

**RICHLAND COUNTY PLANNING COMMISSION**  
**February 5, 2018**

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*[Members Present: Karen Yip, Ed Greenleaf [in at 3:22], Prentiss McLaurin, Beverly Frierson, Mettauwer Carlisle, Stephen Gilchrist, David Tuttle; Absent: Heather Cairns, Wallace Brown, Sr.]*

Called to order: 3:00 pm

\*\* Please note: Recorder was not turned on until meeting was in progress, approximately 3:15 \*\*

?: There was also a 45 degree angle intersection at Lowman Home Barn Road and Johnson Marine Road that's very difficult to turn left off from because you gotta look hard over your left shoulder to see if there's any traffic coming, and today it's only a yield sign, there's not even a stop sign there. Very problematic to two things; one is the runoff water, the elevation between Johnson Marina Road and the lake is about a 65' drop so when it rains the runoff water comes down two natural sides of our subdivision and inundates property owners. We've called the County, the County's come out and looked at that. They continue to tell us, speak to the Commission because it's too late, you can't do it after the fact.

CHAIRMAN GILCHRIST: Appreciate it, sir. Can't read this – yes, go right ahead.

MR. DUNCAN: Mr. Chairman, if I can. It's Wayne Duncan, you can't read a lefty.

CHAIRMAN GILCHRIST: Alright, there you go. Mr. Duncan, give us one second, we wanna ask Staff a real quick question, please.

MR. TUTTLE: Mr. Chairman, if I may? I had a question for Staff. So it's my understanding that during the design process after a zoning process that there are rules in place to handle storm water detention and retention and etc. and all that's codified and is done through a standard, I think DHEC maybe has a standard that you adhere to or exceed. Is that correct?

1 MR. PRICE: Correct.

2 MR. TUTTLE: Okay, thank you.

3 CHAIRMAN GILCHRIST: Alright Mr. Duncan, you're welcome to come up.

4 **TESTIMONY OF WAYNE DUNCAN:**

5 MR. DUNCAN: Thank you.

6 CHAIRMAN GILCHRIST: Sure.

7 MR. DUNCAN: Okay, a couple of things. I don't have any notes or anything like  
8 that but Lake Murray Elementary School right now has like 11 –

9 CHAIRMAN GILCHRIST: If you could give us your name and your address, sir.

10 MR. DUNCAN: I'm sorry.

11 CHAIRMAN GILCHRIST: That's alright.

12 MR. DUNCAN: Wayne Duncan, #9 Amenity Court, right down at the end of  
13 Johnson Marina. The Lake Murray Elementary School for one has 11 portables right  
14 now. This property backs right up to that. The attendance has been stopped by District  
15 5. Any houses built on this property the kids are gonna have to go either to Chapin or to  
16 Ballentine Elementary School. That's one thing. The traffic flow in the afternoons or in  
17 the mornings going in to Lake Murray Elementary School, you cannot get through that  
18 road. There's no chance in the world you can get through there because the parents  
19 backed up trying to get into the school. The property itself feeds into Johnson Marina  
20 Road or you can take Barnyard Road and go back up towards the Lowman Home. But  
21 the traffic flow right now is such that it's a real major problem. We've had a number of  
22 problems on the four-way stop, we've had a number of accidents there. I'm sorry, I got  
23 sidetracked for the sound system. One of the other things is the sewer system. Between

1 four and six weeks, like clockwork, you got a track hoe or a back hoe, a utility truck and  
2 six men that right down from Lake Port, right there where that road comes in on that 45  
3 degree angle, over there digging up trying to replace pipes and fix the sewer system.  
4 You also have D.L. Horton finishing up their project at Eagle's Rest, that hadn't even  
5 been dumped into the sewer system yet. And now we're gonna put this on top of that? I  
6 don't think so.

7 CHAIRMAN GILCHRIST: Thank you Mr. Duncan, I appreciate that. Ken  
8 Sullivan?

9 *[Greenleaf in at 3:22]*

10 **TESTIMONY OF KEN SULLIVAN:**

11 MR. SULLIVAN: Thank you, sir. I am Ken Sullivan. I live at 521 Fairwind Drive,  
12 Lake Port community. And Mr. Chairman, I'd ask in reference to the two minute drill that  
13 you permit me to read a statement. It's two pages, single spaced so I can efficiently  
14 read it if you would allow me.

