

**RICHLAND COUNTY PLANNING COMMISSION**  
**September 9, 2019**

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*[Members Present: Prentiss McLaurin, Jason Branham, Beverly Frierson, Heather Cairns, Stephen Gilchrist, Mettauier Carlisle, Wallace Brown, Sr.; Absent: David Tuttle]*

Called to order: 3:13 pm

CHAIRMAN GILCHRIST: I'd like to call the September 9<sup>th</sup> Planning Commission meeting to order. Please allow me to read into the Record, In accordance with the Freedom of Information Act a copy of the Agenda was sent to radio, TV stations, newspapers, and persons requesting notification, and posted on the bulletin board located in the County administration building. So we thank all of you for being here today for our meeting. First item on our Agenda is our Consent Agenda, motion for the Consent Agenda.

MS. CAIRNS: With regards to the Consent Agenda and the Map Amendments, we have one case, Case No. 6, which the Staff indicated for approval, so unless any of the Commission Members would like to hear about that case we will indeed testimony on all the Map Amendments except for the one on Miramar Drive.

CHAIRMAN GILCHRIST: Okay.

MS. CAIRNS: I would amend the Consent Agenda to remove Map Amendments 1, 2, 3, 4, and 5 from the Consent Agenda for our public comment.

CHAIRMAN GILCHRIST: Okay, is there a second?

MR. BRANHAM: Second.

CHAIRMAN GILCHRIST: Okay, it's been moved and properly seconded that we accept the Consent Agenda as amended. All in favor signify by raising your hand.

1 MR. PRICE: Those in favor: McLaurin, Branham, Frierson, Cairns, Gilchrist,  
2 Carlisle and Brown.

3 *[Approved: McLaurin, Branham, Frierson, Cairns, Gilchrist, Carlisle, Brown; Absent:*  
4 *Tuttle]*

5 CHAIRMAN GILCHRIST: Alright. Okay Staff, when you're ready we can get to  
6 the first case.

7 **CASE NO. 19-027 MA**

8 MR. PRICE: Alright, the first item is Case 19-027 MA. The Applicant is Phil  
9 Savage. The location is on Dutch Fork Road. The Applicant is requesting to rezone  
10 about 8.23 acres from Rural to General Commercial. Staff has recommended  
11 disapproval of this request. Of course our recommendations are based on the  
12 guidelines of the Comprehensive Plan. The Comprehensive Plan designates this area  
13 as Neighborhood Low Density and the Comprehensive Plan recommends neighborhood  
14 scale commercial development within this designation. It is felt that the General  
15 Commercial would allow uses which are more intense than the neighborhood scale, and  
16 also out of character with the surrounding land uses and zoning districts within the area.

17 CHAIRMAN GILCHRIST: Okay, are there any questions for the Staff in this  
18 case? We do have a couple persons signed up to speak. When we call your name  
19 please come to the podium and give us your name and your address for the Record,  
20 and you'll have two minutes to address the Commission. The Applicant, Phil Savage?  
21 Please, and you may use either podium on each side of the room.

22 **TESTIMONY OF PHIL SAVAGE:**

1 MR. SAVAGE: Okay, my name is Phil Savage, address 30 Manus Road, Irmo,  
2 South Carolina 29063. And I've lived in the Ballentine area for over 40 years, past  
3 president of the Ballentine-Dutch Fork Civic Association, actually two years, and I'm a  
4 current member today. And I only mention this because a lot of the people in the area  
5 are, you know, they feel like this property's at a brand new traffic light, it's got a bank  
6 across the street, a gas station on the other corner, got General Commercial on one  
7 side and a huge church on the other side, and they feel like that it's gonna be developed  
8 some time, and a lot of them, pretty much everybody I've spoken to anyway, has told  
9 me that they'd much prefer a local, trusted developer who is willing to make some  
10 accommodations that I'll point out – you might can see it in the background there.  
11 Anyway, so like I said it's at a very busy traffic light at the intersection and I know the  
12 Planning Staff recommended disapproval when they reviewed it; at the time we had not  
13 met with the neighbors behind, which I've now done, they're gonna come up and speak,  
14 and we have agreed to set aside almost 20% of the property, it's taken out now that the  
15 original application was 10 acres, this one's 8.23 acres because 100' of frontage in the  
16 back has been taken out of that, and we're gonna set it aside as a buffer. There's  
17 actually another piece there that a guy by the name of Nathan Isbel who lives in the  
18 neighborhood behind expressing interest of buying; told him I'd sell it to him for \$5,000,  
19 and so that closes any possibility that one day there might be a road through there or  
20 something like that. So anyway, like I say they're gonna speak. The first hearing they  
21 came to speak in opposition, today I think they're signed up to speak on behalf of that,  
22 and I realize that's a decision Council will make but I did want you to know that.  
23 Anyway, I think that's about it. I'm glad to answer questions if anybody has any.

1 CHAIRMAN GILCHRIST: Thank you, Mr. Savage. Are there any questions for  
2 the Applicant? Okay, thank you sir.

3 MR. SAVAGE: Thank you.

4 CHAIRMAN GILCHRIST: Pat Campbell? Again, please give us your name and  
5 address for the Record.

6 **TESTIMONY OF PAT CAMPBELL:**

7 MS. CAMPBELL: My name is Pat Campbell, I live at 84 Middle Creek Road,  
8 Irmo, South Carolina. And I'm a resident of the Shadow Wood Subdivision. And like Phil  
9 said we came last time in July when the meeting was cancelled to combat this, because  
10 he did not realize it backed up to our neighborhood. He has conceded 1.77 acres as a  
11 buffer all around the houses along Longwood Pass and Middle Creek Road where the  
12 site did exit, and 50' along another neighbor's house. He conveniently met with us, the  
13 neighbors, on August 5<sup>th</sup> and he made a nice buffer. That picture doesn't show the  
14 buffer. The neighborhood, as a result, has no objections.

15 CHAIRMAN GILCHRIST: Ms. Campbell, thank you so much. That's all we have  
16 signed up to speak. [Recorder feedback] Okay, are we good? Okay. So that's all we  
17 have signed up to speak. That buffer is showing on our –

18 MR. PRICE: It is not shown.

19 MS. CAIRNS: On page 6 it appears –

20 MR. PRICE: Oh, I'm sorry, on yours she did cut it out. Yes, so that buffer that you  
21 see, that portion, the stripe is the only, is the subject parcel for the rezoning, and the  
22 remainder will be the buffer which will remain rural, between this and the adjacent  
23 subdivision.

1 CHAIRMAN GILCHRIST: Okay.

2 MS. CAIRNS: I mean, I guess it's sort of a question for Staff but I mean, we see  
3 that there's a lot of GC across the street immediately adjacent, although it's  
4 predominately undeveloped. And I mean, speculation's an odd thing but one thing I  
5 wonder is if all of that was developed as commercial whether or not the  
6 recommendation, or even the Comp Plan, would've been different. I don't know if you  
7 want to speak to that at all.

8 MR. PRICE: I'm not sure. That's always a tough one and I think that one of the  
9 things that we've discussed during our requests is, you know, just because one side of  
10 the road has a particular zoning doesn't actually mean, you know, just the whole entire  
11 area, particularly across the street, should also be zoned that same way, because there  
12 could be differences according to what it's abutting and the surrounding area. As you  
13 notice the portion that's across the street that's zoned Commercial is abutted by a  
14 railroad track and I believe that that may have been part of the justification for rezoning  
15 that one as opposed to the other side where you get more into residential.

