

**RICHLAND COUNTY PLANNING COMMISSION**  
**April 1, 2024**

*[Members Present: Christopher Yonke, Beverly Frierson, Mark Duffy, John Metts, Charles Durant, Terrence Taylor, Chris Siercks, Bryan Grady; Absent: Frederick Johnson, II]*

Called to order: 6:02pm

CHAIRMAN YONKE: Staff, are you ready?

MR. PRICE: Yes.

CHAIRMAN YONKE: I'd like to call to order the April 1st, 2024 Richland County Planning Commission meeting. Staff, please confirm the following, in accordance with the Freedom of Information Act a copy of the Agenda was sent to the news media, persons requesting notification and posted on the bulletin board located in the County administration building, is that correct?

MR. DELAGE: That is correct, Mr. Chairman.

CHAIRMAN YONKE: Thank you. Staff, can you please take attendance for today's meeting?

MR. PRICE: Alright, those in attendance for the Monday, April 1<sup>st</sup>, 2024 Richland County Planning Commission. Yonke?

CHAIRMAN YONKE: Here.

MR. PRICE: Frierson? Johnson? Duffy?

MR. DUFFY: Here.

MR. PRICE: Metts?

MR. METTS: Here.

MR. PRICE: Durant?

MR. DURANT: Here.

1 MR. PRICE: Taylor?

2 MS. TAYLOR: Here.

3 MR. PRICE: Siercks?

4 MR. SIERCKS: Here.

5 MR. PRICE: Grady?

6 MR. GRADY: Here.

7 MR. PRICE: We have a quorum.

8 CHAIRMAN YONKE: Thank you, Staff. Ladies and gentlemen, welcome to the  
9 April 1<sup>st</sup>, 2024 Richland County Planning Commission meeting. As Planning  
10 Commissioners we are concerned residents of Richland County who volunteer our time  
11 to thoroughly review and make recommendations to County Council. Our  
12 recommendations are to approve or deny Zoning Map Amendment requests. Per Title  
13 VI Chapter 29 of the *SC Code of Laws* Planning Commission may also prepare and  
14 revise plans and programs for the development or redevelopment of unincorporated  
15 portions of the county. The County's Land Development Code rewrite process  
16 conducted last year was an example of this. Once again, we are a recommending body  
17 to County Council and they will conduct their own public hearing and take official votes  
18 to approve or deny map amendments and text amendments on a future date to be  
19 published by the county. Council typically holds Zoning Public Hearings on the fourth  
20 Tuesday of the month. Please check the county's website for updated agendas, dates  
21 and times. Please take note of the following guidelines for today's meeting. Please turn  
22 off or any silence cellphones. Audience members may quietly come and go as needed.  
23 Applicants are allowed up to two minutes to make statements. Citizens signed up to

1 speak are allowed up to two minutes each. Redundant comments should be minimized.  
2 Please only address remarks to the Commission and do not expect the Commission to  
3 respond to questions from the speaker in a back and forth style, that is not the purpose  
4 of the meeting. Please no audience/speaker exchanges. No audience demonstrations  
5 or other disruptions to the meeting are permitted nor are comments from anyone other  
6 than the speaker at the podium. Please remember the meeting is being recorded,  
7 please speak into the microphone and give your name and address. Abusive language  
8 is inappropriate and will not be tolerated. Please don't voice displeasure or frustration at  
9 a recommendation while the Planning Commission is still conducting business. If you  
10 have any questions or concerns you may contact Richland County Planning Department  
11 Staff down here. This now moves us to number 3 on our Agenda today which is  
12 Additions/Deletions to the Agenda. Are there any motions for the additions or deletions  
13 to the Agenda? Hearing none, let's also deal with any motions to amend the Agenda.  
14 Commissioners, Staff?

15 MR. PRICE: I would just state just again for the Record that Case 24-003 MA has  
16 been deferred at the request of the Applicant. And also case 5.b.4., which is Case 24-  
17 005 MA has been deferred administratively.

18 CHAIRMAN YONKE: Thank you, Staff. I also see a minor typo for number 5.b.3.,  
19 I believe we're gonna go, not discussing RU to GC but the new Code RT to GC. Do we  
20 need to take any motions for vote with that?

21 MR. PRICE: Yes, I would.

22 CHAIRMAN YONKE: Yeah, you would? Okay. As the Chair I make a motion to  
23 update our Agenda to show that case 5.b.2. was administratively deferred, or by the

1 Applicant, number 3. should be RT to GC, and case 5.b.4. is deferred as well. Do I have  
2 a second?

3 MR. DURANT: Second.

4 CHAIRMAN YONKE: Second. I have a second, Commissioner Durant over there,  
5 sure. Please take a vote, Staff.

6 MR. PRICE: Alright, those in favor of the additions/deletions to the Agenda,  
7 Yonke?

8 Hearing none we can move on to number 4 on our Agenda today which is the  
9 approval of Minutes from the prior meetings. The Staff provided the Commission with  
10 copies of the transcript of the Commission's January 5th, 2024 meeting. Do any  
11 Commissioner Members have any comments or concerns regarding these transcripts?  
12 Hearing none the Chair makes a motion to approve the Minutes unless there's an  
13 objection? Do I have a second?

14 MR. DURANT: Second.

15 CHAIRMAN YONKE: Second, thank you Commissioner Durant. Staff, please  
16 take a vote.

17 MR. PRICE: Alright, those in favor of the approval of the Minutes from February  
18 5th, 2024 Minutes of the Planning Commission, Yonke?

19 CHAIRMAN YONKE: Yes.

20 MR. PRICE: Duffy?

21 MR. DUFFY: Yes.

22 MR. PRICE: Metts?

23 MR. METTS: Yes.

1 MR. PRICE: Durant?

2 MR. DURANT: Yes.

3 MR. PRICE: Taylor?

4 MR. TAYLOR: Yes.

5 MR. PRICE: Siercks?

6 MR. SIERCKS: Yes.

7 MR. PRICE: Grady?

8 MR. GRADY: Yes.

9 MR. PRICE: Alright, motion passes.

10 *[Approved: Yonke, Duffy, Metts, Durant, Taylor, Siercks, Grady; Absent for vote:*  
11 *Frierson; Absent: Johnson]*

12 CHAIRMAN YONKE: Thank you, Staff. Moving on to number 4 would be  
13 approval of Minutes. The Staff provided the Commission with copies of the transcript of  
14 March 4<sup>th</sup>, 2024's meeting. Do any Commission Members have any comments or  
15 concerns regarding these transcripts? Hearing none the Chair makes a motion to  
16 approve the Minutes unless there's an objection? Do I have a second?