15 CHAIRMAN GILCHRIST: Yes, sir, within your two minutes.

16 MR. SULLIVAN: And I would like to think I don't represent anybody officially,  
17 formally, but that I represent the very distinct majority of the people who live in this area

18 –

19 CHAIRMAN GILCHRIST: Yes, sir.

20 MR. SULLIVAN: - Ballentine and Hilton and White Rock. I'm a 28 year Navy  
21 Veteran. I chose with care where I'm living. And I was impressed by the standards,  
22 rural, very nice neighborhood. Good schools. Roads were adequate. All that is  
23 changing, it's changing dynamically. I'm a resident of Lake Port community on Johnson

1 Marina Road very near the property for which the interested parties are now petitioning  
2 for a less restrictive zoning change. I've observed the efficiency, clearing, and building  
3 of the latest Horton development Eagle's Nest. It's a large project adjoining my  
4 neighborhood that severally and negatively impact our existing community  
5 infrastructure. I now navigate rural roads and intersections that have become more  
6 crowded and less safe. I necessarily drive by Horton's uncharacteristic urban, near tree-  
7 less, densely built, boxed compound-like neighborhood where there was once a  
8 beautiful hardwood area that could be and should have been protected and used to  
9 enhance a much more traditional and pleasing rural development. I then arrive at my  
10 lakeside home where I look out on a cove where the Horton construction runoff has  
11 deposited up to several feet of silt, a thing that makes recreation, fishing, dock and  
12 boating activity increasingly restricted and less pleasant. Sediment deposits have  
13 occasionally during lengthy rains made cove water red for as far as can be seen in the  
14 direction of Johnson Marina. Complaints to Richland County have resulted in tardy  
15 inspections and declarations that everything is in accordance with codes. If so, then the  
16 existing retaining curtains or whatever have been prescribed by severally deficient  
17 requirements. The County should not have allowed or should have stopped and  
18 penalized the damage already done to both the lake and the resulting devaluation of  
19 neighboring properties. Now I must consider and frankly be further angered by this  
20 Horton and all petition to have more high density local construction. And then to effect  
21 more construction run off in the same Lowman Creek Basin and into the lake, surely  
22 building the sediment levels to a point that will significantly limit rightful lake enjoyment  
23 and property values. After much complaining I see no evidence that anyone has or will

1 evaluate or prohibit this. Additionally, to all parties who have joined to file this petition to  
2 advance a very bothersome and imposing burden upon our community, while you offer  
3 no certain benefits or good happenings I simply say, this proposal can be described,  
4 judged, and should be dismissed without approval and under very simple but powerful  
5 criteria; that is democratic rights and expectations. We the current residents of the  
6 Ballentine, White Rock, and, and Hilton areas consider and advocate that if current  
7 zoning is a rightful and agreeable determination that flows from an originally informed,  
8 formal and enduring government planning exercise, and that we should then have a  
9 rightful expectation that the subsequent choices and decisions and investments that we  
10 have made were and are –

11 CHAIRMAN GILCHRIST: Mr. Sullivan, I'm gonna have to ask you to bring it to a  
12 close.

13 MR. SULLIVAN: Well, I guess I could move to what I said last. Any benefits to be  
14 derived from increasing the density level that graciously, that now already graciously  
15 provides more than sufficient opportunity for development, this [inaudible] nonapproval  
16 of this request is the expectation of our community. I hopefully represent the objective  
17 and concerned residents who are already mostly voters and will be sure to exercise  
18 whatever political and legal redress we have –

