

**RICHLAND COUNTY PLANNING COMMISSION**  
**September 10, 2020 Zoom Meeting**

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

*[Members Present: Jason Branham, Heather Cairns, Stephen Gilchrist, Christopher Yonke, Mattauer Carlisle, Bryan Grady, Terrence Taylor, Beverly Frierson; Absent: Gary Dennis]*

Called to order: 3:00pm

CHAIRMAN GILCHRIST: Good afternoon, everyone.

MS. CAIRNS: Good afternoon.

CHAIRMAN GILCHRIST: Hey, Madam Vice Chair.

MR. BRANHAM: Good afternoon.

CHAIRMAN GILCHRIST: Alright good, we can all hear, good.

MR. PRICE: Good evening, Mr. Chair.

CHAIRMAN GILCHRIST: Good afternoon, sir.

MR. PRICE: Yeah, it is now 3:00 and I believe we can go ahead and start the meeting. Looks like we do have a quorum.

CHAIRMAN GILCHRIST: Okay, great, fantastic. Well, great to see all of you and please allow me to read this into the Record. In accordance with the Freedom of Information Act a copy of the Agenda posted on our bulletin board and was also sent to radio, TV stations, newspapers, and persons requesting notification and posted in the County administration building. So we appreciate all of you joining us here today on our Zoom Planning Commission meeting on this September 10<sup>th</sup> day at 3:00pm. Great to see all of our Commissioners and that everyone's doing well and that you were able to join us here today on our Zoom call. So at this point I will accept a motion on our Consent Agenda. Ms. Cairns, I think you're on mute I believe.

1 MS. CAIRNS: There we go, all better now. It was much better, I know, before. So  
2 asking of Staff if we've had anyone sign up for Case 3 on Old Percival or Case 5 or 6 on  
3 Rabon Road?

4 MR. PRICE: Yeah, Madam Vice Chair, we have comments for all of the cases,  
5 but all of the letters are from the Applicants.

6 MS. CAIRNS: So in other words we have no people speaking in opposition on  
7 Cases number 2, 5 and 6?

8 MR. PRICE: No. That would be Cases 1, 3, 5, 6 and 7. You should've gotten an  
9 updated Agenda in which Case No. 2, which was 20-020MA, was deferred.

10 MS. CAIRNS: Oh, I'm sorry, I have the printed one in front of me. So, alright so  
11 just for clarity is that Map Amendments that we can keep on the Consent Agenda  
12 unless anyone opposes would be item 3, which is Old Percival Road, item 5, which is  
13 Rabon and item 6, which is Rabon. Is that correct, Mr. Price?

14 MR. PRICE: Yes.

15 MS. CAIRNS: Okay, so do any of the Commission Members have any need to  
16 talk about those matters? Okay, hearing nothing so basically I would like to amend the  
17 Consent Agenda to remove Items 1, which is Guise Road, Item 7, which is Rice  
18 Meadow Way, for discussion, and otherwise to approve the Consent Agenda as  
19 presented. That was in the form of a motion.

20 CHAIRMAN GILCHRIST: Thank you, Ms. Cairns. You did a great job with that.  
21 Is there a second?

22 MR. GRADY: Second.

1 CHAIRMAN GILCHRIST: Okay, it's been moved and properly seconded that we  
2 remove the cases that Commission Cairns recommended regarding our Map  
3 Amendments. All in favor –

4 MR. PRICE: Oh excuse me, Mr. Chair, I think what we've decided to do with  
5 these virtual meetings is to do a roll call.

6 CHAIRMAN GILCHRIST: Okay, I was gonna say all in favor signify by roll calling  
7 your vote.

8 MR. PRICE: Sorry about that.

9 CHAIRMAN GILCHRIST: No, that's fine. You're good.

10 MR. PRICE: Gilchrist?

11 CHAIRMAN GILCHRIST: Yes.

12 MR. PRICE: Cairns?

13 MS. CAIRNS: Yes.

14 MR. PRICE: Yonke?

15 MR. YONKE: Yes.

16 MR. PRICE: Carlisle?

17 MS. CAIRNS: You need to unmute, Mr. Carlisle.

18 CHAIRMAN GILCHRIST: Unmute your -

19 MR. CARLISLE: Okay, yes.

20 MR. PRICE: Grady?

21 MR. GRADY: Aye.

22 CHAIRMAN GILCHRIST: Is that it?

23 MR. PRICE: That passes, yes.

1 [Approved: Gilchrist, Cairns, Yonke, Carlisle, Grady, Taylor, Frierson; Absent for vote:  
2 Branham; Absent: Dennis]