16 MS. CAIRNS: I mean, there's even GC immediately adjacent to this.

17 MR. PRICE: Yes, ma'am. You know, different times during rezoning requests, I'm  
18 not sure how much we really looked at, you know, the Comprehensive Plan for areas  
19 during zoning requests, especially when it got to the Council level, so you may find not  
20 only in this particular case, I think as we look going forward you will find a parcel or two  
21 or maybe a little bit more that's like, well how did that get rezoned, you know. I couldn't  
22 give you the justification behind it but there are times that there is a piece next to it that

1 had it come in now a recommendation would've been for denial for it, but you know,  
2 we're going back –

3 MS. CAIRNS: Oh, it was many years ago.

4 MR. PRICE: I'm sorry, what was that?

5 MS. CAIRNS: And it was rezoned in '03.

6 MR. PRICE: Yes, so.

7 MS. CAIRNS: That was even before I was here.

8 MR. PRICE: Yes.

9 CHAIRMAN GILCHRIST: Okay.

10 MS. CAIRNS: I mean, I'll just offer that I look at, I mean, you know, will be a  
11 staunch person to try to deny commercial sprawl to just continue down major corridors,  
12 but at the same time when I look at the existing zoning and the fact that this is at an  
13 intersection with two existing commercial properties, I find myself inclined to support the  
14 rezoning to General Commercial going against Staff recommendation based on the  
15 [inaudible].

16 CHAIRMAN GILCHRIST: I'm sorry, Ms. Cairns, could you – your mic is –

17 MS. CAIRNS: So yeah, so basically I make a recommendation that we send this,  
18 I'll make a motion that we send this forward – without stymying discussion, we can have  
19 more, but that we send this forward to Council with a recommendation of approval going  
20 against the Comp Plan because of the existing zoning in the area definitely indicates to  
21 me that this is likely to become a General Commercial node and that this parcel sits  
22 directly at a signaled intersection.

23 MS. FRIERSON: I second the motion.

1 CHAIRMAN GILCHRIST: Okay, it's been moved and properly seconded that we  
2 send this case forward to Council with a recommendation of approval based upon the  
3 recommendation from Ms. Cairns. Any other discussion?

4 MR. BRANHAM: Can I just ask a question, maybe? Mr. Savage can answer this.  
5 The status of the conveyance of the 1.77 acre parcel, has that already taken place, is  
6 there a contract?

7 MR. SAVAGE: It's not to be conveyed. I did agree to set it aside as a buffer but  
8 it's not included – the important thing she was pointing is it's not including in the  
9 rezoning so it's gonna remain Rural.

10 MR. BRANHAM: Does it have its own tax map number at this point?

11 MR. SAVAGE: No, that would be creating a new tax map number. There's also a  
12 very small wedge you can see on it between the road and there, we also own that piece  
13 of property and I've agreed to sell it to the neighbor, a guy by the name of Nathan Isbel  
14 lives right beside, and told him I'd sell it to him for \$5,000 and I'm saying that on the  
15 Record here, too.

16 MR. BRANHAM: Okay, I was conflating those two, so the two separate strips of  
17 land – is that correct?

18 MR. SAVAGE: That's correct, only the hashed part which is 8.23 acres of the 10  
19 acres will be rezoned. The other part's cut off on the left like it is with the understanding  
20 that it'll be a buffer. And the other piece I'm actually gonna sell to the neighbor for  
21 \$5,000. He wants to make certain there's never a road through there, which we're  
22 happy to do.

23 CHAIRMAN GILCHRIST: Thank you, Mr. Savage.

1 MR. SAVAGE: Thank you.

2 CHAIRMAN GILCHRIST: Any additional discussion? Okay, it's been moved and  
3 properly seconded that we send Case No. 19-027 MA forward to Council with a  
4 recommendation of approval based upon the recommendation from Commissioner  
5 Cairns. All in favor signify by raising your hand.

6 MR. PRICE: Those in favor: McLaurin, Branham, Frierson, Cairns, Gilchrist,  
7 Carlisle, Brown.

8 CHAIRMAN GILCHRIST: Okay, all opposed?

9 *[Approved: McLaurin, Branham, Frierson, Cairns, Gilchrist, Carlisle, Brown; Absent:*  
10 *Tuttle]*

11 CHAIRMAN GILCHRIST: Okay. Again, we are a recommending Body to County  
12 Council, they will meet back in these chambers on September the 24<sup>th</sup> and you're  
13 welcome to come back at that time. Thank you. Alrighty, Case No. 2.

14 **CASE NO. 19-033 MA:**

15 MR. PRICE: Alright, the next item is Case 19-033 MA. The Applicant is Gerald K.  
16 James. Location's on Leesburg Road. The Applicant is requesting to rezone 5.6 acres  
17 from Rural to Light Industrial. Staff has recommended disapproval. Again, this area  
18 according to the Comprehensive Plan is designated as a neighborhood activity center  
19 and the Plan recommends that commercial development that takes place within this  
20 designation be a contextually appropriate distance from the intersection of a primary  
21 arterial. Staff's view that the parcel is not located at a traffic junction and is not within a  
22 contextually appropriate distance of an intersection or neighborhood activity center. The  
23 Plan also discourages strip commercial development or fragmented leapfrog

1 development patterns along corridors. Also, that this parcel is also part of the Lower  
2 Richland Community Strategic Master Plan and it's also inconsistent with those  
3 recommendations for development in this area also.

4 CHAIRMAN GILCHRIST: Okay. Any questions for the Staff? The Applicant,  
5 Gerald James? The Applicant is not present. Robert and Ramona Ingram, Roger. Okay.  
6 Please feel free to come to the podium, give us your name and address for the Record.

7 **TESTIMONY OF ROGER INGRAM:**

8 MR. INGRAM: Roger Ingram, 4036 Leesburg Road. Our property abuts up  
9 against this piece of property and somebody was using it at one time for a junk yard.  
10 The cars have been removed but in the process of removal somebody punched holes in  
11 gas tanks, they burned the cars right there. I own a farm right next to it with horses, and  
12 the wind blew down the valley into my riding ring, my horse area. I had to move the  
13 horses out of that area because of they burning cars. And I called the environmental  
14 people and the fire department and they came in and made him put the cars out. They  
15 came in and put the cars out. But that area is contaminated now with fuel, plastics and  
16 it's not very good cause we are actually a federally registered farm. And I oppose the  
17 change.

18 CHAIRMAN GILCHRIST: Thank you, sir. That's all we have signed up to speak  
19 on this case. Let me ask the Staff a question. Just curious, what does a contextually  
20 appropriate distance mean? 'The subject parcel is not located at a traffic junction and is  
21 not within a contextually appropriate distance of an intersection', how do – I'm just  
22 curious as to how we determine that.

1 MR. PRICE: There's no specific rule or guidelines to that. This actually kind of  
2 came up, I guess really you could say the term came up during a previous rezoning  
3 request a few years ago, I think when we were looking at the rezoning on Clemson  
4 Road, I believe it was gonna be a Walmart during that time. And so what we're looking  
5 at, the Code doesn't give us a specific distance when you talk about its proximity to an  
6 intersection so one of the things we look at and say, what is an appropriate distance  
7 from that intersection? So in some cases we look and we say, its location is far enough  
8 that it's just not appropriate.

