

**RICHLAND COUNTY PLANNING COMMISSION**  
**December 7, 2020 Zoom Meeting**

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

Called to order: 3:00pm

CHAIRMAN GILCHRIST: Hey everybody.

MR. PRICE: Hello. Can you hear me?

CHAIRMAN GILCHRIST: I can hear you fine. Can you hear me okay?

MR. PRICE: Oh yes.

CHAIRMAN GILCHRIST: I see several Commissioners are joining us.

MR. BRANHAM: Good afternoon.

CHAIRMAN GILCHRIST: Good afternoon.

MR. YONKE: Hi everyone.

CHAIRMAN GILCHRIST: Commissioner Yonke, how are you? Alright there Ms. Frierson, we see you today.

MS. FRIERSON: Yeah, I'm doing it for my sister, I'm such a good sister. How you doing?

CHAIRMAN GILCHRIST: Doing great, good to see you all.

MR. DENNIS: Hey this is Gary, can y'all hear me?

CHAIRMAN GILCHRIST: Hey Gary. Hi, we can hear you fine.

MR. DENNIS: Alright, perfect.

CHAIRMAN GILCHRIST: Brother Carlisle and Brother Yonke, good to see you guys. Brother [inaudible], see you there along with Mr. Branham.

MR. CARLISLE: Hey, can you hear me now?

1 CHAIRMAN GILCHRIST: Oh, we got you.

2 MR. CARLISLE: Okay good, I just had to de-mute.

3 CHAIRMAN GILCHRIST: I think I see the Planning Director there, Mr. Clayton.

4 MR. CLAYTON: Good afternoon, sir.

5 CHAIRMAN GILCHRIST: Good afternoon. Commissioner Cairns is coming in.

6 Mr. Price, I guess we'll wait another minute or so to give other commissioners an  
7 opportunity to come in. Mr. Price, are we ready? Are you and Staff ready?

8 MR. PRICE: If you'll just give us a moment, Mr. Chair. We're just trying to get the  
9 streaming going.

10 CHAIRMAN GILCHRIST: Okay. Great. Mr. Price, how are we coming along? Mr.  
11 Price?

12 MR. PRICE: Just a moment, Mr. Chair. I think we're getting it.

13 CHAIRMAN GILCHRIST: Just checking in. Okay. For the news of the public that  
14 have joined us, we are working on getting our streaming services where they need to be  
15 so give us just a few more minutes and we'll get started here in just a second. Thank  
16 you.

17 MR. PRICE: Okay, thank you. Mr. Chair?

18 CHAIRMAN GILCHRIST: Yes sir, Mr. Price.

19 MR. PRICE: Yeah, they're still working on that right now to be able to stream the  
20 meeting but it is being recorded and if we need to we'll see if we can put that on the  
21 website at another time. But they're working on getting this streaming to the public.

22 CHAIRMAN GILCHRIST: Okay, great.

1 MR. PRICE: So we can either, you know, wait a moment or we can go ahead  
2 and proceed with – I think by the time you do everything at the beginning of the meeting  
3 by the time we get to the cases we can see if we can get this to work, okay/

4 CHAIRMAN GILCHRIST: Okay. Well what we'll do, Mr. Price, is we'll check back  
5 in with you right before we get into the cases, okay?

6 MR. PRICE: Okay then.

7 CHAIRMAN GILCHRIST: Okay, that sounds good. So let me call the December  
8 7<sup>th</sup> Planning Commission meeting to order. Please allow me to read into the Record: In  
9 accordance with the Freedom of Information Act a copy of the Agenda was posted on  
10 the radio, TV, newspapers and persons requesting notification, and posted on the  
11 County administration building bulletin board for persons interested in attending our  
12 Zoom meeting. So we thank not only the public but for the Commissioners for your  
13 attendance on this December 7<sup>th</sup> meeting. The first Item on our Agenda today is our  
14 Consent Agenda and the Chair will entertain a motion on our Consent Agenda.

15 MS. CAIRNS: Chairman, just asking really quick if we had any of the public  
16 request to speak on any of our approval items?

17 MR. PRICE: Yes, we have – under our cases we have – so what you have  
18 before you are four cases. The first case which was Case 20-036 MA, we had a request  
19 for deferral to February so y'all will not be hearing that case at this time. We had already  
20 delivered the packages by the time we got the request for the deferral. And the only  
21 case we have comments actually both for and against is the fourth item which is Case  
22 20-040 MA.

1 CHAIRMAN GILCHRIST: Okay, thank you Mr. Price. So Ms. Cairns, based upon  
2 that information would you like to make a motion on the Consent Agenda?

3 MS. CAIRNS: I would. I admit I'm doing a couple of things at once right now,  
4 sorry about that. But yeah, I make a motion that we approve the Consent Agenda with  
5 the amendment that we pull off the first case with the deferral and the fourth case for  
6 which we will hear public comment.

7 MS. FRIERSON: So moved, Mr. Chair.

8 CHAIRMAN GILCHRIST: Okay it's been moved and properly second that we  
9 accept the Consent Agenda as amended. All in favor signify by roll call vote. Mr. Price,  
10 are you gonna do our roll call vote for us?