3 CHAIRMAN GILCHRIST: Okay, great, great. Alright, and just for the Record, the  
4 Consent Agenda also included our road names as well. First item on the Agenda are  
5 Map Amendments. Mr. Price.

6 **CASE NO. 20-019 MA:**

7 MR. PRICE: Yes, sir. The first item is Case 20-019 MA. The Applicant is W. P.  
8 Sligh or Will Sligh. The location is right off of Dutch Fork, it's at the corner of Dutch Fork  
9 and Guise Road. The Applicant is requesting to rezone a 2.51 acre tract, a portion of,  
10 from Rural to Neighborhood Commercial. Staff recommends disapproval of this request,  
11 and again that's more of a principle disapproval of the request, because we feel it would  
12 not be consistent with the objectives outlined in the Comprehensive Plan. However, the  
13 proposed zoning would be consistent with the adjacent parcels recently approved  
14 zoning district request of Neighborhood Commercial which are north of the site as you  
15 will see on the zoning map that's before you.

16 MS. CAIRNS: So what –

17 CHAIRMAN GILCHRIST: Okay, any questions for – is that your report, Mr.  
18 Price?

19 MR. PRICE: Yes, sir.

20 CHAIRMAN GILCHRIST: Are there any questions for the Staff, Ms. Cairns?

21 MS. CAIRNS: Mr. Price, can you offer what the depth of the rezoned lot is as well  
22 as the depth of this lot? I mean, or the width, depth, however you wanna view it?  
23 Perpendicular to Dutch Fork?

1 MR. PRICE: If you'll just give me a moment, let me get that. Okay, going from  
2 Dutch Fork Road, the parcel that is actually zoned Neighborhood Commercial is  
3 approximately 76' in depth coming from Dutch Fork Road. And the parcel that is subject  
4 to the request today is 164' in depth coming from Dutch Fork Road. So together we're  
5 looking at approximately 260'.

6 MS. CAIRNS: I mean, I just ask because you know, I have some concern that  
7 this is sort of commercial creep up a side street. And so that's why I'm just trying to  
8 figure out, you know, is the existing parcel large enough to reasonably accept  
9 Neighborhood Commercial uses. I mean, just sort of eyeballing it, looking at houses, or  
10 not houses but the properties on Dutch Fork, that it appears to be deep enough by itself,  
11 but maybe the Applicant would disagree – I mean.

12 MR. PRICE: Yeah, I think one of the things to point out is that the parcel that's  
13 already zoned Neighborhood Commercial and the subject parcel are both owned by the  
14 same applicant, Mr. Sligh. And also one of the things that – there was, during  
15 discussions with Staff, there was that same concern expressed by staff. So the  
16 Applicant actually subdivided a portion of the parcel to essentially create a flag lot which  
17 actually serves as a buffer between what would potentially be the Neighborhood  
18 Commercial and the residential which is south of the request.