19 CHAIRMAN GILCHRIST: Thank you, sir.

20 MR. SULLIVAN: - in preventing this. Thank you.

21 CHAIRMAN GILCHRIST: Thank you, Mr. Sullivan. Lisa Weir?

22 MS. WEIR: I'm Lisa Weir and I would like Mr. Urshel to speak on my behalf,  
23 please.

1 CHAIRMAN GILCHRIST: Okay.

2 MR. SULLIVAN: May I, sir, ask that you take my statements and make it a part of  
3 the Record?

4 CHAIRMAN GILCHRIST: We can certainly do that sir, thank you.

5 MR. SULLIVAN: Thank you.

6 **TESTIMONY OF LEWIS URSHEL:**

7 MR. URSHEL: Do I need to restate my name?

8 CHAIRMAN GILCHRIST: Yes, sir for the Record, please.

9 MR. URSHEL: Okay. Alright, sure. My name is Lewis Urshel. I live at 408 Lash  
10 Lane. Couple other points I'd like to make. Number one is street lighting. As you move  
11 from rural to a dense neighborhood you need to be thinking about street lights and  
12 sidewalks. When Lake Port was built there are sidewalks, there are street lights, people  
13 walk their children to school every day. The new development, the latest D.R. Horton, I  
14 just went through it yesterday, there are no street lights and are no sidewalks. Children  
15 are gonna be walking to school in the roadway and I want you to think about how  
16 accountable you'll be when something happens. Already today with the density you've  
17 already allowed we have people walking Johnson Marina Road, jogging, walking,  
18 walking their dog, and children walking on the berm because there's no sidewalks. If  
19 you're going to change this from a rural area zoning to a more dense, you need to be  
20 thinking about that. Make it, you know, do the infrastructure first then allow it from there.  
21 The last point I'd like to make is the sewer system. It is problematic, it smells at times, it  
22 backs up at times and at times after it rains, and this is one that still intrigues me and I  
23 don't quite understand, I live right across from one of the [inaudible] stations. Every time

1 we have a good hard rain all the alarm lights go on and they have to come in there and  
2 deal with it and pump it out or do something. So you know, I'm an engineering  
3 background, I have a little bit of problem understanding how surface water can get into  
4 your closed sewer system unless you've already got some infrastructure problems  
5 you've not dealt with. Thank you.

6 CHAIRMAN GILCHRIST: Thank you, sir. Tom Cowan?

7 **TESTIMONY OF TOM COWAN:**

8 MR. COWAN: Good afternoon. My name is Tom Cowan. I live at 620 Cumatage  
9 Lane, that is in Lake Port. I'm also the president of the Ballentine Civic Association. I am  
10 here because I have already submitted a letter opposing this planned development. I  
11 understand that there is a desire to develop that property but I believe increasing the  
12 density of the property will not serve the community. And according to the Planning  
13 Commission's own policy guidance, the density, I'm reading from what's on their  
14 website, the density of new developments and the design of new subdivisions should  
15 uphold and respect the unique rural character of the surrounding area. And new  
16 residential development should be served by adequate supplied public water and  
17 sanitary systems. If you increase the number of homes in there you will probably  
18 increase the number of spigots that are tapped into the existing system, which I do not  
19 believe the system was ever designed for. We have neighbors, community neighbors  
20 over in the Cedar Cove neighborhood who are already suffering because of the  
21 development of Eden Brook that has put more sewerage directly into their line and has  
22 caused a system that is completely overtaxed. They're pumping it out daily, two trucks a  
23 day to keep up with it, and because they don't have a plan yet to replace the piping and

1 yet we're gonna put more residential areas in there? We have Osprey as mentioned  
2 earlier, we have Lake Port as mentioned earlier, we have Eagle's Rest which is itself a  
3 monstrous community, and yet you're gonna even do more in terms of development.  
4 Our school system can't handle it, you've heard the complaints of the traffic, you've  
5 heard the complaints about the sewer system, and also the impact on the folks at  
6 Lowman Home but I can let them speak for themselves if they're represented. It is, it is  
7 just unconscionable to allow this development to continue unchecked. The five year  
8 plan called this RU and I think it outta stay there, if I understand RU, because that  
9 allows for slightly lower density of housing. Thank you very much.

10 CHAIRMAN GILCHRIST: Yes, sir. Rudy Harrington?

11 **TESTIMONY OF RUDY HARRINGTON:**

12 MR. HARRINGTON: Hello. I'm Rudy Harrington. I live at 612 Cumatage Lane in  
13 the Lake Port subdivision. I will be very brief. My whole problem is with timing. We know  
14 that there's gonna be growth. We're not opposed to growth. But with the sewer system,  
15 and my understanding is in Cedar Cove they actually have raw sewerage leaking into  
16 Lake Murray and the solution so far has been to pump it out. That's, that can't be going  
17 on. The school system, it is too crowded. The traffic is awful. But we know it's gonna  
18 happen, it's gotta grow, we're not so opposed to it growing as we are as to the timing.  
19 Let's get the infrastructure fixed first and then we'll probably not have any objections.  
20 Thank you.

21 CHAIRMAN GILCHRIST: Thank you, sir. Donna Cole?

22 MS. COLE: I think for the sake of everybody's time I'm gonna decline because it  
23 would be repetitive, just to repeat what's already been said.



1 CHAIRMAN GILCHRIST: Okay. Thank you. Okay folks, that's all we have signed  
2 up to speak. Questions, comments?

3 MR. TUTTLE: Mr. Chairman?

4 CHAIRMAN GILCHRIST: Yes sir, Mr. Tuttle?

5 MR. TUTTLE: I have a couple comments that I'd like for the folks in attendance  
6 to understand. We get to, to address zoning. Many of the concerns that you have are  
7 beyond our scope. We don't really get to comment on sewer system capacity,  
8 roadways. I know, unfortunately, and you know, I wish that roads were proactively  
9 widened, that's not the mechanism we have in this State. I wish we built schools ahead  
10 of the need. That's not the way it works in our State. So I just want you to know what's  
11 before us is just a rezoning. Whether the storm water leaves the site or not, that's  
12 something for the engineers and the process beyond this council to handle. So I just  
13 wanted everybody to be aware of that. With that said I'm gonna make a motion that  
14 Case 17-045 move forward to Council with a recommendation for approval.