11 MR. PRICE: Yes, sir I was just taking the notes. Okay those in favor, Gilchrist?

12 CHAIRMAN GILCHRIST: Aye.

13 MR. PRICE: Cairns?

14 MS. CAIRNS: Aye.

15 MR. PRICE: Yonke?

16 MR. YONKE: Aye.

17 MR. PRICE: Carlisle?

18 MR. CARLISLE: Aye.

19 MR. PRICE: Dennis?

20 MR. DENNIS: Aye.

21 MR. PRICE: Grady?

22 MR. GRADY: Aye.

23 MR. PRICE: Taylor?

1 MR. TAYLOR: Aye.

2 MR. PRICE: Branham?

3 MR. BRANHAM: Aye.

4 MR. PRICE: Frierson?

5 MS. FRIERSON: Aye.

6 MR. PRICE: Unanimously approved.

7 *[Approved: Gilchrist, Cairns, Yonke, Carlisle, Dennis, Grady, Taylor, Branham, Frierson]*

8 CHAIRMAN GILCHRIST: Okay. Thank you, Commissioners. Thank you, Mr.

9 Price. So we'll move to our first case. Mr. Price, are we streaming now?

10 MR. PRICE: We are not, sir.

11 CHAIRMAN GILCHRIST: Okay. Well for the benefit of the public we certainly  
12 want to just reiterate that we will be placing our meeting online for those who have not  
13 had an opportunity to weigh in. Obviously as we go through this case we'll continue to  
14 check in to make sure that our streaming services are being worked on, but please be  
15 assured that for those that are interested in cases that will be coming before the  
16 Commission today that this information will be available online in the not too distant  
17 future, okay?

18 MR. PRICE: Okay.

19 CHAIRMAN GILCHRIST: So we'll move forward to our first case.

20 MR. PRICE: I'm sorry, could you repeat that sir?

21 CHAIRMAN GILCHRIST: Repeat entirely what I just said?

22 MR. PRICE: No, sir. Just the –

1 CHAIRMAN GILCHRIST: I'll repeat that our streaming services are being worked  
2 on at this point and we would encourage the public to weigh in because our  
3 Commission meeting will be posted at some point in the not too distant future. And with  
4 that being said we will move forward with our first case.

5 MR. PRICE: Yes, sir. And also I would like to point out that this meeting will be,  
6 these items will be taken up by County Council on December the 17<sup>th</sup> and that meeting  
7 will be streamed and their comments will also be provided to the County Council and  
8 also read into the Record.

9 CHAIRMAN GILCHRIST: Thank you, Mr. Price.

10 MR. PRICE: Yes, sir. Okay, you ready?

11 CHAIRMAN GILCHRIST: Yeah, I'm ready for the first case whenever you are.

12 **CASE NO. 20-040 MA:**

13 MR. PRICE: Alright, Item No. 4 which is Case 20-040 MA. The Applicant is  
14 Kevin Steelman and the Applicant is requesting to rezone 15.14 acres from Rural which  
15 is RU to RS-LD which is residential single-family low density. And the property is  
16 located off of Rimer Pond Road, tax map number 17800-04-70. Staff recommends  
17 approval of this request as we feel that it's in compliance with the recommendations and  
18 outlines of the Comprehensive Plan. The proposed residential district is in character  
19 with the land uses and desired development pattern, again, of the Comprehensive Plan  
20 for the neighborhood medium density designation and those of the surrounding area. So  
21 for that, Staff recommends approval of this request.

22 CHAIRMAN GILCHRIST: Okay, are there any questions for the Staff on this  
23 case? Mr. Price, do we have any comments for the Record from the Applicant?

1 MR. PRICE: Yes, sir. This is from the Applicant. For the RSLD zoning on Rimer  
2 Pond Road that would be considered I want to point out that we will be cooperating with  
3 Great Southern Homes for access to our community and will share the entry road which  
4 has already been permitted by South Carolina Department of Transportation to include  
5 turn lane improvements on Rimer Pond Road. As such we will not be creating a new  
6 curb cut for our development. We plan to combine our parcel with a small parcel owned  
7 by Great Southern that is cut off from the rest of their property by a large wetland and  
8 develop a single community. Thanks, Kevin Steelman. That is from the Applicant.

9 CHAIRMAN GILCHRIST: Okay, are there any questions for the Applicant? No  
10 questions for the Applicant. Mr. Price, do we have other persons signed up to speak on  
11 this case?

12 MR. PRICE: Yes. We received one of the comments a couple of times and I  
13 believe that was because they came from three separate family members, but the  
14 verbiage is the exact same so I will just be reading it one time but on behalf of the three  
15 members of the family. My name is Brenda W. Timing and I live at 178 Rimer Pond  
16 Road. I oppose any development on this road because there is already too much traffic  
17 on this road. There are times during the day I cannot even get out of my driveway onto  
18 Rimer Pond Road unless someone lets me out. My husband and son who also live at  
19 this address oppose any development here as well. Your site was temporarily out of  
20 service every time I tried to access it so I have no idea what is being planned, but we  
21 want it on Record that the three of us are opposed based on the already deplorable  
22 congestion on the road already. I want someone to email me the information about what  
23 has been proposed as your site is not accessible. We pay too much in taxes to be this

1 poorly informed. Sincerely, Brenda W. Timing, Clarence Timing, Jr., Clarence Timing,  
2 Sr. That is it for that comment, we have one other comment but that is it from the  
3 Timings.

