, which is what is surrounding this property, instead of an RU zoning?

1 MR. JOHNSON: Can you give me the definition? I did not consider that, an RS.

2 CHAIRMAN PALMER: RS-MD allows 8500 square foot lots, which I know is  
3 more than what you have here, you would be looking to sell it as a single structure. I  
4 think perhaps the issue is putting a rural zoning classification in the center of property  
5 which is, has different zoning classifications other than Rural, as a planning tool, and  
6 that the RS-MD zoning, if it were able to be asked for, was wondering if that, if you had  
7 taken a look at that option or not.

8 MR. JOHNSON: If, if that classification would allow me to sell it as a residence,  
9 then I would have no problem applying that way either.

10 CHAIRMAN PALMER: Okay.

11 MR. THEUS: There's no maximum lot size under RS-MD is there?

12 CHAIRMAN PALMER: Right. Okay. Thank you. That's all we have signed up to  
13 speak. Mr. Price, I know that this is, he's, that that's not what's before us to consider,  
14 would an RS-MD zoning classification be able to be applied for on this site as far as you  
15 know? I know you haven't done all the investigation on it.

16 MR. PRICE: We were just discussing that just now and the answer is yes.

17 CHAIRMAN PALMER: Okay.

18 MR. THEUS: What'd he say?

19 CHAIRMAN PALMER: It would be able to be applied for.

20 MR. ANDERSON: So could the Applicant defer his request?

21 CHAIRMAN PALMER: You would need to withdraw this and make a new  
22 application if they wanted to apply under a new zoning classification, have the property  
23 reposted.

1 MR. ANDERSON: So the Applicant would need to withdraw his application.

2 CHAIRMAN PALMER: If he wanted to. But he can, but this can always move  
3 forward to Council and that can take place any time between now and then if, if he  
4 would wanna do that.

5 MR. BROWN: Mr. Chairman, does the Applicant understand what the difference  
6 is between those two?

7 CHAIRMAN PALMER: I don't, I don't know, but I think what we, what we have to  
8 do at this point is to address the RU classification and then whatever our  
9 recommendation is to Council and then I'm certain that Staff will get up with the  
10 Applicant and explain to them what the difference in the two is and, and give them their  
11 scenarios going forward as to what they can and can't do. But what we have to decide  
12 on today is the RU zoning classification that's before us.

13 MR. BROWN: Mr. Chairman, I move that the Commission support the  
14 recommendation of Staff.

15 CHAIRMAN PALMER: Do we have a second?

16 MS. FRIERSON: I second.

17 CHAIRMAN PALMER: Any other discussion? All those in favor of sending this  
18 case forward to Council with a recommendation of denial signify by saying aye. Any  
19 opposed?

20 *[Approved: Cairns, Frierson, Tuttle, Palmer, Gilchrist, Theus, Anderson, Brown]*

21 CHAIRMAN PALMER: And we are a recommending Body to County Council.  
22 County Council will hear these cases that we have in these same Chambers on the 26<sup>th</sup>



1 of this month at 7:00, and Mr. Price if you would get together with the Applicant and  
2 kinda go over what we just talked about. Great. Next case.

3 **CASE NO. 15-19 MA:**

4 MR. LEGER: Yes, sir, the next case is project number 15-19 MA. The Applicant  
5 is Mr. Jim Woodhill. The property's located at 16001 Garners Ferry Road, it's in the far,  
6 far, far reaches on the county, beyond Highway 601, almost to Sumter County line. It's  
7 about five acres in size, currently zoned RU, Rural, and Mr. Woodhill is asking for RC,  
8 which is our Rural Commercial District. The property was zoned RU in 1977, which is  
9 the original zoning district, and the nearest commercial zoning classification is at the  
10 intersection of 601 and Garners Ferry Road, about approximately two miles to the west.  
11 Surrounding this property is really mostly undeveloped parcels, some residences  
12 scattered, and manufactured housing. All the zoning in the vicinity is Rural. The property  
13 does have frontage on Garners Ferry Road and Garners Ferry Way which is a very  
14 small unimproved and dirt road that goes, follows along the western side of the property  
15 to the south. The property contains what appeared to be a non-residential structure, it  
16 looked like it would be cinderblock in nature, maybe a warehouse or some type of a  
17 non-residential use. I'm not quite sure what it was used for over the years but it is non-  
18 residential. To the south we've got a very large tract of land which my understanding in  
19 driving by there is the Good Will Plantation site, and it is mostly undeveloped. Our  
20 Comprehensive Plan calls for commercial, I'm sorry, conservation on the site, looking  
21 for the preservation of agricultural and horticultural and forestry type uses with limited  
22 residential. Basically subdivided land for residential development of a rural nature.  
23 The Lower Richland Master Plan calls this the Cowasee Corridor, which basically

1 repeats that, looks for outdoor recreational type uses that maintain environmental  
2 sensitivity in this portion of the county, which is really, really rural in nature. Again, the  
3 nearest commercial is at the intersection of McCord's Ferry/601 and, and Garners  
4 Ferry, about two miles to the east. Basically the Staff did not feel like this site met the  
5 intent of the RC District as it was in the far reaches of the county and not really near a  
6 major intersection. The Comprehensive Plan does not support it, the Lower Richland  
7 Master Plan does not support it as it recommended for environmentally uses. So with  
8 that in mind the Staff recommends disapproval.

9 CHAIRMAN PALMER: Any questions for Staff? James -

10 MR. BROWN: Mr. Chairman?

11 CHAIRMAN PALMER: Yes, sir?

12 MR. BROWN: The Vanboklen is the main road into Eastover, is that correct?

13 MR. LEGER: Yes, sir, that's correct. It comes from Garners Ferry Road and  
14 travels southwest.

15 MR. BROWN: And just up from Vanboklen on Garners Ferry are commercial  
16 businesses, I think Mr. Bunky's and –

17 MR. LEGER: Well, Mr. Bunky's is, is a lot further –

18 MR. BROWN: A lot further out?

19 MR. LEGER: - a lot further west.

20 MR. BROWN: Okay.

21 MR. LEGER: Yes, sir.

22 MR. BROWN: Alright.

1 MR. ANDERSON: Just a question. So there's a, just for my own kinda mindset,  
2 where is, there's a gas station and the hill goes down, there's a gas station kinda at the  
3 bottom of the hill, then it goes back up. You know which one I'm talking about?

4 MR. BROWN: It's down below Vanboklen.

5 MR. ANDERSON: Yeah, it's, yeah –

6 MR. THEUS: Near the old Sike's Barbeque.

7 MR. ANDERSON: Yeah, that's it. That's it, where Margaret's is now. Okay. And  
8 this is a very rural area sometimes.

9 MR. BROWN: There's a church before you get to that on the right.

10 MR. ANDERSON: Okay.

11 MR. BROWN: And then further down is the gas station that he's referencing.

12 MR. ANDERSON: Okay, alright.

13 CHAIRMAN PALMER: Any other questions for Staff? James Woodhill? Yes, sir,  
14 if you'd like to add anything you're certainly welcome to. If you'd give us your name and  
15 address.

16 **TESTIMONY OF JAMES WOODHILL:**

17 MR. WOODHILL: James Woodhill from Riverhead, New York. My partner and I  
18 purchased this a few years back and we're looking for a use. The main thing that people  
19 approach us with is they'd like to put a restaurant there. It has been a restaurant in the  
20 past, that's the last use I can see of the property. We are looking for the RC change  
21 simply because that would allow it to be a restaurant. We're open to ideas, we'd like to  
22 make it something useful for the community. If you have any good suggestions we're,  
23 be glad to hear them.

1 CHAIRMAN PALMER: Thank you. That's all we've got signed up to speak.

2 MR. BROWN: Mr. Chairman, I think that the Applicant probably needs to talk to  
3 Staff about that, the various types of uses of what could go in there, and then the  
4 Applicant make up their own mind, and in view of that I move that we send this  
5 recommendation forward as proposed by Staff.

6 MR. GILCHRIST: Second, Mr. Chairman.

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

9 *[Approved: Cairns, Frierson, Tuttle, Palmer, Gilchrist, Theus, Anderson, Brown]*

10 CHAIRMAN PALMER: Next case.

11 **CASE NO. 15-20 MA:**

12 MR. LEGER: Yes, sir, our next case is project number 15-20 MA. The Applicant  
13 is Ashley Chason. The property's located at 1551 Dutch Fork Road. It's almost four  
14 acres in size, currently zoned RU, and the Applicant is requesting OI, Office and  
15 Institutional District. The RU District was original zoning from 1977. There have been  
16 several other zoning applications on this property; one back in 2001 for General  
17 Commercial where the previous applicant withdrew the case. We had another more  
18 recent application for General Commercial in 2013 that was denied by County Council.  
19 This really is kind of in the heart of Ballentine on Dutch Fork Road. Along Dutch Fork  
20 Road you've got some commercial development, primarily fronting on the north side of  
21 Dutch Fork. Much of the southern side of Dutch Fork Road is undeveloped. There are  
22 some scattered single-family residential properties along there. The property as you can  
23 see in the picture is basically a residential structure currently or having been used as an

1 office, real estate office in the past and the Applicant would like to reuse the property in  
2 an office type nature. Our Comprehensive Plan calls for Neighborhood Activity Center  
3 which is kind of one of our basically development nodes where we call for increased  
4 development which would allow for a limited type of office and commercial type use  
5 within that general vicinity of Ballentine. Because the Comprehensive Plan supports the  
6 request and there are other commercial zoning, properties zoned commercially and  
7 used as, that way, we supported the application and recommended approval.