17 MR. METTS: Second.

18 CHAIRMAN YONKE: Second from Commissioner Metts. Staff, please take a  
19 vote.

20 MR. PRICE: Alright, those in favor of the approval of the March 4<sup>th</sup>, 2024  
21 Minutes, Yonke?

22 CHAIRMAN YONKE: Aye.

23 MR. PRICE: Duffy?

1 MR. DUFFY: Aye.

2 MR. PRICE: Metts?

3 MR. METTS: Aye.

4 MR. PRICE: Durant?

5 MR. DURANT: Aye.

6 MR. PRICE: Taylor?

7 MR. TAYLOR: Aye.

8 MR. PRICE: Siercks?

9 MR. SIERCKS: Aye.

10 MR. PRICE: Grady?

11 MR. GRADY: Aye.

12 MR. PRICE: Motion passes.

13 *[Approved: Yonke, Duffy, Metts, Durant, Taylor, Siercks, Grady; Absent for vote:*

14 *Frierson; Absent: Johnson]*

15 CHAIRMAN YONKE: Thank you, Staff. We now move on to number 5. on our  
16 Agenda, the Consent Agenda. The Consent Agenda is an action item that allows the  
17 Commission to approve road names and map amendment requests where the Staff  
18 recommends approval and either no one from the public has signed up to speak against  
19 the amendment or no Member of the Commission is in need of further discussion on the  
20 request. Today I'm gonna ask Commissioner Metts, do we have anyone signed up  
21 against any Map Amendments today?

22 MR. METTS: No, we do not.

1 CHAIRMAN YONKE: We do not. Thank you. Fellow Commissioners, would  
2 anyone like to engage in discussion on any of the Map Amendments that would still be  
3 on the Consent Agenda?

4 MR. TAYLOR: I did have one correction.

5 CHAIRMAN YONKE: Yes, Commissioner Taylor.

6 MR. TAYLOR: First one, Case No. 24-045 MA, under the explanation on page 1,  
7 [inaudible] zoning should be R6, is that correct?

8 CHAIRMAN YONKE: The question's for Staff, yes.

9 MR. PRICE: Yes, that is correct.

10 CHAIRMAN YONKE: Commissioner Taylor, would you like further discussion?

11 MR. TAYLOR: No, that's it. If it was R5 I was gonna ask about the details but  
12 since it's R6 the details match with R6. No further discussion.

13 CHAIRMAN YONKE: Okay. The Chair makes a motion to amend the Consent  
14 Agenda so that we remove case 5.b.2., which is deferred and 5.b.4., which is also  
15 deferred, but approve 5.b.1., 3., and 5. Do I have a second?

16 MR. METTS: Second.

17 MR. PRICE: Mr. Chair?

18 CHAIRMAN YONKE: Yes.

19 MR. PRICE: I'm sorry, did y'all also include 5.a., the Road Names?

20 CHAIRMAN YONKE: And 5.a., the Road Names for approval. Thank you, Mr.  
21 Price. Second from Commissioner Metts, also I heard Commissioner Grady. Staff, can  
22 you please take a vote for the Consent Agenda?

1 MR. PRICE: Alright, so we have a motion for the approval of the Consent  
2 Agenda which would include items 5.a., Road Names, 5.b.1., 5.b.3., and 5.b.5., the  
3 motion again was for approval. Those in favor, Yonke?

4 CHAIRMAN YONKE: Aye.

5 MR. PRICE: Duffy?

6 MR. DUFFY: Aye.

7 MR. PRICE: Metts?

8 MR. METTS: Aye.

9 MR. PRICE: Durant?

10 MR. DURANT: Aye.

11 MR. PRICE: Taylor?

12 MR. TAYLOR: Aye.

13 MR. PRICE: Siercks?

14 MR. SIERCKS: Aye.

15 MR. PRICE: Grady?

16 MR. GRADY: Aye.

17 MR. PRICE: Motion passes.

18 *[Approved: Yonke, Duffy, Metts, Durant, Taylor, Siercks, Grady; Absent for vote:*  
19 *Frierson; Absent: Johnson]*

20 CHAIRMAN YONKE: Thank you, Staff. So for the public out there the Consent  
21 Agenda just approved those remaining items on our Agenda for today and that will go to  
22 County Council as a Planning Commission recommendation of approval at their next  
23 Zoning Public Hearing.



1 MR. PRICE: And that would be the 23<sup>rd</sup> of April at 7:00pm.

2 CHAIRMAN YONKE: Thank you, Mr. Price.

3 *[Ms. Frierson in at 6:13pm]*

4 CHAIRMAN YONKE: This moves us already to Item No. 6. on our Agenda, Other  
5 Items which is the Olympia Mill District Historic Overlay and I'll pass this back to Mr.  
6 Price.

7 MR. PRICE: Thank you, Mr. Chair. As stated we are looking to incorporate a  
8 number of the standards and guidelines from the Capitol City Mill District Plan and also  
9 the Olympia Mill Village Architectural Design Plans into an overlay, neighborhood  
10 character overlay district. Essentially what this would do is put more requirements  
11 versus guidelines for development within the Olympia area. Previously, you know, we've  
12 kind of gone over each one of the items for the neighborhood character overlay to one,  
13 you know, the first section or the first part of it was to establish that the minimum  
14 requirements to enact this overlay district have been met and we went over that  
15 previously. So where we are now is, it's on page 36 of your packet, which is the  
16 standards for the neighborhood character overlay district – I'll give y'all a moment.  
17 Alright so previously Staff identified that these standards could be found within the  
18 overlay, the Olympia Mill Village Architectural Design Guidelines and also within the  
19 Capitol Mill District Area Corridor Plan, also along with the newly adopted Richland  
20 County Land Development Code. So we identify where those could be found, so what  
21 you have before you is more the specifics of what that language states. So what you  
22 have that's highlighted in yellow are actually what the standards state. Some of them  
23 are pretty self, forthright and there are others here that, you know, maybe we can

1 discuss with some more language of how it will be incorporated into the overlay  
2 designation. If you would like we can kind of go over each of the items and if you see  
3 any particular typos or have any questions about the language, we kinda wanted to use  
4 this as a good discussion point, please feel free to chime in and ask any questions of  
5 Staff. Alright?

6 CHAIRMAN YONKE: Thank you, Mr. Price.

7 MR. PRICE: And hopefully what we will look to do kind of going forward is if as a  
8 Planning Commission you feel you're in agreement with – well, if you're in agreement  
9 with what Staff has proposed or even you have your own recommendations that you  
10 vote on, then what we would do is prepare this as a document of how it will look within  
11 our Land Development Code and bring that back before you for your review. After that  
12 what we would like to do is we'll probably skip a month in-between so let's say we were  
13 able to come back in May we'll probably skip June and come back in July. What that  
14 would do from a Staff standpoint is allow us to work with the City of Columbia who are  
15 our neighbors in this particular area and also get their input. It would also allow us to  
16 meet with the residents within that area, hold a couple of community meetings, you  
17 know, we have to have a chance to notify everyone of potential changes specifically as  
18 it comes to their individual properties and so we would give a chance to have  
19 community meetings to address what it is we're doing, also what language is proposed,  
20 and taking their input and also give them notification of when this item will be coming  
21 back before the Planning Commission and ultimately before County Council. Taking a  
22 little bit of time but I think this is probably appropriate especially for the first time that

1 we're doing this, but also we wanna make sure that everyone is aware, everybody in  
2 that community is aware of what changes are occurring. Any questions?

3 CHAIRMAN YONKE: Questions for Staff? Yes, Commissioner Grady?

4 MR. GRADY: Thank you, Mr. Chair. One question I had in looking through this is,  
5 on pages 40 and 41 there's discussion of uses and it mentions R4, R6 and MU1 as the  
6 relevant zoning types in the property. It would appear from the map that we were  
7 provided on page 33 that there are some parcels that are, it looks like M1 as well. Are  
8 those not inside the district or do we just need to make sure that those are included as a  
9 fourth eligible land use type, or am I misunderstanding something?

