

1 **RICHLAND COUNTY PLANNING COMMISSION MEETING**
2 **March 7, 2022**
3

4 *[Members Present: Jason Branham, Christopher Yonke, Gary Dennis, Mettaufer Carlisle,*
5 *Bryan Grady, Terrence Taylor, Beverly Frierson, John Metz, Stephen Gilchrist]*
6

7 Called to order: _____

8 CHAIRMAN BRANHAM: Okay, good afternoon everyone. We're going to call the
9 meeting to order. This is the March 7th, 2022 Richland County Planning Commission
10 public meeting. Welcome to each of you. Before we get into the meat of our business,
11 Commissioner Frierson was good enough to reach out this afternoon and offer to give a
12 prayer on behalf of those in the line of danger of Ukraine. So I'd like to turn time over to
13 her to offer that.

14 MS. FRIERSON: Thank you. Let us bow our heads. Heavenly Father, help us to
15 be reminded that we are all Your children and even if we don't know each other by
16 name or nationality we are still Your children. As we see people suffering right now in
17 Ukraine help us to understand the humanity of us all. Please Heavenly Father, touch the
18 heart of those that would take advantage of people who are trying to live free. And
19 Father, help us to be instruments of Your peace. Even though we can't solve all world
20 problems, let us be reminded that each of us has an obligation to live our lives daily in a
21 manner that is somewhat pleasing in Your sight. So help us to love and show justice
22 and mercy. And now Father, as we see the situations unfold everyday on our TV
23 screens let us not be passive, let us not turn a deaf ear, because we can make a
24 difference. Please Heavenly Father, please, help us to remember our humanity and our
25 compassion. For these and other blessing we ask in Your holy and righteous name,
26 amen.

1 CHAIRMAN BRANHAM: Thank you so much, Commission Frierson. [Inaudible]
2 Staff, would you please confirm the following: that in accordance with the Freedom of
3 Information Act a copy of the Agenda was sent to the news media, persons requesting
4 notification and posted on the bulletin board located on in the county administration
5 building.

6 MR. CROOKS: Yes.

7 CHAIRMAN BRANHAM: Alright, thank you. Ladies and gentlemen, as a reminder
8 the Planning Commission makes recommendations to County Council as to whether to
9 approve or deny zoning map amendments. County Council will conduct its own public
10 hearing and take official votes to approve or deny these map amendment requests on a
11 future date to be published by the county. Council typically holds zoning public hearings
12 on the fourth Tuesday of the month. Please check the county's website for updated
13 agendas, dates and times, and please take note of the following guidelines for today's
14 meeting. Please turn off or silence any cell phones or pagers. Audience members may
15 quietly come and go as needed. Applicants are allowed up to two minutes to make
16 statements. Citizens signed up to speak are allowed up to two minutes each and
17 redundant comments should be minimized. Only address remarks to the Commission.
18 Do not expect the Commission to respond to questions from the speakers in a back-
19 and-forth style, that is not the purpose of this meeting. And please no audience and
20 speaker exchanges. No audience demonstrations or other disruptions to the meeting
21 are permitted nor are comments from anyone other than the speaker at the podium.
22 Please remember the meeting is being recorded. Please speak into the microphone and
23 give your name and address. Abusive language is inappropriate, will not be tolerated.

1 Please don't voice displeasure or frustration at a recommendation as the Planning
2 Commission is still conducting business. If you have any questions or concerns you
3 may contact the Richland County Planning Department Staff. Now to agenda item three.
4 Staff provided the Commission with copies of transcripts of the Commission's
5 September 2021 and December 2021 meetings. Does Staff have any comments as to
6 those transcripts?

7 MR. PRICE: No.

8 CHAIRMAN BRANHAM: Okay. So only those Members present for each meeting
9 should vote on a motion to approve the transcripts as the Minutes for those meetings,
10 and because attendance was different at each meeting, we'll conduct separate votes to
11 approve the Minutes. And the Chair will entertain a motion to approve the September
12 2021 Minutes as provided by Staff.

13 MR. GILCHRIST: So moved, Mr. Chairman.

14 MR. TAYLOR: Second.

15 CHAIRMAN BRANHAM: It's been moved been seconded. Staff, would you
16 conduct a vote?

17 MR. DELAGE: Alright, Jason Branham?

18 CHAIRMAN BRANHAM: Aye.

19 MR. DELAGE: Gary Dennis?

20 MR. DENNIS: I have to abstain. I was not present at that meeting.

21 MR. DELAGE: Christopher Yonke?

22 MR. YONKE: Aye.

23 MR. DELAGE: Mettauier Carlisle?

1 MR. CARLISLE: Aye.

2 MR. DELAGE: Beverly Frierson?

3 MS. FRIERSON: Aye.

4 MR. DELAGE: John Metz?

5 MR. METZ: Aye.

6 MR. DELAGE: Bryan Grady?

7 MR. GRADY: Aye.

8 MR. DELAGE: Terrence Taylor?

9 MR. TAYLOR: Aye.

10 MR. DELAGE: Stephen Gilchrist?

11 MR. GILCHRIST: Aye.

12 MR. DELAGE: Alright, that vote passes, 8/0.

13 *[Approved: Branham, Yonke, Carlisle, Frierson, Metz, Grady, Taylor, Gilchrist;*

14 *Abstained: Dennis]*

15 CHAIRMAN BRANHAM: Now the Chair will entertain a motion to approve the
16 December 2021 Minutes as provided by Staff.

17 MR. GILCHRIST: So moved, Mr. Chairman.

18 MR. TAYLOR: Second.

19 CHAIRMAN BRANHAM: Moved and seconded. Staff would you conduct a vote?

20 MR. DELAGE: Jason Branham?

21 CHAIRMAN BRANHAM: Aye.

22 MR. DELAGE: Gary Dennis?

23 MR. DENNIS: Aye.

1 MR. DELAGE: Christopher Yonke?

2 MR. YONKE: Aye.

3 MR. DELAGE: Mettaufer Carlisle?

4 MR. CARLISLE: Aye.

5 MR. DELAGE: Beverly Frierson?

6 MS. FRIERSON: I abstain, I was absent.

7 MR. DELAGE: John Metz?

8 MR. METZ: Abstain, I was absent.

9 MR. DELAGE: Bryan Grady?

10 MR. GRADY: Aye.

11 MR. DELAGE: Terrence Taylor?

12 MR. TAYLOR: Aye.

13 MR. DELAGE: Stephen Gilchrist?

14 MR. GILCHRIST: Aye.

15 MR. DELAGE: Alright, that vote passes, 7/0.

16 *[Approved: Branham, Dennis, Yonke, Carlisle, Grady, Taylor, Gilchrist; Abstained:*
17 *Frierson, Metz]*

18 CHAIRMAN BRANHAM: Alright, on to Item 4 of the Agenda. Are there any
19 motions for additions to or deletions from the Agenda?

20 MR. GILCHRIST: Mr. Chairman?

21 CHAIRMAN BRANHAM: Yes, you're recognized Mr. Gilchrist.

22 MR. GILCHRIST: Thank you, Mr. Chairman. At our last meeting we had a
23 discussion regarding the Staff receiving legal advice for a business matter of the

1 Commission regarding our elections, based upon the Commission agreeing to amend
2 our Rules several meetings prior. And so I wanted to make sure that, you know, as we
3 go through the Agenda today that we have some spot here to make sure we don't run
4 out of time to address that with our Staff today.

5 CHAIRMAN BRANHAM: We can do that. We can do that under the Planning
6 Director's Report.

7 MR. GILCHRIST: Okay.

8 CHAIRMAN BRANHAM: On Item 7.

9 MR. GILCHRIST: Thank you, Mr. Chairman.

10 MS. FRIERSON: Also Mr. Chair, I have information for the Commission. At our
11 last meeting I indicated that I would be getting in touch with County Council to express
12 my concerns with reference to the matter that Mr. Gilchrist just mentioned. I want to
13 inform the Commission that I did indeed do that and I have received a response
14 indicating that County Council takes my concerns quite seriously and they will be looked
15 into with reference to what I mentioned to them. And I believe the message included
16 that the County Attorney and the County Administrator would be involved in the inquiry.

17 CHAIRMAN BRANHAM: Okay, thank you. We can discuss that further if need be
18 under Item 7. Let's see, now to Item 5. The Chair notes that individuals are signed up to
19 speak on Case Number 22-001 MA. As such the Chair will entertain a motion to amend
20 Agenda so that this case is removed from the Consent Agenda and the Commission will
21 hear public input on it today.

22 MR. DENNIS: Mr. Chair, I make a motion.

23 MR. GILCHRIST: Second, Mr. Chairman.

1 CHAIRMAN BRANHAM: It's been moved and seconded that we remove Case
2 22-001 MA from the Consent Agenda so that there's a discussion and public input
3 today. Staff would you conduct a vote, please?

4 MR. DELAGE: Jason Branham?

5 CHAIRMAN BRANHAM: Aye.

6 MR. DELAGE: Gary Dennis?

7 MR. DENNIS: Aye.

8 MR. DELAGE: Christopher Yonke?

9 MR. YONKE: Aye.

10 MR. DELAGE: Mettauier Carlisle?

11 MR. CARLISLE: Aye.

12 MR. DELAGE: Beverly Frierson?

13 MS. FRIERSON: Aye.

14 MR. DELAGE: John Metz?

15 MR. METZ: Aye.

16 MR. DELAGE: Bryan Grady?

17 MR. GRADY: Aye.

18 MR. DELAGE: Terrence Taylor?

19 MR. TAYLOR: Aye.

20 MR. DELAGE: Stephen Gilchrist?

21 MR. GILCHRIST: Aye.

22 MR. DELAGE: Alright, vote is unanimous.

23 *[Approved: Branham, Dennis, Yonke, Carlisle, Frierson, Metz, Grady, Taylor, Gilchrist]*

1 CHAIRMAN BRANHAM: Thank you very much. Alright, so just a few preliminary
2 comments from me that are mostly directed to the public, and then we'll have some brief
3 comments from Staff, and then we will have public input. So last year our Staff
4 presented a proposed full replacement of the Land Development Code. After review by
5 this Commission and some modifications to the draft along the way, County Council
6 voted to adopt the new replacement Code. Included in the new Land Development
7 Code is a new set of zoning districts. Every parcel of land in the county that is not inside
8 a city or town has a zoning designation assigned by the county. With the adoption of
9 this new Code each parcel must be assigned a new zoning designation. County Staff
10 prepared a draft map. The draft map is now available for public viewing via the county's
11 website. Numerous informational meetings throughout the county have also been
12 conducted by county Staff. Every application to amend the zoning map comes to the
13 Planning Commission for review. I believe it's fair to say the primary purpose of today's
14 meeting is to receive public input on this is draft of the zoning map. Today we will hear
15 public comment up to 5:30pm if need be. We also expect to allow a block of time for
16 public input at our next meeting, which is currently set for April 4th. The Commission will
17 not vote today on the proposed zoning map. We do anticipate voting on April 4th. In this
18 process the Commission serves as a recommending Body to County Council. We will
19 vote to make one or more recommendations to Council. Council will then perform its
20 own independent review of the draft zoning map. Council will provide an opportunity for
21 public input at one of their meetings prior to voting on it. Council's vote is the official
22 binding vote as to whether the draft zoning map is adopted. The draft map is subject to
23 change during the process prior to be being adopted by Council. Council are your

1 elected officials and you can always reach out to them throughout the process and
2 beyond. Because the primary purpose of today's meeting is to receive public comment,
3 comments and questions from the Commission are expected to be minimal. After
4 today's meeting the Commission will continue to review this proposal. The Commission
5 is likely to conduct a work session before the April 4th meeting. If we do, public notice
6 will be provided. There will be no time provided for public comment at a work session;
7 rather a work session is for the Commissioners to ask questions to Staff and to have
8 some discussion amongst themselves, which again is open to the public. The public are
9 welcome to attend a work session if we have one. We do expect that the Commission
10 will engage in discussion, debate and questions to Staff prior to voting on a
11 recommendation April 4th. If you do not feel that you need to speak to the Commission
12 but are simply seeking information about how the draft zoning map would impact your
13 property or those immediately around your property, Members of the Planning
14 Department Staff are available to speak with you right now, downstairs. They may even
15 be just right outside the doors in the hallway. If they're not in the hallway you just go
16 down the stairs to the first floor after passing through the hallway past security. There's
17 a counter down there for the Planning Department. So thank you for your patience. I
18 hope that was informational, helpful to you. And now we'll have a brief presentation from
19 Staff and then we'll pick up with the public input.