8 CHAIRMAN PALMER: Any questions for Staff? Ashley Chason?

9 **TESTIMONY OF ASHLEY CHASON:**

10 MR. CHASON: Ashley Chason, can you hear me?

11 CHAIRMAN PALMER: Yes.

12 MR. CHASON: Ashley Chason. I believe the, you're shooting for an approval so I  
13 don't wanna unmake this sale here. But we've essentially, my father owns the property,  
14 lives on adjacent property, and this building has been used commercially for the last 25  
15 years for various businesses that have expanded and several businesses have gotten  
16 their start here in this building, like Dutch Fork Animal Hospital, which is a major  
17 business in Ballentine there. This was where they first started many years ago, and  
18 barber shop and batting cages, but for the most part for the recent history it's been a  
19 real estate office and they have, they have tried to get the General Commercial zoning  
20 about a year ago and were denied, so they have moved on elsewhere and we, we just  
21 wanna get the property rented again to any local business. Not really trying to do  
22 anything major, we just wanna continue what we've been doing for the last 25 years.  
23 But since Ballentine has grown up so much the original zoning was Rural and I guess

1 it's been getting through with Rural with exceptions in the past, so I would just like to  
2 continue to, to do what we have been doing and getting the OI seemed to be the logical,  
3 lease evasive zoning choice to choose so we could continue as soon as possible. My  
4 father's retired and he uses this money to help pay the taxes on the property that he  
5 owns there. On that particular side of Highway 76, which is five lanes there, there's  
6 really only one other residence that's not owned by my father, and if you step on the  
7 end of the driveway there you can see 10 other businesses, commercial businesses  
8 and, before you see any residential. So I just would like to move forward with getting the  
9 zoning approved. Thank you.

10 CHAIRMAN PALMER: Thank you. That's all we've got signed up to speak.

11 MR. THEUS: Mr. Chairman, I move we send this request forward with a  
12 recommendation for approval.

13 MR. TUTTLE: Second.

14 CHAIRMAN PALMER: Any other discussion? All those in favor say aye.

15 *[Approved: Cairns, Frierson, Tuttle, Palmer, Gilchrist, Theus, Anderson, Brown]*

16 CHAIRMAN PALMER: Next case?

17 **CASE NO. 15-21 MA:**

18 MR. LEGER: Alright, thank you, Mr. Chairman. The next case is Case No. 15-21  
19 MA. The Applicant is Ms. Deanna Shealy. It's a little over two acres in size, currently  
20 zoned RU, and Ms. Shealy is requesting the RS-LD, which is Residential, Single-family,  
21 Low-density District. The RU District zoning classification is original zoning from 1977.  
22 This again is a residential property in the very, very far reaches of the northwest portion  
23 of the county on Lake Murray. To get there you go out Dutch Fork Road, almost to

1 Chapin, exit on, I think it's Hiller Road, kinda travel southwest and eventually you'll get  
2 to Island Trail. Most of this area is residential in nature. Right in the vicinity all the  
3 property is zoned RU on this peninsula of Lake Murray. All of the properties on the  
4 island or peninsula are residential in nature, kind of low density. The property to the  
5 west across Island Trail is developed residentially as well, it also has frontage on the  
6 lake but it is in the, in Lexington County not in Richland County. Our Comprehensive  
7 Plan calls for low density residential uses for the property for which this currently meets  
8 that classification, really designed to be a transition between rural and medium-density  
9 type uses. Basically the Staff in looking at the type of homes and the lot sizes and  
10 development in the vicinity, the fact that this peninsula of the lake is fully developed with  
11 residential homes, and we felt like the Comprehensive Plan supported it, so we  
12 recommended approval at this time.

13 CHAIRMAN PALMER: Any questions for Staff? Deanna Shealy? Yes, ma'am, if  
14 you'd like to come up and add anything you certainly can. Staff has recommended  
15 approval.

16 **TESTIMONY OF DEANNA SHEALY:**

17 MS. SHEALY: All I wanna say is thank you, I appreciate the professional manner  
18 in which the Planning Commission worked with me on this, and, Planning Staff, excuse  
19 me.

20 [Laughter]

21 CHAIRMAN PALMER: Thank you. We have [inaudible]? Chandler Garrett?  
22 Okay. That's all we've got signed up to speak.

1 MR. TUTTLE: Mr. Chairman, I make a motion we send item number 15-21 MA  
2 forward to Council with a recommendation for approval.

3 MR. GILCHRIST: Second, Mr. Chairman.

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

6 *[Approved: Cairns, Frierson, Tuttle, Palmer, Gilchrist, Theus, Anderson, Brown]*

7 CHAIRMAN PALMER: Alright, next case.

8 **CASE NO. 15-22 MA:**

9 MR. LEGER: Yes, sir, Mr. Chairman, the next case is project number 15-22 MA.  
10 The property is located on Garners Ferry Road at an intersection with Century Oaks  
11 Lane, which again is a, a very limited surface, limited developed dirt road in the  
12 southeastern portion of the county off of Garners Ferry. The property is located near the  
13 Schneider Electric manufacturing plant, they're to the east of the site. The original  
14 zoning was RU from 1977. In the vicinity primarily what you'll see going out Garners  
15 Ferry Road is the new Garners Ferry Recreation Complex which is basically to the  
16 northwest of the site on Garners Ferry, that's really the predominant feature along with  
17 the, the Schneider Electric plant. Most everything else out in the immediate vicinity is  
18 either undeveloped and covered in pine trees or agriculture of some sort, limited  
19 residential development. Across, directly across and adjacent to the Garners Ferry  
20 Recreation Complex is a Planned Development District which runs from this point all the  
21 way back over to Lower Richland Boulevard. The, that Planned Development is  
22 somewhat mixed in its character, it's really undeveloped at this point but to the, basically  
23 to the north of the Garners Ferry, off the frontage of Garners Ferry and to the north is



1 residential. It's planned for residential but the frontage of Garners Ferry in this PDD is  
2 proposed for commercial. Basically the property is undeveloped, it's covered in pine  
3 trees and not used at this time. The Comprehensive Plan calls for Neighborhood,  
4 Medium-density at this site, calling for medium density residential use with some  
5 supporting commercial uses of a limited nature. The Southeast Richland Neighborhood  
6 Master Plan, which was our first neighborhood master plan done almost 10 years ago,  
7 really did not have a specific recommendation for this site other than calling for the  
8 development and preservation of buffers along Lower Richland Boulevard. Like I said  
9 this is a neighborhood master plan which was one of the original ones, but the, the  
10 Comprehensive Plan calls for a limited amount of commercial in this, in this area.  
11 Because of the Schneider Electric zoned M-1 to the immediate east, the Planned  
12 Development District to the north calling for commercial on the frontage, the Staff could  
13 support this request and recommended approval.

14 CHAIRMAN PALMER: Any questions for Staff? Craig Waites?

15 **TESTIMONY OF CRAIG WAITES:**

16 MR. WAITES: Good afternoon. My name is Craig Waites and I'm a commercial  
17 real estate broker with Colliers here in Columbia. I am here today representing the  
18 Dunbar Family Limited Partnership in their petition to rezone the approximately 15 acres  
19 of land on Garners Ferry from RU to GC. The subject land sits directly adjacent to  
20 Schneider Electric as Staff pointed out. In February of this year the Dunbar family was  
21 approached by Davis & Floyd, a local engineering firm, to acquire right-of-way on behalf  
22 of Richland County to create a new intersection at Garners Ferry and Century Oaks.  
23 The specific request of the Dunbar's was the sale of 2.14 acres as shown on the plan

1 before you in order to construct those new roads. The intended results of these planned  
2 improvements are as follows: to improve the access to Schneider Electric for its  
3 employees and for truck traffic; to improve the access for Richland County's Garners  
4 Ferry Road Sports Complex; and to create an additional outlet to Garners Ferry from  
5 those residents living off of Rabbit Run Road. The Dunbar property is currently zoned  
6 RU, or Rural, which is intended to provide for low intensity agricultural uses and very  
7 low single-family uses. With the realignment of this road system and also the industrial  
8 traffic that will be rerouted from Schneider, the RU zoning or any other residential  
9 zoning for that matter no longer seems appropriate or viable for this portion of the  
10 Dunbar property. As a result the Dunbar family is seeking to change to General  
11 Commercial classification which can accommodate more retail services such as  
12 convenience stores, grocery stores, restaurants and banks, but it'll also allow for other  
13 types of businesses that may be complimentary to Schneider and the Richland County  
14 Sports Complex. Thanks for your time and consideration of this request. Please let us  
15 know if you have any questions.