15 CHAIRMAN GILCHRIST: Is there a second? Motion dies for lack of second. Let  
16 me just comment on what Mr. Tuttle just mentioned. It is unfortunate that we hear about  
17 issues related to things like sewer and the overcrowding of schools. And unfortunately  
18 this Body does not have the ability to do anything about that. We typically have to look  
19 at the environment by which we're trying to rezone a request and look at the  
20 characteristics of that particular area to see whether or not the zoning that we're  
21 proposing, or that's being proposed, is consistent with that. And in this particular case it  
22 is. And so we would certainly encourage you to continue to advocate for the issues  
23 regarding sewer. We're very aware of these issues and we've heard them in the past.

1 We would encourage you to continue to advocate for those issues because we do, we  
2 would agree with you that it needs to be addressed. But for this particular case those  
3 issues would be things that this Body would not consider relative to this rezoning. So  
4 with that I will entertain a motion or any additional comments? Yes, sir?

5 MR. GREENLEAF: Mr. Chairman, thank you very much. The summary we got  
6 from the Staff said that we have 178 density or units that could go on the particular  
7 parcel, 178 in the new designation. How many units could be there if it was just to stay  
8 where it was? Or where it is, excuse me. Do you follow me? How many -

9 MS. HEGLER: Yes, sir. Let us calculate that real quickly.

10 MR. GREENLEAF: Thank you. Proposed to go to 178.

11 MS. HEGLER: All this technology, we're trying to get to our calculators.

12 MR. GREENLEAF: I'd just like that information before I move forward.

13 MR. PRICE: One hundred and fifteen.

14 MS. HEGLER: And keep in mind that these numbers do not consider what you  
15 would take out for infrastructure. This is a, this is called a gross density so that's just the  
16 maximum that's allowed by the size of the lot versus the allowable density. So it would  
17 actually conceivably be less because you would take out part of the property for roads  
18 and infrastructure.

19 MR. PRICE: Excuse me. Mr. Greenleaf, for clarity it's 108.

20 MR. GREENLEAF: 108?

21 MR. PRICE: 108.

22 MR. GREENLEAF: Okay, thank you very much.

23 MR. PRICE: Yes, sir.

1 CHAIRMAN GILCHRIST: Any additional comments? Motions? One of you has  
2 got to make a motion.

3 MR. GREENLEAF: I'd like to move that, Mr. Chairman, that we deny this request  
4 and not move forward to –

5 MR. TUTTLE: Excuse me, Mr. Greenleaf. Mr. Chairman, I'd like to, as a point of  
6 order, I don't believe Mr. Greenleaf was here for the beginning of the discussion,  
7 therefore I think he's ineligible.

8 CHAIRMAN GILCHRIST: Yes, ma'am, Ms. Frierson.

9 MS. FRIERSON: Mr. Chairperson, I move that we deny this request.

10 CHAIRMAN GILCHRIST: Okay, there's a motion on the table to send this  
11 forward to Council with a recommendation of denial. Is there a second?

12 MR. TUTTLE: Mr. Chairman, may I ask Staff a question?

13 CHAIRMAN GILCHRIST: Yes.

14 MR. TUTTLE: What's the relative density of the Lake Port subdivision?

15 MS. HEGLER: It's zoned RS-LD, we'd have to pull up the map.

16 MR. TUTTLE: So that's a more intensive zoning than the request on this parcel?

17 MS. HEGLER: Yeah, we can pull up a map and do a few measurements, cause it  
18 looks like there's a variety of lot sizes in there so give us a moment.

19 MR. TUTTLE: I was just trying to frame it relative to the surrounding  
20 neighborhoods. Thank you.

21 CHAIRMAN GILCHRIST: Sure.

22 MR. TUTTLE: Mr. Chairman, do I participate in this vote or not?

1 CHAIRMAN GILCHRIST: I don't recall you being here at the beginning of this  
2 discussion. Okay. So you'd probably have to recuse yourself from that vote.