10 MR. PRICE: Yes, so if you would look at – there's kind of a black border that  
11 actually identifies the area that are part of the overlay that we're discussing. Those that  
12 are outside of that, well not a part of the overlay designation and if it's in all white, yeah  
13 that little, some of the purple, the heavy industrial – did you say heavy industrial or –

14 MR. GRADY: It looks like there are some M1 parcels in pink at the northeast  
15 corner.

16 MR. PRICE: Yes, sir. I do see those. Might've been a bit of oversight so I  
17 apologize. We can include that also within there.

18 MR. GRADY: Okay.

19 MR. PRICE: Yeah, thank you.

20 MR. GRADY: That's all I had, Mr. Chair.

21 CHAIRMAN YONKE: Thank you, Commissioner Grady. Also a quick question of  
22 Staff, would M1 be an appropriate zoning type for them to continue to use or add to?

1 MR. PRICE: Well, M1 is a legacy designation. As you remember I think that  
2 actually came, it was a recommendation from the Planning Commission to keep the M1  
3 zoning designation, so. I think more toward the question that you're asking is, do we  
4 wanna be proactive with this zoning? I would recommend at this time that we just kinda  
5 keep the zoning as is and I think there may be other times, especially as we kinda go  
6 forward with our Comprehensive Plan, to start looking to make a determination if the  
7 county, the Planning Commission wants to make recommendations of proactive zoning  
8 throughout the county.

9 CHAIRMAN YONKE: I think my question or statement with this one is, do we  
10 need to add verbiage that M1 is okay where it's at, but not to continue.

11 MR. PRICE: No, sir, because – well, you know, I think maybe we could make that  
12 a bullet point within there because again, going by what's in our current Land  
13 Development Code it's understood that M1 is a legacy designation allowed to remain  
14 but you can't make a request for it.

15 CHAIRMAN YONKE: Yes.

16 MR. PRICE: So if you feel like that language should also be included in here we  
17 will be more than happy to include that.

18 CHAIRMAN YONKE: Thank you.

19 MR. PRICE: And also, again thank you Mr. Grady for bringing this to our  
20 attention, we'll also need to include the HI because there seems to be a little bit of kind  
21 of a bleed over from, looks like that's the quarry out there so we'll also include that  
22 language for that area. Alright, so we can kinda go over this. I can go as fast as y'all  
23 would like for me to.

1 CHAIRMAN YONKE: Commissioners, would we like to hear more from Staff  
2 about this? Go over each one?

3 MR. PRICE: I was gonna go over it, it was just a matter of how quickly you  
4 wanted me to go over it, so.

5 CHAIRMAN YONKE: Okay, go ahead.

6 MR. PRICE: Alright, so we'll start on page 36, 4(a) for lot sizes. As stated we felt  
7 that the current zonings within that area would be sufficient of identifying what the  
8 standard lot sizes would be for that area. As you see we have the R4, the R6 and the  
9 MU1 and we will also need to include the LI zoning designation, excuse me, the M1  
10 zoning designation which is light industrial, and also the HI zoning designation in this  
11 category. Okay, any questions? Okay. Go to 4(b) lot width, the same, we'll use the  
12 zoning designations and we will definitely need to include the M1 and the HI also, but as  
13 you note that 50' is the minimum lot width for all of the residential zoning designations. I  
14 believe that the industrial, which would be the M1 and the like, and the HI, would have  
15 any, they would have a minimum lot width. And actually going back to 4(a) or lot size.  
16 Okay, go to 4(c) location of proposed buildings and additions, or additions. So as stated  
17 primary buildings shall be located in the middle of the lot, garages and accessory  
18 structures shall be in the rear of the primary building, also additions shall be made  
19 toward the rear of the property. They shall not align with the front façade nor projecting  
20 front or the original front façade. So that would be for, again for any new buildings or  
21 additions. Questions? And again, I wanna go back and reiterate that the intent of this is  
22 to try to continue and support the historical architectural guidelines within the Olympia  
23 area also. For the required yards, the front yard setback shall align with the other

1 historic façade setbacks on the block. Side yard setbacks shall be equal on both sides  
2 of the primary building. Alright, for (e) building height, historic buildings shall be limited  
3 to one or two stories or of 35', depending on the original housing type and that 35' will  
4 be added to it. Also a two story addition to a one story building shall be built at the rear  
5 of the historic building. The roof height of the new addition shall be as low as possible to  
6 minimize visual impact. On 4(f) building size for principal and accessory structures,  
7 building footprints of simple design, typically rectangular or L-shaped, depending on the  
8 historic housing type. The building footprint, bullet point 2, the building footprint of a new  
9 building shall reflect that of the house across the street if that house is not a historic  
10 building. The building footprint of a new build shall not be the same as that of the  
11 houses on the other side if those houses are historic buildings. Bullet point 3 on large  
12 lots the new massing shall be at the same scale of the houses along the street. And  
13 there's an illustration that's found on pages 32 and 45 of the Olympia Mill Architectural  
14 Design Guidelines. One thing I would like to point out and in one of the conversations  
15 Staff and I had is that what looks like, working with County Council, that we will need to  
16 have an architectural review body for this particular overlay in this area and so there  
17 may be some things that aren't very specific from a Staff standpoint of what the  
18 requirements would be, but would fall to the architectural review body to determine  
19 compliance with the objectives of this overlay. Questions? Okay.

20 CHAIRMAN YONKE: Mr. Price, would that be a review body appointed by  
21 Council?

22 MR. PRICE: Yes.

23 CHAIRMAN YONKE: Okay.

1 MR. PRICE: Yes. And so that will be – I don't think we have any architectural  
2 review bodies, at least during the time I've been here, so that would be something new  
3 that we would be creating for this particular overlay designation. Alright for (g) building  
4 orientation, new builds shall be oriented the same as the building across the street if  
5 that building is historic. One of the things, recurrent themes that you will see is that  
6 historic designation of a structure or the adjacent structures may dictate orientation,  
7 height and build in this area. 4(h) exterior building materials and colors, for historic  
8 houses damaged walls shall be repaired with like materials that match the weather  
9 material of the original structure in color and texture. Only sections that are deteriorated  
10 beyond repair shall be replaced. Wood or cementus fiberboard siding must match the  
11 original siding in size and scale. Aluminum and vinyl siding are not allowed. Bullet point  
12 2 for this, additions to historic houses, additions shall only be made of wood, lap, siding  
13 or fiber cement board siding. Plywood or metal siding is not allowed. Differentiating the  
14 exterior wall materials of the addition from the existing house by using a different  
15 compatible material can be accepted if the scale is maintained. Again, these may be  
16 items that have to go before the newly established architectural review body. New  
17 builds, exterior wall material of new construction shall be constructed on materials that  
18 can be found on other houses within the neighborhood. Primary building materials such  
19 as wood need to be used in comparable ways that they were used on historic buildings.  
20 For example, lap wood siding was historically used in a horizontal pattern. Using lap  
21 wood siding vertically is not allowed. Did anybody have any questions? Does everybody  
22 know what lap wood is? We had to look it up. We'll be more than happy to pull it up if  
23 that's something that y'all will need. 4(i) building roofs, line and pitch, roof shapes on