16 CHAIRMAN PALMER: Jack Jordan?

17 **TESTIMONY OF JACK JORDAN:**

18 MR. JORDAN: My name is Jack Jordan. I would like a clarification. Case 5, it  
19 says RU to GC, my letter inviting me to this meeting said RU to Light Industrial. Is that  
20 the same?

21 CHAIRMAN PALMER: No, sir, it's not the same. They're completely – no, sir, it's  
22 not the same; one's an industrial use and the other is a commercial application.

23 MR. JORDAN: Well so you understand my confusion.

1 CHAIRMAN PALMER: Sure. Yes, sir, I do.

2 MR. TUTTLE: Can – Mr. Chairman, may I ask a question of Staff?

3 CHAIRMAN PALMER: Sure.

4 MS. HEGLER: Sounds like there was a conversation at one point to rezone to LI  
5 and those letters went out and they were not corrected when the Applicant changed to  
6 GC. So our apologies, just a mistake in the letter.

7 MR. TUTTLE: What was posted? Do we have evidence of what was posted?

8 MS. HEGLER: GC should've been. We can look at pictures, but.

9 CHAIRMAN PALMER: Okay. Yes, sir, the letters are a courtesy that we send out  
10 to different property owners who we think may be affected by it, but are nothing legal  
11 that we have to do. The property posting is what we, what we have to do so, what the  
12 site is being zoned for, being requested to be zoned for is General Commercial.

13 MR. JORDAN: Thank you. My name is Jack Jordan. I live at 155 Century Oaks.  
14 My house was the property that was shown on the dirt road there. I live on 10 acres and  
15 I'm basically surrounded on three sides by the Dunbar property. I'm opposed to  
16 changing from Rural to GC because of the negative effect it will have on my property  
17 values and those of my neighbor, who obviously are zoned Rural. Thank you for your  
18 time.

19 CHAIRMAN PALMER: Thank you.

20 MR. TUTTLE: Mr. Chairman, if I could start the discussion. As you know, I'm  
21 generally a proponent of, of construction but I do feel that, that GC here in this location  
22 is, is a little bit outta context and would adversely affect those property owners that  
23 certainly being 6-800' off of Garners Road never anticipated they would have truck

1 traffic adjacent to their property. So I do think we need to take that into consideration as  
2 we move forward.

3 CHAIRMAN PALMER: Any other thoughts?

4 MR. WAITES: [Inaudible]

5 CHAIRMAN PALMER: No, sir, Mr. Waites, we typically don't reopen it.

6 MR. WAITES: Okay.

7 CHAIRMAN PALMER: Unless a Commissioner has a question for you.

8 MR. ANDERSON: So the, so the Richland County, or the sports complex, let me  
9 just, and again maybe I shouldn't be looking at this, so what are the planned traffic light  
10 implementations in this area? And again, I, I saw the Applicant's sketch but has DOT  
11 made any, has DOT made anything aware to us, when it's going in?

12 MS. HEGLER: No, I understand that this, this project is a part of the penny being  
13 implemented by the county. It's part of the Southeastern Neighborhood Master Plan  
14 [inaudible] one of the projects that's proposed in that Master Plan. I'm not aware of the  
15 traffic details, the Applicant potentially might be.

16 MR. ANDERSON: Well I just, I have a question. So I mean, I'm looking at his  
17 map so I'm seeing some, some red areas where there's potentially gonna be, I don't  
18 understand. Then I see the –

19 MR. TUTTLE: Would it be okay to ask Mr. Waites to –

20 MR. ANDERSON: Yeah, yeah.

21 CHAIRMAN PALMER: Yes.

22 MR. WAITES: So, I apologize I didn't clarify that. That map was actually, that is  
23 Richland County's map that was given to us and that is their plans that they have

1 presented to us in, in requesting the right-of-way acquisition. So that's, that's the plan  
2 that Davis & Floyd came up with on behalf of the County and they came to the Dunbar  
3 family asking them to sell that land for those roadways. So that's, that's not a plan that  
4 the Dunbar's have, that was presented to them and that's part of the, the Master Plan  
5 that's gonna be used with the penny, part of the penny tax.

6 CHAIRMAN PALMER: So even so, whether this rezoning moves forward or not,  
7 these trucks are coming through this area.

8 MR. WAITES: That is correct.

9 CHAIRMAN PALMER: Okay.

10 MR. TUTTLE: Wait, wait, wait, wait, wait, no, no, I'm not sure I understand it. The  
11 proposed road here on the Dunbar's property is a new road that is not currently traveled  
12 by the truck traffic, is that correct?

13 MR. WAITES: That's correct.

14 MR. TUTTLE: The truck traffic goes on our page to the right and comes in at the  
15 entrance of the Schneider Electric.

16 CHAIRMAN PALMER: But Richland County's putting that road in whether or not  
17 you rezone it or not.

18 MR. TUTTLE: I don't know, this is obviously number three of several alternatives  
19 so I'm not sure that, that that's what before us.

20 MS. CAIRNS: And it does seem, I mean, I, I think I'm a well-known not supporter  
21 of just sprawling commercial pieces down major corridors. But I do think that there'd be  
22 many alternatives to this road that wouldn't push commercial that far back off Garners  
23 Ferry. So it does seem like a deep penetration of commercial that doesn't need to

1 happen. I mean, this isn't the only potential road alignment to fix the Rabbit Run  
2 problem. You know, it's hard to support pushing General Commercial that far back into  
3 residential areas that sit pretty far off a major road.

4 MR. TUTTLE: Just let the Record reflect that Heather and I are agreeing today.

5 [Laughter]

6 MS. HEGLER: I have already done so.

7 MR. TUTTLE: I thought we might, the sky might fall or something.

8 MR. BROWN: Mr. Chairman?

9 CHAIRMAN PALMER: Yes, sir.

10 MS. CAIRNS: You guys are bad.

11 MR. BROWN: [Inaudible] these roads are proposed and there are others  
12 proposed, or are these accomplished facts because of the investment of the, or monies  
13 from the penny tax?

14 MR. WAITES: This is what has been presented to us and this is what the Dunbar  
15 family's been asked to convey to the County. So I'm assuming that those are, would be  
16 close to final if not final.

17 MR. BROWN: But Staff speak to that?

18 MS. HEGLER: I've, I've only attended one meeting. This is obviously  
19 implemented by the Transportation Department, and I've attended one meeting where  
20 they did try several alignments, this being the most optimal given the, the grade of  
21 Garners Ferry in terms of having a crossing and being able to see as you make those  
22 turns. So that's why you see that there's multiple alternatives, they were looking at the  
23 best place for visibility. And the red hashing, of course, is, Mr. Anderson, where they're

1 actually going to now close that crossing. So I, as I understand it this is what they have  
2 proposed as the best alignment for use for safety.

3 MR. BROWN: When you say 'they' who is 'they'?

4 MS. HEGLER: The Transportation Department with their consultant, the penny,  
5 the penny –

6 MR. BROWN: Has the county adopted this, Mr. Chairman? That's really my  
7 question.

8 CHAIRMAN PALMER: No, sir, I don't think it's been adopted yet but I think it's,  
9 it's, from what I understand from Staff this is what they would like to have occur. And it  
10 really, if they wanna do it they, they have condemnation powers they can, they can do it.  
11 But the initial steps are to try to get with the landowner and get right-of-ways to do this.

12 MR. BROWN: So we don't know that this is part of the county's development  
13 plan, this is something that's being discussed.

14 CHAIRMAN PALMER: I don't know where it is in the process but I know that it's  
15 on their map of things to do. I don't know if the funds have been allocated yet for it.

16 MS. HEGLER: Most of the, most of the penny projects are very specific and are  
17 non-negotiable. They are part of the referendum that, that citizens voted on. The  
18 projects for the nine neighborhood master plans, there is some flexibility within those  
19 plans as to what the projects could, you know, what projects could be funded. They  
20 have to be a part of the adopted master plan though. So in terms of alignment or what  
21 actually does get funded for each master plan is not set in stone, this is a discussion  
22 option at this point.

1 MR. BROWN: With, with respect to this, these parcels, with respect to these road  
2 projects, what are you saying? I wanna make sure I'm understanding and I apologize if  
3 I'm being dense.

4 MS. HEGLER: There was a, in the referendum for the penny, there was really  
5 just neighborhood master plan sort of a, a pot of funding for recommendations that were  
6 in the county's approved master plans, of which we have nine, seven of them were  
7 approved by the time the penny passed. So no specific project was in that line item,  
8 only that it had to be applied towards neighborhood master plans.