20 MR. CROOKS: Mr. Chair, no necessarily presentation, did want to make some
21 comments prior to open to the public so, as you mentioned -

22 MR. GILCHRIST: Crooks, Mr. Crooks, Mr. Chairman I don't think we can hear, I
23 can't -

1 CHAIRMAN BRANHAM: Does the microphone look likes it on?

2 MR. CROOKS: Yeah, it's on. Let's see. Better? Mr. Gilchrist, can you hear me
3 now?

4 MR. GILCHRIST: I can hear you a little bit better, yeah.

5 MR. CROOKS: Trying to scoot a little bit closer to the mic. So no presentation,
6 just wanted to make some comments as it relates to the process as it pertains to the
7 zoning map today. And then as you mentioned you the change in anticipated schedule
8 as it relates to moving forward. So as you said this is a draft map so this is basically
9 Staff's recommendation. And then as we relate to the various public input that we're
10 receiving today as well as the input that we have been receiving over the last month,
11 month and a half, we'll be going back and reevaluating Staff's recommendation, which
12 will be our final recommendation which will be presented to you all at that April 4th
13 meeting, and then ultimately County Council at their April 26th zoning public hearing
14 meeting. And so that's not to say that everything that we hear today or everything that
15 we have been hearing that, that would change Staff's recommendation; we'll be, again,
16 reevaluating concerns that we've been hearing as it relates to the ultimate belief that the
17 principles that we're still using and maybe what might be a better fit as it relates to the
18 zoning district itself versus what was previously recommended. So that's not to say that
19 everything will change but we could see some modification as it relates to Staff's
20 recommendation based on the feedback that we have been receiving, and lot of that will
21 also be feedback that hear from today as well, and then subsequent feedback that we're
22 going to hear over the next couple of months, excuse me, couple weeks, where we are
23 looking to schedule additional community meetings over the next several weeks. We

1 don't have those finalized yet. We were hoping to have them today but we have not
2 gotten confirmation on those yet but we'll be having those throughout the county again.
3 Not going to be as many as we had previously but will be still trying to get a wide variety
4 of areas for those meetings. So again, it is a draft map subject to change and Staff will
5 making to do a reevaluation of that over the next several weeks. And so prior to the
6 April 4th, we'll be looking to have basically Staff's final recommendation as it relates to
7 the draft map for ya'll's action and then ultimately County Council's action at that zoning
8 public hearing on the 26th, so, thank you.

9 CHAIRMAN BRANHAM: Thank you. Could you provide the email address where
10 the public could submit any written submissions they want to?

11 MR. CROOKS: Yeah, yeah, so anybody who one, has questions or is looking to
12 submit comments or just find out some more information. So there's a couple of
13 different ways that they can do that. One, is by calling Planning Staff and that, the
14 Planning Staff can be reached at (803) 576-2190. That's the main planning line. If Staff
15 is unavailable we just ask folks to leave a voicemail and we'll try to get to those as soon
16 as we can. They can also email Staff with questions at
17 landdevelopmentcode@richlandcountysc.gov that's going to be the main email that
18 folks will see also on the bottom of the notice that they received and that's going to be
19 the best email to ask questions with Staff, find out more information, those two ways.
20 They can also come to the counter. Those that are wanting to submit written comments,
21 whether that's to the Commission or to Staff or whoever, they can do so at that Land
22 Development Code email or planningcommission@richlandcountysc.gov. So that would

1 be the Planning Commission email specifically so those wanting to submit comments to
2 you all that would be the best email to do so there.

3 CHAIRMAN BRANHAM: Okay. As you indicated you'll be making notes today of
4 the comments that are made during the meeting. Anything from else from Staff or the
5 Commission before we open the public input? Alright, Mr. Vice Chair if you would call
6 the first name of the person signed up, and just a reminder to each speaker, please
7 state your name address before you begin your comments and then you have two
8 minutes, Staff will be keeping time and we're going to try and keep that as close as we
9 can to get everybody an opportunity to speak that wants to today. Thank you.

10 MR. DENNIS: First speak will be Bob Nurbon from Eastover.

11 **TESTIMONY OF BOB NURBON:**

12 MR. NURBON: Yes. Mr. Chair, members my name is Bob Nurbon. I live at 209
13 Hillside Circle, Eastover, South Carolina. I live in the Lake Dogwood region that is
14 supported by County Council's ability to give us a zoning area to raise taxes to replace
15 the dam at Lake Dogwood. When those of us who are on the homeowner's property
16 association bought our land, we signed documents that said that we would agree to the
17 covenants that were there. So on the one hand I'm open to an R1, which means that
18 stick houses only could be built in that area; that's an agreement with the covenants that
19 are there. It's my understanding that Richland County does not look at those covenants
20 and does not enforce those covenants and so now we have a mobile home that's
21 moving in which is going to reduce the property values of the homes that are already
22 there, and we've already agreed to that but the Council does not do that. So on the one
23 hand I'm receptive to R1, but I have agricultural land because I have over six acres and

1 so I like to have a garden and so forth or whatever. Now whether it's true or not that that
2 R3 would do what I'm asking, which means that the covenants be preserved, that there
3 are no mobile homes in the area but that you can have a garden if you can have a small
4 agricultural thing. I have trees, I have fish growing, etc. etc. etc. so I'm ambivalent about
5 this. I really don't know the rules and so forth or whatever, but like I say again I'm
6 receptive to R1 but if it means that I can't have a garden I'm against it. But I wish that
7 the county would enforce what we already have agreed to in the homeowner's property
8 association, which is in the area that raises taxes to rebuild the dam that would prevent
9 mobile homes from moving in because we have signed the agreement. So I don't know
10 how we have that mobile home that's going up. Thank you for listening.

11 MR. DENNIS: Thank you. Richard Best from Ballentine.

12 MR. CROOKS: Mr. Chair, Mr. Chair, I was just going to mention that both
13 podiums, mics are available so depending on which one is closest either podium will
14 work.

15 **TESTIMONY OF RICHARD BEST:**

16 MR. BEST: - put everything together, you know. I'm Richard Best. I've been in
17 the real estate business for 50 years. I have a degree from South, University of South
18 Carolina in Marketing and Finance and Management.

19 CHAIRMAN BRANHAM: Could we have your address, please?

20 MR. BEST: What's that?

21 CHAIRMAN BRANHAM: Will you give your address, please?

22 MR. BEST: Ballentine, South Carolina, is where I'm building right now on Marina
23 Road.

1 CHAIRMAN BRANHAM: Okay, do you have a business address?

2 MR. BEST: Oh, business address is West Columbia, 1710 Sunset Boulevard.

3 CHAIRMAN BRANHAM: Okay, thank you.

4 MR. BEST: We've been in business about 40 years. The, I will call it a blanket
5 rezoning is gonna create tremendous problems in the area of Marina Road and
6 Ballentine. Right now in that area there is a tremendous traffic problem coming out from
7 Marina Road, which there are no lights, never will be because there's a light a half of
8 block away that is for school so they'll never be moved. And we look at that as a major
9 problem. Also, the blanket rezoning changes the whole structure of the neighborhood.
10 At the end of Marina Road is an old sub division that is really, probably even has some
11 historic houses in it; one of these historic houses could torn down and a duplex, triplex,
12 or since the zoning is increased could be built and disrupt the neighborhood. And there
13 are areas within a block of there that there are three or four acres and they could be
14 turned into apartments and different things like that rather easily. What we feel like is
15 the best is to keep the zoning that we have now and then when somebody has three or
16 four acres they want to rezone, then have a hearing on that. But not all of a sudden
17 blanket theirs where we have high intensity zoning. In addition, as I mentioned Marina
18 Road is one way in and out and that creates a problem for emergency use and
19 everything else. Right now there's a good bit of heavy traffic on Marina Road from the
20 Marina which has some apartments there which, you know, that was a fine area. There
21 wasn't any problems there. We're also worried about the pollution because there's
22 going to be more homes built on this lake now since all this zoning is increased and
23 you're gonna have more runoff from these properties, you're gonna have more

1 problems. The boat traffic is gonna go up tremendously in this little area. It's already
2 heavy boat traffic and it's going to be a lot heavier.

3 CHAIRMAN BRANHAM: Thank you, sir.

4 MR. BEST: Can I just finish one last thing?

5 CHAIRMAN BRANHAM: Please wrap it right up.

6 MR. BEST: Okay, there's a private water system in the area, they're gonna be
7 run out of business because they can't handle it. The septic tank, excuse me, the sewer
8 system it'd have to be pumped in and that's gonna be a problem, the infrastructure on
9 that coming in. And then in addition, the last thing I'll mention is the policing of these
10 boats that now are not gonna be allowed in people's front yard because they can't get it
11 in the back yard, is gonna be a problem.

12 CHAIRMAN BRANHAM: Thank you.

13 MR. BEST: Okay.

14 MR. DENNIS: Brenda, from Blythewood. Rimer Pond.

15 **TESTIMONY OF BRENDA W. TIMEE:**

16 MS. TIMEE: Hello. My name is Brenda W. Timee and I live on 178 Rimer Pond
17 Road. I live on eight acres of land there and I am opposed to the new zoning and these
18 are some of my reasons why: I've lived at this address for 11 years. For most part this
19 area has remained rural and people farm and hold livestock. These activities will be
20 prohibited or permitted but subject to special requirements under the new zoning. What
21 are these special requirements and do the people who require, who are setting these
22 new requirements, do they farm? As per your own definition my acreage fits the HM
23 category. I spend over \$5,000 each year on repairing and maintaining my tractor for

1 fertilizer for cedars, for seeds, over \$500 alone for deer fencing to keep the deer out of
2 my garden, for farm implements and for irrigation in my garden. Too many housing
3 developments have already been added to this rural community and with that more
4 criminal activity. We have young people going through vehicles everywhere, every night
5 searching for things to steal in people's cars. My house was broken into and everything
6 I worked for stolen. The traffic is so bad at certain times of the day I can't even get out
7 of my driveway. The impact of all this extra traffic is devastating enough for the citizens
8 but it's equally devastating for the wildlife. When the deer run out in front of the traffic
9 and are killed, some of these people have just left the deer to just come on to my
10 property and die. I would look out the window in my yard and I would see 50 buzzards
11 out there taking care of the deer. People are so careless and they don't even bother
12 to stop to see that the animal's suffering or not, whether it's, and so, there's no place left
13 for these animals to go. And it's very unsettling when you look out and you see all those
14 buzzards out there and people should, if they accidentally run over something they need
15 to tend to it or call somebody that will tend to it. I'm 70 years old, I can't tend to it. I'm
16 sorry.