1 historic houses shall be either side gable, front gable or cross gable. There are also hip  
2 roofs and shed roofs on porches. The original roof shape and slope as seen from the  
3 street shall be maintained. Multiple peaks and complex roofs are not allowed. Dormers  
4 and decorative gable ends are not allowed. Roofing materials are to duplicate the  
5 appearance and profile of the historic materials whenever possible. The color of the new  
6 roofing material shall be comparable to the color of the historic material, and metal roofs  
7 are not allowed. Roofs on additions shall not be visible above the ridgeline of the  
8 original roof. If it is not possible for the roof to be below the original ridgeline, the new  
9 roof shall be simple roof style gable or hip. The slope of the roof shall match the slope of  
10 the slope of the existing house. Roof material shall match or be similar to roof materials  
11 on the existing house and color, scale and texture. Roofs on new builds shall be simple,  
12 front gable, side gable, reflecting the character of the roofs of the existing houses within  
13 the neighborhood. Multiple peaks on roofs are not allowed. Dormers and [inaudible]  
14 windows are not allowed. Garages and garage locations, which is 4(j), garages shall be  
15 placed in the rear of the lot behind the primary building. Carports shall be located on the  
16 side of the primary building and shall be placed a minimum of 10' from the front façade.  
17 Building foundation treatment which is 4(k), historic structure foundations have pier and  
18 beam construction. Foundations skirts of historic buildings shall be made of wooden  
19 lattice, brick, concrete block or a stucco sheathing. 4(l) front porches, historic houses  
20 and old mills, the original front porch elements such as columns balustrades, I don't  
21 know if I'm saying that correctly, decorative trim shall be retained. Damaged element  
22 shall be repaired whenever possible. Any element deteriorated beyond repair shall only  
23 be replaced by using materials that match the original. If original porch features are



1 missing there must be sufficient documentation to accurately produce missing elements.  
2 Additional porch elements that were not historically present is not allowed. Enclosing  
3 front porches is not allowed but screening is acceptable. If a front porch is screened it  
4 shall be constructed so that the primary architectural elements are still readily usable  
5 from the street. The addition of screen materials must be made in a manner that is  
6 reversible and does not damage any historic features. New porches and decks shall not  
7 be allowed, excuse me, new porches and decks shall not be added to a front elevation if  
8 one never existed. Historic houses in New Hill, which is a section within the overlay  
9 area, original stoop elements such as gable or shed projecting roofs and stoop columns  
10 must be retained. These elements must be decorative metal or wood posts and turned  
11 columns as appropriate. Adding a stoop that was not originally present is now allowed.  
12 Enclosing front stoops is not allowed. Enclosing side stoops with the same siding as on  
13 the main body of the house is allowed. New construction in Old Hill shall have a front  
14 porch. Porch columns, railings, balustrades and detailing should reflect the simple  
15 details of the original house. New construction in New Hill shall have a front stoop and a  
16 side stoop. Stoop roofs shall be front gable or shed. Railings shall be decorative metal  
17 or wood posts. So when we get to 4(m), this language comes directly from our 2021  
18 Land Development Code for establishing accessory dwelling units. Accessory dwelling  
19 units shall be located only on a lot containing a single-family detached structure; (b) only  
20 one accessory dwelling unit shall be permitted per single family dwelling; (c) if the  
21 accessory dwelling unit is located within the same structure as the principal dwelling,  
22 the principal dwelling shall not be altered so as to appear to contain more than one  
23 dwelling unit; (d) a manufactured home is not to be used as an accessory dwelling unit;

1 and, (e) the gross floor area of the accessory dwelling shall not exceed 750 square feet  
2 or contain more than one floor for the heated floor area of the principal single-family  
3 dwelling, whichever is greater. And again, if at any point any of this language, and I  
4 know just reading something that's right before you, but it kind of puts in on the Record  
5 for those who are watching or maybe tuning in later, but if at any point I read any  
6 language that y'all have a question about or disagree with or just want to discuss please  
7 let me know. So it looks like we've got a bit of a typo going forward so yes –

8 CHAIRMAN YONKE: Our letters change here.

9 MR. PRICE: But I can make this work here. So the next one – okay, so the next  
10 one under landscaping and screening should be item (n). Any street trees shall be large  
11 canopy trees that are 40 to 50' in height and maturity. Smaller or ornamental trees  
12 should be planted nearer to the primary building. Shrubs should be limited to foundation  
13 plantings and shall not be more than 10' in height. Yards shall be grass or low plantings.  
14 Front yards shall not be paved or graveled. All plantings, and this is one where I'll just  
15 bullet point and Mr. Metts took note of this is this should actually read, all plantings shall  
16 be native and non-invasive species.

17 CHAIRMAN YONKE: Are we gonna change the word 'should'?

18 MR. PRICE: To 'shall'.

19 CHAIRMAN YONKE: Alright, thank you.

20 MR. PRICE: Front yard fences shall be constructed with wooden pickets, woven  
21 wire in historic patters, welded wire mesh or chain link. Front yard fences must be no  
22 higher than 42" in height. Next one is (o) which is impervious surface coverage. And  
23 again, we didn't put anything here because it would default to the development

1 standards as found in the 2021 Land Development Code and also working with our  
2 County Engineer to address those. That language will be forthcoming when we bring  
3 this back to you. Alright, so the next one is (p), item (p) paving requirements or  
4 limitations. Driveways and curb cuts shall be no more than 12' wide. Driveways shall be  
5 located to the side of the lot and must not be directly in front of a house. A shared  
6 driveway with the neighboring property is allowed. The shared driveway shall not be  
7 wider than 12'. The front yard shall not be paved or graveled. So you know, kind of  
8 looking at this and these are some of the items, you know, I asked that y'all kinda pay  
9 attention to and we can have some discussion on, so I'm looking at the, I guess what  
10 you have before you, the third bullet where it says, 'driveways shall be located on the  
11 side of the lot and must not be directly in front of a house', I believe it may be  
12 appropriate in some of these cases that, at least it's understood that we may need to  
13 add the language that this may require some form of variance because there could be a  
14 situation where due to the width of the lot any new construction may not allow for a  
15 driveway to be placed on the side and the only place may be directly in front of the  
16 home. So that is something that either we can, it can be a variance by the Board of  
17 Zoning Appeals or if the Planning Commission desires we can come up with some  
18 alternative language for this particular section.

19 CHAIRMAN YONKE: Mr. Price, do we know if there are any homes like this in  
20 the neighborhood currently? That have a driveway? I feel like the goal here is to retain  
21 the historic nature of this neighborhood, yet are we willing to get anyone in trouble  
22 [inaudible]

1 MR. RIDDLEHOVER: Yeah, so the historic nature of it is having them on the  
2 site although the, all the houses predate, you know, automobiles. So the pattern that  
3 developed historically through the neighborhood is having it on the side. There, the only  
4 one off the top of my head that I can think of, there's one house in the neighborhood  
5 that has their entire front yard paved, so and that's the only one that I can think of. But  
6 for the most part the character of the neighborhood reflects having those driveways to  
7 the side of the house. And historically there not being a driveway in the front of the  
8 house is due to the leading into the front of the house was generally a sidewalk going  
9 from the street to the front door is the historic pattern of the neighborhood.