9 MR. BROWN: And it affects these properties.

10 MS. HEGLER: And it affects the master plan and these properties happen to be  
11 within it.

12 MR. TUTTLE: So if I can interject if I would. So when the penny passed they,  
13 they didn't specify that there was gonna be roadway configuration A, B, C, or D,  
14 because those probably hadn't been contemplated, and they maybe wanted to allocate  
15 some, some monies to Rabbit Road and having a better intersection. But there's no way  
16 this was held in a public forum prior to the penny that this road was gonna be X feet,  
17 cause you imagine comprehensively over the county it would be impossible to get all  
18 those detail upfront. Does that –

19 MS. HEGLER: Yeah, I mean, I think if your original question is has this been  
20 adopted? No, this is not an approved alignment with an approved cross section.

21 MR. BROWN: So we cannot rely on this.

22 MR. THEUS: We don't know that it's a certainty. If that's your question.

23 MR. BROWN: Yeah, that, that's –



1 MR. THEUS: Is this road a certainty or not, and I think what I'm hearing –

2 MS. HEGLER: It's the best alternative for the project that was being proposed.

3 MS. CAIRNS: But it sounds like it's the best alternative in terms of where  
4 Garners Ferry gets a full crossover, but in terms of how the road traverses through the  
5 Dunbar Family Partnership road, that's not, I mean, I wouldn't give that the same  
6 weight. I can understand that they've determined this is the best point on Garners Ferry  
7 for a four-way, but not the road alignment through the property. I would imagine that  
8 that's not as firm. There'd be a lot of options for that.

9 CHAIRMAN PALMER: Well Heather, it's gotta connect back in to the other road  
10 that's back there.

11 MS. CAIRNS: I, well yeah, to the road, the dirt road.

12 CHAIRMAN PALMER: No. There's another – what is that Century Oaks Lane?

13 MS. CAIRNS: That's the only road it's connected to.

14 CHAIRMAN PALMER: Which is where it's gotta connect back into.

15 MR. ANDERSON: Century Oaks Lane, yeah.

16 MR. TUTTLE: Right, but, but –

17 CHAIRMAN PALMER: So there's, I mean, it's not gonna come in and take a 90°  
18 turn.

19 MR. TUTTLE: Well, it could come in 300' instead of coming in at 1,000' and  
20 connect to the same parking lot.

21 MS. CAIRNS: Yeah.

22 MR. TUTTLE: I understand that changes the residual configuration of the  
23 proposed development in the GC but clearly that's not the only way the road can be

1 configured and I think personally that's the most invasive pattern of the road to the  
2 adjacent property owners.

3 MS. CAIRNS: Cause it also doesn't indicate what, I mean, is Schneider Electric's  
4 existing crossing gonna be vacated? Cause that's what's weird, too.

5 MR. WAITES: I don't, I, I don't think so. We asked that question of Davis & Floyd  
6 who are the engineers and they intend to keep that open and, and add this one as well.  
7 From what we understand.

8 MR. TUTTLE: So there're no plans to make that right in, right out or anything?

9 MR. WAITES: Not, not –

10 MR. TUTTLE: It'd still have all the same crossover issues –

11 MS. CAIRNS: So, yeah so it's the maximum invasiveness and is an alternate  
12 route.

13 MR. TUTTLE: Yeah. So, so just for argument sake, so in theory you could've  
14 come cross from the existing Schneider exit and gone across the road and go through  
15 the farmland there and tied back into the Rabbit Run and solve the same thing in a  
16 different way. So I'm just saying there're different ways to solve it, maybe some are less  
17 invasive to adjacent owners. And then you have the contextual of whether you think  
18 GC's appropriate right here or not, too. Forget the roadway configuration cause maybe  
19 we shouldn't be privy to this or not privy, but is GC the appropriate thing here? We, we  
20 have a hard time getting NC and RC approved, much less 15 acres of GC right there,  
21 so.

22 MR. THEUS: I think the zoning is, the best zoning is gonna be based on what the  
23 final road plan is.

1 MR. TUTTLE: Well, but, but, so if the ultimate goal is to do this for the road, I  
2 mean, in theory you could do that with RU.

3 MR. THEUS: No, I, I can buy into some of the arguments that you're up against a  
4 manufacturing facility, but I, but until we see the final layout of the road I don't really  
5 wanna get into rezoning the entire tract GC.

6 MR. BROWN: That's part of my concern.

7 MR. TUTTLE: Mr. Chair, I'll make a motion that we send 15-22 MA forward to  
8 Council with a recommendation of disapproval.

9 MR. BROWN: Second.

10 CHAIRMAN PALMER: And since it's against Staff's recommendations, what are  
11 your reasonings?

12 MR. TUTTLE: Because I believe that the GC is not contextual with the adjacent  
13 properties and this is currently not at a node.

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

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

18 MR. ANDERSON: One.

19 CHAIRMAN PALMER: Was there someone opposed?

20 MR. ANDERSON: Me.

21 CHAIRMAN PALMER: Okay, Mr. Anderson was opposed. Alright, next case?

1 MS. HEGLER: Real quickly, can I make sure I, I got Mr. Tuttle's motion? It was  
2 not contextually appropriate to the adjacent properties and I thought I heard an 'and' but  
3 I didn't hear –

4 MR. TUTTLE: And it's also not at a node, that's one of the main components –

5 MS. HEGLER: Okay, I did miss that.

6 MR. TUTTLE: - each time we try to do this. Thank you.

7 MS. HEGLER: Thank you.

8 CHAIRMAN PALMER: Alright, next case.

9 **CASE NO. 15-23 MA:**

10 MR. LEGER: Yes, sir, the next case, project number 15-23 MA. The Applicant is  
11 JR LEX 2. The property is located at 7746 Bluff Road, again in the very far reaches of  
12 the county, down toward Gadsden. The property is a little over two and a half acres in  
13 size, currently zoned RU, and the Applicant is requesting RC, which is Rural  
14 Commercial. The RU District was the original zoning from 1977. In this vicinity we have  
15 to the north, well all the properties in the vicinity are zoned RU. To the north we have  
16 residential use. To the south across the intersection we have a place of worship. To the  
17 east undeveloped and residential property. And to the west at the intersection is a non-  
18 conforming commercial, small scale convenience store. This property has a couple of  
19 structures on it, a little difficult to tell what they were at one time. One of them may have  
20 been residential, the other is obviously non-residential, it has garage doors to it,  
21 probably some type of commercial use that has been there for quite some time. Our  
22 Comprehensive Plan recommends Rural, Rural Activity Center in particular, calling for  
23 limited commercial at specific crossroad locations. And I believe this is a pretty good

1 location for the RC District as it is Rural, there's already commercial there. Our Lower  
2 Richland Master Plan calls for agricultural use in this area, primarily enhancing the  
3 farming community lifestyle and the rural character of the area, but it is also designated  
4 as a rural crossroads in this Neighborhood Master Plan calling for, again, limited  
5 commercial use of a rural nature. Basically due to the reasoning that the property is at  
6 an intersection, is near other commercial use, is one time having been commercial, the  
7 Comprehensive Plan recommends for it, the Lower Richland Master Plan recommends  
8 for commercial development at crossroads, the Staff could support the request,  
9 recommending approval.

10 CHAIRMAN PALMER: Any questions for Staff? Tony Cates?

11 **TESTIMONY OF TONY CATES:**

12 MR. CATES: My name is Tony Cates, I'm here representing JR LEX, the  
13 Applicant for this. I just want to reiterate what Staff said. The three major points of the  
14 Land Development Code for Rural Commercial; one that it be isolated, we're eight miles  
15 from Eastover which is the closest commercial area, we're 10+ miles to the nearest  
16 grocery, which is at 378 and Lower Richland Boulevard, and we're 15+ miles from all  
17 other commercial uses, so it is an extremely isolated area. A Rural Commercial would  
18 be great to just add something here. Two, that it's beyond the limits of service. There's  
19 no water, there's no sewer within 10 miles of this location so again, Rural Commercial  
20 fits perfect here. And last, that it's at or near an intersection. This is the center of  
21 Gadsden, it's the only real major intersection in town, and it's near other businesses.  
22 The Gadsden Community Store is across Congaree Road, and the US Post Office is 50  
23 yards down the road, across Bluff Road, so we feel as Applicants that this site fits Rural

1 Commercial, it fits the area, and, and we think it'd be a great addition for what Gadsden  
2 needs moving forward as a community and, and for future uses in this area. So we ask  
3 you to approve Staff's recommendation, thank you.

4 CHAIRMAN PALMER: Great, thanks. Ronnie Lovitt?

5 **TESTIMONY OF RONNIE LOVITT:**

6 MR. LOVITT: My name is Ronnie Lovitt, I live on 2530 Congaree Road,  
7 Gadsden, South Carolina. I once ran a beauty supply store on 2116 Congaree Road in  
8 Gadsden. I closed down in 2011 and decided in 2013 that I wanted to open a jewelry  
9 store. I went to the zoning office, they told me I could, I could reopen my beauty supply  
10 store up again. I told them that I do not want to open a beauty supply store right now.  
11 They stated that no more retail store would be open in this area because of the zoning.  
12 All I want is to, all I want is the opportunity to open my store, making my jewelry and  
13 producing it my store. Also selling it. I do not want Dollar General in our community  
14 because it only takes away the resources we need to make our community grow. Thank  
15 you.