17 CHAIRMAN BRANHAM: Thank you for your comments. That's your time, okay?

18 MS. TIMEE: Pardon me?

19 CHAIRMAN BRANHAM: Thank you very much.

20 MS. TIMEE: Okay, I got -

21 CHAIRMAN BRANHAM: Ma'am, I need you go ahead and conclude now so we
22 can be fair to everybody.

1 MS. TIMEE: Okay, the landscapers from these developments are throwing trash
2 on my property. There's so much litter being thrown out on the road that I have to clean
3 up the yard before I can even mow the grass. This is not the kind of growth we want to
4 see.

5 CHAIRMAN BRANHAM: Thank you, ma'am.

6 MS. TIMEE: Let us use our property as we see fit and let the zoning reflect our
7 individual properties as no two are alike, so clumping us together as one makes
8 absolutely no sense. Thank you.

9 CHAIRMAN BRANHAM: Please no applause during the meeting.

10 VICE-CHAIRMAN DENNIS: John Fergus, Sr.?

11 **TESTIMONY OF JOHN FERGIS, SR.:**

12 MR. FERGIS: Ys, good afternoon. My concern is the property -

13 CHAIRMAN BRANHAM: Can you state you name and your address, please?

14 MR. FERGIS: Yes. John B. Furgis, Sr., P.O. Box 4600, Columbia, South Carolina
15 29240. The property that I own is on Clarkson Road in Hopkins and it's being rezoned
16 from rural to R2 residential. Now, if you will read the RU district, it fits the area perfectly
17 as it is now with low density housing, low density agricultural. Now it's changing it to R2
18 residential and it leaves out low density agriculture. It ceases to amaze me how do you
19 go in a rural area and take out low density agriculture. There's no county amenities that
20 make it anything other than rural. I mean, it's nothing on Clarkson Road that, all the way
21 that says it should be even compatible, say to be in the city. So I'm kind of concerned
22 about changing a rural district to residential and leave out everything that goes on in the
23 rural area out of the zoning, thank you.

1 CHAIRMAN BRANHAM: Thank you, sir.

2 VICE-CHAIRMAN DENNIS: Pam Solkinghouse?

3 **TESTIMONY OF PAM SOLKINGHOUSE:**

4 MS. SOLKINGHOUSE: Hey, good afternoon, I'm Pam Solkinghouse. I live at
5 1944 Marina Road, Irmo, South Carolina in the Ballentine area. I am a life-long resident
6 of the area. I've lived in my home for approximately 20 years. Ballentine area and
7 Marina Road neighbors have banded together to sign a petition that reads as follows:

8 Petition to protest the proposed Richland County Planning and Zoning proposal, We the
9 undersign residents of Richland County oppose the Rezoning plan for Marina Road and
10 its adjacent streets and road ways in the Ballentine area of South Carolina. We the
11 undersigned residents petition the Richland Zoning Board to, number one continue the
12 density as currently zoned and continuance of the single-family designation; and
13 second, to oppose restrictions that prohibit private property use for recreational vehicles
14 RV's, boats, trailers and golf carts, etc. We have approximately 500 signatures on our
15 proposal, with over 420 being obtained in only a six-hour period on this Saturday, this
16 past Saturday, March 5th. I have a copy, a current copy, we are still getting signatures of
17 the petition that I just read to you with the signatures and names. If anyone would like, if
18 I can present that to you?

19 CHAIRMAN BRANHAM: Would you like to leave that with Staff or you can submit
20 it later electronically, if you'd like?

21 MS. SOLKINGHOUSE: I can give it to you now but this is an ongoing. I mean, we
22 getting more signatures.

1 CHAIRMAN BRANHAM: Yeah, if you could just hand it there with the Staff?

2 Alright, thank you very much.

3 VICE-CHAIRMAN DENNIS: M. Frances Erkel from Irmo, South Carolina?

4 **TESTIMONY OF M. FRANCES ERKEL:**

5 MS. ERKEL: It's Erkel, thank you. Good afternoon, Mr. Chairman, Vice
6 Chairman, and all the Members of the Council, really appreciate your time and being
7 here. I'm Frances Erkel. I am a resident of 1925 Marina Road in Ballentine area. Third
8 generation, my grandfather was a Charleston, emigrated from Germany and was a
9 Cellist in New York Symphony and met Mr. William Murray who is the engineer who
10 designed the lake. And he met a southern belle there on the holiday and the rest is
11 history there. Governor Campbell sent me up to Washington DC to work on Waters of
12 the US for the State of South Carolina many years ago. I also worked with the
13 Whitehouse Council of Environmental Quality developing model, zoning, ordinances,
14 across the country. I've worked with congress on mapping coastal zone management
15 areas to restrict coastal use and economic development. The plan I see currently I can't
16 go through; I don't have time. I do request Mr. Chairman a little extra time because I
17 have some important information, I think could be helpful to you all.

18 CHAIRMAN BRANHAM: If you can submit it in writing we would appreciate that.
19 We really are trying to stay fair.

20 MS. ERKEL: Okay, certainly I can do that. Certainly, I can understand that.

21 CHAIRMAN BRANHAM: Okay.

22 MS. ERKEL: A plan if it's good, it's enforceable and it's sustainable. I don't see
23 that in this plan. After developing model codes from NACO federal funding to go there, I

1 guess it didn't trickle down, it's not there. I don't see any translation in different
2 languages for people in terms of stakeholder involvement. The area proposed in the
3 zoning area to be high density primitive men 5,500 years ago. I found a Clovis point on
4 my property, they knew to develop not high density next to a sensitive water body. You
5 didn't do it 5,500 years ago, why are you doing it now? We know more now, do we not?
6 [Inaudible] impaired water bodies, that's what you're talking about. Non-attainment
7 areas under KNOTS, the national air ambient quality. Heat days, more of that's coming.
8 The current water infrastructure can't even support - you haven't even talked to citizens
9 yet on the current infrastructure, whatcha going to do with [Inaudible] that's coming
10 down the pike?

11 CHAIRMAN BRANHAM: I'm going to need you to go ahead and conclude now.

12 MS. ERKEL: And the [Inaudible] emerging contaminates.

13 CHAIRMAN BRANHAM: If you can go ahead and submit the remainder in writing
14 I'd appreciate it.

15 MS. ERKEL: Okay.

16 CHAIRMAN BRANHAM: Thank you.

17 MS. ERKEL: So what we're asking, we're asking you to pull off this, do a study,
18 do an economic study. Find out what we think, we've got some important people here in
19 your county.

20 CHAIRMAN BRANHAM: Thank you, ma'am.

21 MS. ERKEL: And they're all willing to work with you, okay. Thank you for your
22 time, I really appreciate it.

23 CHAIRMAN BRANHAM: Thank you so much.

1 VICE-CHAIRMAN DENNIS: Lisa Borden?

2 **TESTIMONY OF LISA BORDEN:**

3 MS. BORDEN: Hello, my name is Lisa Borden and I live at 116 Ride Out Point
4 Road, Irmo which is Ballentine, cause if you want the mail delivered to your house you
5 have to have a Irmo address, we are that rural. I'm speaking today to refute the
6 proposed R3 zoning for our area, Winding Road, Ride Out Point and Pebble Shore. To
7 say I've gone through your document with a fine-tooth comb is kind of an
8 understatement. It's kind of what I do. One Wednesday, March 29th 2017, a few years
9 ago, pre COVID, I attended an initial land development meeting at the Ballentine
10 Community Center where you were looking for public input in devising and designing
11 this document. What we discussed at that meeting was nowhere to close to what this
12 document even shows. COVID happened, I didn't hear anymore and then this popped
13 up and we're shocked. The area of Winding Road right outside White Pebble Shores
14 currently zoned RSLD, which is residential family single-family low density, with the
15 12,000 square foot minimum, one principal dwelling unit per lot designation, which
16 means one house per one lot. In section 26-1.9 in your document RSLD and R2 are
17 listed as zoning difference equivalent, zoning district equivalences. Our current RSLD
18 district allows 3.63 dwelling units per acre with one principal dwelling unit per lot. The
19 R2 District permits three dwelling units per acre with single-family dwellings, duplexes,
20 three family homes and four family homes. In addition, lot widths are substantially
21 decreased from 75' to 50'. The Richland County Land Development Code rewrite does
22 not list residential R3 which is proposed as a zoning distance equivalent. It's listed as
23 residential medium density which we are not, we are low density and have been; 1977

1 was when the first code was written and then 1985 is when the second code was
2 written. In 2006 my house was hit by lightning and burned to the ground unfortunately.
3 Lost everything we owned. Under these current regulations I could build three houses
4 on my lot or a triplex or a duplex and a single home with a 180' of water front and a
5 shared dock. That is not our neighborhood. We have four lots in our neighborhood that
6 are over two acres and 12 lots that are over one acre. So what we're asking you to do is
7 to reconsider the density, the duplexes, the single-family versus the triplexes, the quad-
8 plexes and the zoning designation.

9 CHAIRMAN BRANHAM: Okay, thank you ma'am.

10 MS. BORDEN: Thank you.

11 VICE-CHAIRMAN DENNIS: Richard Brown?

12 **TESTIMONY OF RICHARD BROWN:**

13 MR. BROWN: Yeah, I'm Richard Brown and I live at 108 Wildgoose Road in
14 Blythewood and we already have a lot of traffic problems on Blythewood Road. If you
15 ever drove the Town of Blythewood and heading towards 321 at 3:00 o'clock in the
16 afternoon, you are held up in traffic from the schools on the side of the roads, cars
17 parked right in the middle of the road, nowhere to go. We got enough people in that
18 area right now. And just to say what are you going to do about the traffic congestion,
19 what all these zoning changes are gonna do to our city here? You know, I haven't heard
20 nothing about any congestion problems. You guys better check on that, you know. And
21 as far for the lady up here talking about her prayer and freedom, you guys are already
22 taking it away from us. So just thank you for hearing me.

23 VICE-CHAIRMAN DENNIS: Richard A. Farrara?

1 **TESTIMONY OF RICHARD A. FARRARA:**

2 MR. FARRARA: Mr. Chairman and Members, thanks for allowing me a couple
3 minutes today. My names Richard Farrara. I live at 2208 Riding Ridge Road in Spring
4 Valley neighborhood. And I'm not quite as astute as some of the people here are with
5 different zoning districts and things, however, there is a section exiting Spring Valley
6 Road on North Springs Road that has been a dangerous place for quite some time. And
7 there's a triangle parcel of property I think at the corner of Mill Field Road and North
8 Springs Road that is going to be rezoned to allow for some development of some sort,
9 dentist offices, whatever qualifies under whichever R number it is. My concerns are that
10 the road has been widened in certain areas on North Springs Road between Brickyard
11 and Sandhills to allow for split lanes to go to Sparkleberry and other things. There's
12 actually even been an additional entrance to Sandhills added. The traffic has done
13 nothing but increase the past few years and I'm afraid that this new parcel on the corner
14 and there's some industrial spaces along that road where it goes on to Mill Field where
15 it looks like there's going to be more industrial stuff going on, that making a left hand
16 turn out of our neighborhood during any six hours of the day, commuter hours, is very
17 risky. My son lost a playmate, my ten-year-old son lost a playmate about a year and a
18 half ago on North Springs Road, was killed in a car accident. There's a lot of traffic, and
19 pretty soon that one entrance coming out of Spring Valley is going to be useless.
20 There's another light at Brickyard Road about a 100 yards down, like this gentleman
21 had said there's not, there's not going to be a light to help us get out of our
22 neighborhood, and increased traffic is going to make it risker. Lots of drivers try to
23 create a gap so that we can pull through and get around but all that does it make it

1 risker because you can't see the traffic in the other lane heading towards Sandhills. So
2 you can edge yourself out if someone's nice to enough to let you in, but that doesn't
3 mean you're going to avoid an accident cause a lot of people can't see you. I'm starting
4 to learn that it sounds like maybe there should be a lot of different traffic studies done
5 before an overall rezoning, I'm sure you probably have done some in many cases but.