10 CHAIRMAN YONKE: While we have you up here, state your name again for the  
11 Record?

12 MR. RIDDLEHOVER: Oh yes. Apologies. My name is Mark Riddlehouver, the  
13 Neighborhood Planner.

14 CHAIRMAN YONKE: Thank you. A follow up question as we look at all these line  
15 items, are we going to see many neighbors get in trouble for deviating from the historic  
16 pattern as it's laid out now?

17 MR. RIDDLEHOVER: I believe for the most part, well I'll let Mr. Price correct  
18 me if I'm wrong, but for the most part this will mainly be paying attention to anything like  
19 a new addition, a new build, alterations, things like, anything that would need a permit  
20 for is when we would enforce these kind of things.

21 CHAIRMAN YONKE: Thank you.

22 MR. PRICE: Yeah, I mean, you know, I think it's safe to say any type of  
23 regulation that you, that's enacted by the county could have some, you know, less than

1 desirable consequences so there may be a case or two where these regulations may  
2 somehow prohibit the development of a site. But again, that's why there are means  
3 either by the Board of Zoning Appeals or a variance, or some additional language that  
4 we incorporate to address those. Or in some cases it may be we just have to go back  
5 and re-look at this and see if we were imposing some undue hardship on property  
6 owners and their ability to develop a site. I think as Mark has stated I think for the  
7 existing homes or making additions, that may be one thing but I think any way you start  
8 looking at new builds, you know, to make sure that they can incorporate these  
9 standards to developing the site.

10 CHAIRMAN YONKE: Thank you, Mr. Price. Do we have any questions at this  
11 point from the Commission?

12 MR. DURANT: Mr. Chair, question for you, Mr. Price.

13 CHAIRMAN YONKE: Commissioner Durant.

14 MR. DURANT: And I apologize if you have answered this last month or the  
15 month before, but we use the term historic all throughout here, is there a definition of  
16 historic in here?

17 MR. PRICE: I was gonna save that for later.

18 MR. RIDDLEHOVER: Yes, so when we're talking about historic for these  
19 guidelines and the overlay it's all based on the National Historic Register for which  
20 Olympia neighborhood is a neighborhood listed on the Historic Register, so the houses  
21 that were built within the time of, the period of significance, that being in the Old Hill  
22 area I believe early 1900s and New Hill the 1940s, so those would be what we consider  
23 the historic homes that were built during those eras.

1 CHAIRMAN YONKE: Any other questions at this point, Commission? Okay, Mr.  
2 Price you want to continue on here?

3 MR. PRICE: Okay, so the next item would be (q) which would be exterior lighting.  
4 Exterior lights shall only shine directly onto the property to which they're attached.  
5 Lights shall be shielded so that they do not shine upwards or onto adjacent properties.  
6 Next item (r) required features on a front façade. Required front features on historic  
7 houses must be maintained according to the house type. On (s) uses, and again, you  
8 know, I apologize for not having the M1 or the HI zoning designations on here but if  
9 you'll look on page 41 you will see all of the permitted uses for R4, R6 and the  
10 neighborhood mixed use which is MU1. Now –

11 CHAIRMAN YONKE: Mr. Price, this was taken directly from our 2021 Code,  
12 correct?

13 MR. PRICE: Yes. One of the things we will look at, I mean, this may be an  
14 opportunity and may wanna look at this a little more, whether all of the uses that are  
15 allowed here are appropriate. But if we do then we wouldn't identify these as R4, R6  
16 necessarily, but I think that's something that we could look at for the uses if you feel that  
17 some of these may not be appropriate at this time. Okay. Alright, so we'll go to page 42  
18 which will start with the item (t) which will be views of or from specific locations. New  
19 additions shall not overwhelm or overshadow the existing building. They shall appear  
20 subordinate and be located as inconspicuously as possible. New additions shall be  
21 located behind the rear façade of the historic building whenever possible. Aligning an  
22 addition with the front façade or having a new addition projecting in front of the original  
23 front façade is not allowed. Additions that are visible from the street shall have windows

1 or the same proportion to the walls that follow the same patterns as those on the  
2 existing house. The addition shall have similar floor to floor heights and compatible  
3 [inaudible] divisions with those of the existing house. Also two story additions to one  
4 story homes shall be built at the rear of the historic building to preserve the original one  
5 story character. The historic building's appearance as viewed from the street shall  
6 appear relatively unaltered. Whenever possible the roof form of the new building shall  
7 not be visible above the ridgeline of the original roof when the front of the historic  
8 building is viewed from the street. The next one is (u), again this section is something  
9 that will take place from our Richland County, through our Richland County Public  
10 Works Department and so we're just gonna just stick with the language that's a  
11 requirement for [inaudible] development that will fall within any of these areas. (v) which  
12 would be demolition of structures. Demolishing a historic structure within the Olympia  
13 Mill Village to build a new structure shall always be an order of last resort. Demolition or  
14 relocation of any resource which is historical and/or of architectural significance shall  
15 not be considered unless the resource constitutes a hazard to the safety of the public or  
16 the occupants as determined by the building official. County Planners shall convene a  
17 meeting of the appropriate county departments to look for viable alternatives to  
18 demolition. The purpose is to see if there are monies or resources available to the  
19 owner to alleviate the issue identified by the building inspector. If deemed appropriate in  
20 the circumstances a licensed structural engineer familiar with historic [inaudible]  
21 preservation shall present a report to the county outlining the action needed for  
22 stabilization. Next bullet point, no contributing historic structure shall be moved out of  
23 the neighborhood. No contributing historic structure shall be repositioned on this lot

1 unless there is historic evidence of a different location on that lot. Next bullet point, a  
2 structure being moved into the neighborhood should be compatible in style. You know,  
3 there's that word again so I think that may be 'shall' be compatible in style. The  
4 proposed siding for a relocated main building shall be consistent and compatible with  
5 the existing structures on the same block face. This includes the setbacks, orientation  
6 and spacing. Additional requirements, for doors, historic buildings – this is under doors,  
7 for historic buildings enlarging or enclosing original door openings on the front  
8 elevations is not allowed. Moving or adding doors is not allowed. However, restoring  
9 original doors or original door openings that have been enclosed is encouraged. Retain  
10 and – the next bullet point, retain and repair original doors and door surrounds and  
11 transoms using materials that match the original. If replacement is required due to  
12 deterioration the replacement shall match the style of materials and finish of the original.  
13 Solid wood doors with recessed panels and frames are appropriate for the  
14 neighborhood. Steel and hollow wood doors are not allowed for main entries. For  
15 historic houses in New Hill doors are allowed to be more decorative with lite openings  
16 and with aluminum or wood screen doors. Next bullet point, doors in an addition shall  
17 compliment those of the existing house. More latitude in the design of the doors can  
18 occur if not visible from the street. Next bullet point is new builds. Front doors shall be  
19 visible from the street. Solid wood doors with or without lites shall correspond to the  
20 style and design of the original houses in that area. Doors with panels and recesses are  
21 most appropriate in the neighborhood. Flat unadorned doors are not allowed. Wood or  
22 aluminum screen doors are not only, excuse me, are only allowed in New Hill.