3 MS. HEGLER: I'm not seeing a number here.

4 CHAIRMAN GILCHRIST: Everybody can see this, right?

5 MS. HEGLER: We're trying to generate a – okay so that's a unit on .13 acres  
6 going up to that looks like .38. So that's more in line with your - .38 what would that  
7 equate to in density, Geo? That's three units an acre, 2 ½.

8 MR. TUTTLE: Yeah, rough. Yeah. So you think overall Lake Port's at 2 ½?

9 MS. HEGLER: Yeah, in many ways it looks like it's developed denser than even  
10 the low density would typically allow.

11 MR. TUTTLE: Right, and the overall density of the Applicant's request was how  
12 many units per acre?

13 MS. HEGLER: I mean, are we not in Lake Port. I mean, if we, we can take a  
14 couple of lots. Let's make sure this is Lake Port. Yeah, that's a single-family home on  
15 .14 acres is Cumatage.

16 AUDIENCE MEMBER: Please look beyond that.

17 CHAIRMAN GILCHRIST: Sir, please. We can't have any more commentary from  
18 the audience. Thank you.

19 MS. HEGLER: Let's go all the way to a less dense part of the development. Is  
20 this still in Lake Port? It's still even just a general location. There you have a lot that  
21 looks like one of the bigger ones in the area of 1.8. Yeah, I mean, we're just trying to do  
22 the surrounding area for you. Lake Port appears to be less than an acre for most of  
23 those lots, unless we're looking at the wrong thing.

1 MR. TUTTLE: Anyway, nonetheless the argument I was trying to make is that  
2 one of the objections was related to density and I would offer that the relative density of  
3 the proposed subdivision is very consistent with the surrounding neighborhoods. I know  
4 people are shaking their heads but that's just what the math on the surrounding three  
5 neighborhoods works out when you do it both ways. And then according to our report  
6 the level of serve on the roads was a B, so I, I'm not sure given the criteria that you're  
7 supposed to use to judge the application, that it doesn't fit within the requirements for  
8 approval. So I would just encourage everybody to note those facts if you would.

9 CHAIRMAN GILCHRIST: Thank you, Mr. Tuttle. We do have a motion on the  
10 floor.

11 MS. HEGLER: Chairman, if I may?

12 CHAIRMAN GILCHRIST: That has not been seconded. Yes, Staff?

13 MS. HEGLER: It does not have a second. Mr. Tuttle asked a question before  
14 there was a second.

15 CHAIRMAN GILCHRIST: Correct. Yes. Motion on the floor does not have a  
16 second so that motion has –

17 MS. YIP: I'll second – if it's not too late I'll second Mr. Tuttle's proposal for –

18 CHAIRMAN GILCHRIST: Mr. Tuttle's?

19 MS. YIP: Yes, Mr. Tuttle's.

20 CHAIRMAN GILCHRIST: Okay, we have a motion on the floor from Ms. Frierson  
21 so we need to entertain that motion first. So this motion is to deny and there has not  
22 been a second on that. So that motion dies for failure of a second. So Mr. Tuttle, would  
23 you like to restate your motion?

1 MR. TUTTLE: I'd like to make a motion that Case 17-045 MA move forward to  
2 Council with a recommendation for approval.

3 MS. YIP: I'll second that.

4 CHAIRMAN GILCHRIST: Okay, it's been moved and properly seconded that we  
5 send Case No. 17-045 MA forward to Council with a recommendation for approval. All  
6 in favor signify by raising your hand?

7 MR. PRICE: Alright those in favor: Yip, Carlisle, Gilchrist, Tuttle.

8 CHAIRMAN GILCHRIST: All opposed?

9 MR. PRICE: Those opposed: McLaurin, Frierson.

10 *[Approve: Yip, Carlisle, Gilchrist, Tuttle; Opposed: McLaurin, Frierson; Absent: Cairns,*  
11 *Brown]*

12 CHAIRMAN GILCHRIST: And we are a recommending Body to County Council.  
13 They will meet back in these Chambers, is it February 27<sup>th</sup> guys?

14 MR. PRICE: Yes.

15 MS. HEGLER: Yes, sir.

16 CHAIRMAN GILCHRIST: Yes. So feel free to come back at that time if you wish.  
17 Thank you. And folks if you'll kind of keep it down for us as we try to get through the  
18 Agenda, we certainly would appreciate it as you're exiting. Thank you. Next Case.

19 **CASE NO. 18-002 MA:**

20 MR. PRICE: Okay the next item before you is Case 18-002 MA. The Applicant is  
21 Jesse Bray and the Applicant is requesting to rezone 40.67 acres from Rural to RS-E,  
22 similar to what you just heard from a density change. The location is off of Koon Road.