16 CHAIRMAN PALMER: Thank you. John Lloyd?

17 **TESTIMONY OF JOHN LLOYD:**

18 MR. LLOYD: Good afternoon. My name is John Lloyd, I live at 2353 South City  
19 Peak Road, Gadsden, South Carolina, and I own two business in that, on 7727 and  
20 7730 Bluff Road, approximately 1/10<sup>th</sup> mile from the location you're looking at. And my  
21 point is we welcome Rural Commercial in the area because in that area the only  
22 commercial section is approximately where that, that location that's about a, about  
23 2/10<sup>th</sup> miles on down Bluff Road. That's the only commercial property in Gadsden and

1 right now my point is we can't expand, do no improvement really, you don't wanna do  
2 no improvement if we can't, if something happen to the building and we can't rebuild. So  
3 it take away the initiative to do improvements on your property. And, but just like I said, I  
4 don't wanna get it wrong, we welcome Rural Commercial but not to bring another, a  
5 Dollar General, the rumor going around saying another Dollar General coming in here  
6 taking away from the community. The business that we have in the community right at  
7 this point, we are support the schools, the senior citizens, different things like that.  
8 Dollar General come in the area they gonna take over it, all that. Thank you.

9 CHAIRMAN PALMER: Thank you. Julius Murray?

10 **TESTIMONY OF JULIUS MURRAY:**

11 MR. MURRAY: I'm Julius Murray. I live at 1068 Old Bluff Road in Hopkins, but  
12 it's really Gadsden, it's right beside the Congaree Swamp. I've been there for about 35  
13 years now. I am the seller of the property that's in question today. I have heard rumors  
14 about whose coming and I don't know. There are many things, a funeral home might  
15 come I heard you all talking about Dunbar a minute ago, so one of the funeral homes  
16 may be buying the, could be buying the property from the new owner. I am in favor of  
17 the property be zoned as Rural Commercial. If I was on a commission, I served on  
18 many of them, I would be in favor of Rural Commercial because it opens up the  
19 opportunity for rural people. Rural people hasn't had the opportunity to participate in  
20 many of the functions that has occurred in other areas. So I'm here simply to  
21 recommend that it be approved. It be zoned from Rural to Rural Commercial. I own the  
22 next property over and right down Congaree Road I have five more acres near the  
23 Bibleway Church down there. I have no problem with progress. Thank you.

1 CHAIRMAN PALMER: Thank you. Willard Steed?

2 **TESTIMONY OF WILLARD STEED?**

3 MR. STEED: Willard Steed from 1203 South Cedar Creek Road in Gadsden. I'm  
4 here to complain to the same as Brother Lloyd just complained about. And if I make no  
5 mistake, if I'm wrong correct me, if something happen to my property I own on 1203  
6 South Cedar Creek Road, can I rebuild? I understand that the zoning law says that if, if  
7 my construction is destroyed that I cannot rebuild. And I wanna know why you allow this  
8 commercial property to come in on this, this one that Brother Murray was talking about,  
9 why you allow them to come there and build and we can't rebuild? We already own our,  
10 already own the property.

11 CHAIRMAN PALMER: That's part of the zoning code currently, you, you cannot,  
12 if you have a non-conforming structure and you can rebuild exactly what's there but you  
13 can't expand the structure.

14 MR. STEED: And can I build anything else on that property? Am I allowed to do  
15 that?

16 CHAIRMAN PALMER: No, sir, you have to conform to the zoning ordinance,  
17 what is allowed under your current zoning code. You can continue to operate what you  
18 have. You can't change the use, but if what you have burns down you can build back  
19 what you have.

20 MR. STEED: What I have.

21 CHAIRMAN PALMER: Yes, sir.

22 MR. STEED: Thank you.

23 CHAIRMAN PALMER: You just can't expand it.



1 MR. STEED: Thank you.

2 CHAIRMAN PALMER: Eugene, and I'm sorry I can't get the last name, is it Watts  
3 or?

4 **TESTIMONY OF EUGENE WASHINGTON:**

5 MR. WASHINGTON: Good afternoon, I'm Eugene Washington. This is a wide  
6 discussion here. You know, you have to consider the rural area where it's been the last  
7 50 years, the possibilities where it can go now. I'm an organic farmer, I do biofuel  
8 research in that area. My address is 1219 Old Bluff Road, it's Hopkins. In reference to  
9 the Cedar Creek area, this is where I was raised, went off to school and back, and I'm in  
10 favor of new business, absolutely. But also, you know, you have to consider what's at  
11 hand and the people, you know, what they're considering and what their worries are  
12 about a business as such coming in. But also I'm here to represent the young kids in  
13 this rural area of Hopkins/Gadsden area, on particular this intersection, it's a major  
14 intersection. You know, my church is a couple a hundred yards down the street. But my  
15 main concern is bringing a business in, new ideas, you know, training the younger kids,  
16 the kids that are in the area now, to inspire them is probably a better word. You know,  
17 someone to come in and train, inspire the kids that are here. We have three  
18 pharmacists in the area. About eight years ago one of the young ladies that's directly  
19 across from me was going to pharmacy school so I, I recommended that she get her  
20 doctorate. This is what we need, you know, we need people to inspire the young kids  
21 and support, you know, what's there and coming. New business gonna arise, business  
22 come in, they buy businesses, they relocate, this is, this is growth. I'm for new business  
23 and also understand, you know, what's at hand, the concern that, you know, the

1 members here, which we all related, you know, in the neighborhood so there's concerns  
2 on both sides. But I'm here for the younger kids till after I'm gone. You know, I see, I see  
3 pharmacists, I see pharmacies coming on that corner or thereafter. My pastor is the  
4 Bishop of the Bibleway Church in that area, so you know, we're looking for good things  
5 in that area. Thank you.

6 CHAIRMAN PALMER: Thank you. Robert Garrick? Followed by James Butler?

7 **TESTIMONY OF ROBERT GARRICK:**

8 MR. GARRICK: Good afternoon. My name is Robert Garrick, I'm originally from  
9 Gadsden. The gentleman over here say it's only one business in Gadsden and that's at  
10 7742 Bluff Road, that's not true. I own that business, my wife own that business. The  
11 other business is right down the street, 7815 Bluff Road, which is a convenience store,  
12 a liquor store, a service station with a grill in it. Within a quarter of a mile from that  
13 corner. I'm against a Dollar General because they telling us we can't build anything. I  
14 own the only commercial property in Gadsden right there, those eight acres, that's mine  
15 on each side of 7815 Bluff Road. I wanted to build another place there. I dug the  
16 foundation, still have the blueprint, I was denied. It wouldn't be fair to me and the  
17 community to let a Dollar General come in and not give the residents of the community  
18 to do something with our own neighborhood. I support Gadsden school house, just  
19 about everything, I give back more to the community than every other business ever  
20 been in Gadsden, I still do that today. Dollar General's gone come in Gadsden, if a kid  
21 come in my store right now, don't have a quarter, \$.50, \$1.00, I reach in my pocket and  
22 hand it to them. A senior citizen I does the same thing. Dollar General not gonna give  
23 Gadsden one penny. I stay down the road [inaudible] but not now. We don't need a

1 Dollar General there. What they gonna do is bleed the community worse than what it is  
2 today. They not gonna give one dollar back to anything in Gadsden, South Carolina.  
3 And that's the way I feel. I understand Mr. Murray wanna sell his property. I'm not  
4 against that, but give us a chance to develop our neighborhood before you let an  
5 outsider come in and telling us we can't do anything. That wouldn't be fair to us. And I'm  
6 speaking for all these people up here and maybe 200 or 300 more, I could pack this  
7 place with people against the Dollar General. We don't want it in Gadsden. The school  
8 teachers at Gadsden Elementary School tell me to please come up here and speak  
9 today and ask, beg y'all not to let the Dollar General come in, cause when they have  
10 events at that school we support that school, I send \$200 and \$300 worth of hotdogs,  
11 sodas and everything round to that school. They're not gonna give nobody one dollar  
12 back. We don't need that. We don't need nobody rob our community without a gun, and  
13 that's what they'd be doing. Thank you.

14 CHAIRMAN PALMER: Thank you. James Butler?

15 **TESTIMONY OF JAMES BUTLER:**

16 MR. BUTLER: Good evening, my name is James Butler, I'm a resident of the  
17 Gadsden community. I guess I'm with these guys as well. I'm, I'm all for growth but I  
18 wanna also develop what we already have before we go into growth. We have some  
19 businesses down there like Mr. Freeman's business, JD's business, we got businesses  
20 down there already and I, I heard you say that they have to conform with the  
21 Commission in order for them to, to rebuild or expand, so I, I guess I'm asking now,  
22 cause I, I came here for information and that's how we can help our community by  
23 having us getting ourselves informed. And if, if he have to, if businesses have to do

1 certain thing I would ask that the Council up there or that the Staff would give them  
2 information that they need so that they can help, so they can grow. Cause we did, these  
3 are homegrown folks, we're doing homegrown business in our community and I'm all for  
4 growth, I'm all for growth, but help what you already have before you go out and help  
5 someone who is not gonna contribute to the community. Thank you.