23 CHAIRMAN YONKE: Mr. Price, does this pertain to garage doors as well?



1 MR. PRICE: You know, I'm not sure if garage, if any of the homes in the Olympia  
2 area actually have garage doors. I think it mostly, carports or parking in the rear of the  
3 structure. We can take a look at that and we can bring that information back to you but I  
4 don't believe that you're gonna find many garages as in, within the Olympia area.

5 CHAIRMAN YONKE: I was also gonna suggest, we have section (h) which has  
6 exterior building materials and colors, maybe a section on doors can go after that  
7 instead of in the very back in additional requirements? Or was there a reason why doors  
8 and it looks like your next bullet point windows –

9 MR. PRICE: Yeah, that's how they fall, the sequential within the NCO of the Land  
10 Development Code so when we get to that one that's what it is.

11 CHAIRMAN YONKE: Okay. Thank you.

12 MR. DURANT: Mr. Chair?

13 CHAIRMAN YONKE: Yes, Commissioner Durant?

14 MR. DURANT: Question. Mr. Price, what is lite? It's used with lite openings or  
15 with, a door without lites, what is that?

16 MR. PRICE: Yes, we're gonna turn that over to Mr. DeLage cause we actually  
17 had that discussion as a Staff.

18 MR. DELAGE: We did have to look this up because I had not seen this term, but  
19 essentially it's, when you have on a door, there's a, generally you might have a window  
20 or some other kind of feature, maybe like mid center, and then at the very top of it  
21 there's a piece of wood and then a piece of glass above it, that's the lite.

22 MS. FRIERSON: It's spelled L-I-T-E?

1 MR. DELAGE: That's correct. I'll pull up an example as well. Here's a pretty good  
2 example showing that top part with the transom lite. And I guess it also seems to be  
3 applying to some of the other windows as well.

4 CHAIRMAN YONKE: Thank you, Mr. DeLage.

5 MR. PRICE: For windows, historic buildings, enlarging or enclosing original  
6 window openings on the front elevation is not allowed. Moving or adding new window  
7 openings to the front elevation is not allowed. However, restoring original window  
8 openings that have been enclosed is encouraged. Retaining and repairing original  
9 windows, window surrounds and screens using materials that match the original. If  
10 replacing is required due to deterioration replacing the windows shall maintain the same  
11 size, profile and configuration, finish and details and the original windows. During  
12 installation or replacement windows the jams must be recessed from the front façade at  
13 the same depth as the original windows. Next bullet point, storm windows. On either the  
14 outside or inside can provide increased energy efficiency without damaging historic  
15 windows. Interior storm windows are encouraged in order to maintain the historic  
16 exterior appearance. If storm windows are installed they must be installed in a manner  
17 that they do not damage historic jams and surrounds. Next bullet point, windows on  
18 New Hill houses can have decorative shutters provided they are wood and compatible  
19 with shutters on surrounding houses. The next bullet point, additions. Windows shall  
20 emulate the windows of the historic structure in terms of anestration?, anybody,  
21 anybody, pattern, size, configuration, profile and finish, especially if they are visible from  
22 the street. Windows located on the rear or not visible from the street need not match  
23 the original window patterns or sizes. However, rear windows must be the same

1 material and be compatible with the historic windows. Windows on New Hill houses can  
2 have decorative shutters provided they are wood and compatible with shutters on  
3 surrounding houses. New builds, bullet point new builds, windows shall reflect the  
4 patterns of historic, the windows in historic buildings within the neighborhood. The  
5 vertical shape of the windows from the wall surface shall be similar to those in historic  
6 buildings within the neighborhood so that shadow lines are significant and reflect the  
7 historic character. The type of the windows shall relate to the architectural style of the  
8 original houses. Chimneys, original chimneys must be maintained. If chimneys are  
9 added they must be located behind the ridge line and shall not be visible on the front of  
10 the house as seen from the street in Old Hill. In New Hill it is appropriate to have  
11 windows visible on the front façade. So for some of these items what we will also try to  
12 do, again just go along with the theme of our Land Development Code is also show  
13 some pictures to kind of give an idea of what it is we're, particular sections are aiming  
14 for. New construction styles. Architectural styles of new builds must be similar to the  
15 building types that are historically present within Olympia Mill Village. Historical styles  
16 that were not present shall not be used as a basis for new construction. Contemporary  
17 design and style can be appropriate if the building respects the scale, massing,  
18 proportions, patterns and materials prevalent among the contributing houses within the  
19 neighborhood. Accessibility, ramps, lifts and accessible entrances shall be designed in  
20 such a way to avoid damage to character-defining features of a historic building.  
21 Parking, if a curb cut already exists an additional curb cut must not be added. Parking in  
22 the front of the house shall be limited to parking in the driveway. No parking on the front  
23 yard except on football game days.

1 CHAIRMAN YONKE: Historically they've been able to park there, yeah. And for  
2 accessibility, can ramps come and go as needed?

3 MR. PRICE: Yeah.

4 CHAIRMAN YONKE: Are they gonna be historic ramps?

5 MR. PRICE: No.

6 CHAIRMAN YONKE: Okay.

7 MR. PRICE: So I think we start, we get in trouble when we start dictating that.  
8 Again, the intent is you can have the ramp, just don't damage the structure if possible.  
9 Alright, so that will be, that's it for those items. As stated we'll be happy to entertain any  
10 questions or discussion points that you may have for this, but we will, we do look to  
11 kinda clean this up a bit but also show you how it would look as similar to our Land  
12 Development Code.

13 CHAIRMAN YONKE: Question from Commissioner Duffy.

14 MR. DUFFY: Mr. Price, quick question. So you mentioned an architectural review  
15 body or group, is that an internal body to the Council or is that something you go out  
16 and retain an architectural firm and they you're gonna look for a line item or a budget  
17 item to do that from Council?

18 MR. PRICE: More than likely it would be something that's appointed by Council,  
19 probably made up of, we're trying to avoid Staff necessarily being a part of it because  
20 we have such oversights for uses and structures already. So it'll probably be made up  
21 part community and whoever other areas that the County feels is most appropriate, you  
22 know, for making those determinations.

23 MR. DUFFY: Great, thanks.

1 CHAIRMAN YONKE: Any other questions?

2 MR. GRADY: Mr. Chair?

3 CHAIRMAN YONKE: Commissioner Grady, yes.

4 MR. GRADY: Yeah, so I will say I took the occasion of Mr. Price reading through  
5 the bullet points as constructed to kind of jot down some thoughts that came to mind. I  
6 would certainly welcome feedback from the rest of the Commission on any or all of  
7 these in terms of my personal thoughts on where it might be helpful for this to go in  
8 terms of direction. I think the first thing that comes to mind is if we're using words that  
9 we have to look up because we don't understand what they mean architecturally I think  
10 it would be helpful to the maximum extent possible if that could be rewritten in common  
11 language such that a homeowner or other concerned citizens would have a sense of  
12 what we're talking about.

13 MR. PRICE: Yeah, and I agree with you on that. And that's another reason why  
14 we will also try to incorporate some exhibits so that it'll be right there in front of you so if  
15 you don't know exactly what it means you'll know what it looks like. So, but I agree with  
16 you.