6 CHAIRMAN BRANHAM: This concludes your time, thank you very much.

7 MR. FARRARA: Yeah, thank you.

8 CHAIRMAN BRANHAM: Alright.

9 VICE-CHAIRMAN DENNIS: Michael Watts?

10 **TESTIMONY OF MICHAEL WATTS:**

11 MR. WATTS: Michael Watts, 421 Rimer Pond Road, 359 Adams Road,
12 Blythewood. I live on land that has been in my family since before the Civil War. There's
13 20 acres left that's mine. There's maybe three other relatives that are Rimer's
14 decedents that are there. We've continuously come to meetings for input when these
15 kinds of rezonings are going to take place. We've come to the meetings that the
16 Planning Department has put on and we have continuously, continuously over 30 years
17 asked the County to leave us rural. The category that we're going to be put in now will
18 let developers have 10', the space between houses will only be 10'. It is completely not
19 in the character of the rural that we're used to living in and the rural we want to continue
20 living in. I hope since this is an informational meeting for you all you will consider a
21 couple of things; I'll make it quick. In the '70s Dutch Square and St. Andrews was the
22 place to be. In the '80s Dentsville and the Columbia Mall was the place to be. Around
23 2000 Sandhills and Clemson Road was the place to be. All of these places end up in

1 blight over a 30 or 40 year span. We need to think about redeveloping inside where
2 density already is and stop pushing it further and further out where the only people that
3 benefit from it are the developers and the realtors. Thank you.

4 CHAIRMAN BRANHAM: No applause. No applause please during the meeting.

5 VICE-CHAIRMAN DENNIS: Glenda Kelly?

6 **TESTIMONY OF GLENDA KELLY:**

7 MS. KELLY: Hey, Mr. Chairman and the Planning Commission. I have two
8 property owners that I'm here for so I'm wondering if I can have two minutes for each
9 property owner.

10 CHAIRMAN BRANHAM: Two minutes, total.

11 MS. KELLY: Okay, one.

12 CHAIRMAN BRANHAM: You can submit anything in writing that you want to that
13 goes beyond that.

14 MS. KELLY: Alright, one of my clients is Doctor Steven Surban, he is at 1721
15 Horseshoe Drive. He's currently zoned OI, it allows medical offices and the change to
16 R4 will not. He's under contract to sell the property and the buyer is banking on the
17 medical zoning and not having it grandfathered, there's some disadvantages to
18 grandfathering. So that's something that we would ask you to consider leaving it so that
19 medical offices are allowed by right.

20 CHAIRMAN BRANHAM: What is the address, ma'am?

21 MS. KELLY: 1721 Horseshoe Drive. The other client, Mr. Keven Corley, is here
22 with me today. He has 12 properties. We were before y'all early October on one of them
23 and we really appreciate that y'all agreed and supported us on the rezoning on Fairfield

1 Road. We went to County Council three times plus a Town Hall, never had any
2 opposition but at the end of all of that we were asked, told we needed to be withdrawn
3 because of the new zoning, so were a little disappointed about that but here we are.
4 The properties that Mr. Corley has, and we will submit something to you in detail so I
5 won't take a lot of time, but there are two on Fairfield Road and within a half mile of
6 either of those and those are projected to be CC3; one of them he bought next to LI
7 which was all over the website, I never saw anything about a Crane Creek, but it was LI
8 and so he bought the one next to it because of that. And so the Crane Creek three, he's
9 a contractor, so he owns CL Construction, Corley Lawn and Construction and the CC3
10 does not allow that kind of activity. So we would ask, I've spoken, Mr. Crooks is very
11 nice and spoke to me when I called the other day, so there's some other ones that he's
12 not unhappy about necessarily; some mobile homes zonings on Heron Drive that will
13 change to residential.

14 CHAIRMAN BRANHAM: Submit anything else in writing if you will.

15 MS. KELLY: Alright, thank you very much.

16 CHAIRMAN BRANHAM: Thank you.

17 VICE-CHAIRMAN DENNIS: Sandra Perkins? Sandra Jenkins, it looks like 1012
18 Burton Street in Columbia? Sandra Jenkins?

19 **TESTIMONY OF SANDRA JENKINS:**

20 MS. JENKINS: Council, I appreciate you taking the time to listen to me. My name
21 is Sandra Jenkins and I reside 1912 Burton Street, Columbia, South Carolina 29204. In
22 the 1980's I went through a lot to have my property rezoned so that I could place some
23 mobile homes there beside my parents. And it came as a blessing because I was there

1 close by to take care of my parents. Since that time, they have deceased. On this
2 paperwork that I received it says prior zoning was MH and it's changing to R3. My
3 mobile home is approximately 40 years old and of course as you know mobile homes
4 do not last forever. I would like to be able to, if possible, to remain at MH so that in the
5 future if I want to replace my mobile home, I can replace it without having to go back
6 through rezoning again. And I thank you for attention.

7 CHAIRMAN BRANHAM: I would recommend you speak with the Planning Staff,
8 okay.

9 MS. JENKINS: Okay.

10 CHAIRMAN BRANHAM: About how to go about that, thank you.

11 MS. JENKINS: Thank you.

12 VICE-CHAIRMAN DENNIS: Teresa McFawn, Langford Road.

13 **TESTIMONY OF TERESA MCFAWN:**

14 MS. MCFAWN: Good afternoon. Teresa McFawn, 753 Langford Road in
15 Blythewood. We have approximately 25 acres and livestock located there. I've been in
16 the Blythewood area since 1994 and have seen all the changes that have come about
17 over the years, and the change is just unbelievable and the number of houses and
18 things that are happening there. It was very rural, there were horse farms, cattle farms,
19 and it was just the flavor of that side of Richland County; just gave it a great feel, you
20 went out there, you were out in the country, just breath of fresh air. Well when you walk
21 out now you can smell the pollution. It is amazing how much you can smell from all the
22 cars and all the traffic. It's just, I feel like does Richland County want to keep anything
23 agriculture or do they want it all to be rural? I mean, all to be not rural but full of houses.

1 Cause we're losing the flavor of Blythewood. We're also concerned about our livestock
2 with more and more growth, more and more people, more and more traffic. There's just
3 so much. And when you have livestock and you have to care for them you have, you
4 know, more and more people driving up and down the roads doing things that are
5 inappropriate that can spook livestock. And I get with the growth and all you're going to
6 have that, we have to deal with that. My main concern is let's say the flavor of
7 Blythewood and what it is and what it always has been and what makes it so special to
8 everybody. Thank you.

9 VICE-CHAIRMAN DENNIS: Angela McFawn?

10 **TESTIMONY OF ANGELA MCFAWN:**

11 MS. A. MCFAWN: Hi, my name is Angela McFawn, I live at 753 Langford Road
12 in Blythewood South Carolina, also. Thank you for hearing me today. I have a main
13 concern; Blythewood is rural as plenty of people have stated, or it used to be. Our
14 current zoning is rural, as Teresa before me said we have livestock on our farm, we've
15 got about 30 horses, and it's really beneficial for us to stay rural because we're
16 agriculture, right? The zoning changes proposed are really going to affect that, the
17 growth of Blythewood, all the houses. We worry about, you know, getting zoned out.
18 What if we can't have our horses, that's our livelihood. And I think that's the livelihood of
19 a lot of people in Blythewood. I mean, I realize on Langford Road there used to be lots
20 of cow fields and they're now subdivisions, but I think that is, Blythewood was the
21 agriculture, the horse farms, the cows and everything else. I think with the zoning
22 change not only is that going to hurt the agriculture in the rural areas but the increased

1 traffic and the other problems that brings and I just think those are things that need to
2 be considered when you guys are making your decisions. Thank you.

3 VICE-CHAIRMAN DENNIS: Scott Dixon?

4 **TESTIMONY OF SCOTT DIXON:**

5 MR. DIXON: Hey. Scott Dixon, 201 Oak Hill Road in Eastover. I'm in the area
6 that the other fellow was talking about that is restricted. And there's supposed to be a
7 whole bunch of things in place, that were put in place long ago in the '70s to keep
8 mobile homes out for several different reasons. There's not supposed to be anything out
9 there on wheels. Not supposed to be RVs out there. There's a whole bunch of different
10 things that are not being enforced. And I'm agriculture, I got just over 70 acres of land
11 from what I was told in the assessment or in the area that I went and asked the
12 questions, I'm still going to be agricultural but I'm not 100% on that. I don't know what
13 you're going to change in my area. I'm real confused about how I was put in so much
14 debt to repair something that I can't even see from my house. And that gets into more
15 stuff that I really don't just don't need to speak about as it's in court. And I'm real
16 concerned about my property being overrun by what could be a new developer that
17 comes in and just does away with the old restrictions based on some new thing that
18 comes in from possibly something that you do and I'm not informed. I don't know
19 everything that you have in mind. I've been given one or two pieces of paper, excuse
20 me, I've been given three pieces of paper which separates my property into three
21 different sections. Which if it was done by the HOA, I would be paying three times to
22 repair something I can't see instead of the one that I am. Which I'm going to have to
23 change my property in other ways just to get in tune with the stuff. But like said there's

1 so much in court I really can't talk about. I'm not in the position to be an attorney that's
2 why I have one over some stuff that's currently going on. I don't know what's going to
3 happen with this R1, R2, RU. I'm confused because there's so many things that this
4 could lead to if say, a developer came in and said, well, since it's now R1 or R2 or R3 or
5 whatever now we're going to stack things up based on this new stuff.

6 CHAIRMAN BRANHAM: Okay sir, thank you so much.

7 MR. DIXON: Thank you.

8 VICE-CHAIRMAN DENNIS: Allen Hutto?

9 **TESTIMONY OF ALLEN HUTTO:**

10 MR. HUTTO: Good afternoon, Chairman, Commissioners. I'm Allen Hutto with
11 the Building Industry Association of Central South Carolina, 625 Taylor Street,
12 Columbia. And I'm here to speak on behalf of the young and first-time home buyers in
13 Richland County. And the zoning, the new zoning plan is absolutely going to hurt them
14 and let me explain why. So we're in a midst of a housing crisis in the Midlands whether
15 you realize it or not. Millennial generation is finally getting jobs, they're getting married,
16 they want move out of their apartment, they want to have kids and they want to buy a
17 house. And the problem is there is no, there are not enough houses to go around and
18 you can see that in prices. I mean, the prices have gone crazy lately. Some of that's,
19 you know, due to increase in splotching and an increase in cost of materials but a lot it
20 is just there's not enough houses to meet the demand. Like it or not our kids want to live
21 in Richland County too, and the zoning plan which is going to down zone 80% of the
22 county and essentially make it undevelopable and push all that other development into
23 the other 20% of the county, it's going to increase cost, substantially. And that kind of

1 brings me to my next point is that the new zoning plan is based on the Comprehensive
2 Plan of 2015, which was based on demographic data from 2010 so this plan is based on
3 data that's 12 years old and things have changed significantly since 2010, and even
4 since the 2015 since the plan was completed. So I would just ask that y'all keep that
5 into consideration, you know, as you remake the county which is essentially what you're
6 doing with this new zoning plan and keep in mind the young first time home buyer and
7 how this is going to impact them. Thank you.

8 VICE-CHAIRMAN DENNIS: Bruce Oswald.

9 **TESTIMONY OF BRUCE OSWALD:**

10 MR. OSWALD: Bruce Oswald, 256 Sandy Valley Court. I just, my issue's a little
11 different from everybody else in here because I'm in agreeance with what y'all
12 proposed. I got properties that was RSMD and they're to be zoned General
13 Commercial, and what I'm wanting to know is, have y'all worked with City of Columbia
14 to ensure that these properties we're looking at rezoning commercial will sanitary/sewer
15 be available to these properties.