9 MR. BRANHAM: How far is it to the intersection with Lower Richland Boulevard?

10 MR. PRICE: We can pull this up where we can tell you.

11 MR. BRANHAM: Also the information in the Application indicates one of the  
12 parcels is currently developed as a convenience store, Clemson Auto Repair Shop, the  
13 other an auto repair shop; are those permitted, nonconforming uses under the RU?

14 MR. PRICE: Yes. The parcel that's – there's a convenience store. A little less  
15 than 3,000' away from the intersection of Lower Richland Boulevard. So the portion that  
16 you're looking at with the convenience store was rezoned to Neighborhood Commercial.  
17 But previously that use would've been deemed to be prohibited in a Rural District,  
18 however, because it was located, really prior to zoning it was just nonconforming, it was  
19 deemed to be a nonconforming use. And I believe the reasons for the rezoning request  
20 for the convenience store at that time was they wanted to do an expansion or change of  
21 use which would've required a zoning change.

22 MR. BRANHAM: Thank you.

23 CHAIRMAN GILCHRIST: Any additional questions for Staff?

1 MS. CAIRNS: Just one quick question. In terms of the fact that this is in the  
2 Military Compatibility Zone and you're saying that their recommendation is very low  
3 density residential. In that zone is there any support of industrial or institutional-type  
4 use?

5 MR. PRICE: No. I'm gonna turn that over to Mr. DeLage.

6 MR. DELAGE: As far as the recommendation from Ft. Jackson, we send a letter  
7 out and typically it's a case by case basis. I don't know if there's necessarily anything  
8 that would lead me to believe that pointing specifically to a particular guideline or  
9 recommendation. There are some in the JLUS plan but typically each case we send that  
10 information out to the Base, that comment. I know they have not, at least directly replied  
11 to me but they were notified as part of that process.

12 MS. CAIRNS: No, I mean, I understand that but I was just, you know, if in general  
13 in the JLUS area is if we were to just start from scratch and zone that and we zoned it  
14 exactly what would make them as happy as can be, would it be large lot residential,  
15 would it be you know, some industrial, you know, [inaudible] industrial, I just don't, you  
16 know? To me ¾ acre lot is not large scale residential [inaudible].

17 MR. DELAGE: Sure, and some of those recommendations depend upon the  
18 particular area that they're at; typically the larger lot would be preferable the further east  
19 you go, near McCrady because of the type of training and maneuvers that they do out  
20 there versus closer in towards the west. You know, it's kinda higher. They understand  
21 that that ship's kinda sailed for subdivisions and residential closer into Columbia.  
22 However, industrial kinda just depends upon where it's at, typically they don't wanna  
23 see large employment centers focusing potential accident potential zones or clear

1 zones or anything that would maybe potentially affect anything within the helicopter  
2 flight path between McEntire and McCrady. It just really depends upon the area, so it  
3 doesn't discourage industrial everywhere, it's just kinda specific depending on where it's  
4 located.

5 MS. CAIRNS: Thanks.

6 CHAIRMAN GILCHRIST: Thank you, Ms. Cairns. Any additional comments for  
7 Staff? The Chair will entertain a motion on this case.

8 MS. CAIRNS: I'll go ahead and make a motion that we send project 19-033 MA  
9 forward to Council with a recommendation of disapproval.

10 CHAIRMAN GILCHRIST: Okay, it's been moved, is there a second?

11 MR. BRANHAM: Second.

12 CHAIRMAN GILCHRIST: It's been moved and properly seconded that we send  
13 Case No. 19-033 MA forward to Council with a recommendation of disapproval. All in  
14 favor signify by raising your hand.

15 MR. PRICE: Those in favor: McLaurin, Branham, Frierson, Cairns, Gilchrist,  
16 Carlisle, Brown.

17 *[Approved to deny: McLaurin, Branham, Frierson, Cairns, Gilchrist, Carlisle, Brown;*

18 *Absent: Tuttle]*

19 CHAIRMAN GILCHRIST: And we are a recommending Body, Council will be  
20 back in these chambers on September the 24<sup>th</sup>. So thank you for being here on this  
21 case. Alright, moving right along. Case No. 3.

22 **CASE NO. 19-034 MA:**

1 MR. PRICE: Alright. Next item is Case 19-034 MA. The Applicant is Nick  
2 Stomski. Location is 700 Blue Ridge Terrace. The Applicant is requesting to rezone a  
3 little more than 4 acres from CC-3 to CC-2. Staff recommends disapproval of this  
4 request. Again, the recommendations are based on the Comprehensive Plan. The  
5 Comprehensive Plan designates this area as Neighborhood, Medium Density. The  
6 proposed rezoning request, the uses within this would be a little more intense than what  
7 that district recommends. In addition, this parcel is located within the Crane Creek  
8 Master Plan which has a specific goal to limit industrial expansion by promoting  
9 rezoning from industrial to commercial. I was gonna say, you know, I guess as we kinda  
10 go forward with some of these, this is also an existing developed site. Looks like it was  
11 previously used for industrial uses, however that would be deemed nonconforming at  
12 this current time. Also, I know we don't really do a lot of the Crane Creek Master Plan  
13 rezoning requests, but hopefully I summarize this correctly, but when you look at the  
14 CC-3 designation, that's similar to our General Commercial type designation. The CC-4  
15 would be similar to the Light Industrial. So if you kinda wanna just have an  
16 understanding of the difference between those two.

17 MS. FRIERSON: [Inaudible]

18 MR. PRICE: Light Industrial.

19 MS. CAIRNS: So I mean, my questions was going to be along the lines of  
20 whether or not the existing development was nonconforming under CC-3.

21 MR. PRICE: Yes.

22 MS. CAIRNS: So we rezoned it as a part of the Crane Creek and it looks as if we  
23 made it nonconforming then.

1 MR. PRICE: Correct.

2 MS. CAIRNS: In '10. Okay.

3 MR. PRICE: Again, I think we would have to go back, and I'm not sure if it's  
4 actually referenced in the Staff Report –

5 MS. CAIRNS: Well it offers that it was originally M-1 and then was rezoned in '10  
6 which would've been into the CC-3.

7 MR. PRICE: Yeah, so the M-1, you're correct that the rezoning to this part of the  
8 Crane Creek Master Plan made it a nonconforming use.

9 CHAIRMAN GILCHRIST: Okay. Any additional questions for Staff on this one?  
10 Okay the Applicant, Mr. Nick, I'm gonna let you tell us your last name.

11 **TESTIMONY OF NICK STOMSKI:**

12 MR. STOMSKI: If I can approach the –

13 CHAIRMAN GILCHRIST: Please give us your address as well, sir.

14 MR. STOMSKI: Sure, 1556 Main Street, Columbia.

15 CHAIRMAN GILCHRIST: Okay.

16 MR. STOMSKI: If I could approach the podium I've got a couple existing flyers  
17 showing the building improvements on the property.

18 CHAIRMAN GILCHRIST: Staff will help you with that.

19 MR. STOMSKI: That'd be great. Thank you. So I work with Trinity Partners in  
20 Columbia. We were engaged by Ron and his wife, the building owners, to represent  
21 them on help with real estate matters with leasing and selling their existing industrial  
22 facilities. They bought the building from the County in '85. They occupied the building as  
23 heavy manufacturing for cardboard assembly and distribution. They later sold that

1 company and they vacated the building roughly nine months ago. Since that time we've  
2 filled it with three other industrial users, assuming that the property was still M-1 under  
3 Richland County. When we reached out to Tommy he confirmed that there was a  
4 neighborhood overlay that was put into place and so looking into that zoning code none  
5 of our uses were conforming, yet the property was already improved and most of the  
6 uses that were conforming could not adaptively reuse these properties. So we were  
7 hoping based on the total 60,000 square feet and little over 4 acres that we'd ask for a  
8 map amendment to rezone back to a Light Industrial designation or CC-4 under the new  
9 Crane Creek zoning overlay.