17 MR. GRADY: Okay, that would be helpful. I think it might be, I think the thing I'm  
18 worried about is that while we're all here and we all have good intent of what this is  
19 supposed to do, I have certainly seen bodies like a future design board or other entity  
20 who kinda go off on their own direction and become very stringent in enforcement in a  
21 way that is not necessarily in line with the text. So I want us to think through and would  
22 ask Staff to think about are there ways that we can ensure that any requirements are  
23 written in a way such that they do not create mission creep or otherwise are set in a way

1 that if there is a matter of interpretation it is decided in favor of the property owner rather  
2 than in favor of some additional strictures that this board were to create. [Inaudible] from  
3 other local governments in South Carolina I, like I said I fear that this could get out of  
4 hand.

5 MR. PRICE: Yes, sir.

6 MR. GRADY: That would be one thought of mine. Another thing that I think would  
7 be helpful, I'm not sure what the requirements are on this already in South Carolina  
8 statute, if any, but would there be some sort of notification requirement such that if  
9 someone purchases a home in this district that they are aware that there are limitations  
10 on how their property can be, you know, remodeled or otherwise dealt with?

11 MR. PRICE: I'm not sure how that is something that we could do. Again, one of  
12 the, going forward from this point we will be notifying all current property owners of  
13 these additional standards essentially that will be found within the overlay and hope that  
14 they would, you know, kind of pass that on. But I don't know if – and this is not isolated  
15 to this particular overlay, there are a number of things we have where, how do you get it  
16 out to the, so that the community or future property owners or buyers, investors, will  
17 know, okay in addition here's your property, your property's a little different from some  
18 of the standards. We've had this occur within, the last one we did was the Crane Creek  
19 master plan which eventually became its own zoning designation so it made it a little  
20 different. But yet there are a number of people buying properties and they were used to  
21 seeing certain things and then they realized they couldn't do it even though there were  
22 other uses out there in the, right in the area they were looking to develop. We just, you  
23 know, right now we're not sure how you get that out to ensure that people are protected

1 when they're buying, but what we can do is just notify everyone from the beginning that  
2 as a property owner this is what you have.

3 MR. GRADY: Yeah, so I think that's a good start. I just, obviously you don't want  
4 somebody to buy in and then feel like they weren't informed, particularly if that person's  
5 gonna cause drama for lack of a better word. And then a couple more things then I'll be  
6 quiet and let the rest of the Commission opine. I think one thing that would be helpful is,  
7 you know, obviously this plan was developed with community input but community input  
8 is often not necessarily grounded in the trade-offs. So it is one thing for, and again I  
9 wasn't there when this neighborhood planning [inaudible] but, you know, it is one thing  
10 to say it would be nice for a neighborhood to look like X, it is another thing to say, we  
11 want the government to make the neighborhood look like X or that we are okay with it  
12 looking like X even if that has additional costs that may be incurred in the future. So I  
13 just want us to think through, and this could be something that happens in the meetings  
14 that you've discussed, to ensure that we're actually reflecting what the community  
15 actually wants, not what we think we heard they wanted. So I would just kind of put that  
16 out there as something to think about when planning those meetings. And then finally I  
17 would just want us to think about from a public policy perspective evaluating what  
18 happens to this neighborhood over time and trying to determine what impacts from a  
19 property value standpoint or a property turnover standpoint this designation may or may  
20 not have in how the neighborhood matures. So I would just want us to, you know, I'm a  
21 policy wonk, I'm gonna throw that out there as something to think about. So I have  
22 rambled on long enough and I will give back, thank you.

1 CHAIRMAN YONKE: Commissioner Grady, thank you for your thoughts and  
2 input on that. Any other comments from Commissioners based off that or from what Mr.  
3 Price just educated us on? Mr. Price, do you have anything further on this?

4 MR. PRICE: No, sir. I mean, again thank you Mr. Grady for those thoughts. And  
5 anything else that anybody wants to offer or any questions you may have?

6 CHAIRMAN YONKE: Mr. Price, what would be the next step again?

7 MR. PRICE: So the next step is for us to kinda clean this up essentially, clean  
8 this up and then show you what this would look like potentially in a Land Development  
9 Code for an overlay. And then we'll bring that back before you, you know, for you to  
10 again essentially review and have your additional comments to it. And then from that  
11 point if everything seems to be okay we will then take this forward to the community. We  
12 have to send out notification to all property owners; that's another reason why we're  
13 gonna probably put a month in-between, let's say for example you take this in May, it  
14 won't come back again until July looks like because it's gonna take time. We have to  
15 give notification to the property owners, we also need to secure sites and have a  
16 number of community meetings. We don't wanna do just that one meeting, you know,  
17 Wednesday it might be church night or Thursday night something might be happening,  
18 you know, along that are that people aren't gonna be able to make it. So we at least  
19 wanna have at least two to three meetings within the community first, and then once we  
20 can then compile some of the input that we receive from them then we'll look to bring  
21 this back to the Planning Commission with the original draft but also we can put in some  
22 language that actually states or identifies what somebody, comments, concerns that  
23 have come about from meeting with the community. One of the things I'm hoping, and



1 this is just, I'm hoping that we do get good participation from all within the community,  
2 as many people as possible and not just the supporters of this overlay. We wanna hear  
3 from all sides of this and that's one of the reasons why we kinda wanna make sure that  
4 we have an opportunity to reach out because too often we, what's the term, we hear  
5 from the loud minority for something versus the silent majority on a lotta things and then  
6 so that kinda, that may eventually go back to something I think Commissioner Grady  
7 alluded to where later on they come in and say, I didn't know I could do this or what do  
8 you mean I can't, I have to do it this way, because they didn't speak up when this was  
9 originally brought before them.

10 CHAIRMAN YONKE: Thank you, Mr. Price. We wanna give the public plenty of  
11 time to speak up on this, hear from it. And any time that we have something on our  
12 Other Items as an action, correct me if I'm wrong, this is where we could get public  
13 input. Neighbors can come out and speak.

14 MR. PRICE: Yes, that is correct. And so that's something else that we will look  
15 to promote when we go to the community meetings is to let them know when these  
16 items will be taken to the Planning Commission for action and we'll also try to keep a  
17 ledger of the citizens that attend and also their contact information probably email  
18 addresses so that we can contact them or email them about what is happening with this.  
19 And that way they'll be able to follow up either by attending, maybe sending in just some  
20 comments written which, you know, comments that are written to the Planning  
21 Commission for your consideration. I'm sorry, I just asked Mr. DeLage, we did receive  
22 an email from the We Are Olympia and they wanted just to kind of express some of their  
23 comments regarding this overlay proposal which would include some other items that

1 they would ask that you consider going forward with your recommendations. At this  
2 point we wanted just to kind of use specifically what we found either through our  
3 Richland County Land Development Code, the Olympia Mill Architectural Design  
4 Guidelines or the Capitol City Mill District Plan, because those were adopted, those  
5 items have been adopted by Council. So we wanted to incorporate those first and now  
6 we can start listening to community, in this particular case We Are Olympia, to see  
7 about adding those other items to this language.

8 CHAIRMAN YONKE: Will you make sure that gets out to us?

9 MR. PRICE: Yes, actually –

10 CHAIRMAN YONKE: Thank you.

11 MR. PRICE: - by the time we finish I think Ms. Gooden will have, we actually did  
12 a printout of it also so we'll be able to hand those out to you and we'll start also sending  
13 those to you electronically also.