16 CHAIRMAN BRANHAM: You'll have to speak with Staff about that.

17 MR. OSWALD: That would be down below?

18 CHAIRMAN BRANHAM: Yes, sir.

19 MR. OSWALD: Because below it was across the road and we was trying to do
20 some developing, we couldn't do it because it wasn't available. So hopefully y'all are
21 looking at this. If I can't get sewerage then I can't do much to make it commercial.

22 CHAIRMAN BRANHAM: Thank you for being here.

23 MR. OSWALD: I appreciate it. Thank you, sir.

1 VICE-CHAIRMAN DENNIS: Ivory Jackson?

2 **TESTIMONY OF IVORY JACKSON:**

3 MS. JACKSON: Good afternoon to all and thank you. I'm Ivory Jackson, 2170
4 Congaree Road in Eastover. One of my concerns was already expressed by Lisa Boyd
5 where there was no notification prior to getting this. I understand there were meetings in
6 the area. I was at the last meeting that you had prior to COVID. It was well attended in
7 the area. I understand you had Hopkins, Gaston and Eastover, however, I never heard
8 about either of those meetings and I'm on your email. Didn't hear anything from the
9 news reports and I hope you do reconsider and have some more meetings where you
10 have more input because I understood Gaston or Eastover wasn't very well attended
11 because of lack of information. So that was very disappointing coming from you all
12 considering I was at the previous meeting before COVID. The other thing, looking at the
13 sheet, I'm zoned for, well the new zoning district as HM. My concern is who determines
14 who's the eco-friendly commercial use? Will that be you all or will that be in favor of me,
15 which I doubt it. Which you may consider eco-friendly may not be what I consider eco-
16 friendly. So who do we, I mean, how are we able to find out when a business is getting
17 ready to come in or whatever that development is, how will I know it's considered eco-
18 friendly for us? Usually, and I know things are not working in my favor because recently
19 all of a sudden last week I got so many calls regarding they want to buy my property
20 which means, hmm something is coming that's not probably in my favor. But it's
21 advantageous to the commercial people. And the other thing we have properties, one is
22 a plot of land, one, two other happen to be side by side, both residential but they have

1 two different zonings. That doesn't make sense to me. Side by side, they all in the same
2 area, but I got three different, I got two different codes. I'm not in favor of this.

3 CHAIRMAN BRANHAM: In writing if you need to.

4 VICE-CHAIRMAN DENNIS: Mark Johnston?

5 **TESTIMONY OF MARK JOHNSTON:**

6 MR. JOHNSTON: Thank you. Mark Johnston, 419 Mount Valley Road in
7 Blythewood. I attended a, one of y'all's public meetings that you had up in the upper
8 Richland area on Wednesday and I asked a question there and then also emailed and
9 talked to, was it, I apologize, Brian Crooks via email. On page 108 when you describe
10 the R1 district it has a minimum lot width of 50', which both at that meeting on
11 Wednesday and Mr. Crooks indicated that was probably a typo and that it should be
12 the 120'. Do any of y'all have any information on that you could verify yes or no or
13 should I just continue to deal email to find out that information?

14 CHAIRMAN BRANHAM: You want to deal with Staff.

15 MR. JOHNSTON: Okay, alright.

16 CHAIRMAN BRANHAM: Yeah.

17 MR. JOHNSTON: Alright, thank you.

18 CHAIRMAN BRANHAM: Yeah.

19 VICE-CHAIRMAN DENNIS: Walter Jones.?

20 **TESTIMONY OF WALTER JONES:**

21 MR. JONES: Good afternoon, everyone. I'm Walter Jones from Hopkins, South
22 Carolina, 1005 Brown Road 29061. I came to talk about the zoning, it's the first time I
23 heard about this, yesterday when the thing came in the mail. And they talk about

1 rezoning I would like to know who y'all all talked to rezone? Did you go through the
2 community and check, see who want to do it and who would not like to do it? My
3 grandfather left us 12 areas of land and I'm the only one left but I got kids and I'm going
4 to have grandkids. Now I hear the young man talk about they don't have enough
5 housing that's why it call generational gap to me. Generation who work, I'm trying to get
6 my kids squared away so they won't have to be crowded round somebody, there's
7 because you know, we farmed that land for years and that's how we lived. I was born in
8 the '50s and you know back down there then they called wetland. Nobody want it so my
9 grandfather back in the day bought that 12 acres of land. Now, it came from my
10 grandfather, not my father but my grandfather, and I'm trying to keep this for the
11 generation, the wealth of my family. I disagree with this; I just agree with it because you
12 want to push everybody out talking about not enough housing. You have enough
13 housing if you would do it right. If you all would work things right, you trying to take away
14 instead of add. You subtracting from the lower-class people and make millionaires over
15 here. So who are we for? I say you against us. Thank you.

16 CHAIRMAN BRANHAM: Please hold applause. Thank you.

17 VICE-CHAIRMAN DENNIS: Laraine Able?

18 **TESTIMONY OF LORRAINE ABLE:**

19 MS. ABLE: I'd like to thank the Commission for giving us an opportunity to speak
20 today. I live at 1078 Able Road and it's family land that has been in my husband's family
21 for a like seven generations. We are trying to hold on to it just like this gentleman for our
22 children and our grandchildren. Right now, we have, our property is being rezoned from
23 rural to R1, but it also has a classification of flood plain and the R1. My husband has

1 spoken with Mr. Crooks several times and he's been very informative and we appreciate
2 it. He could not be here today because he could not get off of work. So I'm here and I'm
3 not as knowledgeable about it as he is, but looking at the zoning map it had the flood
4 plain the R, WR and then there was another overlay on it that was to deal with water.
5 And I think Mr. Crooks was not sure about the definition on that and what was allowed
6 and that's what were concerned about. We're concerned that our agriculture land that
7 we grow trees on and harvest for forestry is going to be devalued so that we'll never
8 ever be able to do anything with it. And I agree with Mr. Watts and some of the other
9 people from Blythewood, we are being overwhelmed by the growth. We have, y'all are
10 failing us and we really want you to be aware of it, wake up, pay attention to what the
11 citizens are saying. The roads cannot handle anymore, the people that are on wells are
12 going to be affected by this growth if y'all are not careful, our schools are overcrowded,
13 the crime has increased. Our property, we have had to call the sheriff's department I
14 don't know how many times in the last five months because vandalism, people shooting
15 guns, parking. It's become a lover's lane on our road and we have small children, well
16 we have grandchildren that don't need to be witnessing that. And we really, really, really
17 want y'all to pay attention to what you are doing because the growth has got to slow
18 down. I understand Mr. Hutto's position but we're the ones that are having to deal with it
19 and we want it stopped we want you to put a moratorium on building in Blythewood right
20 now till you can catch up with the roads and the schools and the water and the sewer.

21 Thank you.

22 CHAIRMAN BRANHAM: Thank you, ma'am.

23 VICE-CHAIRMAN DENNIS: Jarvis Smothers?

1 **TESTIMONY OF JARVIS SMOTHERS:**

2 MR. SMOTHERS: Good afternoon, my name is Jarvis Smothers. I just moved
3 here from California, San Francisco, California. I live in Blythewood, I think it's 1072
4 Blythewood. I don't think I been here too months yet. I'm in the process of buying some,
5 over 20 acres around Langford Road area. When I first, when I was looking at, looking
6 at the property it's zoned rural and is getting ready to switch to R1. And my problem with
7 it is you allow one accessory building for 1,250 square feet. I've been a mechanic all my
8 life, I'm a mechanic at a major airline in Charlotte. I got tools that I can fill that building
9 up right now. I've got five cars, I'm like to be only allowed building for 1,250 square feet
10 is unreal. And then like the whole point like I said I'm ex-military, my uncle is a retired
11 cop in this county. He showed me the beauty of this county. I've lived all over. I'm from
12 New Orleans, Louisiana, I lived in Atlanta for years and I lived in Dallas, I lived in
13 Wisconsin and like I said I lived Northern California. And I've seen the plight of, I
14 understand what you guys want to do, you want develop things but the thing about it,
15 like in Atlanta, it's so bad with traffic they put all these houses and they didn't develop
16 the roads and so now you got just to go 15 miles you got to sit in an hour of traffic.
17 When I was living in San Francisco I lived 60, I lived, like 35 miles from work and on
18 Friday's it take me three and a half hours to get home. I got sick of that. Sometimes I
19 would rather sleep in my car than drive home. And if, I understand what you guys doing
20 but if you keep putting all these houses in these areas without building up the roads and
21 stuff you gonna have traffic, look, and the properties I'm looking at on Langford Road,
22 around that railroad track it's a whole bunch of traffic now and then if you add more
23 subdivisions back there you won't even, I don't know how you gonna do that without

1 adding more roads or even taking traffic into consideration. I work very hard to save up
2 this money to get this property. I promised my daughter, she didn't want a swing set,
3 she wanted a playground and that ain't, I've worked very hard to get her a playground.

4 CHAIRMAN BRANHAM: Thank you, sir. Thank you very much.

5 MR. SMOTHERS: That's all I'm saying is just consider, you know, what people
6 are going through. Like I said I saved money for this property and to be regulated, I
7 won't even be able to use what I'm buying it for. I grow, I want to grow exotic trees and
8 miniature trees so, but I won't be able to do that with it being rezoned. Thank you.

9 CHAIRMAN BRANHAM: That's all. Thank you, sir.

10 VICE-CHAIRMAN DENNIS: Kim Murphy?

11 **TESTIMONY OF KIM MURPHY:**

12 MS. MURPHY: Good afternoon. Kim Murphy, 154 Old Laurel Lane, Chapin. I
13 recognize that Staff has put a lot of time into trying to craft a plan that helps the county
14 grow in an orderly fashion. I support the concept in some parts of it. It will streamline the
15 approval process for developers by removing the planning departments in your review
16 of the appropriateness of a subdivision and the three readings by Council confirming or
17 denying that appropriateness. The developer won't have to wait until the review process
18 has been completed to know whether the subdivision density on a particular track of
19 land will be approved because it will be automatically approved unless they request a
20 density higher than the map defines. The plan significantly reduces your time and effort,
21 Staff's and Council's. The review meetings won't be necessary. It has a failed flaw; our
22 elected Councilmembers will lose their authority to determine if because of impacts to
23 roads and other infrastructure, life, safety, environment, impact to the character of the

1 area, a proposed subdivision is really appropriate, they lose that control. A statement
2 map does not reflect the then current conditions or anticipated conditions. Our
3 Councilmembers' authority to manage growth for the benefit of the county and its
4 citizens, one of their primary roles as an elected official will be stripped. Also, this is the
5 exact same plan that Lexington has been trying to change. Look at Highway 378. Look
6 at Chapin. It took being able to see and feel the damage for something to be done, but
7 the damage is done and even though they were able to elect new Councilmembers who
8 cared, there were home sites that had already been approved before better standards
9 were put in place that have yet to come out of the ground. Those will impact our county.
10 Our maps don't reflect that impact. We don't want to wait until the damage is done to
11 make changes. There must be a provision for Council to continue to have the ability to
12 weigh in on subdivisions. If not please keep the existing Planning Commission and
13 Council's review process. Thank you very much for service.