4 CHAIRMAN GILCHRIST: Okay.

5 MR. PRICE: And for the Record, Mr. Chair, and the rest of Planning  
6 Commission, Staff did reach out to Ms. Timing and we provided them the information  
7 we have. At this time we're just taking up a rezoning of the property so there was no  
8 additional information to share with –

9 CHAIRMAN GILCHRIST: Mr. Price, I can barely hear you so is there a way we  
10 can get you a little closer to the mic?

11 MR. PRICE: Can you hear me now, sir?

12 CHAIRMAN GILCHRIST: Just a little bit. Am I the only person that's having  
13 problems hearing Mr. Price?

14 MS. FRIERSON: No, I can barely hear him either.

15 MR. DENNIS: Yeah, me too.

16 MR. PRICE: Let me try something else.

17 CHAIRMAN GILCHRIST: Okay.

18 MR. PRICE: Can you hear me now?

19 CHAIRMAN GILCHRIST: Much better. Much better. Other Commissioners, can  
20 you hear okay?

21 MS. FRIERSON: Much better.

22 CHAIRMAN GILCHRIST: Okay, great.



1 MR. PRICE: Would you care for me to read that statement again into the  
2 Record?

3 CHAIRMAN GILCHRIST: If you would that would be great, yes.

4 MR. PRICE: Okay. Again, and I apologize for everything, but again I am reading  
5 one statement but it comes from three residents, they're all family members but the  
6 information they provided to Staff were the exact same, so we're just reading one  
7 comment but on behalf of three family members. My name is Brenda W. Timey and I  
8 live at 178 Rimer Pond Road. I oppose any development on this road because there is  
9 already too much traffic on this road. There are times during the day I cannot even get  
10 out of my driveway onto Rimer Pond Road unless someone lets me out. My husband  
11 and son who also live at this address oppose any development here as well. Your site  
12 was temporarily out of service every time I tried to access it so I have no idea what is  
13 being planned, but we want it on Record that the three of us are opposed based on the  
14 already deplorable congestion on the road already. I want someone to email me the  
15 information about what has been proposed as your site is not accessible. We pay too  
16 much in taxes to be this poorly informed. Sincerely, Brenda W. Timey, Clarence Timey,  
17 Jr., Clarence Timey, Sr.

18 CHAIRMAN GILCHRIST: Okay.

19 MR. PRICE: And again what I was stating previously is that Staff did reach out to  
20 Ms. Timey to provide as much information as we could, but at this time all we have  
21 before us is a rezoning request. There were no additional plans or information to  
22 provide to her about what was going to be there or how it would be developed.

1 CHAIRMAN GILCHRIST: Okay. Thank you, Mr. Price. Are there any additional  
2 persons?

3 MR. PRICE: Yes, we have one other comment.

4 CHAIRMAN GILCHRIST: Okay.

5 MR. PRICE: Enough is enough. Today I can look out my window and watch the  
6 beginning of a large housing development directly across the street from me. It is in  
7 itself has displaced multiple species of wildlife and destroyed the land that Mother  
8 Nature has blessed us. To continue with this destruction will be a slap in the face to  
9 those of us who choose to live here. The builder will make his money and run. The  
10 County will receive revenue from the taxes. And what do we get? More traffic, more  
11 burdens on the schools and less peace of mind which is the reason we put down stakes  
12 here. I invite you to come to my home and try to get out of my driveway. Charlene  
13 Lawyer, 164 Rimer Pond Road. And those are all the comments that we have for this  
14 case.

15 CHAIRMAN GILCHRIST: Okay. Thank you, Mr. Price. Are there any questions  
16 for our Staff on this case? Mr. Dennis?

17 MR. DENNIS: Yes, I know the Applicant said they're gonna do something with  
18 Great Southern. So I take it they're doing something with Great Southern that's directly,  
19 if you're looking at the map, directly to the right. But they said they're not gonna put  
20 anything out onto Rimer Pond, they're just gonna use the already built roads from Great  
21 Southern?

22 MR. PRICE: That is correct.

23 MR. BRANHAM: Question.

1 CHAIRMAN GILCHRIST: Yes sir, Mr. Branham?

2 MR. BRANHAM: Just to clarify, so is that the road between the subject parcel  
3 and the parcel that's nearest to it that's labeled Town of Blythewood? Is it the road in-  
4 between those two parcels?

5 MR. PRICE: You're looking at what's on the map that was provided to you in your  
6 package?

7 MR. BRANHAM: Yes. The zoning classifications map.

8 MR. PRICE: Yes, sir. It would be that what looks like a road that's on the right of  
9 the parcel that is labeled Town of Blythewood. That is correct.