10 CHAIRMAN GILCHRIST: Okay, are there any questions for the Applicant? Mr.  
11 Branham?

12 MR. BRANHAM: So it's currently used for commercial purpose?

13 MR. STOMSKI: Industrial.

14 MR. BRANHAM: Industrial.

15 MR. STOMSKI: So we have a distribution use, two distribution uses in there, light  
16 assembly, warehouse and another paper distributor. So light industrial applications. And  
17 I think much of the proposed CC-3 has, you know, single-family dwellings, light  
18 commercial and applications that wouldn't be suitable for the existing buildings that still  
19 have a lotta useful life to them, you know, were constructed primarily for manufacturing  
20 purposes, and that's what they've been utilized for since mid-'80s.

21 MR. BRANHAM: The assumption as to the M-1 designation was just because of  
22 the existing uses?

1 MR. STOMSKI: So it still showed up on the tax card for Richland County as M-1  
2 and then when the tenants went to submit their applications for an occupancy permit  
3 they were approved through the County. So we just assumed it was still under a County  
4 designation.

5 MR. BRANHAM: Can Staff speak to that at all?

6 MR. PRICE: Yes. I mean, it's a nonconforming use that happens to be zoned  
7 CC-3.

8 MR. BRANHAM: But why did the class, did the class ever show as M-1 after it  
9 was already rezoned?

10 MR. PRICE: It may have, yes. And we'll make that correction, but it has.

11 MR. STOMSKI: And we're just concerned with, you know, if it remains a CC-3  
12 that we would have no use for the existing buildings on the site and create a huge  
13 obstacles for my clients to overcome to produce income for them and backfill the  
14 buildings.

15 CHAIRMAN GILCHRIST: Okay. Any additional questions for the Applicant?  
16 Thank you, sir. Ron White? Again, please give us your name and address for the  
17 Record.

18 **TESTIMONY OF RON WHITE:**

19 MR. WHITE: My name is Ron White. I live at 19 [inaudible] Trail in Marietta,  
20 South Carolina. My wife and I started the business in 1985 and acquired the building  
21 through collaboration with a bank that had taken the building over at the time, and the  
22 County. And since that time we developed that property and built our business, a lot of  
23 local people working there over the years. So this came to us as a surprise this year

1 having sold the business and then vacating the buildings and then turning it over to Nick  
2 and his company to help us lease and/or sell the buildings in the future. So we're here  
3 to ask that you take a look at this prudently and hopefully we come to a decision that  
4 benefits certainly the tenants that are in there right now. But it has been an active site  
5 for nearly 30 years and a lot of employment. Thank you.

6 CHAIRMAN GILCHRIST: Okay. Thank you, sir. That's all we have signed up to  
7 speak for this case. Any additional comments for Staff?

8 MS. CAIRNS: I mean, I'll speak to this and just offer that I feel convinced that had  
9 we had the level of detail at the time that we did the CC overlay that we would not have  
10 put this building and this parcel into nonconforming use. I think that the Crane Creek  
11 rezoning was a good project to get that neighborhood to not get utilized in a way  
12 inconsistent with the existing neighborhood, but this was clearly an industrial use, it  
13 should never, I just, I don't think it should've gotten rezoned to CC-3, it should've been  
14 CC-4. So I would make a motion that we send Case 19-035 [sic] forward to Council with  
15 a recommendation for approval based on the continued use from an M-1 zoning through  
16 to today. That it just, it was inconsistent to our economic interest in our Comp Plan  
17 when we zoned it 3, it should've been zoned CC-4.

18 MS. FRIERSON: I second the motion.

19 CHAIRMAN GILCHRIST: Okay, it's been moved – any discussion from the  
20 Commission – it's been moved and properly seconded that we send Case No. 19-034  
21 MA forward to Council with a recommendation of approval based upon the  
22 recommendation from Commissioner Cairns. All in favor signify by raising your hand.

1 MR. PRICE: Those in favor: McLaurin, Branham, Frierson, Cairns, Gilchrist,  
2 Carlisle, Brown.

3 *[Approved: McLaurin, Branham, Frierson, Cairns, Gilchrist, Carlisle, Brown; Absent:*  
4 *Tuttle]*

5 CHAIRMAN GILCHRIST: And we're a recommending Body to County Council.  
6 They'll meet back in these chambers on the 24<sup>th</sup>, so feel free to come back at that time.  
7 Thank you guys. That was an interesting case. We'll go over that more in our rewrite I  
8 guess.

9 MR. PRICE: Well just to kinda speak on that I think just like a number of parcels  
10 that we come across when we're actually looking at it and comparing to the  
11 Comprehensive Plan probably weren't specific enough in some of these areas. So this  
12 is a perfect example I think as Ms. Cairns stated, that maybe if we had gone and been a  
13 little more specific on some of the, as we review some of the areas, maybe this  
14 would've been kept in an industrial designation as opposed to a commercial.

15 CHAIRMAN GILCHRIST: Alright, next case.

16 **CASE NO. 19-035 MA:**

17 MR. PRICE: Alright, the next item is Case 19-035 MA. The Applicant is Tiffany  
18 Harrison. Location is along Blythewood Road. The Applicant is requesting to rezone 456  
19 acres from Rural to Light Industrial. Staff recommends disapproval of this. Again, this is  
20 based on the Comprehensive Plan which designates this area as Neighborhood Low  
21 Density. Within the Neighborhood Low Density designation the Comprehensive Plan  
22 discourages industrial uses that would have significant community impacts, meaning  
23 noise, exhaust, odor, heavy truck traffic. The variety of uses allowed under the LI

1 District includes potential uses which would be incompatible with the general area as it  
2 is currently developed. Again, so Staff recommends disapproval. One of the things that  
3 we did not have with us as we prepared the Staff Reports, I use the term loosely, but as  
4 we prepared the Staff Reports. I actually handed to you, what is outlined in red is  
5 actually located within the Town of Blythewood and at this time we did not have this  
6 information, but that parcel, the parcels outlined in red have gone through a rezoning or  
7 is in the process of a rezoning through the Town of Blythewood, and I believe they're at  
8 second reading. And in Blythewood they only have two readings, but the first reading  
9 was an approval to rezone to, I believe it was LI2, which is limited industrial under the  
10 Town of Blythewood. So I point that out because when you compare the location of that  
11 rezoning request to what is being proposed, it may make this more compatible with the  
12 surrounding area than was originally discussed under the Staff's Agenda.

13 MS. FRIERSON: I have a question. The area in red I see one long line, then I  
14 see one area it looks like a rectangle [inaudible].

15 MR. PRICE: That's it. Just for clarification, that does not necessarily mean that  
16 Staff's recommendation would've changed just based on this new information that we  
17 have, however, we just wanted to point out that, you know, for you in your decision  
18 making to show you that the character of the area does seem to be undergoing a  
19 change even though it's through a different municipality.

20 CHAIRMAN GILCHRIST: Okay. Any questions for the Staff? Mr. Branham?

21 MR. BRANHAM: Could we just, I'd like to know for sure that I understand where  
22 the current roadway widening projects are in relation to these parcels along Blythewood

1 Road. I can see Syrup Mill Road on the map but I guess I need to find Fuller Road;  
2 that's also referenced in the report.