14 CHAIRMAN BRANHAM: Alright, thank you.

15 VICE-CHAIRMAN DENNIS: Irene Pardo.

16 **TESTIMONY OF IRENE PARDO:**

17 MS. PARDO: Thank you for the time. My name is Irene Pardo. I'm at 1509
18 Winchester Avenue in Columbia, South Carolina 29203. I'm here with a couple of other
19 members of my neighborhood. We are the Denny Terrence Neighborhood over on
20 Monticello Road. And I apologize cause we were hoping to have met with Paul
21 Livingston before this meeting but were unable, he was going to actually give us a break
22 down of how this would affect our particular neighborhood specifically so we could
23 address specifically the nature of it. But we were not able to get that meeting yet. We

1 will be speaking to him. I'm part of the committee for our neighborhood as well. There's
2 another member here as well of our committee, so we'll be speaking with him along with
3 other steering committee members. Our main concern about our, we are a low-density
4 RS low density community. It's a small kind of country charm, single-family, small
5 single-family homes. We're extremely concerned about the move to the R3 where it
6 allows for the multi-family dwellings, duplexes with a high degree of protection for
7 adjacent low density residential development. I'm not exactly sure what that definition
8 means but we're extremely concerned about the multi-family dwellings and
9 developments building up in that area, especially in consideration about what happened
10 off of Broad River Road. Somebody spoke about the Dutch Square area, how that has
11 been affected after several years. We will stand against that zoning. We will get
12 community members to come out petition. We will be signing petitions against it once
13 we do speak with Paul Livingston about it and see exactly how it affects us. And that's
14 all. I wish I had more information and details but I don't, but I just want you to know that
15 we do stand against the multi-family dwelling and just changing the feel of our
16 community, which is a country, rural, low-density community. Thank you.

17 VICE-CHAIRMAN DENNIS: Brandon Miller?

18 **TESTIMONY OF BRANDON MILLER:**

19 MR. MILLER: Good afternoon. Brandon Miller, 287 Cowhy Pond Way also in
20 Blythewood. I guess this is going to kind of end up being a rhetorical question. What
21 measures have been or without a doubt will be taken to ensure that the effects of the
22 city encroachment on the rural areas do not negatively alter or impact the effected
23 residents including but not limited to increased traffic which we already have a problem

1 with in Blythewood, increases in local crime which we've seen that in Blythewood as
2 well, changes in tax rates etc. Right now I live about two and a half miles off of exit 27
3 and I commute north bound for work. When school traffic is I guess present, it takes me
4 approximately 20 minutes to go those two and a half miles from my house to the
5 interstate. We also have issues with, in front of Blythewood High traffic gets so backed
6 up, that vehicles start driving off road to bypass the school traffic and get back on to
7 their normal commute. We have Blythewood Farms that's being constructed right next
8 to our community. I live on a pond that's on Rice Creek there; with that development
9 going on we've already had washout from the construction coming down into our pond
10 that includes, you know, empty drinking bottles, tarps for I guess controlling runoff,
11 various plastic, you know, pieces. So we have already have issues with, you know,
12 construction causing impacts on our area and there are several other ponds down the
13 stream from us that are being impacted as well, I'm sure. Again with increase in crime
14 we've had vehicle break ins in the area and it, the people that are going through these
15 vehicles don't really seem to care; in our community alone we had, a game warden had
16 his vehicle broken into and they actually stole a pair of handcuffs and a loaded
17 magazine out of that before they came down to my house, went through my car and I
18 actually have them on camera where they discarded it into a common area in our
19 community so there was ammunition and handcuffs and potentially, you know, if they'd
20 have pick up a weapon there would have been an armed criminal going through our
21 community. [Inaudible] taken.

22 CHAIRMAN BRANHAM: Okay, thank you very much.

23 VICE-CHAIRMAN DENNIS: Mary Weston?

1 **TESTIMONY OF MARY WESTON:**

2 MS. WESTON: I'm Mary Weston and I live at 12 Ashley Court in Columbia but I
3 have property out in Hopkins on Elm Savannah Road. I didn't realize I signed up to
4 speak I just came to learn cause all I got in the mail was this one piece of paper and I
5 went online and tried to figure out what it meant and how it was going to affect my
6 property. My family owns a fair amount of property down in the Hopkins area and so I
7 was coming to learn. I don't know exactly, it looks like – we've got a military installation
8 overlay district, I don't know how that affects the property as well. And I'm moving from
9 R2 to, I mean, RU to RT which I assume means that that'll be multi-family, I don't know
10 what kind of residential area that would be but, so.

11 CHAIRMAN BRANMAN: Alright, I would just encourage you to speak with Staff
12 while you're here. They can probably help you.

13 MS. WESTON: Okay, thank you.

14 VICE-CHAIRMAN DENNIS: Thomas Monley? Looks like Sharpe Road? That's
15 all we had signed up.

16 CHAIRMAN BRANHAM: Okay. So yeah, as I indicated earlier we'll meet again
17 on April 4th and we will, the Commission will debate and discuss and take votes at that
18 time regarding what our recommendations would be. That's our expectation. We'll do
19 that at the April 4th meeting. They'll be a window of opportunity for public input there,
20 and again interim if anybody wants to submit anything in writing or call to the Richland
21 County Staff Planning Department you're welcome to do that. And as a reminder you're
22 welcome to reach out to your County Councilmen or County Councilperson at any time
23 in the process. But that concludes the public input period of our meeting, so any of you

1 that wanted to go ahead and step out at this time you're welcome to do so. We can
2 pause for a minute. Okay Commissioners, if you need to take a quick break go ahead
3 and do that. We'll stand at ease.

4 MR. CROOKS: Mr. Chair, Mr. Chair, do you just want to go ahead and call like a
5 five-minute recess?

6 CHAIRMAN BRANHAM: Yeah, can we get a motion for a five-minute recess?

7 MR. DENNIS: Motion for a five-minute recess.

8 CHAIRMAN BRANHAM: Seconded, take a vote?

9 MR. CROOKS: Show of hands.

10 CHAIRMAN BRANMAN: Show of hands?

11 MR. CROOKS: Motion carries.

12 CHAIRMAN BRANHAM: Unanimous. Five minutes.

13 [Recess]

14 CHAIRMAN BRANHAM: - recess.

15 MR. GILCHRIST: So, moved Mr. Chairman.

16 MR. Taylor: Second.

17 CHAIRMAN BRANHAM: The motion has been seconded. Can we get a show of
18 hands to come out of recess?

19 MR. CROOKS: Motion carries.

20 CHAIRMAN BRANHAM: Alright, unanimous. Okay, let's move on to Item number
21 5 on the Agenda, the neighborhood pre application meeting criteria. Conversation I
22 guess we're picking up from last meeting, Mr. Crooks, please?

1 MR. CROOKS: Yeah, so this is basically where, you know, we presented some
2 of that language specifically and then I think y'all wanted more time to review and
3 potentially discuss. But we're basically at the point where, you know, whatever
4 recommendation, whether y'all did or didn't want to forward one, I mean, that would be
5 basically where we're at or what additional modifications we might want to fit in that
6 language. Basically it's, you know, however the Commission wanted to proceed forward
7 with this. Again, I think from Staff's point of view we don't necessarily recommend it but
8 if we, you know, if it was to be required here's how we think it should go. But I think
9 where we left off at last meeting was, you know, time to review, time to look through it
10 and see what other additional modifications or changes Commissioners may want to
11 see to it. So that's why it's an action item here as it relates to potential changes that you
12 might want to see or the like as it relates to that.

13 CHAIRMAN BRANHAM: So I know we've all spent a lot of time with the map. Is
14 there a desire to go ahead and take action on this or would we prefer to defer it?

15 MR. CROOKS: You could I guess, sorry, Mr. Chair. So, I mean, that's up to y'all.
16 Deferring your action I think in terms actually forwarding a recommendation this is
17 wouldn't go before County Council until the April meeting. We're still not looking to have
18 one even if it was for this cause we have not, even if y'all were to approve this and then
19 recommend forwarding a recommendation, we would still have to do the 30 day
20 advertisement as it relates to that so we would need to make sure we fell within that
21 window, depending on how y'all want to move forward with this.

22 CHAIRMAN BRANHAM: This is all initiated through a request from County
23 Council, right?

1 MR. CROOKS: Essentially, yes. This is was one of the things that was
2 mentioned at their work session that they potentially would be interested in, but our
3 recommendation was, you know, leaving it up to y'all, let y'all kind of, cause we, you
4 know, what y'all's recommendation originally was and then if it was to be required,
5 basically how could we go about doing that if County Council eventually wanted it to be
6 required how should that look, what should it be. And this is what we feel is kind of the
7 best option if it was to be required. Again, our recommendation is that it's not, but if it
8 were to be here's how it could look.

9 CHAIRMAN BRANHAM: Let me just confirm again, there's no such current
10 provisions in the rewritten text that's been adopted by [inaudible].

11 MR. CROOKS: Not for a specific required one, no, they're all noted as optional.

12 MR. GILCHRIST: Mr. Chairman, if I may.

13 CHAIRMAN BRANHAM: Yes.

14 MR. GILCHRIST: I think, you know, given some of the information we learned
15 today that it might be worth accepting your recommendation that we defer this until such
16 a later date because I'm still trying to understand what Council was asking us to do, first
17 and foremost. Secondly, I think in light of what we heard with the discussions today that
18 it might be worth an opportunity to give us a chance to take a look at that document
19 again and potentially make some recommendations back to the Staff on what we think.
20 Just my comment, thank you Mr. Chairman.

21 MS. FRIERSON: I definitely agree with Mr. Gilchrist. And another thing, and it's
22 not your fault Mr. Chairperson, but unfortunately sometimes the people in the, I was
23 about to say congregation, the audience, think that we've already made determinations

1 and we haven't. So wherever we can correct that and let them know we're listening and,
2 you know, we're trying to be fair that would be good. Thank you.

3 CHAIRMAN BRANHAM: Yep. Anybody else off hand? I want to give this its due
4 diligence, especially in light of it being prompted by Council. And it sounds like the kind
5 of thing that can wait till maybe after April, maybe in May, after we've had an opportunity
6 to complete the map review.

7 MR. DENNIS: Chair?

8 CHAIRMAN BRANHAM: Yes, Mr. Dennis?

9 MR. DENNIS: With the neighborhood pre application meeting, I'm kind of in
10 agreeance with that. I got a lot of new notes now to help what I've already got
11 highlighted in that, for that so I'm kind of [inaudible].

12 CHAIRMAN BRANHAM: So, I guess the Chair will entertain a motion to defer this
13 Item 5 to, I mean, could be May, could be April.

14 MR. GILCHRIST: So moved, Mr. Chairman.

15 MS. FRIERSON: Second.

16 CHAIRMAN BRANHAM: Okay, moved and properly seconded saying we're
17 saying we will defer to May?

18 MR. PRICE: It would help if you identify a specific month.

19 MR. GILCHRIST: Let's do May, yes sir, Mr. Chairman.

20 CHAIRMAN BRANHAM: Alright, still seconded, Ms. Frierson?

21 MS: FRIERSON: Yes.

22 CHAIRMAN BRANHAM: Okay, alright Staff would you take a vote, motion to
23 defer to May?

1 MR. PRICE: Alright, those in favor of deferring the neighborhood pre application
2 meeting criteria to May, Branham?

3 CHAIRMAN BRANHAM: Aye.

4 MR. PRICE: Dennis?

5 MR. DENNIS: Aye.

6 MR. PRICE: Yonke?

7 MR. YONKE: Aye.

8 MR. PRICE: Carlisle?

9 MR. CARLISLE: Aye.

10 MR. PRICE: Frierson?

11 MS. FRIERSON: Aye.

12 MR. PRICE: Metz?

13 MR. METZ: Aye.

14 MR. PRICE: Grady?

15 MR. GRADY: Aye.

16 MR. PRICE: Taylor?

17 MR. TAYLOR: Aye.

18 MR. PRICE: Gilchrist?

19 MR. GILCHRIST: Aye.

20 *[Approved: Branham, Yonke, Dennis, Carlisle, Frierson, Metz, Grady, Taylor, Gilchrist]*

21 MR. PRICE: Alright, that unanimously passes.

22 CHAIRMAN BRANHAM: Alright, thank you. Item 6, Chairman's Report, and there
23 was a request to potentially discuss and review the officer's election from December. If

1 there's any [inaudible] on that front. I'm sorry I might be switching those? I'm looking at
2 Geo like the chairman. So as to the Chairman's Report if I could first just address the
3 potential for a work session on April 1st. I know we've been kind of batting that around
4 for idea of doing that for the purposes of continuing education. Would we prefer to keep
5 that meeting [inaudible] focus more on [inaudible]?