19 CHAIRMAN GILCHRIST: Is that good, Mr. Cairns?

20 MS. CAIRNS: Yeah, I mean, I gotcha.

21 CHAIRMAN GILCHRIST: Mr. Price, is the Applicant available?

22 MR. PRICE: No, sir but I can actually try to make contact with him if that's  
23 desired.

1 MS. CAIRNS: Well did he submit, I think you offered a little bit ago, did he submit  
2 written comments?

3 MR. PRICE: Yes.

4 CHAIRMAN GILCHRIST: Oh he did, okay.

5 MR. PRICE: Yeah, and I can read those into the Record now.

6 CHAIRMAN GILCHRIST: Please, okay. Thank you.

7 MR. PRICE: To the Members of Planning Commission, thank you for considering  
8 our project. It is our intention to place 12,500 square foot buildings which would be used  
9 for a storage facility. We have worked with Geo Price in the past few months in an  
10 attempt to make the development work with community's best interest in mind. We will  
11 keep the large hardwoods on site to maintain the rural setting. We propose to leave a  
12 50' buffer between our site and the adjacent property. This buffer is and shall remain  
13 heavily wooded. The landscape plan will show a minimum of 30 live oaks along Dutch  
14 Fork Road and Guise Road. We have eliminated all ingress and egress with the  
15 exception of one entrance on Dutch Fork Road. Guise Road will not be affected. In an  
16 effort to reduce traffic impact we will handle all vehicles onsite. Thank you again for  
17 considering our project which we hope will make a positive effect on the community.

18 Sincerely, W.P. Sligh.

19 CHAIRMAN GILCHRIST: Okay. Is that the only comment that we have, Mr.  
20 Price, on this case?

21 MR. PRICE: That's the only comment.

22 CHAIRMAN GILCHRIST: Okay. Are there any additional comments from the  
23 Planning Commission? Mr. Price, I think I noted twice in your report that the Staff

1 mentioned principally the Staff was of the opinion that the proposed zoning would not be  
2 consistent with the Comprehensive Plan. Can you expound on that a little bit more for  
3 me on exactly why the Staff felt that way?

4 MR. PRICE: Previously, if you'll look at the two parcels that are north of the  
5 subject site, of today's subject site, that were rezoned to Neighborhood Commercial,  
6 previously to those rezonings the Comprehensive Plan did not support those requests.  
7 However, once those were approved by Council we never, we didn't go back and  
8 amend the Comprehensive Plan to take into consideration that this area has now  
9 changed. So basically our comments are based on what the Comprehensive Plan  
10 stated previously and, which is the same now.

11 CHAIRMAN GILCHRIST: Got it. Okay, that's helpful. Thank you so much. Are  
12 there any additional comments from our Commissioners? Any motions on this case?  
13 Any motions? I hope that means everybody's on mute. Unmute your phone.

14 MS. CAIRNS: I think I'm unmuted.

15 MR. YONKE: I guess I have a question.

16 CHAIRMAN GILCHRIST: Mr. Yonke?

17 MR. YONKE: I just wanna confirm that they own both properties; the one that's  
18 right on Dutch Fork as well as the one that we're looking at, that we're talking about  
19 right now. So Ms. Cairns, I understand neighborhood encroachment, but really it just  
20 looks like they're just trying to use both parcels for this change. Am I understanding this  
21 correctly?

22 MR. PRICE: That is correct.

1 MR. YONKE: I would lean towards a motion of approval of this, based off of  
2 Dutch Fork Road, the property that's there already and then this one abutting it. Looks  
3 like they're gonna be using a similar use, one business. Correct me if I'm wrong. That's  
4 what I'm understanding about this property.

5 MR. PRICE: Based on the letter from the Applicant you are correct.

6 CHAIRMAN GILCHRIST: So Mr. Yonke, based upon your analysis of voting  
7 against the Staff recommendation we will include your comments as part of the  
8 recommendation in your motion, is that correct? Mr. Yonke?

9 MR. YONKE: Correct.

10 CHAIRMAN GILCHRIST: Okay, great. Is there a second on this, to move Case  
11 20-019 MA forward to Council with a recommendation of approval based upon Mr.  
12 Yonke's recommendations?

13 MR. GRADY: Second.

14 CHAIRMAN GILCHRIST: Okay. It's been moved and properly seconded that we  
15 send Case No. 20-019 MA forward to Council with a recommendation of approval. All in  
16 favor signify by roll call vote. I'm sorry? What was that?

17 MR. PRICE: Gilchrist?

18 CHAIRMAN GILCHRIST: Aye.

19 MR. PRICE: Cairns?

20 MS. CAIRNS: Yes.

21 MR. PRICE: Yonke?

22 MR. YONKE: Yes.

23 MR. PRICE: Carlisle?



1 MR. CARLISLE: [raised hand]

2 MR. PRICE: Okay, he raised his hand. Grady?

3 MR. GRADY: Aye.

4 MR. PRICE: And Branham?

5 MR. BRANHAM: Hey, I joined the call late, after the case had been called due to  
6 technical difficulties so I'm gonna abstain from the vote.