1 This actually was before you previously as RS-LD. And it was withdrawn at County  
2 Council, and it has come back before you as RS-E, Estate.

3 CHAIRMAN GILCHRIST: Okay. Any questions for the Staff in Case No. 18-002  
4 MA? The Applicant, Jordan Hammond? Jesse Bray?

5 **TESTIMONY OF JESSE BRAY:**

6 MR. BRAY: Jesse Bray, 286 Caden Court, Chapin, South Carolina 29036.  
7 Thank you, Commission. We bring this back before less dense than what was  
8 previously approved by you, recommended for approval by you to Council. Right now  
9 we're going for RS-E. The reason that we're coming back before you, met with the  
10 Councilmember, we met with HOA prior to our original proposal, tried to work out some  
11 issues that they foresaw that we had addressed. Councilmember had some additional  
12 issues and concerns so we met with the neighbors for a second meeting. And what we  
13 are compromising with is going down to RS-E zoning classification. Some of the issues;  
14 traffic, schools, environment. With environment we've already conducted a phase I  
15 study, there are no RECs, recognized environmental conditions. We're actually right  
16 now planning to leave about 40% of this property untouched. There's a wetlands that  
17 would need to be crossed that we're not going to be crossing, we're gonna keep that  
18 intact. We talked with local schools, all of the elementary, middle and high schools are  
19 under 100 person capacity, they still have 100 or more people that they can fit in their  
20 classrooms. We understand the traffic concerns. A lot of that had to deal with the  
21 location of our entrance. Talking with DOT, talking with our engineers, we've put the  
22 entrance location at the best possible location as far as engineering and what DOT will,  
23 will want. Thank you for your time.

1 CHAIRMAN GILCHRIST: Sure. Any questions for the Applicant? No questions?  
2 Okay. We do have a couple persons signed up to speak and when we call your name,  
3 please come to the podium, give us your name and your address for the Record.  
4 Higgins? What's that first name, Ms. Higgins?

5 **TESTIMONY OF EILEEN HIGGINS:**

6 MS. HIGGINS: Eileen.

7 CHAIRMAN GILCHRIST: Eileen, okay.

8 MS. HIGGINS: Hi. My name is Eileen Higgins and I live at 226 Bronlow Drive in  
9 Irmo. I live across the street from where they are planning to put that development.  
10 When I listen to the people that talked about Lake Port I think these are similar issues  
11 but I just want to say that probably you're going to approve this endeavor but I what I  
12 want is sidewalks, less people in that area, they have, the density is much different than  
13 Palmerston North or Palmerston South, which were built by different builders but, so  
14 that surrounding area. And I want that to be kept in mind because that is a very  
15 dangerous area. Where I am will be directly across from them. The entrance will be  
16 difficult to get out of. These are the issues, it's about density, it's about traffic, it's about  
17 sidewalks, it's about safety. That is why I'm here. And I'm depending on all of you to not  
18 argue on this one because he was late, he had to recuse. I'm hoping that all of you will  
19 take note of my issue which is the issue of Palmerston North, Palmerston South, Stone,  
20 I think it's called Stonegate or Stoneridge, and another neighborhood, I can't think of it.  
21 And we are just, we're not, we're two tee shots up from the intersection of the middle  
22 school and the high school. Thank you very much for listening.

23 CHAIRMAN GILCHRIST: Thank you, Ms. Higgins. Jason Branham?



1 **TESTMONY OF JASON BRANHAM:**

2 MR. BRANHAM: Thank you. I'm Jason Branham. I live at 206 Averil Lane in the  
3 Palmerston North subdivision which is straight across from this same tract of land. I'm  
4 not here to, to necessarily oppose. I appreciate the representatives from D.R. Horton as  
5 well as Councilman Malinowski for working with the community and the neighbors to a  
6 compromise position. And I would just add [inaudible] something of an informal  
7 spokesperson for the group and this new proposed designation was presented to them  
8 all via email and I did receive a fair amount of feedback and response, again  
9 acknowledging the compromise position that D.R. Horton had taken in this matter. So  
10 that's really all I have to say.

11 CHAIRMAN GILCHRIST: Thank you. That's all we have signed up to speak. Are  
12 there any questions, comments, motions?

13 MR. TUTTLE: Mr. Chairman, I have a question for Staff if I may? It looks like  
14 from our colored map that the Applicant's zoning classification is less dense than the  
15 surrounding neighborhoods. Is that a fair statement?