10 MR. BRANHAM: Okay. Thank you.

11 CHAIRMAN GILCHRIST: Thank you, Mr. Branham. Any additional comments  
12 from Commissioners? The Chair will entertain a motion on this case. Case No. 20-040  
13 MA. No motions on the case?

14 MR. BRANHAM: I'll make a motion to send this case, 20-040 MA, to Council with  
15 a recommendation of approval. The four factors that were asked to balance looking at  
16 the Comprehensive Plan, the request for low density seems to be in harmony with the  
17 Comprehensive Plan's designation of this area as neighborhood medium density, and it  
18 also, that zoning classification would be in general harmony with the surrounding  
19 parcels, particularly the one that's residential estate and then not far, I guess it's south  
20 at least on the map I'm looking at, from Rimer Pond Road there's additional parcels  
21 which are already zoned with the residential low density. Without question there will be  
22 an impact on the surrounding properties by way of the same types of traffic impacts that  
23 are typically experienced by residential development, and then again just the

1 justification being additional residential development that doesn't seem to be too  
2 different from a lot of the type of development that's happening in that area. We do, I  
3 believe, many of us have expressed in the past sympathies for individuals that reside in  
4 areas that have previously had much larger tracts of land that have been much more  
5 rural and are experiencing the impacts of the growth of our area. It is very much a  
6 balancing act when it comes to the factors that we are charged with weighing and  
7 making our recommendations. So in this case it's just my judgment that the factors for  
8 approval would outweigh those for disapproval and that's the basis for making the  
9 motion.

10 MS. FRIERSON: Mr. Chair, I second the motion. This is Frierson.

11 CHAIRMAN GILCHRIST: Okay, Commissioner Branham and Commissioner  
12 Frierson. It's been moved and properly seconded that we send Case No. 20-040 MA  
13 forward to Council with a recommendation of approval based upon Staff  
14 recommendation. All in favor signify by roll call vote.

15 MR. PRICE: Okay. Gilchrist?

16 CHAIRMAN GILCHRIST: Those of you who are not speaking if you could please  
17 mute your phones that would be great.

18 MR. PRICE: Okay, so Mr. Gilchrist?

19 CHAIRMAN GILCHRIST: Aye.

20 MR. PRICE: Cairns?

21 MS. CAIRNS: Aye.

22 MR. PRICE: Yonke?

23 MR. YONKE: Aye.

1 MR. PRICE: Carlisle?

2 MR. CARLISLE: Aye.

3 MR. PRICE: Dennis?

4 MR. DENNIS: Aye.

5 MR. PRICE: Grady?

6 MR. GRADY: Aye.

7 MR. PRICE: Taylor?

8 MR. TAYLOR: Aye.

9 MR. PRICE: Branham?

10 MR. BRANHAM: Aye.

11 MR. PRICE: Frierson?

12 MS. FRIERSON: Aye.

13 MR. PRICE: Okay. That unanimously passes.

14 *[Approved: Gilchrist, Cairns, Yonke, Carlisle, Dennis, Grady, Taylor, Branham, Frierson]*

15 CHAIRMAN GILCHRIST: Okay, thank you very much. And again, we are a  
16 recommending Body to County Council and they will meet on their Zoom call I believe  
17 on December the 17<sup>th</sup>, is that right, Mr. Price?

18 MR. PRICE: That is correct.

19 CHAIRMAN GILCHRIST: Which is coming up soon so for those that have viewed  
20 this case via the public feel free to come back to the Council Zoom meeting on  
21 December the 17<sup>th</sup>. Thank you very much. Okay, next on the Agenda Other Business.  
22 The Election of Officers.

1 MR. PRICE: Yes, sir. Mr. Chair and the rest of the Planning Commission, I know  
2 normally when we do the election of officers we tend to do it at the beginning of the  
3 year, and during that meeting if there's a change in officers the new chair or vice chair  
4 will then take their positions and start that meeting. Staff elected to place this on the  
5 December meeting Agenda for the Planning Commission; a couple of reasons, one, and  
6 I did confirm this and I apologize – first I wanna apologize to Ms. Cairns because I  
7 should've gotten back to her on this, but I did check, Mr. Gilchrist you as the Chair, and  
8 Ms. Cairns also as the Vice-Chair, your terms are scheduled to end in April of this year.  
9 So Council, you know, will be looking to appoint replacements to your positions and so  
10 looking at this from a Staff standpoint if it were determined that we were going to do  
11 new officers, and again this is a decision that you as a Planning Commission would  
12 need to make, but if there are gonna be new officers for the 2021 year, we would then  
13 be able to, you know, work with the officers from a Staff standpoint and let them get  
14 acclimated to the positions prior to starting the meeting in February.