7 MR. PRICE: Okay, Taylor?

8 MR. TAYLOR: Yes.

9 MR. PRICE: Okay, so that passes 6/0.

10 CHAIRMAN GILCHRIST: Okay, great. And we are recommending Body to  
11 County Council and they will meet back I'm assuming on a Zoom call on September the  
12 22<sup>nd</sup>, is that right, Mr. Price?

13 MR. PRICE: Yes.

14 CHAIRMAN GILCHRIST: Okay. Thank you all very much. Next case.

15 **CASE NO. 20-025MA:**

16 MR. PRICE: Okay, our next case is Case 20-025 MA. The Applicant is Anil  
17 Parag, hopefully I'm saying that correctly. The Applicant is requesting to rezone  
18 property that's about a little more than one acre and it's located at 301 Rice Meadow  
19 Way, from PDD to an amended PDD. And the purpose of that is to increase the number  
20 of permitted uses allowed within that PDD, and it is in your Staff Report on page 43,  
21 excuse me, 42 and 43 - 42 starts off by identifying the permitted uses for that PDD or  
22 Planned Development District and on page 43 you will see the proposed uses for  
23 commercial/office space. Again this is what Staff principally recommends, disapproval of

1 this may amendment as we don't feel it would be consistent with the objectives outlined  
2 in the Comprehensive Plan. The Comprehensive Plan recommends non-residential  
3 development along main road corridors and within a contextually appropriate distance  
4 from a primary arterial. The subject site is not located along a main road corridor or  
5 within a distance of a primary arterial. For these reasons Staff principally recommends  
6 disapproval. However, the requested amendment to the current PDD would allow for  
7 service-oriented commercial uses for the surrounding residential areas and it would be  
8 compatible with the allowable uses within the PDD and the existing surrounding  
9 development. You know, one of the things that we discussed is that even with the  
10 improvements that are taking place on Hard Scrabble Road that would not change the  
11 classification of the road, thus that's why Staff principally is still recommending  
12 disapproval of this request.

13 CHAIRMAN GILCHRIST: Questions for the Staff? Commissioners?

14 MR. BRANHAM: Yeah, I got a question.

15 CHAIRMAN GILCHRIST: Yes, sir, Mr. Branham.

16 MR. BRANHAM: Is this like an all or nothing, up or down vote? Like there's eight  
17 additional proposed uses, do all eight have to go as a package deal or what's the story  
18 there?

19 MR. PRICE: One of the things, with a PDD you can make a recommendation,  
20 and I believe you can make a recommendation with conditions for a PDD versus other  
21 zoning designations. So you could make a recommendation of approval with certain  
22 uses not being included or maybe even with the addition of other uses.

23 MR. BRANHAM: Okay, thank you.

1 CHAIRMAN GILCHRIST: Yes, sir, Mr. Branham. Any additional Commissioners,  
2 comments?

3 MR. GRADY: I did have one question, if I might.

4 CHAIRMAN GILCHRIST: Yes, sir, Mr. Grady.

5 MR. GRADY: I was just curious, how did the current list of PDD businesses, how  
6 was that established, you know, are there similar tracts elsewhere in the County that  
7 have similar sets of restrictions? You know, if you can provide a little more context for  
8 how we got here that would be helpful.

9 MR. PRICE: Okay. When PDDs are brought before the County, in this case  
10 Planning Commission and County Council, not only are you rezoning the land but you're  
11 creating what we require them to provide which is a general development plan which  
12 pretty much outlines all the uses within that development. Basically you're creating your  
13 own zoning district within a PDD. And so when the previous, when this parcel was  
14 previously rezoned to PDD along with the – if you take a look, those parcels to the west  
15 and also south of this site, they were all part of some iterations of PDD over the years.  
16 And so when those came in they identified specific uses during that time so that's how  
17 those came to be about.

18 MS. CAIRNS: Like, the commercial PDD to the south I guess it is, the large one, I  
19 mean, I sort of have two questions; one is does that one have uses, like are the uses on  
20 that parcel the same as 1 – 23?