6 CHAIRMAN PALMER: Yes, sir, that's all we've got signed up to speak but if  
7 anybody has any questions in the audience about what they can or cannot do with their  
8 property, Richland County has an Ombudsman's Office that you can call and ask them,  
9 please get me in touch with the Planning Department or the Zoning Department, and  
10 our Staff is very knowledgeable about what can or can't be done under your zoning or  
11 what your options may be if your site were to get rezoned. They can answer those  
12 questions for you as well. So the number's, what, 576.8000? Is that right?

13 MR. PRICE: 929.6000.

14 CHAIRMAN PALMER: 929.6000, great, okay. Thanks y'all. That's all we got  
15 signed up.

16 MR. BROWN: Mr. Chairman? Mr. Chairman, I'd like to ask, tell me the zoning  
17 difference between a jewelry store and a beauty supply store?

18 CHAIRMAN PALMER: I think the problem there with that particular case was that  
19 there was currently a jewelry store in the facility and it was a non-conforming use so the  
20 change of use was not allowed without a zoning change. So it's not that it's, it's still a  
21 commercial use but there's a change of use which triggers a lot of our codes and  
22 ordinances to come into play, so if you, if you're operating a jewelry store and the  
23 zoning has changed on it, you can continue to operate your jewelry store. But if you

1   wanna change to a liquor store, you can't do that. So it's a change of use that, that was  
2   the problem there from what I can imagine. Am I incorrect in that?

3           MR. PRICE: Correct.

4           CHAIRMAN PALMER: Okay. Do we have any comments? That's all we have  
5   signed up to speak.

6           MR. TUTTLE: Yeah, Mr. Chairman, I always have to remind myself that when we  
7   look at these cases, we can't really pay attention to what particular business may or  
8   may not be coming, we have to look at the whole zoning classification and the  
9   underlying merits of zoning because we, we really don't comment on what may or may  
10   not be coming. We've had people show us pictures of what may come and they can do  
11   anything under the zoning classification once the zoning's changed, so we just, I just  
12   always have to remind myself not to pay too much attention to that.

13          CHAIRMAN PALMER: Any other comments?

14          MR. ANDERSON: Mr. Chair, I'd like to make a motion that we send Case No. 15-  
15   23 MA ahead to Council with a recommendation of approval.

16          MR. TUTTLE: Second.

17          CHAIRMAN PALMER: We have a motion and a second. Any other discussion?

18   All those in favor say aye. Are there any opposed?

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

20          CHAIRMAN PALMER: Okay. And folks again, just cause we're on the back end  
21   of the meeting, we're a recommending Body to County Council. They'll meet back in  
22   these same Chambers on May the 26<sup>th</sup> at 7:00, if you'd like to come out for that as well.

1 Next case, well what've we got here? Alright, so we got the presentation next, is that  
2 right?

3 MS. HEGLER: Chairman, one quick Text Amendment.

4 CHAIRMAN PALMER: Okay.

5 MS. HEGLER: And Mr. Price will introduce that real quickly.

6 **TEXT AMENDMENTN #1:**

7 MR. PRICE: I'm just here to answer questions. This is one where it's, as  
8 previously stated every so often we have requests come before Staff and it does, and it  
9 can't be done in that particular zoning district or there's some changes that may be  
10 needed to the Code, but once they become pretty repetitive we actually look into  
11 amending the Code. In this particular case we took a look at the LI District and some of  
12 the uses that weren't permitted. You have some, many of them were allowed in the M-1  
13 District from our previous Land Development Code, so we actually identified a few and  
14 most of those had a lot of outdoor usage and storage, and so we just were proposing an  
15 amendment for you.

16 CHAIRMAN PALMER: Do we have a motion?

17 MR. TUTTLE: Mr. Chairman, I make a motion we approve the ordinance that's in  
18 front of us today.

19 MS. FRIERSON: Second.

20 CHAIRMAN PALMER: Okay, we have a motion and a second. Any other  
21 discussion? All those in favor say aye.

22 *[Approved: Cairns, Frierson, Tuttle, Palmer, Gilchrist, Theus, Anderson, Brown]*

23 CHAIRMAN PALMER: Okay. Alright. Do we have the presentation?

1 MS. HEGLER: Yes, Chairman, our two Neighborhood Planners Ashley Powell  
2 and Latoisha Green will present the status of our adopted master plans. This is  
3 something the Commission requested a couple months ago, I think during our  
4 discussion of the Comp Plan and its adoption. So they're gonna go briefly through nine  
5 adopted plans, just a little bit of a refresher on what they are for some of you who are  
6 new, when they were adopted, and really the status of them, where we are now.

7 CHAIRMAN PALMER: Okay. Just as a head's up, unfortunately I've got to leave  
8 in about 10 minutes, but if we can get that presentation in PowerPoint form I can review  
9 it that way as well. Yes, ma'am.

10 MS. HEGLER: [Inaudible] your pleasure on the last items? Discussion items,  
11 summary of Rural Commercial District and the topic of having a consent agenda.

12 MR. TUTTLE: Do you wanna postpone those or do you wanna –

13 CHAIRMAN PALMER: Yeah, let's postpone those.

14 MR. TUTTLE: Mr. Chair, I make a motion that we send items 1 and 2 under  
15 Other Business to the next meeting.

16 CHAIRMAN PALMER: Do we have a second?

17 MR. GILCHRIST: Second.

18 CHAIRMAN PALMER: Okay, all those in favor say aye. Any opposed?

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

20 CHAIRMAN PALMER: Okay.

21 MS. HEGLER: Thank you. Sorry. Oh, I'm sorry, Holland's going to introduce it.

22 MR. LEGER: Just briefly. You all know who I am, the Planning Services  
23 Manager. I work with Neighborhood Improvement Division to work on neighborhood

1 master plans. We, the Neighborhood Improvement Program began in about 2004, 2005,  
2 and has grown slightly from a single planner to several neighborhood planners and  
3 Michelle Johnson who assists us with that. We now have nine Neighborhood Master  
4 Plans and we will be soon working on the next Neighborhood Master Plan which is  
5 Olympia, and the young ladies will introduce that in just a moment. Basically we've  
6 worked with neighborhoods to enhance the quality of life in those identified 10  
7 neighborhoods through the county, and to do so we have three Staff including myself  
8 and the first Staff is Ms. Cheryl Johnson, she's one of our –

9 MS. JOHNSON: Good afternoon.

10 MR. LEGER: - administrative assistants. And with that I'll leave it to Ms. Green to  
11 introduce the rest of our Master Plans.

12 MS. POWELL: I'm Ashley Powell, I'm the Neighborhood Planner who oversees  
13 implementation of the master plan districts.

14 MR. BROWN: Can't hear you.

15 MS. POWELL: Sorry. I oversee implementation of the Master Plans in Districts 1,  
16 3, 7 and 8, so today we're gonna give you an overview and an update of all Masters  
17 Plans and Latoisha's gonna go ahead and get us started.

18 MS. GREEN: Good afternoon, Planning Commission. As Ashley has said before  
19 I'm Latoisha Green the other Neighborhood Planner who is responsible for the  
20 additional Masters Plans for Richland County. As Holland said earlier we do have nine  
21 adopted Master Plans with one in progress, Olympia, so that'll be 10 Master Plans in  
22 the Neighborhood Improvement Program. And those Master Plans are Southeast  
23 Richland Neighborhoods, Broad River Neighborhoods, Decker Boulevard, Woodfield



1 Park, Candlewood, Crane Creek, Trenholm Acres/Newcastle, Spring Hill, Lower  
2 Richland, Broad River Corridor and of course Olympia. As you can see on the map our  
3 Neighborhood Master Plans span much of the county where nearly every Council  
4 District has a Master Plan in its area. Along beside the Master Plan creation and  
5 implementation, NIP, we do several other things such as hosting the annual  
6 Neighborhood Planning Conference, neighborhood leadership training sessions. We  
7 support the Richland County Neighborhood Council. We also fund the Neighborhood  
8 Improvement Matching grants, and we also do neighborhood/community outreach. As  
9 you can see here in our picture collage, I would like to show you a different, well show  
10 you some of the events that we do within our job, which are community, excuse me,  
11 career day, our conference, Decker Boulevard, and our holiday drop in. So this is just a  
12 visual of some of the activities that we do every day. One important piece of the  
13 Neighborhood Master Plans is, of course, the transportation penny and it's been one  
14 way that we can fund those transportation projects that our outlined in our Master Plan  
15 areas. The transportation penny has over \$1,000,000,000 allocated for transportation  
16 improvement projects, particularly the Neighborhood Master Plans fall underneath the  
17 roadway projects and that is \$656,000,000 allocated for, as you can see, dirt road  
18 pavings and road widenings, but specifically neighborhood improvement is a part of this  
19 roadway. And narrowing it down a little bit more, neighborhood improvement has  
20 \$63,000,000 allocated for transportation projects within those neighborhood master  
21 plans. We do have a total of \$97,000,000 worth of transportation projects that are within  
22 seven of our adopted Master Plan areas but of course we only have \$63,000,000  
23 allocated for funding for those projects at this time through the transportation penny.