15 CHAIRMAN GILCHRIST: Okay. Any additional questions for the Staff?

16 MR. BRANHAM: Mr. Chair, can I just add some comment?

17 CHAIRMAN GILCHRIST: Yes, sir.

18 MR. BRANHAM: I'm glad that it was placed on the Agenda today just so that we  
19 have an opportunity to discuss it. It does feel like it's important to talk about it earlier  
20 rather than later, just due to the nature of the circumstances with our Chair and Vice-  
21 Chair wrapping up their terms at the same time. Again, I think we just heard that it's in  
22 April, from my understanding we don't have a January meeting so our first meeting in  
23 the calendar year 2021 would be in February. And as Mr. Price indicated looking at the

1 Rules of Procedure, Article I, §2 specifies that the officers are to be elected for one year  
2 terms at the first meeting of the Commission each calendar year, so it certainly seems  
3 like that is the appropriate thing to do, and to strictly comply with the Rules of Procedure  
4 of our Commission as they're written, so I do think that we should give a fair amount of  
5 weight to that. I'm super appreciative of both the Chair and the Vice-Chair, I know that  
6 they know that, I'm so grateful for them, for you and for the rest of the Commissioners  
7 that are gonna continue on. It is very much, at least a priority to me as one of those that  
8 will continue on that we have some sort of certainty beyond that April timeframe,  
9 knowing that even as much as our, Mr. Gilchrist and Ms. Cairns might remain as  
10 holdover Members of the Commission I wouldn't wanna subject the Commission to kind  
11 of a surprise loss of both our Chair and Vice-Chair after that April timeframe. So you  
12 know, again this is just my two cents but I'd be comfortable waiting until February to  
13 comply with the Rule. I mean, it does say that that's – it shall, the election shall be  
14 conducted on that date – I'm happy to defer to that. I can certainly see the wisdom to at  
15 least having discussions now and potentially taking a vote, where maybe the officers'  
16 terms might begin in February. So I'm kind of inclined to potentially move to defer the  
17 election until February, but I very much wanna hear from the rest of the Commission.

18 MS. FRIERSON: Mr. Chair? This is Frierson here. I'm a stickler for rules. If our  
19 Rules say that the election shall take place at the beginning of the year I am for  
20 following the letter of the law. I'd like to add one caveat, when I became a  
21 Commissioner several years ago one of the requirements was that the new  
22 commissioners have an orientation and training. I availed myself of that opportunity and  
23 I think that that is crucial. No matter whom we choose and when we choose the people

1 to become our chair and vice-chair, I think it is mandatory that we avail ourselves of the  
2 training necessary to do the job well and represent the citizens well. So in conclusion I  
3 too wish that we defer the vote today because the Rules say shall do it at the beginning  
4 of the new year and I would emphasize again that I have many years of experience, I'm  
5 interested in becoming an officer, but I just wanted to mention that it is crucial that new  
6 members coming aboard or even those who have recently become Members, take  
7 advantage of the training that we are required to take.

8 CHAIRMAN GILCHRIST: Thank you Commissioner Frierson. Commissioner  
9 Dennis?

10 MR. DENNIS: Yes. Looking at this I wholeheartedly agree.

11 MS. FRIERSON: I can barely hear you all. I don't know, something's wrong with  
12 the audio.

13 MR. DENNIS: Can everybody hear me?

14 MS. FRIERSON: I can hear you a little better. I can barely hear Mr. Gilchrist.

15 CHAIRMAN GILCHRIST: Okay, can you hear me a little bit better now, Ms.  
16 Frierson?

17 MS. FRIERSON: Just a little bit.

18 CHAIRMAN GILCHRIST: Okay. Let me see if I can move some stuff around  
19 here. Okay.

20 MR. DENNIS: Okay what I was gonna say is, you know, we talk about  
21 transparency in government and I really feel and I believe wholeheartedly in this  
22 position that the transparency should be sticking to the rules that we have in the  
23 Planning Commission Rules of Procedure. I think we should go ahead and wait till that



1 first meeting which would be in February to place a vote, only because if we start  
2 changing things around that leaves a precedence to do it in the future, and that can set  
3 bad visions for other people. So if we have these rules already in place we must follow  
4 them. If we do not like them in the future then we can change them as a group and  
5 make them better. But as of right now we must follow the letter that's in front of us.

6 CHAIRMAN GILCHRIST: Thank you Commissioner Dennis. Any additional  
7 comments?

8 MR. PRICE: Yes, Mr. Chair and again Planning Commission Members, in no way  
9 to persuade you the direction of your vote today or whichever way you choose to take  
10 up this item. I just wanna point out that Article VI of the Rules of Procedures for the  
11 Planning Commission, which is Rules, Adoption and Amendments, §2, Amendment,  
12 These Rules may only be amended at a regular meeting of the Commission by a  
13 majority vote of the Members of the Commission. So again, while you do have rules the  
14 Planning Commission at any time can waive the rules or make some amendments to it.  
15 I just wanted to point that out going in the future.

16 CHAIRMAN GILCHRIST: Thank you Mr. Price. Any additional comments from  
17 the Commission? So I believe we have a motion on the floor to defer the Election of  
18 Officers until our February meeting. Is there a second on that?

19 MS. FRIERSON: Second.

20 CHAIRMAN GILCHRIST: Alright, it's been moved and properly seconded that we  
21 defer the Election of Officers until our February meeting. All in favor signify by roll call  
22 vote.