21 MR. PRICE: No, I believe those are, that's different for those commercial uses.  
22 As I said they all kinda came in as kinda piece-meal PDDs, I think there may be about

1 two or three in this general area that are all PDD but they came in different times with  
2 different requirements.

3 MS. CAIRNS: So my other question would be regarding the proposed uses, 24 –  
4 31, I don't know what a hookah lounge is, but I think that's interesting that's a use.  
5 Sounds like a business name. But I mean, as a Staff, you know, as a Planning Director,  
6 I mean, it seems to me that many of these uses are consistent but maybe 26, 27 and 31  
7 are inconsistent with what was already approved. I mean, like are uses 26, 27 and 31  
8 considered more noxious in the world of planning?

9 MR. PRICE: Give me – you said 26 –

10 MS. CAIRNS: I don't know what a hookah lounge is so I'm just including that  
11 cause, I mean, I'm assuming that it's some kind of nightclub just cause of the uses of  
12 the word lounge.

13 MR. PRICE: Just by definition, and I want to pull this up and make sure I read  
14 that correctly, it's an establishment where patrons share with a shisha, hopefully I'm  
15 saying that right, it's a flavored tobacco, within a communal hookah. I actually will kinda  
16 defer to either Mr. DeLage or Mr. Crooks if they wanna expound upon that, you know,  
17 go with the younger crowd, maybe they can tell me what it is.

18 CHAIRMAN GILCHRIST: A cigar bar I believe.

19 MR. DELAGE: Mr. Chairman, Members of the Planning Commission, so typically  
20 the, at least from talking with applicants and seeing some of these establishments in  
21 operation, typically they would offer, you know, you would pay for basically the tobacco,  
22 the use of a disposable mouthpiece and then you would basically sit around with some  
23 friends, you know, some establishments offer refreshments or alcohol. My

1 understanding is, is in Richland County there's some issues with, you know, smoking  
2 and food consumption at the same time, but that's kind of outside the Land  
3 Development Code. But typically they function is you would come in, you would rent the  
4 hookah, purchase the tobacco, get the mouthpieces, as part of that, sit around, you  
5 know, smoke that in the communal setting and then just kind of hang out. I mean, we've  
6 seen a couple of these uses come throughout the County, they're fairly new. The City  
7 has some and, of course, in Five Points and some of the more urban areas.

8 MS. CAIRNS: So I mean, is it correct that hookah lounges, cigar sales and liquor  
9 stores are of this list, potentially the uses that are inconsistent with the already – it just  
10 seems to me that, like insurance agency is completely consistent with what is already  
11 allowed, real estate agency same thing. You have the CDB, whatever, the natural oils,  
12 I'm sure that's what basically that is. I mean, I'm just trying to get a feel for how, you  
13 know, so the Staff said disapproval, it looks to me like half the list is pretty logistically  
14 consistent and may be about half the list is not, so I mean, is that part of the reason for  
15 the disapproval?

16 MR. CROOKS: Ms. Cairns, Brian Crooks. So this is one of the things that we as  
17 staff, we have had some discussion around when we're looking at those proposed uses  
18 for that commercial/office space. And those kind of three that you pointed out would be  
19 the most inconsistent with the rest of the uses that are currently allowed and those  
20 additional, more office type uses just in kind of really how we're kind of looking at them  
21 in the, under the LDC generally. Those three that you pointed out would be the most  
22 inconsistent with those that are currently allowed and also those that they're proposing.  
23 And so that plays into it in part, yes, but also it's one of those that when looking at, you

1 know, in terms of how we would be looking at this in relation to, like a rezoning to an NC  
2 or a GC or whatnot, you know, those bevy of allowed uses that would be within it. And  
3 so I think this is just one of those where as Mr. Price stated previously to Mr. Branham's  
4 question, that there is the ability to select certain uses that if the Commission found  
5 them to be disagreeable they could do so. So just in terms of kind of that  
6 recommendation, you know, generally they're all fairly compatible, but those three  
7 would be the most inconsistent with the other uses that are found there.