1 And many of those transportation projects include streetscape and greenway design. So  
2 I'm gonna get started a little bit and tell you about what my first master plan assignment,  
3 which is the Southeast Richland County Neighborhood, which is the [inaudible] as you  
4 all were talking about a little bit before with the case that was presented. Of course,  
5 that's represented by Council Norman, District 10, and that plan was adopted January  
6 3, 2006 as our first Master Plan. It is a one mile radius from Lower Richland Boulevard,  
7 including Garners Ferry Road and Air Base Road. One of the major projects that has  
8 come out of [inaudible] as we call it, is the Hopkins Medical Family Practice Center that  
9 was funded by CDBG Funding, which opened a year or two ago. And some of the in-  
10 progress projects that we are currently working on is naming, branding the community,  
11 also a Lower Richland greenway park. Recently a few months ago in September 2014,  
12 residents in that area voted for a new road construction which is the Rabbit Run  
13 connector which is now being designed and scheduled for construction in 2017. As you  
14 can see here in this map, it's at the green line. So moving on, my other assigned Master  
15 Plan area is the Broad River Neighborhoods which is comprised of Riverview Terrace  
16 and Broad River Heights, and Council Representative Paul Livingston is the  
17 representative for that area, District 4, and that plan was adopted October 19, 2006.  
18 And this area is bounded by River Drive, Broad River Road, Broad River and Clement  
19 Drive. In this Master Plan area there are some projects that have been completed such  
20 as identifying the neighborhood entrance sign locations, and also we're in the progress  
21 of identifying demolished homes, which is a lotta vacant properties in that  
22 neighborhood, and also street lighting upgrades. There are many transportation penny  
23 projects proposed for this area such as a neighborhood sidewalk design, a new

1 pedestrian pathway down to Broad River, and also a streetscape design. And those are  
2 scheduled for 2018, with over \$1,000,000 allocated for that project, for those projects.

3 MS. POWELL: Our next Master Plan in order of adoption is Decker Boulevard  
4 and Woodfield Park, represented by Councilman Jim Manning, District 8, and that plan  
5 was adopted July 10, 2007. The study area for this plan is approximately 731 acres,  
6 including properties that reach about a quarter of a mile on either of Decker Boulevard,  
7 and the study area is bordered by Two Notch Road and Columbia Place Mall to the  
8 north, Forest Acres and Trenholm Road to the west, and Percival, I-77 and Ft. Jackson  
9 to the south and east. Here we have a list of some of the major projects that have been  
10 completed in the Decker/Woodfield Master Plan, most recently has been the demolition  
11 of the old bank building at 2765 Decker Boulevard and currently in progress is a  
12 proposal for a community garden which will be sited at Faraway Drive and East  
13 Boundary Road. Like many of the other Master Plans Decker has quite a plethora of  
14 penny projects proposed in this area but the majority of them are streetscape  
15 improvements. There's also a pedestrian connector proposed for a total of about  
16 \$13,000,000 to be expended in this Master Plan area. Also represented by Councilman  
17 Jim Manning, District 8, is the Candlewood Master Plan which was adopted on March  
18 12, 2009. The Candlewood Master Plan is comprised of two main neighborhoods which  
19 is Kanebreak and Candlewood, and is approximately 240 acres located about 15 miles  
20 northeast of downtown Columbia. The Master Plan area is bordered by I-77 to the west,  
21 I-20 to the south, and the Sandhills is just east along Northsprings Road. Candlewood  
22 projects completed by NIP so far include neighborhood signage and street lighting,  
23 they're also a recipient of the Neighborhood Improvement Matching Grant that Latoisha

1 mentioned, and currently we are working to acquire about nine acres for the purpose of  
2 the Candlewood Park as proposed in the current Master Plan. Transportation penny  
3 projects are primarily streetscape in this neighborhood and it does apply to all of their  
4 major streets, proposal of about \$2,000,000 expenditure in Candlewood. Our next  
5 Master Plan is Crane Creek which is represented by Councilman Torrey Rush, District  
6 7. This plan was adopted January 19, 2010, and the study area is approximately 31,000  
7 acres and includes seven major neighborhoods, which are Bookert Heights, Crane  
8 Crossing, Crane Forest, Haskell Heights, Lincolnshire, Pine Forest, and Rock Gate. The  
9 Master Plan study area is bordered by Heyward Brockington Road to the northwest,  
10 Crane Church Road to the northeast, Monticello Road to the southeast, and I-20 to the  
11 southwest. Here we have a list of several of the projects completed by Neighborhood  
12 Improvement in Crane Creek. It is important to note that Crane Creek is home to the  
13 Neighborhood Improvement's first major master plan implementation which is Crane  
14 Creek Park which was just completed in the fall of 2014. We are currently developing an  
15 action plan to implement the remaining projects in the five year plan which include storm  
16 water and sanitary sewer for the area. Penny projects include streetscape design, a  
17 neighborhood sidewalk design, and pedestrian pathways for a total of about  
18 \$14,000,000 proposed expenditure in Crane Creek. Trenholm Acres and Newcastle  
19 would be our next Master Plan and was adopted January 19, 2010, and is represented  
20 by Damon Jeter, District 3. The study area is approximately 1,050 acres and is located  
21 just southeast of Highway 277 and south of I-20. The study area is bound by Two Notch  
22 Road at the south, Parklane Road to the east, and Fontaine Road to the west. The most  
23 recent undertaking in the Trenholm Acres/Newcastle Master Plan area has been the

1 demolition of the old mobile home park at 6319 Shakespeare Road and Neighborhood  
2 Improvement is currently working in partnership with Community Development to  
3 acquire that land and form a public/private partnership for the development thereof.  
4 Penny projects include streetscape designs primarily and the allocation is about  
5 \$5,000,000 for this Master Plan. Lastly of my master plans is the Springhill Master Plan  
6 represented by Councilman Bill Malinowski, District 1, and this was recently adopted  
7 March 18, 2014. Springhill is about 16 square miles and is located about 22 miles from  
8 downtown Columbia, bordered by Broad River and Fairfield County to the north,  
9 Newberry County to the northwest, Lexington County to the south. As you can see the  
10 Master Plan was just recently adopted so there are not very many projects to list, but we  
11 did want to point out that land development regulations have been drafted, although not  
12 yet adopted by Council. And currently Neighborhood Improvement is reworking the five  
13 year Master Plan to include both Springhill and the Lower Richland plans as they are  
14 the newest adopted plans.

15 MR. TUTTLE: I'm sorry, can I stop you there, I had a question?

16 MS. POWELL: Sure.

17 MR. TUTTLE: You said there's the land development regulations plan, would that  
18 go through this, is that something that would go through this Body?

19 MS. HEGLER: It was proposed with, as a separate piece to the adoption of the  
20 plans, so we have language available should we choose to pursue it. We have not  
21 chosen to do so at that time, but it would come to you just like [inaudible].

22 MR. POWELL: Springhill penny projects have not yet been prioritized as the  
23 Master Plan was just recently adopted but here are a list of several penny project

1 improvements that are in the area of Springhill which include intersection improvements,  
2 sidewalk improvements and roadway resurfacing.

3 MS. HEGLER: Let me clarify that real quickly. That plan had not been adopted  
4 when the penny was passed, so there are not specific projects in the penny. But there  
5 are things that were also in the penny that just happen to be in this area, so that's what  
6 you noted here, right?

7 MS. POWELL: Right.

8 MS. GREEN: Which is similar for the Lower Richland Plan as well. And the  
9 Lower Richland Plan, Master Plan is represented by Kevin Washington, District 10 and  
10 Norman Jackson, District 11. And that plan was also recently adopted March 18, 2014.  
11 The Lower Richland Plan is one of our larger study areas with approximately 326  
12 square miles, and is bounded by Ft. Jackson, the Congaree River, Leesburg Road, and  
13 the Wateree River. As we're also in the process of updating the five year plan to include  
14 the projects that are recommended from Lower Richland, out of that also came the Land  
15 Development regs that Tracy just clarified for us. And also the Joint Land Use Study  
16 was created by the Central Midlands COG, but also received active input from  
17 Neighborhood Improvement at that time. Specific transportation projects have not been  
18 prioritized at this moment as well for Lower Richland but that area is a part of the  
19 county-wide dirt road paving program. And our last, well not our last but second to our  
20 last master plan area is the Broad River Road Corridor which is represented by Joyce  
21 Dickerson, District 2 and Seth Rose, District 5. And that plan was adopted December  
22 14, 2010. And the Broad River Road Corridor is approximately five miles long from  
23 Greystone Boulevard to the Harbison State Forest. One of the major projects that has