23 MR. PRICE: Okay, Gilchrist?

1 CHAIRMAN GILCHRIST: Aye.

2 MR. PRICE: Cairns?

3 MS. CAIRNS: Aye.

4 MR. PRICE: Yonke?

5 MR. YONKE: Aye.

6 MR. PRICE: Carlisle?

7 MR. CARLISLE: Aye.

8 MR. PRICE: Dennis?

9 MR. DENNIS: Aye.

10 MR. PRICE: Grady?

11 MR. GRADY: Aye.

12 MR. PRICE: Taylor?

13 MR. TAYLOR: Aye.

14 MR. PRICE: Branham?

15 MR. BRANHAM: Aye.

16 MR. PRICE: Frierson?

17 MS. FRIERSON: Aye.

18 MR. PRICE: Okay so that unanimously passes. That'll be deferred until February  
19 meeting.

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

21 CHAIRMAN GILCHRIST: Okay, Item b. under Other Business is the Adoption of  
22 the 2021 Calendar. Mr. Price?

1 MR. PRICE: Yes, sir. That was included in your package. Staff has gone over  
2 those dates to hopefully reassure that there will be no conflicts either by holidays which  
3 you will notice some of your dates have been changed to, you know, maybe a Thursday  
4 or a date not normally the first Monday of the month. So we went over our calendar as  
5 we always do, again to ensure there would be no conflicts with holidays or – and I  
6 understand that the pandemic that we're in now, there were times when we would look  
7 at the agenda to ensure that there will be no conflicts with the use of Council Chambers.  
8 So I'm not sure exactly what will happen in the future going into 2021, but we feel that  
9 these days shouldn't offer any conflicts with use of Chambers or with holidays.

10 CHAIRMAN GILCHRIST: Okay. Any additional comments or concerns about the  
11 adoption of the 2021 Calendar for next year?

12 MR. GRADY: Mr. Chair, if I might?

13 CHAIRMAN GILCHRIST: Mr. Grady?

14 MR. GRADY: I was just curious whether there had been any previous discussion  
15 among the Commission or among Staff about potentially having the meeting be at a  
16 more acceptable time than 3:00 in the afternoon for any members of the public who  
17 have an interest? I'm just curious whether that's a topic that's come up and whether  
18 there would be any interest in that or if that's not possible for reasons that are not clear  
19 to me.

20 CHAIRMAN GILCHRIST: Commission, I appreciate you bringing that point up.  
21 Several years ago our Planning Commission meetings were at 1:00 and this  
22 Commission actually took that issue up to try and make a time that was more  
23 convenient for more of the public to be a part of those discussions. And I certainly would

1 concur with your observation to look at a time that is more convenient for the public to  
2 have more of an opportunity to participate. So you know, I welcome the opportunity for  
3 other Commissioners to weigh in on that, but any time we can create an environment  
4 where the public can participate in a more meaningful way, that's always important. And  
5 I think we should consistently review when we meet and, you know, prior to the  
6 pandemic opportunities to actually go out and meet at other places even, to just make  
7 sure that we are trying to be as accommodating to the public as we can. So thank you  
8 for that observation, it is certainly something that we should consider, continuously  
9 consider, and I welcome other thoughts from the Commission on that as well. And if  
10 there's a suggestion, Commissioner Grady, that you would like to put out there we  
11 certainly can consider that.

12 MR. GRADY: Yeah, I would certainly recommend or suggest for consideration  
13 that if we can do it at 5:00 or 6:00 in the evening so it's not particularly late but at a time  
14 where more members of the general public would potentially be able to attend,  
15 obviously when we can do this in person again, attend and provide comments. You  
16 know, thinking about from citizens' perspective more of them could be able to engage  
17 with these issues and provide valuable comments during [inaudible].

18 CHAIRMAN GILCHRIST: Oh absolutely. So is this something that we could  
19 potentially place on the Agenda as we're preparing to enter in 2021 maybe? Once we  
20 elect a Chair and Vice-Chair and other officers that may be a good time to entertain  
21 that, Mr. Grady.

22 MR. GRADY: Okay, sounds good.

23 CHAIRMAN GILCHRIST: Yep.

1 MR. DENNIS: Mr. Chair, I have a motion.

2 CHAIRMAN GILCHRIST: Yes sir, Brother Dennis.

3 MR. DENNIS: Yes, sir, I move to approve the plan as put in our packet for the  
4 first Monday of the month at 3:00pm, move to adopt it.

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

6 MR. BRANHAM: I'll second it.

7 CHAIRMAN GILCHRIST: Alright, it's been moved and properly seconded that we  
8 adopt the calendar for 2021. All in favor by roll call vote.