14 MR. TAYLOR: Mr. Chair?

15 CHAIRMAN YONKE: Yes, Commissioner Taylor?

16 MR. TAYLOR: Just a quick question for Staff. Based on what I heard Mr. Grady  
17 say and what I think I understand, if a purchaser is getting a property in this  
18 neighborhood and they're not aware or the seller doesn't make them aware of these  
19 different guidelines or rules that may be in place, does the county website have any of  
20 this information kinda flagged, cause sometimes purchasers as well as agents will use  
21 county resources to try to gain as much information as possible. And I wasn't sure if  
22 there was a way to designate whether it's with a PDF attachment that you can get to  
23 that shows an architectural design guideline for a particular neighborhood, if there's an

1 overlay. I know we use it quite often to see whether property is in wetlands or flood  
2 zones or what the current zoning designations are. I was wondering if there was a way  
3 to maybe indicate that whether it's just a line item, I don't know what goes into  
4 establishing what gets on the county website, but maybe a designation that shows that,  
5 hey this has an overlay or some kind of, you know, architectural guidelines. So the  
6 question is, is that an item on the county website or is that something that could be  
7 added as an additional -

8 MR. PRICE: That's something we'll look into, and you know, I understand exactly  
9 what, some of your concerns, and so we can definitely at least promote any adopted  
10 language on the website for a certain period of time. I'm not sure if when we're looking  
11 at our GIS that we will be able to, you know, specifically state what it is you can and  
12 cannot do on this property, however, if the overlay designation which Mr. DeLage has  
13 this on, and it will identify this as, you know, it says, the Capitol City Mill District Plan  
14 and we'll just have to work with our IT Department to see if we can come up with some  
15 way, whether it be by when you click on a parcel, and if you just randomly click on a  
16 parcel Tommy if you don't mind, yeah when you look at this maybe it could be a  
17 particular row placed on this. I think as Mr. Smith was saying we can establish some  
18 type of hyperlink but I'm not sure if we'll initially have this hyperlink on this webpage.  
19 Cause they're really limited on some of the things that we can place on this.

20 MR. TAYLOR: And I wasn't even suggesting that the actual guideline itself  
21 necessarily be placed on there but much like you're saying a hyperlink or just even  
22 knowing that, you know, these guidelines do exist and if we could hyperlink to it and do

1 more digging there. But I didn't realize this part was on here but certainly something  
2 along these lines to help identify where this property lies.

3 MR. PRICE: And one of the things we've been working with our IT Department  
4 along with our assessors and others is if, what you're looking at before you, if you take a  
5 look at the parcel information at one time we actually had a section, it was called, or at  
6 least a row, excuse me, that said, secondary zoning because there were some parcels  
7 that actually had a split zoning on them so we wanted to make sure we included both of  
8 those. So maybe along those lines that we could put something on there that, you know,  
9 Olympia Mill Overlay standards or something along those lines where somebody could  
10 go to that.

11 MR. TAYLOR: Thank you.

12 CHAIRMAN YONKE: Thank you, Commissioner Taylor. And to piggyback on that  
13 the county did put out a good application for the 2021 zoning that had some good  
14 overlay options on there. I know the military overlay would show up, environmental  
15 concerns too, so maybe the historical overlay could be an option. I'm not sure if you're  
16 gonna continue to use that application after [inaudible] was a good feature.

17 MR. PRICE: Okay. And like I say we'll meet with the team and IT and everyone  
18 to see what they can offer to us and try to incorporate this.

19 CHAIRMAN YONKE: Any other thoughts on this overlay district? Good  
20 discussion tonight. Not hearing any, I'd like to move on to – go ahead?

21 MR. PRICE: I just wanna say I think we might've talked a little bit about this last  
22 time after the meeting, is anybody interested in doing a little tour of the Olympia area? I  
23 mean, we can talk about potentially getting a nice, you know, just depending on how

1 many people come, get a nice little bus or something and just kind of ride around and  
2 just actually see the Olympia area and all of the neighborhoods and properties that  
3 would be a part of this overlay?

4 CHAIRMAN YONKE: I love that idea. Commissioners?

5 MR. DURANT: I'd be interested.

6 CHAIRMAN YONKE: Yes.

7 MR. PRICE: Alright, well so we'll start to look into trying to get that together. We'll  
8 send out something for everyone and some potential dates and times for everyone to  
9 go.

10 CHAIRMAN YONKE: Great. Thank you, Mr. Price. Shall we move on to item  
11 number 7 on our Agenda?

12 MR. PRICE: Sure.

13 CHAIRMAN YONKE: That's the Chairman's Report. I just want to say thank you  
14 Commissioners for your time and effort you invest each month in this Commission,  
15 traveling and reviewing cases and participating in great discussions like this one tonight.  
16 Also to add on I wanna share that this past month I met with Mr. Jenson to discuss  
17 preliminary efforts that will be needed from us in regards to updating the  
18 Comprehensive Plan. Please be prepared for us to likely have more than one meeting a  
19 month once this process kicks off. I can imagine at least one work session a month as  
20 needed. I will create a Google spreadsheet and share it out so we can use it to blackout  
21 dates for these and also for a Planning Commission training session. Staff, please let  
22 me know if there's anything I can do to help prepare for this summer's training session  
23 which last year was in August.

1 MR. PRICE: Yes. You know, as stated previously we're looking for topics that the  
2 Planning Commission would like covered during these training sessions. You know, I  
3 think Staff has, we've done a number over the years, you know, trying to kind of get  
4 those together and also the speakers but, you know, we would really like to hear from  
5 the Planning Commission if there's something that, you know, maybe of things we have  
6 taken up or maybe things that you see coming down the pipeline that maybe we can  
7 get, you know, some additional speakers to come in, additional training or something  
8 along those lines. But we would just like to make sure we hear from you if possible.

9 CHAIRMAN YONKE: Comments on that, Commissioners, from previous  
10 experiences with the training sessions that we've had? Alright. I've always gotten good  
11 information from those which has helped me better in my role, so thank you. I think as  
12 we look at the Comp Plan in the future any topics that can help us would serve the  
13 county best. And that's all I have for that, so we can now move on to the Planning  
14 Director's Report. Mr. Price?

15 MR. PRICE: At this time there is nothing to report.

16 CHAIRMAN YONKE: Okay. With that, that moves us on to number 9, which is  
17 Adjournment. The Chair would like to make a motion for adjournment. Do I have a  
18 second?

19 MR. TAYLOR: Second.

20 CHAIRMAN YONKE: Second from many. Alright, Taylor, we'll say Taylor. Alright,  
21 Mr. Price, please take a roll via show of hands.

22 *[Approved: Yonke, Frierson, Duffy, Metts, Durant, Taylor, Siercks, Grady; Absent:*  
23 *Johnson]*

1 CHAIRMAN YONKE: Looks unanimous.

2 MR. PRICE: It's unanimous.

3 CHAIRMAN YONKE: Thank you, Mr. Price. Thank you everyone, have a good  
4 night. We're dismissed.

5 *[Meeting Adjourned at 7:25pm]*

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