8 CHAIRMAN GILCHRIST: Okay, thank you, Mr. Crooks. Any additional comments  
9 for the Staff? Go ahead, Mr. Branham.

10 MR. BRANHAM: One more, sorry. Wondered if we needed to be factoring in the  
11 proximity to the elementary school for any reason under the County ordinances?

12 MR. PRICE: Richland County's ordinances don't have a required separation from  
13 schools for these type of uses.

14 MR. BRANHAM: Okay.

15 MR. PRICE: That would be addressed, now again, you know, when we talk about  
16 liquor stores or places that sell alcohol that would be addressed on the State level but  
17 not on the County level.

18 MR. BRANHAM: So is there an applicable state minimum distance of which you  
19 are aware?

20 MR. PRICE: They would – I know for the liquor store that they would have to  
21 meet the State, I think it's 500' but that is going to be on your normal vehicular or  
22 pedestrian pathway, not as the crow flies as we tend to state. So it would be how you  
23 come out along, you know, once you leave the site you're on Hardscrabble Road and

1 then you would get to the main entrance and to the main building on the elementary  
2 site; that's what would determine normally from the State whether it meets their  
3 requirements.

4 MR. BRANHAM: So on that analysis does that mean that it's more than the  
5 minimum required distance?

6 MR. PRICE: Looking at it it seems to be, yes, sir.

7 MR. BRANHAM: Okay.

8 CHAIRMAN GILCHRIST: Okay, thank you, Mr. Branham. Any additional  
9 questions for the Staff? Mr. Price, do you have a write up from the Applicant?

10 MR. PRICE: Yes, sir.

11 CHAIRMAN GILCHRIST: Okay, do you wish to put that on the Record?

12 MR. PRICE: Yes, sir.

13 CHAIRMAN GILCHRIST: Go right ahead.

14 MR. PRICE: Alright, so – To Whom It May Concern, At times like the present  
15 everyone is seeking happiness, peace, laughter and people, places and things that can  
16 produce these pleasures thereby distracting them from the surrounding chaos. As a  
17 team, our only intent is to communicate to you that we are dedicated to creating an  
18 atmosphere that is conducive to providing a peaceful, relaxing experience for all of our  
19 customers. We are all outstanding citizens who each hold positions of significance with  
20 reputable businesses, companies and organizations. We are also all parents and some  
21 even grandparents, which alone gives us even more of a reason to ensure that anything  
22 we're involved in is of a respectable nature. Not one of us would be willing to risk our  
23 careers or be a part of any project that would bring shame or discord to the community.

1 All of this being said, we would ask that you please consider granting us the opportunity  
2 to prove to everyone that we have what it takes to make this work, and that we will each  
3 hold each other accountable for making sure this business begins and remains  
4 professional and significant. Sincerely, Robert L. Morris, Owner; DeShaun T. Brown,  
5 Owner; Chandler S. Sharmar, Owner; Marlena H. Williams, Office Manager. That's the  
6 Hocus Team.

7 CHAIRMAN GILCHRIST: Okay. Any additional statements from the public on this  
8 case?

9 MR. PRICE: No, sir.

10 CHAIRMAN GILCHRIST: Alright. I'll entertain a motion or any additional  
11 comments. One question I have, Mr. Price, I think you referenced early on in your report  
12 the improvements on Hardscrabble Road, you guys included that as part of your report,  
13 did you take that in consideration, the fact that it should be completed by the time this –  
14 I'm noticing here, I mean, it may be completed, is it completed now?

15 MR. PRICE: Mr. Crooks, if you would chime in on that?

16 MR. CROOKS: I don't believe it is completed, Mr. Gilchrist. That is the  
17 information from SCDOT's website, that they had an anticipated complete, contract  
18 completion date of, I believe it was either October of this year, so that's why it is listed  
19 as anticipated completion in Fall of 2020. So that is what they have listed on their  
20 website. The various traffic characteristics that we did provide in the report were based  
21 on the five land expansion, so looking at the things like level of service and such as  
22 based on that final expansion. And one thing that I think Mr. Price did note earlier, that



1 with the expansion two to five lanes, it would still be a minor arterial and would not  
2 become a primary arterial.

3 CHAIRMAN GILCHRIST: Thank you for that. Any additional questions for the  
4 Staff, Commissioners? The Chair will entertain a motion if there is one. Unmute your  
5 phone.