9 MR. PRICE: Okay, Gilchrist?

10 CHAIRMAN GILCHRIST: Aye.

11 MR. PRICE: Cairns?

12 MS. CAIRNS: [Inaudible].

13 MR. PRICE: Yonke?

14 MR. YONKE: Aye.

15 MR. PRICE: Carlisle?

16 MR. CARLISLE: Aye.

17 MR. PRICE: Dennis?

18 MR. DENNIS: Aye.

19 MR. PRICE: Grady?

20 MR. GRADY: Aye.

21 MR. PRICE: Taylor?

22 MR. TAYLOR: Aye.

23 MR. PRICE: Branham?

1 MR. BRANHAM: Aye.

2 MR. PRICE: Frierson?

3 MS. FRIERSON: [Inaudible].

4 MR. PRICE: That passes 7/0.

5 CHAIRMAN GILCHRIST: Did we get Commissioner Cairns? Mr. Price?

6 MR. PRICE: Yes.

7 CHAIRMAN GILCHRIST: Oh okay, alright.

8 MR. PRICE: I did not receive a vote from her and I don't see her on the, as a  
9 participating member at this time.

10 CHAIRMAN GILCHRIST: Yeah, I think she dropped out. Okay.

11 *[Approved: Gilchrist, Yonke, Carlisle, Dennis, Grady, Taylor, Branham, Frierson; Absent*  
12 *for vote: Cairns]*

13 CHAIRMAN GILCHRIST: Alright, very good. Moving on to Item c. Discussion on  
14 Opportunity Zones. Mr. Price, I would like for us to potentially defer that until our  
15 February meeting if possible. I know the Staff is doing some work on that and we  
16 certainly appreciate the work that the Staff has been doing. But as we get into, you  
17 know, being able to put our leadership in place I would like for us to defer that until  
18 2021.

19 MR. PRICE: Okay.

20 CHAIRMAN GILCHRIST: Could I get a motion to do that? Or do we need the  
21 motion to do it or whatever?

22 MR. PRICE: Yes sir, it's under an action item so I think we should go ahead and  
23 make the motion and take a vote.

1 CHAIRMAN GILCHRIST: Okay, is there a motion to defer the discussion on  
2 opportunity zones to February 2021?

3 MR. DENNIS: I'll make a motion.

4 CHAIRMAN GILCHRIST: Okay, is there a second?

5 MR. BRANHAM: Second.

6 CHAIRMAN GILCHRIST: Okay, great. It's been moved and properly second that  
7 we defer the discussion on opportunity zones until our February meeting. All in favor  
8 signify by roll call vote.

9 MR. PRICE: Okay, Gilchrist?

10 CHAIRMAN GILCHRIST: Aye.

11 MR. PRICE: Cairns?

12 MS. CAIRNS: [Inaudible].

13 MR. PRICE: Yonke?

14 MR. YONKE: Aye.

15 MR. PRICE: Carlisle? Carlisle? Mr. Carlisle?

16 CHAIRMAN GILCHRIST: May have lost him, too.

17 MR. CARLISLE: Aye, excuse me, I apologize. I had my mute on again.

18 MR. PRICE: Dennis?

19 MR. DENNIS: Aye.

20 MR. PRICE: Grady?

21 MR. GRADY: Aye.

22 MR. PRICE: Taylor?

23 MR. TAYLOR: Aye.

1 MR. PRICE: Branham?

2 MR. BRANHAM: Aye.

3 MR. PRICE: Frierson?

4 MS. FRIERSON: [Inaudible].

5 MR. PRICE: She raised her hand. So that passes 8/0.

6 *[Approved: Gilchrist, Yonke, Carlisle, Dennis, Grady, Taylor, Branham, Frierson; Absent*  
7 *for vote: Cairns]*

8 CHAIRMAN GILCHRIST: Alright, great. Next item is Chairman's Report. I just  
9 want to first of all thank this Commission for the great work that you have done this year  
10 on several fronts, so many fronts, but more specifically the work that this Commission  
11 has continued to do in preparation for our Code rewrite that we hope we'll be receiving  
12 soon. Mr. Price, can you tell me how long has it been – when did we start the rewrite,  
13 the Code rewrite?

14 MR. PRICE: I'll ask Mr. Crooks or Mr. DeLage to weigh in on that.

15 MR. CROOKS: Commissioners, I believe we started that back in early 2017 or I  
16 think maybe even near the fall of 2016 if I recall. It's been a couple of years.

17 CHAIRMAN GILCHRIST: It's been a few years, yes. And you know, this  
18 Commission has worked tirelessly to ensure that we get a document that we believe  
19 can be essential to helping us with our planning and development efforts, and so I  
20 wanna thank you for your commitment on that and hopefully we won't get too far in  
21 2021 where we will have something that we can not only share with the public but with  
22 County Council as well. So I just wanna thank you for that opportunity. You know, I'm a  
23 term limit kinda guy, I'm being on term limits, I think, I believe in service but I also