3 MS. CAIRNS: So if you zoom out some it goes all the way [inaudible]. So  
4 Fulmer's way down there. Yeah, way down there.

5 CHAIRMAN GILCHRIST: Is that good, Mr. Branham?

6 MR. BRANHAM: Thank you.

7 CHAIRMAN GILCHRIST: Yes, sir. Alright, well two things real quick, we have our  
8 Economic Developer, Mr. Jeff Ruble who's here with us today who is on the Agenda to  
9 speak, but I also wanna take a point of personal privilege to recognize one of our former  
10 employees of Richland County who is now the Town Administrator in Blythewood, Mr.  
11 Brian Cook who's here today. And so since Blythewood was mentioned we just wanna  
12 say hello to you, sir.

13 MR. COOK: Thank you.

14 CHAIRMAN GILCHRIST: Yes, absolutely. Thank you for being here today. Mr.  
15 Ruble, come on up.

16 **TESTIMONY OF JEFF RUBLE:**

17 MR. RUBLE: Maybe this microphone's better. Hey, I've got some maps, these  
18 are just the master plans, probably a little easier to see. Again, thank you for having us  
19 here today. Just real quickly, in March of 2019, Richland County Council approved  
20 buying roughly 1,349 acres of land at the southwest quadrant of Blythewood Road and  
21 I-77. Our request here today is to rezone 456 acres. Since March when they approved  
22 that, they authorized the Staff and we've been busy from the Staff level, from a legal  
23 level, and from a Council level, taken all the steps to get this approved, to sell bonds,

1 that sorta thing. The folks that would purchase the bonds told us throughout outside  
2 bond council that they wanna see the land zoned consistent with how it would be used  
3 and that's the reason why we're going through this rezoning process before we own the  
4 land instead of afterwards. Consistent with that we are going through the process with  
5 the Town of Blythewood to rezone about 160 acres. So the idea is to build a large  
6 technology park. Just to give you a little background, I think Mr. Price invited me to  
7 come speak to your planning session, but maybe I'm stealing my session there but just  
8 to give you a little background, every community in the country does economic  
9 development. In some communities they do it through a county office, sometimes they'll  
10 do it through a chamber of commerce, sometimes it's done through public/private. In  
11 Richland County for years we outsourced economic development to a regional group  
12 and they still exist, they're called Central SC Alliance. And for about 13 or 14 years I  
13 was the lead recruiter for Richland County working for that group. The problem was that  
14 every day I woke up I landed a project, I'd take off and go to Lexington County or  
15 Newberry County or wherever to go do the next deal; nobody was waking up, looking at  
16 the long-term future for Richland County. So nobody was saying, hey what are we  
17 gonna develop 10 years from now or 20 years from now. We finally have created our  
18 own office and we're starting to think about some of those things that we should've been  
19 thinking about all along, and this is one of those items. So my predecessor, the first  
20 thing he did was start developing industrial parks and the first thing – I'm sorry, I forgot  
21 to introduce Tiffany Harrison, I'm not Tiffany Harrison, she's the Applicant actually, but  
22 she's the deputy director – first thing we did was we took an industrial park that the  
23 County was developing and we put [inaudible] on it, building tax base, creating quality

1 jobs. This is another big, big piece, this is the next two decades of growth. And what we  
2 wanna do is build a really nice technology park with bike trails and running trails, high  
3 level amenities. We wanna reserve the frontage along Blythewood Road for mixed use  
4 development, hotel, high-end restaurant, office. The idea is we wanna build – we don't  
5 want growth to happen to us, we wanna do it proactively. We wanna be thinking about  
6 what we want our community to look like the next 10 years or 20 years, and this is a  
7 major step in that. I think Mr. Price mentioned the reason why they voted disapproval;  
8 this is an essential step, so you guys getting this rezoning straight before we go to the  
9 bond market is essential for us. So I probably talked too long already. I'll open it up to  
10 any questions you have or I'll sit down and shut up. You just tell me.

11 CHAIRMAN GILCHRIST: Any questions for Mr. Ruble? Alright, thank you.

12 MR. RUBLE: Thank you.

13 CHAIRMAN GILCHRIST: Ms. Tiffany Harrison, do you have anything you wanna  
14 add to? And Ms. Tiffany Harrison is our Deputy Economic Developer here in Richland  
15 County.

16 **TESTIMONY OF TIFFANY HARRISON:**

17 MS. HARRISON: And I'm the Applicant on the rezoning request. So it's a  
18 pleasure to meet all of you, thank you very much. I think the only thing I'll add to this is  
19 just that Jeff had mentioned that we started to put together the idea of a 1,300 acre  
20 industrial park about five or six years ago. During that time we actually rezoned 678  
21 acres contiguous to this property on the east side. That property is in the Town of  
22 Blythewood, is zoned LI2 right now, which is a joint zoning between Richland County  
23 and the Town of Blythewood. So the contiguous property is zoned LI2 and as Jeff

1 mentioned, I mean, I think, you know, the idea here is with this piece of property it is to  
2 be, you know, something that the community can be proud of. It's 1,300 acres, fully  
3 started with infrastructure, an opportunity for us to determine how the County grows,  
4 how the Blythewood community grows. Lots of buffer areas put in there, we're actually  
5 working with the Town of Blythewood to come up with a set of covenants and  
6 restrictions on the property that will actually be used when we go to the Town of  
7 Blythewood for the second reading of our request to rezone the property LI2 adjacent to  
8 this. And that is September 23<sup>rd</sup>.

9 CHAIRMAN GILCHRIST: Any questions for Ms. Harrison? Yes, sir, Mr.  
10 Branham?

11 MR. BRANHAM: So some of the property in the Town of Blythewood has already  
12 been rezoned and some is still pending a final?

13 MS. HARRISON: Yes. So 2015 there was about 678 acres that was rezoned to  
14 LI2, which was a new zoning classification in the Town of Blythewood to accommodate  
15 the industrial growth in this area. So this property, the entire 1,340-so acres is actually  
16 contiguous to the North Point Industrial Park, you'll see on your master plan just on the  
17 south side, it's barely visible, that's the North Point Industrial Park. So the property that  
18 comes up along Community Road that 670 or so acres is actually currently zoned LI2  
19 and that's all in the Town of Blythewood. I don't know if there's a – can you guys pull up  
20 a [inaudible]? So you can see that purple area right through there, that is all LI2 zoning,  
21 it's contiguous. So the properties that we're requesting to rezone are the white  
22 properties just to the west side. The green properties, that's about 162 acres right there

1 that we are requesting rezoning on right now with the Town of Blythewood. But again,  
2 the purple has already been rezoned to LI2.

3 MS. CAIRNS: Just one thing I'd like you to sorta speak to. I think it's so  
4 engrained in your thought you're not offering it, is that what makes this area particularly  
5 appropriate for this in terms of a county look, and are there other places in the County  
6 that would be even better?