6 MS. CAIRNS: Well alright, so I mean, I'll make a motion that we send Map  
7 Amendment 20-025 MA forward to Council with a recommendation of approval. I  
8 believe that the added uses are consistent, sufficiently consistent with what the  
9 approved uses are. I also believe that I just, I would have a hard time believing that any  
10 of these uses would cause the public to think that there had been a significant change in  
11 use in the neighborhood or in that commercial development. So I just, I find that the  
12 uses are consistently, are consistent enough with what's there now and what's allowed  
13 now to amend the PDD to allow them.

14 CHAIRMAN GILCHRIST: Okay, is there a second?

15 MR.?: I'll second.

16 CHAIRMAN GILCHRIST: Okay, it's been moved and properly seconded that we  
17 send Case No. 20-025 MA forward to Council with a recommendation of approval based  
18 upon Ms. Cairns' recommendations. Any further discussion? If not we'll call a roll call  
19 vote.

20 MR. PRICE: Okay, Gilchrist?

21 CHAIRMAN GILCHRIST: Aye.

22 MR. PRICE: Cairns?

23 MS. CAIRNS: Yes.

1 MR. PRICE: Yonke?

2 MR. YONKE: Aye.

3 MR. PRICE: Carlisle?

4 MR. CARLISLE: Aye.

5 MR. PRICE: Grady?

6 MR. GRADY: Aye.

7 MR. PRICE: Taylor?

8 MR. TAYLOR: No.

9 MR. PRICE: Branham?

10 MR. BRANHAM: Aye.

11 MR. PRICE: Okay. That motion is approved.

12 *[Approved: Gilchrist, Cairns, Yonke, Carlisle, Grady, Branham, Frierson; Opposed:*  
13 *Taylor; Absent: Dennis]*

14 CHAIRMAN GILCHRIST: Okay, great. And we are a recommending Body to  
15 County Council. They will meet back in these chambers, well not in these chambers but  
16 on Zoom on September the 22<sup>nd</sup>. So for those that are [inaudible] feel free to join the  
17 Council at that time. Other Business, Item No. IV. Mr. Price?

18 MR. PRICE: Okay, you know, Other Business, I'll turn this over to Mr. DeLage  
19 and Mr. Crooks so they can talk about the Land Development Code rewrite.

20 MR. DELAGE: Alright, so I guess I'll lead off and Mr. Crooks can fill in, but I hope  
21 everyone's doing well. I've got hopefully some good news. We have received the testing  
22 results and we, after – we're kinda doing a review right now just to make sure there's  
23 not any kind of errors, typos or anything else like that, but the intent is once we finish

1 that review to get that sent out to you, County Council, other stakeholder groups as well  
2 as an update. And then near the end of September we would really like to either  
3 schedule a separate meeting to discuss that or the other option is that we had  
4 discussed is kinda doing it on the back end of October's Planning Commission meeting,  
5 just to kinda go over, allow y'all to ask questions. I mean, I think the test results are  
6 pretty straightforward but, of course, once you get in there I know we had some  
7 dialogue back and forth about the results. It wasn't anything too surprising other than  
8 just kind of what they came up with doing their conceptual plans, basically based off of  
9 the new kind of form-based zoning district standards. So I did wanna update you with  
10 that. We've also been meeting with other stakeholder groups and anticipate having  
11 additional stakeholder meetings, not only with the Planning Commission and then the  
12 Code rewrite guidance committee, as well as our environmental group and our service  
13 providers, and then also our development group, but we're gonna try to expand that out.  
14 We also wanna reach out to our stakeholders too that, since it's been a little while, I  
15 know we had not as good attendance as we would like and I think that is also because  
16 we did receive some kickbacks from certain entities as people have changed positions;  
17 that might even be true more so now with the current situation. So we just wanna verify  
18 and worse case if that person is no longer there make sure that at least someone is  
19 representative of those organizations that we really would like to see input from. We're  
20 also proposing additional meetings with the public. We're working on finalizing those  
21 dates, we pretty much have a timeline together and as soon as we get, you know, final  
22 approval for that we'll be able to share that with you as an update as well. Hopefully  
23 sooner than October but definitely by then at least. But I just wanted to make sure y'all

1 were aware and then to also be on the lookout, and then to maybe kinda think about  
2 how y'all might want to receive the information; whether it's at a separate meeting or  
3 whether it's actually at the next scheduled Planning Commission meeting.