1 believe that it's an opportunity for other people to serve and I'm delighted that this  
2 Commission will be prepared here in the not too distant future to select some leadership  
3 that will continue to move us forward in the County. Obviously Ms. Cairns and I both will  
4 continue to serve until Council decides otherwise but I wanna thank you for allowing me  
5 to be your leader on the Planning Commission; couldn't do it without your help and  
6 certainly could not do it without your guidance. And it's been great to be in that role and  
7 I look forward to weighing in on who would be interested in serving to continue to carry  
8 us through 2021. While I'm on that note, you know, the Zoom calls have been quite  
9 interesting, very different, particularly for some of the Commissioners who I've not had  
10 the pleasure of interacting with or meeting because of the situation with the pandemic.  
11 However, you know, we've had a, you guys have been very committed to our work and  
12 sometimes we've had challenges but we've been able to overcome those challenges in  
13 the public, even with some of our Commissioners who had, you know, and I've learned  
14 quite a bit with Zoom calls on lots of different, in lots of different arenas but specifically  
15 the Planning Commission. And so we've had a few Commissioners that sometimes  
16 have weighed in on our calls and we've not been able to capture that, and I know Ms.  
17 Frierson has been one Commissioner that has consistently weighed in. We've not been  
18 able to really see her in real time like the rest of us but I want the Staff to make sure that  
19 we capture that, that her voice and her presence has been with us in our Commission  
20 meetings even though there may have been some technical difficulties. But beyond that  
21 I just wanna say thank you for the work that you've done in 2020 amidst a very  
22 interesting and unprecedented year, and it's my hope that things will get somewhat

1 better as we get into 2021. And with that, Mr. Price, that is all I have for Chairman's  
2 Report.

3 MR. PRICE: Okay. I believe the only other item is the Report of Council which is  
4 on page 35 of your Agenda.

5 CHAIRMAN GILCHRIST: Okay.

6 MR. PRICE: And there's no action needed, that was just for information  
7 purposes.

8 CHAIRMAN GILCHRIST: Very good, very good. So is there anything else to  
9 claim the attention of the Commission for today?

10 MR. PRICE: I don't believe there's any at this time. And I'm not sure, I know we  
11 don't have any scheduled meetings for January. I will ask again, unless Mr. Crooks and  
12 Mr. DeLage, if there may be any potential need for a special called meeting to go over  
13 any Land Development Code issues in January.

14 MR. CROOKS: I don't believe there's anything at this time, Mr. Price. But again,  
15 if something does come up I guess we would just notify the Commission that we would  
16 like to request that special called meeting.

17 MR. DENNIS: Point of information.

18 CHAIRMAN GILCHRIST: I'm sorry, Mr. Dennis was that you?

19 MR. DENNIS: Yeah, it's me. I know that we're not having a meeting in January  
20 but I was wondering is there any information that we can get on the Code rewrite other  
21 than what's on that web site. Cause that web site seems pretty flat to me and I would  
22 like more information with as much work as we're doing, considering we're gonna have  
23 a month off. That gives me some more time during the holidays when I'm with family

1 and don't feel like sitting around talking to them, that I can have some time to read  
2 something and kinda get ahead of it. I mean, any time that you're looking to get ahead  
3 of something such as this it's nice to have more information than what I can just pull off  
4 a web site.

5 CHAIRMAN GILCHRIST: Is there any additional information that Commissioners  
6 can get? I mean, I would echo that, too, Mr. Dennis.

7 MR. CROOKS: So Commissioners, in terms of the project right now we're  
8 looking to begin wrapping up, I guess the comment, the input from that consolidated  
9 draft. We were gonna be closing that comment period on this Friday and from there we  
10 would be going forward submitting the comments, revisions to Clarion to begin making  
11 those revisions for the consolidated draft. And so we're still looking at, I think as we  
12 kinda discussed in some previous meetings, looking at having that early spring target  
13 timeline where everything is coming back before Planning Commission and then  
14 Council. But we are still in the process of performing the revisions and updates to the  
15 zoning map and getting that zoning map ready and prepared and having that ready for a  
16 public review later on in winter, so we're still in that process. So I guess to Mr. Dennis'  
17 point there's not really anything that would really be available in terms of more  
18 information that is not already available, but as we have things that are ready to be  
19 shared and to be available for review we will bringing that back before the necessary  
20 bodies at that time.

21 MR. DENNIS: Thank you.

22 MR. PRICE: Yeah, I believe, Mr. Dennis and the rest of the Planning  
23 Commission, if you do have any questions or something comes up between now and

1 when we meet again, please feel free to reach out to Staff and hopefully we can  
2 address any of those questions that you have.

3 CHAIRMAN GILCHRIST: Okay, and Mr. Crooks just to button that up a little bit.  
4 So the final document I guess in draft form we would receive when?

5 MR. CROOKS: Sorry, I'm having difficulty unmuting myself. So we're looking at  
6 having that for the, right now our target date would be the March Planning Commission  
7 meeting, so having that available prior to that. So sometime likely February is what  
8 we're shooting for at the moment.

9 CHAIRMAN GILCHRIST: Okay. Thank you, sir. Any additional comments for the  
10 Staff? Well, I'll take a point of personal privilege to say to all of you Merry Christmas,  
11 happy holidays to all of you, everybody remain safe during these unprecedented times  
12 and we certainly look forward to – I hate we can't have a big party but, you know, we'll  
13 have a party in spirit here and get all back together after the new year. So thank you  
14 again for the great work that you've done this year and with that being said the Chair will  
15 entertain a motion to adjourn.

16 MR. DENNIS: So moved.

17 CHAIRMAN GILCHRIST: Alright, is there a second?

18 MR. GRADY: I second.

19 CHAIRMAN GILCHRIST: Alright, everybody Merry Christmas. See you soon.  
20

21 *[Meeting adjourned at \_\_\_\_\_]*