7 MS. HARRISON: So we could tag team this, right? I mean, so we always say  
8 this, they're not making any more land, right? Especially with interchanges and  
9 accessibility. This property is prime for industrial growth. You have full infrastructure up  
10 there, there's two [inaudible] providers, you have 15 million gallons a day of water up  
11 there, you have telecommunications infrastructure, you have access to this parcel of  
12 land from two interchanges so you can access it off of Community Road from Highway  
13 21, which is exit 24 as well as Blythewood Road which is in the process of, it's a penny  
14 program as you guys mentioned earlier, that road is scheduled to be widened with a  
15 roundabout, and you guys can see that I think on your master plan. So this area is  
16 prime for growth and development. The idea, and the reason why we do what we do is,  
17 you know, we are trying to increase the tax base so that we can pay for additional  
18 services and keep the millage rates from continuing to increase on the residents in  
19 Richland County. So the idea of setting aside property to bring in business, to bring in  
20 industry, to create jobs, to invest in the community, that's what we're trying to do here.  
21 And this site is about an hour from Charlotte, you know, large international airport, lots  
22 of direct flights, so we sell that access to Charlotte all the time. And having a site on the  
23 very northern side of the County is [inaudible]. Is there anything you wanna add?

1 MR. RUBLE: Yeah, I apologize. I had a PowerPoint presentation and I didn't  
2 wanna put you through it. But in it, you know, I kinda justified why this was the site. And  
3 if you look at I-77 we saw that growth occur because interstates, comparatively new by  
4 interstate standards, there were big tracts of land or you had companies like Sony, IBM,  
5 United Technologies all came in and bought big tracts of land. There's about four  
6 interchanges so Farrow Road, Clemson, Highway 21 and Blythewood Road. We had  
7 major industrial parks at all those interchanges and they've all been swallowed up by  
8 commercial and residential. So Farrow Road, gone. Carolina Research Park's pretty  
9 much sold out, you got a hospital there. Clemson Road, that was one of our best  
10 industrial sites on the southwest quadrant, it's now a car dealership. I mean, that was a  
11 finalist site for Eli Lilly, I mean, that was a prime site and we didn't act on it. Across the  
12 road where Trane is, that's all car dealerships, it all got sold off. Where IBM had 2,500  
13 acres, that's that Kroger and all those retail on Clemson Road that just popped up. It  
14 just keeps disappearing on us so if we don't act it'll get swallowed up. It'll turn in to the  
15 next Two Notch Road or something. If we don't do something we don't control our  
16 future. Again, you get to choose, you do something, you plan, you make things happen,  
17 or it happens to you. And I think you've seen the cost of when you just sit back and let  
18 things happen.

19 MS. CAIRNS: Thank you.

20 CHAIRMAN GILCHRIST: Thank you, Mr. Ruble. Thank you, Ms. Harrison. Mr.  
21 Price, question for you. What school district is this property located in?

22 MR. PRICE: District 2.

1 CHAIRMAN GILCHRIST: Richland School District 2 is probably one of the fastest  
2 growing school districts in the State, am I correct?

3 MR. PRICE: I'm not sure. This is a growing area, so.

4 CHAIRMAN GILCHRIST: Yes, sir. I did some research on just about what was  
5 happening as it relates to, I think Ms. Harrison mentioned the bonds issues, where the  
6 schools have had to actually issue significant bond capacity over the last eight years  
7 just to accommodate growth. It's my understanding that this particular district would  
8 have to build at least two schools a year to accommodate growth, and that tax revenue  
9 is actually being passed along onto the residents, because there is very limited  
10 economic activity within this area of the County. So I applaud the County for at least  
11 beginning to acknowledge that there has to be something done in this area to try and  
12 attract economic development to help offset what we know is an alarming issue. I was  
13 looking at the millage rate and the millage rate, 70% of what residents in property taxes  
14 is actually going for school operating costs. That's very significant. As a former county  
15 administrator I can tell you that's terrible, that's a terrible situation to be in as a county.  
16 And so, you know, I wanted to just offer that, as just something to put on the radar  
17 screen, I'm sure Mr. Ruble would've probably had some of those points in his  
18 presentation had he presented that to this Commission today. So I applaud the County  
19 for beginning to look at this in a very comprehensive way. And just for our economic  
20 development team to know, this Commission started a rewrite of our Code a little over a  
21 year ago now, and one of the central themes of that rewrite was to address the issue of  
22 economic development in the County. And so I'm very glad that this group thought  
23 about how, from a planning perspective, that we must take that into consideration as we

1 are looking to grow the County. So I offer that as just some commentary as we think  
2 about what our position would be on this. That's all we have signed up to speak. Any  
3 additional comments, questions, motions?

4 MR. BROWN: Mr. Chairman?

5 CHAIRMAN GILCHRIST: Yes, sir.

6 MR. BROWN: Is it my understanding that the Town of Blythewood basically have  
7 passed the first reading, that area that's in purple?

8 CHAIRMAN GILCHRIST: It was the green area.

9 MR. BROWN: The green area.

10 CHAIRMAN GILCHRIST: Yes, sir.

11 MR. BROWN: So what we're being asked to deal with is the purple area.

12 CHAIRMAN GILCHRIST: Actually it's the white area, am I right? Can we pull that  
13 back up, Tommy?

14 MR. BROWN: I'm kinda confused on it.

15 MS. HARRISON: So the purple area has already been rezoned by the Town of  
16 Blythewood. That has an LI2 zoning.

17 MR. BROWN: They have approved on first reading the green area, is that  
18 correct?

19 MS. HARRISON: Yes, sir.

20 MR. BROWN: Okay, and you're asking us to deal with the white area.

21 MS. HARRISON: Yes, sir.

22 MR. BROWN: Thank you, Mr. Chairman.

1 CHAIRMAN GILCHRIST: Yes, sir. Can we leave that up, Tommy, please? Any  
2 additional comments, motions about this?

3 MS. CAIRNS: I mean, I'll go ahead and make a motion that we send Case 19-  
4 035 MA forward to Council with a recommendation of approval. The reason for going  
5 against the Comp Plan is, I mean, basically as has been offered, which is that this is an  
6 opportunity to create a unique, well situated industrial park for the future and that the  
7 Comp Plan just didn't include that anticipation of this opportunity. But now that it  
8 presents itself to us I think we should encourage it.

9 MS. FRIERSON: Second the motion.

10 CHAIRMAN GILCHRIST: Yeah, and just one comment before we vote on this.  
11 Mr. Price, when was the Comp Plan actually put in place?

12 MR. PRICE: 2015.

13 CHAIRMAN GILCHRIST: So I mean, since 2015 it's been a remarkable growth  
14 that has taken place in this area, which in many respects it's just been hard to keep up  
15 with and this gives us an opportunity to try to address it, so. It's been moved and  
16 properly seconded that we send Case No. 19-035 MA forward to Council with a  
17 recommendation of approval based upon the recommendations from Commissioner  
18 Cairns. So let me restate that, sending Case No. 19-035 forward to Council with a  
19 recommendation of approval based upon Ms. Cairns' comments and recommendation.  
20 All in favor signify by raising your hand.

21 MR. PRICE: Those in favor: McLaurin, Branham, Frierson, Cairns, Gilchrist,  
22 Carlisle, Brown.

1 *[Approved: McLaurin, Branham, Frierson, Cairns, Gilchrist, Carlisle, Brown; Absent:*  
2 *Tuttle]*

3 CHAIRMAN GILCHRIST: Again guys, we're a recommending Body to County  
4 Council. As you know, they'll be back in these chambers on the 24<sup>th</sup>, so thank you. And  
5 now we get to 36.