6 MR. DENNIS: I would definitely encourage us to keep that one April meeting
7 [inaudible].

8 CHAIRMAN BRANHAM: Does anybody else want to give any input as far as like
9 a date or time, Staff, time availability for the room?

10 MR. PRICE: If you, we can confirm those dates, I think if you can come up with a
11 date as a Body at this time. I can check to see if it's available and go ahead and lock it
12 in just before we leave today.

13 CHAIRMAN BRANHAM: [Inaudible] a motion?

14 MR. PRICE: I believe at your previous meeting, Mr. Chair, that you stated you
15 were looking at the 1st of April which is a Friday, first Friday of the month, so just to put
16 that out there.

17 MR. DENNIS: Chair, I make a motion.

18 CHAIRMAN BRANHAM: Motion [inaudible], do we have a second?

19 MR. GILCHRIST: I'll second, Mr. Chairman.

20 CHAIRMAN BRANHAM: Moved and seconded that the Planning Commission
21 schedule a work session [inaudible] with the time to be determined [inaudible].

22 MR. PRICE: Well, I also think that, again I think you can go ahead and establish
23 a time because it may not work for everyone Friday, kind of out, so if you would go

1 ahead and establish a time now, again, I can check to see the availability of chambers
2 prior to this meeting concluding.

3 MR. YONKE: I make a motion [inaudible] 9:00am.

4 MR. PRICE: Okay. You want staff there, right?

5 ?: Second.

6 CHAIRMAN BRANHAM: Motion, anybody need a second to check their
7 calendar? Okay.

8 MS. FRIERSON: I would just prefer it just be a little later cause I run into a lot of
9 bus traffic on the way here. That's all, maybe 10:00?

10 MR. YONKE: Make my motion at 10:00am.

11 MR. DENNIS: I'll second it.

12 CHAIRMAN BRANHAM: Motion for a work session April 1st 10:00 am. Staff
13 would you take a vote?

14 MR. PRICE: Those in favor of the motion for a work session on April the 1st at
15 10:00 am, Branham?

16 CHAIRMAN BRANHAM: Aye.

17 MR. PRICE: Dennis?

18 MR. DENNIS: Aye.

19 MR. PRICE: Yonke?

20 MR. YONKE: Aye.

21 MR. PRICE: Carlisle?

22 MR. CARLISLE: Aye.

23 MR. PRICE: Frierson?

1 MS. FRIERSON: Aye.

2 MR. PRICE: Metz?

3 MR. METZ: Aye.

4 MR. PRICE: Grady?

5 MR. GRADY: Aye.

6 MR. PRICE: Taylor?

7 MR. TAYLOR: Aye.

8 MR. PRICE: Gilchrist?

9 MR. GILCHRIST: Aye.

10 *[Approved: Branham, Yonke, Dennis, Carlisle, Frierson, Metz, Grady, Taylor, Gilchrist]*

11 MR. PRICE: Alright.

12 MR. DENNIS: Chair, I just want to make sure.

13 CHAIRMAN BRANHAM: Yes, Mr. Dennis?

14 MR. DENNIS: That's April 1st 10:00 am.

15 MR. GILCHRIST: April Fool's Day.

16 MR. DENNIS: I just want to make sure cause I'm putting it in, right now.

17 CHAIRMAN BRANHAM: Bless our hearts, we'll be here. Alright, Planning

18 Director's report.

19 MR. PRICE: At this time, we have nothing to present.

20 CHAIRMAN BRANHAM: Okay, alright. Okay, Ms. Frierson and Mr. Gilchrist

21 brought up earlier the question about the officers' election, anything new from the

22 County on that front?

1 MR. GILCHRIST: Chair, if I may just to reiterate for the Body. So, at our last
2 Planning Commission meeting [inaudible].

3 MR. PRICE: I want to confirm that.

4 MR. GILCHRIST: Okay, I can wait.

5 MR. PRICE: Okay, we are confirmed for Friday, April the 1st at 10:00 am.

6 CHAIRMAN BRANHAM: Mr. Gilchrist, did you?

7 MR. GILCHRIST: Yes sir, Mr. Chairman, thank you. So in our last meeting we
8 had a conversation about an issue relative to our rules, and some of you may remember
9 that we amended our rules a couple of times since September to elect officers for
10 various reasons. And there was some discrepancy about whether or not, how we
11 followed the protocol to do that, and I think this Commission asked Staff if they could
12 check with the County Attorney just to give us some guidance on whether or not what
13 we have done, indeed voted on was appropriate and proper. And so I just wanted to get
14 some idea if in fact we heard anything back from the County Attorneys on whether or
15 not they agree, had a comment on it?

16 MR. PRICE: No, sir. We have not gotten anything back from the County
17 Attorney's office. But again one of the things that, you know, we've had some
18 discussion about this throughout the county is that y'all had a lot of discussion at the last
19 meeting but as a Body y'all never formally made a request or voted on sending
20 something the County Attorney's office and specifically what it was you were looking for.
21 So I request that if it is the decision of the Planning Commission that to have the County
22 Attorney review any particular documents and specifically what it is that you're looking

1 for, that you take a vote or at least take a motion and have a vote regarding what is to
2 go forward for that inquiry.

3 MR. GILCHRIST: Okay.

4 CHAIRMAN BRANHAM: I'll call again for a motion if anyone has a motion
5 relating to that?

6 MR. GILCHRIST: Before we do that, Mr. Chairman, just want to ask a quick
7 question just to be clear on something. So we're not, this is not a precedence that we're
8 setting to, when we provide some directive to Staff or some inquiry to Staff that we will
9 have to vote each time to do that? Are we setting that kind of precedent?

10 CHAIRMAN BRANHAM: So in the discussion I think what we were just looking
11 for was there, like a collective will from the Commission to the point that someone would
12 be willing to make a motion because, you know, me as Chair, it wasn't anything that I
13 felt like I needed to ask [inaudible] no motion was made and that's where it was left. I
14 know informal inquiries and conversations have been had but yeah there was nothing
15 formally requested and so that's just where we are.

16 MR. GILCHRIST: So you feel pretty good that we wouldn't be setting a
17 precedence on anytime we asked Staff to inquire to the County Staff about something,
18 that that's not setting a precedent that we would have to vote each time to do that, is
19 that right?

20 CHAIRMAN BRANHAM: I mean, I don't know. I mean, I don't really have a
21 comment on that right now.

22 MR. GILCHRIST: Okay.

23 CHAIRMAN BRANHAM: Haven't really thought much about that so.

1 MR. GILCHRIST: Staff have any comment about it?

2 MR. PRICE: I'm just trying to think of a time, very seldom that I can think of
3 where the Planning Commission actually asked Staff to check with another county, with
4 another county department on something specific. A few times I know that when we've
5 had an issue, you know, maybe gone into executive session on the item, if we were
6 able to, we could get the County Attorney to come in for that. But, just overall I can't
7 think of a time really when the Planning Commission has asked us to go to another
8 department for their official ruling or determination on something.

9 MR. GILCHRIST: Last comment, Mr. Chairman, if I may?

10 CHAIRMAN BRANHAM: Sure, yes sir.

11 MR. GILCHRIST: So we don't, you don't think we have to amend the rules to
12 include language that would govern something like this?

13 MR. PRICE: You're not changing anything in your rules. I mean, you're asking
14 someone to look at something.

15 MR. GILCHRIST: Right, I understand that. I guess what I'm asking is if in fact
16 the, I'm always nervous about precedent setting, right, and so the idea of including
17 some guidance in our rules that will guide us in conversations like this for the future. I'm
18 just asking whether or not you think we need to amend rules to include that. I mean, if,
19 not me one way or the other but I just want to make sure that we, you know, we're
20 covering all our bases.

21 CHAIRMAN BRANHAM: I also just feel like, you know, we do, there is a will at
22 least on the Staff's part, I know it's been brought to us more than once to more a whole
23 scale review of the Rules of Procedure and that's something that I really hope to get to

1 in a work session, you know, that wasn't so targeted to this zoning map, which we'll be
2 having on Friday the 1st. So I certainly would be open to, you know, further discussion
3 about something like that in the context of, you know, maybe a larger review.

4 MR. GILCHRIST: Thank you, Mr. Chairman.

5 CHAIRMAN BRANHAM: Yeah, thank you.

6 MS. FRIERSON: Mr. Chairperson, and Commissioners, in that I was, in my
7 opinion, the aggrieved party, I do recall near the end of the meeting you did mention is
8 there a motion to that affect, etc., etc. And one of the reasons that, at that time I was not
9 interested in a motion is because I remember it was stated by one of the
10 Commissioners, the words, not the exact words to the effect, that I'm sure we're
11 standing on legal ground and something about *Robert's Rules*, etc. But what I wanted to
12 make clear was with an election process, especially when we have a document that
13 governs it, if we stray from it we run into problems. And I agree with you Mr.
14 Chairperson that it would be beneficial at some time for us to review our governing
15 documents. So as I stated to the Commission, I was going to bring the matter to the
16 attention of County Council, and I did. And in fact I got in touch with the leadership, Mr.
17 Overture Walker and with the former leader Mr. Livingston, and what I did also was I
18 asked the gentlemen to share my concerns with the other County Councilmembers. And
19 I did receive a response, please forgive me for not having the correct date, but it was
20 the last County Council meeting and I received a telephone voicemail from Mr. Overture
21 Walker and it said, it stated that my concerns were taken very seriously and that the
22 inquiry which I have requested in essence will be done and it will involve the County
23 Attorney and the County Administrator. So point is I'm not saying don't take a motion or

1 do take a motion. I just want to be fair to all of you and let you know that when I say
2 something I am sincere. I did do what I said I would do and I have faith in the leadership
3 of County Council that they will follow up, and some you, maybe all of you I don't know,
4 will be contacted by whomever because I made my concerns quite clear. And so trying
5 to say this nicely, no matter what motion you take, I already did what I said I would do
6 and there will be follow up according to what leadership of County Council relayed to
7 me.

8 CHAIRMAN BRANHAM: Okay, thank you, thank you Ms. Frierson.

9 MS. FRIERSON: You're quite welcome.

10 CHAIRMAN BRANHAM: And I had the opportunity to speak with Chairman
11 Walker as well so, you know, if that's where it gets left, you know, that's fine with me. I
12 mean, Mr. Gilchrist presided over these actions so potentially maybe they reach out to
13 him as well. But, you know, ideally if, I'm happy to just wait and be patient and if Council
14 wants to, you know, take some action or make a formal outreach, I know that I'm
15 personally here and available for that. I've made outreach to the Chair as well so, yeah
16 I'm aware of the concerns and again they have been reported, as has been discussed
17 here with the Commission. I'm not here to, you know, kind of tell anybody else, you
18 know, what they should or should not be thinking. I'm very hopeful that we can stay
19 focused otherwise on this zoning map. It has great impact to the county and [inaudible].