1 come out of the Broad River Road Corridor Master Plan thus far is the street lighting  
2 that placed new street lighting along the Broad River Corridor, about 53 lights I think.  
3 And also in progress right now we, NIP received funding from Palmetto Pride  
4 organization to do a clean-up the corridor campaign and right now we are doing,  
5 working with the Councilmembers to do a corridor litter pickup, we just had one this past  
6 Saturday. And also community forums, and we're also gonna place recycle bins or  
7 waste bins at the bus stops along Broad River Road. There are a list of different  
8 transportation penny projects for that area as well; Greystone Boulevard, Broad River  
9 Road Bridge, around the Dutch Square Mall area, and St. Andrews Road, totaling over  
10 \$19,000,000 worth of projects. There isn't a timeframe for those projects as well at this  
11 moment, but I'm pretty sure they'll come forth with some more information. And our last  
12 in progress Neighborhood Master Plan that we have on our schedule right now is the  
13 Olympia Neighborhood and that's represented by Councilman Kevin Washington,  
14 District 10. And the study area is bounded by Assembly Street, Congaree River,  
15 Rosewood Drive, and the Vista. Many neighborhoods in this area have received our  
16 Neighborhood Matching Grant thus far and while this plan is a progress with Richland  
17 County, we're also partnering with the City of Columbia because the study area falls  
18 within both jurisdictions. As the plan was underway there were no specific transportation  
19 projects prioritized for this area, but there are some current ones that's in the vicinity  
20 such as the Smith Rocky Branch Greenway, the Assembly Street Sidewalk Project, and  
21 the Assembly Street Bikeways that are part of the current transportation penny projects.  
22 So we do have some upcoming events that are open to the public and we invited all our  
23 community residents and anyone else who is interested to come out and join us. We

1 have our block party, celebration block party for all Richland County neighborhoods  
2 which will be held June 4<sup>th</sup>, and it's an open event and it's to celebrate all the  
3 accomplishments and to showcase what the neighborhoods have accomplished since  
4 July 2014 to now before the end of the fiscal year. So this is gonna be a celebration, it's  
5 a free, we're gonna have food and music, so it's a good time to invite our residents to  
6 come out and fellowship with us. And also during the year we have our Neighborhood  
7 Leadership Training sessions which are open to the public as well where we invite out  
8 different speakers and they discuss different topics that are of interest to our residents.  
9 And those are held every other month on the 2<sup>nd</sup> Thursday. We just had one this past  
10 April about grant writing which is a topic that everyone was, a lot of our residents are  
11 interested about. And we'll have one in August about how they can become a 501(C)(3)  
12 organization. And in conjunction with our leadership trainings we also host the Richland  
13 County Neighborhood Council which is every month, every fourth Thursday here in  
14 Council Chambers. We just our recent one in April and we'll have our next one May  
15 28<sup>th</sup>, and that will be a joint meeting actually with the Columbia Council of  
16 Neighborhoods which is the sister group to the Richland County Neighborhood Council.

17 MS. POWELL: Lastly we wanted to let you all know that we will be joining with  
18 Community Development to host a conference named Upgrade Together June 13<sup>th</sup>,  
19 2015, from 8:00am until 2:00pm at Richland Northeast. This is a conference that we  
20 normally do in October and we normally do a neighborhood planning conference but  
21 this year we'll be partnering with Community Development and moving it to the summer  
22 in hopes to appeal to more people. We will be touching on what is housing to me, we'll  
23 do an update of the Comp Plan now that it has passed, and we'll also have a



1 collaborative town hall where Torrey Rush will address the community. And Cheryl has  
2 flyers about both of those events for you all.

3 MS. GREEN: Thank you.

4 MR. TUTTLE: Thank y'all, well done.

5 MR. BROWN: Mr. Chairman?

6 VICE-CHAIRMAN GILCHRIST: Great job. Yes, sir?

7 MR. BROWN: I'd like to raise a question.

8 VICE-CHAIRMAN GILCHRIST: Um-hum (affirmative).

9 MR. BROWN: One of the concerns I have, this is the second time we've had  
10 people from the Gadsden community, business people come and basically their  
11 complaint is they're not part of the development, they're not part of the discussion and  
12 so forth about what's going on in their community, or are they being blocked and all the  
13 rest of it. Are they included in these meetings? Are they having input? How, and, how  
14 do we – I hate to have that continuously come. This is the second time now when a  
15 business has tried to move into that area that we've had the same people basically  
16 come and present.

17 MS. HEGLER: Mr. Brown, I'll try to take that, anybody can jump in. When we did  
18 the Lower Richland Master Plan which is actually the area that they are, that they reside  
19 in in terms of a master plan, there were dozens of public meetings, we did have a lot of  
20 public input. Since last Planning Commission meeting though where we did hear from  
21 this group first, we have kind of taken them off to the side and said, let's get together,  
22 let's talk about some of your concerns. Councilman Washington has heard them as  
23 well, suggested we get with them. I think they're at a really unique, they have a unique

1 opportunity because they are at this crossroads where both the Master Plan and the  
2 Comp Plan was just adopted, identified this area as a potential Rural Commercial node.  
3 So we do hope to work with them and help address some of their issues that have  
4 apparently been longstanding. We didn't know that, we had not heard of them until  
5 recently, so we have been reaching out to them. I know they have Mr. Price's contact  
6 information and, and Councilman Washington's as well, so I do foresee a meeting in the  
7 future. So it, sometimes, it's hard for us to know what we don't know. I'm glad we've  
8 heard from them, I'm glad that there is a rezoning that brought them out so that we  
9 could hear from them, but certainly we'll use the Master Plan as an opportunity to  
10 educate them on what could happen in the future, what direction we think we're going  
11 in, and see if that's compatible with what they're trying to do.

12 MR. BROWN: I believe that they're in Mr. Washington's district, is that right?

13 MS. HEGLER: They are, yes, sir, and that's what he, he was, he's been  
14 contacted by them as well and is keenly familiar with some of the issues and did not  
15 seem to be aware of them before now either. So we are looking forward to having that  
16 conversation.

17 MR. BROWN: Thank you.

18 VICE-CHAIRMAN GILCHRIST: Any other questions for Staff? Well Ms. Powell  
19 and Ms. Green, we thank you for your presentation today. Great job on that, and I would  
20 hope that you will continue to keep the Planning Commission abreast of the  
21 developments with the master plans. We've been hearing since I've been on the  
22 Planning Commission so much about these master plans and I guess the penny now  
23 has given some life to some of these master plans and so I'm very much interested in

1 hearing a little about the progress of this as we move forward. So thank you again for  
2 your time. Also, can we get a copy of the PowerPoint sent to all the Members of the  
3 Planning Commission?

4 MS. HEGLER: Yes, sir.

5 VICE-CHAIRMAN GILCHRIST: I think that would be great.

6 MR. BROWN: And that's the total plan, is that right?

7 VICE-CHAIRMAN GILCHRIST: Is that right, it's the, it's the total plan?

8 MR. BROWN: It's the total plan for the county on the use of the – cause some of  
9 this dovetails back and is stuff we're considering as a Commission?

10 MS. HEGLER: Correct.

11 MR. BROWN: And we just need to know it.

12 MS. HEGLER: What we presented to you today were the nine adopted Master  
13 Plans which are area-specific.

14 VICE-CHAIRMAN GILCHRIST: Right.

15 MS. HEGLER: We will send you this presentation, of course, and if you could  
16 download those plans online. Are you referring to the Comprehensive Plan, county-  
17 wide? But you have not yet received –

18 MR. BROWN: The one, yes, that's affected by the penny tax.

19 MS. HEGLER: Correct, you have not received a final copy of the Comp Plan –

20 MR. BROWN: Okay.

21 MS. HEGLER: - because the consultant is still putting the bow on that.

22 MR. BROWN: Thank you.

23 MS. HEGLER: But you will when it's ready.

1 MR. BROWN: But we will get it, is that right?

2 MS. HEGLER: Yes, sir.

3 MR. BROWN: Okay, thank you.

4 MS. HEGLER: You'll get both. We'll give you any kinda information you want,  
5 you just tell me.

6 MR. BROWN: No, no, we appreciate it, I just wanted to ask that because we're  
7 bumping up against it now, okay.

8 MS. HEGLER: Yes, sir. Yes, sir, we will get you this presentation and the, and  
9 the Comprehensive Plan as soon as it's complete.

10 VICE-CHAIRMAN GILCHRIST: Fantastic. Yes, sir? You had a comment? Oh, I'm  
11 sorry. Great, thank you. Director's Report.

12 MS. HEGLER: Those are for information only.

13 VICE-CHAIRMAN GILCHRIST: Alright, great. I think we had an artificial  
14 adjournment. Motion to adjourn?

15 MR. BROWN: So moved.

16 MR. THEUS: Second.

17 VICE-CHAIRMAN GILCHRIST: All in favor aye.

18 *[Approved: Cairns, Frierson, Tuttle, Palmer, Gilchrist, Theus, Anderson, Brown]*

19 VICE-CHAIRMAN GILCHRIST: Thank y'all.

20

21

*[Meeting adjourned at 2:35pm]*