6 **CASE NO. 19-036 MA:**

7 MR. PRICE: Okay. The next item is Case 19-036 MA. The Applicant is Tiffany  
8 Harrison. Location is on Blythewood Road. The Applicant is requesting to rezone 27.54  
9 acres from Rural to General Commercial. Again, Staff has recommended disapproval  
10 based on the recommendations of the Comprehensive Plan as the Comprehensive Plan  
11 designates this area as Neighborhood Low Density and the designation states that  
12 commercial development should be located within nearby neighborhood activity centers  
13 and may be considered for location along main road corridors and within a, again here's  
14 that word, contextually appropriate distance from the intersection of a primary arterial.  
15 It's Staff's opinion that this site is not located along, well it's fact that it's not located  
16 along a main road corridor or at the intersection of a primary arterial. Additionally, the  
17 Comprehensive Plan states commercial development should not promote strip  
18 commercial development patterns or fragmented leapfrog development. Rezoning of the  
19 subject property from Rural to GC as the immediate area is currently developed can be  
20 constituted as leapfrog development. So again, for those reasons Staff recommends  
21 disapproval.

22 CHAIRMAN GILCHRIST: Okay, are there any questions for Staff?

1 MS. FRIERSON: May we see the map that we similarly saw a moment ago? I  
2 wanna see how close this area is to the one that we just voted on, please? Okay, thank  
3 you.

4 MR. PRICE: The parcel that you're looking at, no I'm sorry, I apologize. I reserve  
5 that comment.

6 CHAIRMAN GILCHRIST: Okay. The Applicant, Ms. Tiffany Harrison. Come on  
7 up. Yeah, we're gonna let you go first this time.

8 **TESTIMONY OF TIFFANY HARRISON:**

9 MS. HARRISON: So this parcel as you can see is contiguous to the red parcel on  
10 the east side, and that is actually Town of Blythewood. And that is Town of Blythewood  
11 Town Center zoning. So what we didn't say earlier was when we were going through  
12 process of looking to purchase this property and make a recommendation we went  
13 through a full master planning process. We engaged an independent consultant that  
14 came in and what you have in front of you that Jeff shared earlier is a result of that  
15 planning exercise. So you've got the master plan there. The recommendation was, the  
16 property along Blythewood Road with the frontage up there, to take that property and  
17 reserve it for commercial use, that's the highest and best use – mixed use development,  
18 your Class A kinda development. So we are requesting the rezoning of this 27 acre  
19 parcel that's contiguous to the Town Center zoned parcel, the Town of Blythewood, to  
20 General Commercial so that we can then work with the Town of Blythewood to put all of  
21 that frontage property together under one set of zoning, which would very closely mirror  
22 the Town Center zoning as we get farther down the road with this. I mentioned earlier  
23 that we are working with the Town of Blythewood to create covenants and restrictions

1 and they will be available prior to the final reading the Town of Blythewood on  
2 September 23<sup>rd</sup>. As part of that we are putting in the covenants and restrictions that this  
3 portion of property, the 27 acres that we're requesting to be rezoned General  
4 Commercial, will mirror that Town Center zoning, which is more restrictive than the  
5 Richland County General Commercial zoning. So it would disallow, you know, like big  
6 box developments.

7 CHAIRMAN GILCHRIST: Any questions for Ms. Harrison?

8 MR. BROWN: Mr. Chairman, do we have any communication from the Town of  
9 Blythewood [inaudible]?

10 CHAIRMAN GILCHRIST: The piece that they're looking to rezone?

11 MR. BROWN: Yes.

12 MR. PRICE: What was that question?

13 CHAIRMAN GILCHRIST: He was asking do we have any information from the  
14 Town of Blythewood about this particular piece of property.

15 MR. PRICE: No, we don't. That is solely within the unincorporated area of  
16 Richland County. It's not necessarily part of Blythewood, since it's not in the Town of  
17 Blythewood they don't have information.

18 MR. BROWN: And they're not looking at any annexation or [inaudible] services  
19 [inaudible]?

20 MR. PRICE: Well, we could ask Mr. Cook to speak on this. I'm not sure about it  
21 from annexation.

22 CHAIRMAN GILCHRIST: Come on down. You're doing a great job as the  
23 Administrator in Blythewood by the way.

1 **TESTIMONY OF BRIAN COOK:**

2 MR. COOK: Thank you, appreciate it. Glad to be here. So anything on the map in  
3 red is basically the Blythewood Town Center zoning district. Specifically, the parcel that  
4 you're looking at in Richland County's jurisdiction right now is next to an area that we as  
5 a town are looking to have a master plan with to develop, where we desire not to have  
6 big box development, we desire to have a comprehensive, cohesive development that  
7 would obviously be of benefit to anyone in the area. The parcel that you're looking at  
8 today for General Commercial, it's close to our Town Center district. Some of the uses  
9 in the General Commercial zoning district would not be the same as the Town Center,  
10 you know, big boxes, car lots, things like that that you may find in General Commercial.  
11 We're trying, and by trying we're doing, you know, like Tiffany said, covenants and  
12 restrictions to kinda go together as a larger picture for this project to mirror our Town  
13 Center zoning district. Whether that means that the Town wants to annex that property,  
14 obviously the Town Council and Planning Commission would have to make that  
15 determination, but it would be beneficial to the Town at some point to acquire that  
16 property. Once you start developing that property you would not want to be building  
17 over county/town boundaries or zoning boundaries. So it would likely would, you know,  
18 in the end of the kinda day puzzle would come into the Town, we would like that at  
19 least. Obviously that would take some coordination but if it doesn't we feel comfortable  
20 that the covenants and restrictions that we're working on will lock down any uses or any  
21 potential negative aspects from uses that we would not want in the Town of Blythewood,  
22 which would be big box retail and, you know, car lots for example, in that particular  
23 location. Again, we wanna make it a part of a cohesive development for that corridor

1 that kinda ties together with our master plan for our Town Center, and we have plans  
2 already in place, they've been in place for many years and just now starting to come to  
3 fruition. Be happy to answer any questions.

4 CHAIRMAN GILCHRIST: Okay, Mr. Brown?

5 MR. BROWN: Mr. Chairman, [inaudible] Town of Blythewood has in mind?

6 MR. COOK: I think – the answer is yes, it is, based on the Planning Commission  
7 and the Town Council. Tying it together with the covenants and restrictions and then the  
8 overall idea behind this project working with the County, you know, we need those  
9 assurances in place with the covenants and restrictions, but with that the answer would  
10 be yes.

11 MR. BROWN: Thank you.

12 MR. COOK: Thank you.

13 CHAIRMAN GILCHRIST: Any additional comments for Mr. Cook?

14 MS. CAIRNS: Not necessarily for Mr. Cook, but.

15 CHAIRMAN GILCHRIST: Thank you, sir.

16 MS. CAIRNS: But I would like to just sort of comment so that we keep our sort of  
17 house in order. While it is always good to hear of future plans and whatnot with  
18 covenants and restrictions, that since our purview is only the question of zoning and that  
19 basically we can't take into consideration the future acts with respect to, like  
20 development plans or covenants and restrictions, which of course those are outside our  
21 purview. So I just wanna make sure that – I mean, we're often asked to consider, well  
22 this is what the person's planning to do and this is what they've promised us, and we  
23 have to say to the public many times, we can't take that into account. I mean, that was

1 one of the things with sort of [inaudible] zoning that we had to remind the public of. So I  
2 mean, I would offer a recommendation that we send Case 19-036 MA forward to  
3 Council with a recommendation of approval, based on again, what's going on in the  
4 general area that the Comp Plan did not anticipate or expect this type of development.  
5 But I feel that this rezoning request will create a positive economic impact in the area.