16 MR. PRICE: Yes.

17 MR. TUTTLE: Okay.

18 MS. HEGLER: The zoning designation is less intense.

19 MR. TUTTLE: Yes. Right, I mean, that's all we have, from our seat that's all we  
20 have to go by, right?

21 MS. HEGLER: Correct.

22 MR. TUTTLE: So it's actually less dense than the surrounding neighborhoods.

23 MS. HEGLER: [Nods yes]

1 MR. TUTTLE: Okay. Thank you.

2 CHAIRMAN GILCHRIST: Additional comments?

3 MR. TUTTLE: That being said, Mr. Chairman, I make a motion that Case 18-002  
4 MA move forward to Council with a recommendation of approval.

5 MR. GREENLEAF: I second that.

6 CHAIRMAN GILCHRIST: Okay. It's been moved and properly seconded that we  
7 send Case No. 18-002 MA forward to Council with a recommendation of approval. All in  
8 favor signify by raising your hand?

9 MR. PRICE: Alright those in favor: Yip, Greenleaf, McLaurin, Frierson, Carlisle,  
10 Gilchrist, and Tuttle.

11 *[Approved: Yip, Greenleaf, McLaurin, Frierson, Carlisle, Gilchrist, Tuttle; Absent: Cairns,*  
12 *Brown]*

13 CHAIRMAN GILCHRIST: Opposed? Alright. Again, we are recommending  
14 Body to County Council and they'll meet back in these Chambers on February 27<sup>th</sup>.  
15 Thank you guys. Okay. Is that it?

16 MS. HEGLER: Yeah, so the Land Development Code rewrite there's no action  
17 today. You had a presentation at a work session prior to this meeting. Rules and  
18 Procedure, is that something that you would like to take up today?

19 CHAIRMAN GILCHRIST: Not today, we'll defer that to our next meeting.

20 *[Irrelevant discussion with audience member]*

21 MR. TUTTLE: Mr. Chairman, if you will then I'll, if you'll entertain a motion to -

22 CHAIRMAN GILCHRIST: Well, I do wanna mention one thing under Chairman's  
23 Report if I may.

1 MR. TUTTLE: Okay.

2 CHAIRMAN GILCHRIST: Mr. Tuttle wasn't trying to not allow me to have the  
3 Chairman's Report, just for the Record. [Laughter] I just want to thank the folks who  
4 helped, who are helping to rewrite our Code. I thought we had an excellent work  
5 session for those of you that missed it earlier today, and I really look forward to  
6 furthering that discussion and more specifically as you listen to some of the cases today  
7 that may help you to frame some of the discussions we were actually having a little bit  
8 earlier today. So thank you for your work and your continued work. I want to thank the  
9 Staff, for those of you who may not have had an opportunity to see this, we've talked  
10 quite a bit about the need to ensure that the public is engaged in what we do and I've  
11 been so pleased. I had three people to actually send me correspondences from the  
12 media in the Northeast news and others where we have articulated what we're doing  
13 with the Code rewrite and inviting the public to be a part of that. And so I wanna thank  
14 the Staff for your work on that because that sends the message that we really wanna  
15 engage the public in a meaningful way around our work. The third thing I just wanna  
16 mention to the Staff real quick and we can discuss this a little bit more at our next  
17 meeting, you know, one of the opportunities, and I know Commissioner Yip mentioned  
18 this a little bit earlier when we were having the workshop, the opportunity for us as  
19 commissioners to communicate what we're doing here through our own media, whether  
20 that's through our own emails or what have you. And so Tracy that goes back to the  
21 discussion we were having about some portal that each commissioner can have to be  
22 able to communicate that information out. And I know we're having some conversations  
23 about what that would look like and more specifically whether or not we were gonna

1 have email addresses or whatever the case may be. But at our next meeting maybe we  
2 can begin to think through something like an address for each commissioner that would  
3 allow us to be able to use that to send out to our own contacts around things like the  
4 Code rewrite. But it also helps to satisfy what I'm interested in for all of these  
5 commissioners and that is some form of contact information on the Planning  
6 Commission website for each commissioner that's serving on this Commission. So let's  
7 continue to work through that and figure out a way that we can do that without it being  
8 too cumbersome, if that makes sense. Last thing, for those of us that can for the  
9 meetings that will be taking place let's try to come and be supportive of the Staff and of  
10 the community with the various meetings that will be taking place. Could be get just kind  
11 of a quick announcement on when those meetings are gonna be held so that the  
12 commissioners will know that, and if you can participate we certainly would like to have  
13 you participating.