4 CHAIRMAN GILCHRIST: Okay, great. Do we need to make that decision now,  
5 Mr. Tommy?

6 MR. DELAGE: No, sir. For us, I mean, I think, you know, we've kind of already in  
7 the back of our minds built in some time, of course, for your regularly scheduled  
8 meeting, but we've also kinda tried to set aside and make sure our schedules aren't too  
9 hectic near the end of September so that's also an option as well.

10 CHAIRMAN GILCHRIST: Okay. Alright, great. Any questions for Mr. DeLage?  
11 Thank you so much for that report, sir.

12 MR. DELAGE: Yes, sir, you're very welcome.

13 CHAIRMAN GILCHRIST: While I've got you let me, and I mean, this kinda goes  
14 into the Chairman's Report and I mentioned this to the Staff several meetings ago  
15 regarding the Code rewrite. And since we have been in the process of rewriting the  
16 Code there was a federal designation that was approved called Opportunity Zones and  
17 the long and short of it is it's an opportunity to use a federal designation to developing  
18 low to moderate income communities across our country. South Carolina I think has  
19 about 181 Opportunity Zones in our State. In Richland County I forget the exact number  
20 but it's quite a few in the County. And I thought it might not be a bad idea to begin  
21 thinking about how do we in our Code rewrite look at this particular designation also as  
22 one that could potentially be, you know, either classification or overlay type thing for  
23 those that may be interested in developing in one of those districts. The incentive for

1 those to consider developing in Opportunity Zones is it is a forgivable time period over  
2 10 years of capital gains, which is for an individual or for some type of developer or  
3 corporation, could potentially be a nice incentive to develop. So as we are thinking  
4 about, I know one of the big criteria for a rewrite was to design something that could  
5 potentially help economic development in the County as well, which was one of the  
6 things that I certainly wanted to see be a priority and I was glad to know that that came  
7 out in the midst of what we were doing on the rewrite. So I certainly would like for you  
8 guys to take that and figure out what that means, what does it look like and maybe at  
9 our next meeting let's have a conversation about, for sure.

10 MR. DELAGE: Absolutely, and I think we've had some discussion about that as  
11 well previously. We have some ideas, well some potential options to offer for that but I'll  
12 make sure that we've done a full, you know, search on what some of those options  
13 could be and be prepared to speak about that.

14 CHAIRMAN GILCHRIST: Absolutely. That you, sir.

15 MR. DELAGE: Yes, sir, you're very welcome.

16 CHAIRMAN GILCHRIST: Alright. Chairman's Report, I was gonna mention that  
17 in my comments, just wanna thank all of the Commissioners again for your diligence as  
18 we work through our Zoom meetings. I know everybody is all tired of Zoom but we  
19 appreciate the fact that we can still be in a position to serve the public and I appreciate  
20 your commitment to doing so. And I still look forward to personally meeting our new  
21 Commissioners in the not too distant future. So that's all I have on the Chairman's  
22 Report. Planning Director's Report, Item VI.

1 PLANNING DIRECTOR: Mr. Chair, I don't have anything else to add other than  
2 what's in your package beginning on page 51, which is the Report of the last ZPH.

3 CHAIRMAN GILCHRIST: Okay, great. Great. Well, I'm delighted to know that  
4 everybody's doing well and hope you guys continue to do well and stay safe. Are there  
5 any additional items that need to be brought to this Commission's attention before we  
6 adjourn?

7 MR. PRICE: No, sir.

8 CHAIRMAN GILCHRIST: Okay. If not, I'll accept a motion to adjourn.

9 MR. GRADY: So moved.

10 CHAIRMAN GILCHRIST: Alright, is there a second?

11 MR.?: Second.

12 CHAIRMAN GILCHRIST: Alright everybody, be safe, take care, we'll talk soon.

13

14

*[Meeting adjourned \_\_\_\_\_]*