20 MR. GILCHRIST: I think your mic came out, Mr. Chairman.

21 CHAIRMAN BRANHAM: So you all will prepared and then I'll be prepared as well
22 for April 1st as well as April 4th because it is of great impact, I don't have to tell you all
23 that you all know it. So look forward to just kind of focusing in on that and if County

1 Council wants to reach out to us on anything else, you know, we'll be here for it. The
2 rules say that County Council can remove any of us for cause, so if that's what they
3 choose to do, that's what will happen.

4 MR. GILCHRIST: Mr. Chair, if I may?

5 CHAIRMAN BRANHAM: Yes.

6 MR. GILCHRIST: Just, so we're not going to take a vote, is that right?

7 CHAIRMAN BRANHAM: There can be a motion if there's a desire for a motion.

8 Yeah, Mr. Yonke?

9 MR. YONKE: Suggested motion, can we defer this conversation to May or even
10 June so that we can get through the Land Development Code rewrite, the map, the
11 issues that are pressing right now?

12 CHAIRMAN BRANHAM: If that's your motion, yes. Okay, was that your motion?

13 MR. YONKE: I make that motion.

14 CHAIRMAN BRANHAM: Alright. Defer until June. Second?

15 MR. PRICE: What are we deferring?

16 MR. GILCHRIST: Yeah, I was about to ask.

17 CHAIRMAN BRANHAM: We going to defer further conversation of the election of
18 officials, officers' election to June.

19 MR. YONKE: [Inaudible] the code rewrite and the map.

20 MR. DENNIS: I'd like to make a secondary motion.

21 CHAIRMAN BRANHAM: You want to make an amended motion? Go ahead.

22 MR. DENNIS: I'd like to amend the motion. I'd like to amend the motion to hold
23 off conversation on this until the June meeting and have review of our rules with that.

1 CHAIRMAN BRANHAM: Are you comfortable with that being like a substitute
2 motion, Mr. Yonke? Alright, and it's seconded by Mr. Yonke. So the motion is before us
3 and if Staff will please take a vote.

4 MR. GILCHRIST: If we may before we take the vote I just want to -

5 CHAIRMAN BRANHAM: Oh, I'm sorry.

6 MR. GILCHRIST: No, that's fine. Just want for the Commission sake, if we did
7 receive from County Council that may force us to have to deal with this way before
8 June. So I just want to put that out there if Council decides to inquire about this then
9 we're not just going to, no matter what our motion is we're going to have to deal with
10 that so I just want to put that on the Record.

11 CHAIRMAN BRANHAM: Would you like to amend the motion, would Mr. Dennis
12 like to amend the motion? No, amendment?

13 MS. FRIERSON: I was just going to say you said something that was very
14 beneficial Mr. Chairperson about -

15 CHAIRMAN BRANHAM: Okay.

16 MS. FRIERSON: - please, if I get your statement wrong, just let me know. You
17 felt comfortable waiting to hear back from County Council? And I do feel comfortable as
18 well.

19 CHAIRMAN BRANHAM: Okay.

20 MS. FRIERSON: Because I believe that their word is good and as Mr. Gilchrist
21 said if we take a motion, it might kind of lock us in a bind so I'm perfectly fine to focus
22 my attention on the Land Development Code and the other things that we need to do in

1 April, like April 1st and I am perfectly fine waiting until we hear back from County Council
2 cause like I said they assured me, I mean, the leadership did and I trust them.

3 CHAIRMAN BRANHAM: Alright, so we do have a motion right now on the floor
4 from Mr. Dennis [inaudible] take a vote on the motion that's already been seconded.

5 MR. GILCHRIST: That's right, yes sir.

6 MR. DENNIS: We would have to take a vote on that. We could either vote it
7 down or we could carry it through. I think that motion that I made was like any
8 conversation that's not with County Council just be held off to the end if we were trying
9 to talk about it, and with our rules, that's more of what I was getting at with my motion.
10 So we that we could look at the rules in June, and hopefully we'll be done with LDC.

11 CHAIRMAN BRANHAM: Maybe you can work on just taking a minute and seeing
12 how you would state that all the way through.

13 MR. DENNIS: I think it still has to be voted on [inaudible].

14 CHAIRMAN BRANHAM: Alright, Mr. Price you had something you wanted to
15 interject.

16 MR. PRICE: Okay, I just want to make sure I'm clear.

17 CHAIRMAN BRANHAM: Yeah.

18 MR. PRICE: We're expecting to hear something from Council, I mean, are you
19 are, is that something that's going to come from Council maybe to a couple of
20 individuals members that have maybe spoken to Councilmembers or is that something
21 a formal, you know, something formal from Council to the Body of the Planning
22 Commission? Because what I'm getting at, you know, from my understanding I believe
23 Ms. Frierson stated that she had spoken to Councilmembers. I believe you've spoken to

1 some Councilmembers and I'm sure maybe one or the other one or two others on here
2 have also spoken to the Councilmembers. But again nothing official not as really the
3 Planning Commission, so I guess my question is if we're going to wait for something
4 from Council, what is it we're waiting for, exactly?

5 MS. FRIERSON: Correction, the inquiry that I made is quite official and in terms
6 of are we going to get something individual or separately, that's not for me to determine,
7 it will be for them to determine. But my inquiry and my statements to them was
8 extremely official.

9 MR. PRICE: No, ma'am, and I'm not doubting that.

10 MS. FRIERSON: No, no, I just wanted you to know cause you were asking with
11 the response in essence to, like one or two or to all, I really don't that, you know, that's
12 for them to determine. That's all I'm saying.

13 CHAIRMAN BRANHAM: I would think that [inaudible] withdraw their motion, if
14 they wanted to?

15 MR. CROOKS: Yes, that is correct Mr. Chair.

16 CHAIRMAN BRANHAM: Okay, thank you Staff for helping us out here.

17 MR. CROOKS: Yes, the maker of the motion can withdraw their motion.

18 MR. DENNIS: Chairman, I would like to withdraw my motion.

19 CHAIRMAN BRANHAM: Yes, Mr. Dennis. Okay, withdrawn. Alright, Item number
20 8. Anything else from the Planning Director? Mr. Price?

21 MR. PRICE: No, sir I believe. I'm sorry, yes sir. I believe one of the things that
22 was sent to you, to the Members was regarding our new schedule that we have for
23 hopefully the remapping portion for the new Land Development Code rewrite. We will,

1 the April 22nd County Council zoning public hearing has been canceled due to today's
2 meeting really not taking any action [inaudible] March, the March 22nd meeting has been
3 canceled due to you not taking any action at this meeting. It is expected that you will
4 take action at the April 4th meeting and as such County Council will have this before
5 them on the 26th of April. And of course as Brian stated earlier, Mr. Crooks stated, that
6 we will look to have the number of meetings throughout the unincorporated area of
7 Richland County to hopefully address some of the concerns or questions that citizens
8 may have.

9 MR. GILCHRIST: Chairman, may I ask a question about that? The community
10 meeting?

11 CHAIRMAN BRANHAM: Yes, sir.

12 MR. GILCHRIST: So how are we telling people about this meeting, these
13 community meetings? I heard a lot of folks say they didn't, they heard about it or they
14 got a note in the mail or whatever. How are we going to inform people about this
15 meeting that's coming up, these community meetings?

16 MR. PRICE: We're looking at it from different avenues in addition to our current,
17 we have email mail outs, along with, you know, with what we have within our Planning
18 Department, but also with our Community Services and Government; with them they
19 have a certain distribution list. We'll put it on our website and we're also looking at other
20 ways of using other forms of media to get this out to the citizens of the county.

21 MR. GILCHRIST: Alright. I was just curious, you know, something like this, you
22 know, I go to my church every Sunday and we have announcements made. I think it
23 would be very interesting to, if we have, I know we have a number of churches in

1 Richland County, but I'm just using that as one example of where we can communicate
2 some of this information to constituencies that aren't apart of some of these very formal
3 organizations that could potentially get the information out to folk so that they can come.
4 So I just share that as just one example and I'd be happy to share others, but just
5 thinking out loud about what might be the most creative way to get information to
6 people.

7 MR. PRICE: Yeah, we're hoping that in addition to using the print media, which
8 we don't get a lot of that, but also the digital media, we'll even be looking at some of our
9 news stations to hopefully help promote some of those meetings that will be coming up.
10 You know, one of the things we're always careful of is using, say for example what you
11 stated using the churches, you know, if we're going to do that we want to make sure we
12 get all churches, which is a little bit more difficult versus, you know, the ones that we
13 knew cause, you know, we want to make sure we get to everyone so.

14 MR. GILCHRIST: Right.

15 MR. PRICE: Want to make sure that we're, you know, pretty equitable when we
16 do any type of announcements to the public.

17 CHAIRMAN BRANHAM: I was having this conversation to the Director earlier. He
18 was indicting that, you know, nearby jurisdictions that had major rewrites and
19 reclassified all of their properties, they didn't even take the step to send individual
20 mailers to the property owners. I'm sure the County did. So kudos to the County for that,
21 biting the bullet on that mailing cost.

22 MR. GILCHRIST: And I think Council has also, even with their neighborhood pre
23 application criteria that they have access to look at, I mean, I think there's an interest in

1 wanting to make sure that as many times as we can and in any way inform the public as
2 much as can; that's always something that we should always have at the forefront of
3 what we do, so anyway.

4 MR. PRICE: I Agree.

5 CHAIRMAN BRANHAM: Alright, anything else from Mr. Price?

6 MR. PRICE: No, sir.

7 CHAIRMAN BRANHAM: Any other items for discussion? Mr. Dennis?

8 MR. DENNIS: Yes, going back to the other thing we was talking about. We're just
9 waiting for County Council, correct?

10 CHAIRMAN BRANHAM: Officers' election?

11 MR. DENNIS: Yes.

12 CHAIRMAN BRANHAM: Yeah.

13 MR. DENNIS: Okay.

14 CHAIRMAN BRANHAM: Yeah, that's we are.

15 MR. DENNIS: Yeah, cause I mean, I feel fine with it. I've talked to County
16 Councilmembers.

17 CHAIRMAN BRANHAM: Yeah, it is the agreement that we're gonna focus on the
18 new map.

19 MR. DENNIS: And the only other thing I got to say is, just make sure each one of
20 us are looking at our rules and get, start looking at them because I would really like to
21 do something after this LCD and make sure that we're all in line with them.

22 CHAIRMAN BRANHAM: Yeah, yeah.

1 MR. DENNIS: Cause I mean, we haven't really looked at them. We've talked
2 about them every time since I've been appointed to the Planning Commission but we've
3 never really done anything until December when we made the change that we'd talked
4 about for three years. And then there was quite a few other things in there that we've all
5 looked at and brought to the table but we've never done anything on it.

6 CHAIRMAN BRANHAM: Yeah, I mean, I look at it like there's this, at least that's
7 at that very narrow section of the rules, there were changes made, term limits kicked in
8 and that has a little bit of a domino effect to, you know, circumstances that led us to
9 where we were, where we amended rules. But there's others things, too, that I know
10 that we all would like to look at, like I said in a more comprehensive way. I think we're
11 pretty united on that so I also look forward to, you know, additional review. Thank you.
12 Anything else before we entertain a motion to adjourn? Is there a motion?

13 MR. GILCHRIST: So moved, Mr. Chairman.

14 CHAIRMAN BRANHAM: Thank you, second?

15 MR. DENNIS: Second.

16 CHAIRMAN BRANHAM: Alright, thank you. Want to take a vote by a show of
17 hands? Motion to adjourn. Unanimous. Motion carries. We're adjourned.

18 [END RECORDING]