14 MS. HEGLER: Yes, Chairman. So in terms of the Code rewrite, over the next  
15 three days we have a number of meetings. A public meeting is in this room tonight at  
16 6:00 and we are live streaming that to some multiple satellite sites through the County  
17 so citizens can either go to those sites and view it with other citizens or they can view it  
18 at home from any device they would like. We have a series of stakeholder meetings  
19 tomorrow as we always do in these processes, we set up stakeholders that represent  
20 various groups if you will that have a stake in what happens in Richland County. We  
21 have a development community group, we have a conservation and environmentally  
22 focused group, and we have utility providers so we can start talking to school districts,  
23 transit, storm water, all those folks that provide services around the County so that

1 they're engaged in this process. Those will be held tomorrow. On Wednesday we will  
2 have a meeting with our steering committee. If you recall we put together a group of  
3 folks that are helping to keep us on track, make sure that we're kinda marching towards  
4 a finish line. We will meet with them Wednesday morning. And then have a second  
5 public meeting at Decker Center Wednesday afternoon at 2:00 and that's at 2500  
6 Decker Boulevard in our new community room there. So a number of opportunities  
7 throughout the next three days, lots of Code conversation with our consultants and  
8 obviously you are welcome. Certainly I would really encourage to at least follow along or  
9 attend one of the public meetings so you can hear how the public's responding to this.

10 CHAIRMAN GILCHRIST: And for those of you that are still here, we would  
11 encourage you also as part of the public to come out and participate and make your  
12 voices heard in these meetings. Is there anything else to claim our attention?

13 MS. FRIERSON: I have a quick question. Tracy, [inaudible] within the next three  
14 days. Do you have a schedule for meetings after that?

15 MS. HEGLER: We probably won't have one for a while because now we're  
16 gonna get hard to writing, so you know, after we receive feedback during this process  
17 and at least, you know, hear we're on the right track or we're way off, I mean, we're  
18 happy to hear either we just wanna know from all of these groups that we're meeting  
19 with, our consultants will go back and actually start writing. So for you we'll be giving  
20 you pieces of the rewrite to review and I think a lotta that will be online as well for the  
21 public. A next round of public meetings will probably not be until we have a little more  
22 substantial draft to present.

23 MS. FRIERSON: I'd like to [inaudible] apologize [inaudible – mic not on].

1 MS. HEGLER: I'm sorry. No worries. Sorry to hear that.

2 CHAIRMAN GILCHRIST: Sorry to hear that, Ms. Frierson, we'll keep you in our  
3 prayers.

4 MR. GREENLEAF: Mr. Chairman, I'd like to ask that we try to communicate this  
5 information via email to the commissioners. I had a challenge with the past number of  
6 mailings that I've received. We can talk about it offline but arriving in a timely manner.  
7 Like Friday I learned about these meetings.

8 CHAIRMAN GILCHRIST: Okay.

9 MS. HEGLER: We will certainly make sure that you receive emails.

10 MR. GREENLEAF: Yeah, emails would be much more efficient I think.

11 CHAIRMAN GILCHRIST: And then finally I just wanna thank again Mr. Carlisle,  
12 our new Commissioner, for joining us here. He certainly got a good taste of what the  
13 Commission will be like going forward and so we're delighted that he's here and will be  
14 participating. So thank you sir for agreeing to serve. Anything else to gain our attention?  
15 If not, I'll take a motion to adjourn.

16 MR. PRICE: Excuse me, Mr. Chair. I just wanted to kinda go back with your rules  
17 that we'll be going over I guess next month.

18 CHAIRMAN GILCHRIST: Yes.

19 MR. PRICE: I'm not sure how you want, you or the Planning Commission would  
20 like to proceed with this at the meeting. Do you want to just kinda go down item by item  
21 or is this something that you want, y'all want to send in comments, just something Staff  
22 can look at?

1           CHAIRMAN GILCHRIST: I was gonna suggest that we send comments, send  
2 them to us for those of you who don't have copies of them. And if there's something that  
3 you wanna change on the rules let's send them back to Staff so that we can comment  
4 on those as opposed to taking too much time in the meeting next month. Does that  
5 make sense?

6           MS. FRIERSON: You said [inaudible].

7           MR. PRICE: As long as you get it to us before that Friday that we normally send  
8 out your Agendas. Like I say, I wouldn't necessarily be locked in to just amending just  
9 these rules. If there's something new that you would like to see introduced please feel  
10 free to, you know, bring that forward and it's something you can look at.

11          CHAIRMAN GILCHRIST: That was good. Motion to adjourn. Oh, okay. Yes, sir?

12          MR. GREENLEAF: Motion to adjourn.

13          CHAIRMAN GILCHRIST: Second, good. We're out.

14

15

*[Meeting adjourned at 3:55]*