6 MR. BROWN: Second.

7 CHAIRMAN GILCHRIST: It's been moved and properly seconded, is there any  
8 discussion? Just one comment I wanna just ask Mr. Price once again. I see my favorite  
9 language in here about contextually appropriate distances. And I just want to point that  
10 out again. Okay, Ms. Cairns has just fixed that for me. [Laughter]

11 MR. PRICE: We'll find a new word by next time.

12 CHAIRMAN GILCHRIST: Thank you, sir. I would appreciate that. Okay, it's been  
13 moved and properly seconded we send Case No. 19-036 MA forward to Council with a  
14 recommendation of approval based upon the recommendation of Commissioner Cairns.  
15 All in favor signify by raising your hand.

16 MR. PRICE: Those in favor: McLaurin, Branham, Frierson, Cairns, Gilchrist,  
17 Carlisle, Brown.

18 *[Approved: McLaurin, Branham, Frierson, Cairns, Gilchrist, Carlisle, Brown; Absent:*  
19 *Tuttle]*

20 CHAIRMAN GILCHRIST: Okay, again we're a recommending Body to County  
21 Council and they'll be back in these chambers on the 24<sup>th</sup>. But I wanna – Jeff and  
22 Tiffany, thank you guys for being proactive about how we're looking at some of these  
23 opportunities for economic development in the County. That's gonna be real critical here

1 soon, so thank you for your help on that for sure. And we look forward to seeing you at  
2 the retreat. Next case. Oh, is that? No, no, that's it. Alright, good. Great. Other Business  
3 on the Planning Retreat. Mr. Price, you wanna – let me just make a comment on that  
4 and I wanna thank all of the Commissioners who have not only committed to be at our  
5 retreat, but who urged us to do that again. It was very successful when we had it before  
6 and I'm delighted that the Staff has worked so hard to help us put together what is going  
7 to be a fantastic agenda very similar to what we had before us. So for those of you who  
8 are new on the Commission and didn't get a chance to participate in that I think you will  
9 find this most rewarding and very informational as we continue to move forward doing  
10 the business of the County. Mr. Price, are there any comments you wanna make  
11 regarding our retreat?

12 MR. PRICE: Yes. Again, our retreat is scheduled, and you'll be receiving an  
13 actual agenda hopefully in the next day or two. The retreat is gonna be held on the 25<sup>th</sup>  
14 of September from 9:00 to 3:00pm. It will be at the Lake House at Lake Carolina. Mr.  
15 Tuttle is not here, but he has of course offered as he has previously the use of that  
16 facility so we'd just like to give him thanks. Right now I think the agenda is pretty much  
17 done. As Mr. Gilchrist stated, similar to what we've had before, we've brought in a  
18 couple of additional speakers to talk about some of the topics that we've identified over  
19 the years. One of those will be someone from the school district to come in and speak  
20 about schools, the growth, some of the issues they may be having, how they look at  
21 growth within Richland County, so hopefully that will be beneficial to everyone. And also  
22 one of the things that we're working on now is also to get a speaker in regarding  
23 commercial use; ideally they would talk about what, when a commercial development is

1 coming what it is they're looking for, what makes a site ideal, why not go to an existing  
2 location instead of building new. I think similar to I believe what Mr. Ruble and Ms.  
3 Harrison kind of touched on when they were identifying industrial uses and, you know,  
4 what makes a site ideal. And so hopefully we can secure them, we're just awaiting a  
5 return call. But if we're unable to secure them I still think our agenda will be full and  
6 informative for the Planning Commission.

7 CHAIRMAN GILCHRIST: Very good. That's exciting to hear. And I would  
8 encourage any of the Commissioners that if there are ideas on some other additional  
9 agenda items that you want to see as part of our retreat, please feel free to let me know  
10 or let the Staff know and we'll make sure that those items are included. But we hope  
11 that everybody will be able to participate.

12 MR. PRICE: Right, and we do hope that this will be something that, you know,  
13 we want this to be a pretty relaxing atmosphere that's created, just feel comfortable to  
14 come in, we'll sit down and for those at the previous one, you know, the setting is  
15 actually pretty relaxing. And just a good chance for us to look at some issues and then  
16 just have open discussions. There will be some other items that we'll discuss relating  
17 specifically to the Planning Commission. But we just want to just have an opportunity to  
18 speak without being in such a formal setting such as this.

19 CHAIRMAN GILCHRIST: We certainly thank Mr. Tuttle, Commissioner Tuttle for  
20 allowing us to use the Lake House again. It's a beautiful place and so we're looking  
21 forward to being there again.

22 MR. PRICE: Also, I maybe could've saved this for later, but Mr. Tuttle did call and  
23 he was unable to come today. He had to take his mother to the hospital, I'm not sure of

1 exactly what was going on but he just needed to be with her today. So we ask that you  
2 keep Mr. Tuttle and his mother in your prayers.

3 CHAIRMAN GILCHRIST: Oh, absolutely. Absolutely, thank you for sharing that  
4 with us.

5 MR. PRICE: Yes, sir.

6 CHAIRMAN GILCHRIST: Land Development rewrite.

7 MR. DELAGE: Just a quick update. We were hoping to have an official date on  
8 the module release for you, but we are speaking with the consultants tomorrow on a  
9 conference call. Hopefully we'll have a better idea of the exact date of that moving  
10 forward. Also, they have been working on some translation language as part of that as  
11 far as for how the zoning districts would go from essentially what our current zoning is to  
12 the future – mainly guidelines. Of course, you know, we would need to look at it in-  
13 depth, but beyond that if we do nail down a specific time that's something that we can  
14 bring up as information as part of the retreat as well.

15 CHAIRMAN GILCHRIST: Fantastic, yes. We certainly wanna make sure that  
16 that's part of that. Chairman's Report, I have no report at this time. Just wanna thank  
17 you all again for everything that you do. Obviously in preparation of our retreat I just  
18 wanna make sure that we have a robust conversation about the areas that we all care  
19 about and more specifically where we believe the County needs to be with regard to our  
20 planning and zoning. And so again, encourage you if you can come, please try to attend  
21 and be involved and share any agenda items with the Staff that you may have interest  
22 in wanting to know more about. Planning Director's Report.

1 MR. PRICE: That's located on page 49. It just tells you the actions of County  
2 Council from the July agenda of the Planning Commission. One of the things, I thought  
3 this was, you know, the more I was looking at this agenda I think it was just kinda ideal  
4 that we had a number of cases that actually went from Rural to something else; whether  
5 it be to commercial or light industrial. And I think as we kinda go forward and I think  
6 hopefully our Code rewrite will help address a number of these issues, but you know, I  
7 think one of the things that we have noticed with a lot of the rural parcels is it's either  
8 one of three things – it's either gonna be residential, kinda more of a residential rural, an  
9 agricultural rural. What we have is like a placeholder rural in which we're not sure  
10 exactly what it should be, and of course, you know, our Comp Plan has some maybe  
11 misses the designation for certain areas at this time. So you know, we just ask that, I  
12 would like to thank you and commend you on the way you were looking at a number of  
13 these cases today. You kinda took more of a broader view as to what areas should  
14 become even though they're zoned rural.

15 CHAIRMAN GILCHRIST: Really appreciate your guidance as well on that and  
16 appreciate the Commissioners' input for sure. Anything else? I accept a motion to  
17 adjourn.

18 MR. BROWN: So moved.

19 MS. CAIRNS: Second.

20 CHAIRMAN GILCHRIST: Thank y'all.

21 *[Meeting Adjourned at 4:20pm]*