

RICHLAND COUNTY PLANNING COMMISSION
March 1, 2021 Zoom Meeting

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

Called to order: _____

MR. PRICE: Yes, hello everyone. Just as a reminder, just letting everyone know that we are now streaming, so. Just letting you know.

CHAIRMAN GILCHRIST: Okay, great. Commissioner Grady, how are you, sir?

MR. GRADY: Doing well, and yourself?

CHAIRMAN GILCHRIST: I'm well, I'm well.

MR. YONKE: Can I do a quick audio check, can y'all hear me?

CHAIRMAN GILCHRIST: Mr. Yonke, yes sir, I can hear you just fine. How are you?

MR. YONKE: Doing great, thank you.

CHAIRMAN GILCHRIST: Good. Let me do a video check, too. Can you see me? I'm sorry?

MR. YONKE: I can see you.

MS. FRIERSON: Hey everybody.

CHAIRMAN GILCHRIST: Commissioner Frierson, how are you?

MS. FRIERSON: You know, I had my second surgery Thursday, Stephen, and I, like an idiot, slipped and fell over the weekend, had to go to the emergency room Saturday and had to go to the surgeon again today for him to check it, so I'm so embarrassed.

CHAIRMAN GILCHRIST: Are you serious?

1 MS. FRIERSON: I am serious. I mean, the stitches, I mean, it was bleeding and
2 everything, my hands are so swollen. But other than that I'm okay. I'm so embarrassed.

3 CHAIRMAN GILCHRIST: Alright, so I'm gonna have to talk to Ms. Sister there.

4 MS. FRIERSON: It's not her fault, she's a great nurse. It's my clumsiness.

5 CHAIRMAN GILCHRIST: Well I was gonna say that doesn't sound like her, now,
6 that's for sure. Well, I'm delighted to know that you were able to join us today,
7 Commissioner Frierson.

8 MS. FRIERSON: Thank you. So I'm gonna be eating a sandwich but I read all of
9 my work.

10 CHAIRMAN GILCHRIST: We're glad you're okay, I tell you what. I know that's
11 tough, glad you're okay.

12 MS. FRIERSON: Thank you.

13 CHAIRMAN GILCHRIST: Yes, ma'am.

14 MS. FRIERSON: I'll be listening and participating. I'm gonna put this part on
15 mute now.

16 CHAIRMAN GILCHRIST: Very good, okay. Mr. Price, is there anyone that
17 indicated that they would not be here today on the Planning Commission?

18 MR. PRICE: I'm sorry. No, sir. Sorry, I was muted. I believe the only person that's
19 missing would be Ms. Cairns.

20 CHAIRMAN GILCHRIST: Okay. Alright, well it's 3:00 and I do believe that we
21 have enough commissioners to begin the meeting with a quorum so if that be the case,
22 is Staff ready to go, Mr. Price?

23 MR. PRICE: Yes, sir.

1 CHAIRMAN GILCHRIST: Alright, very good. I'd like to call the March 1st Planning
2 Commission meeting to order. Please allow me to read into the Record: In accordance
3 with the Freedom of Information Act a copy of the Agenda was posted on radio and
4 television stations, in newspapers and given to persons that have requested the
5 information regarding the meeting, as well as posted on the bulletin board in the County
6 administration building. And so on behalf of the Richland County Planning Commission
7 we welcome all of those that are in attendance today and those that are viewing via
8 livestream. The first item on our Agenda today is our Consent Agenda, and the Chair
9 will entertain a motion on the Consent Agenda. Usually Ms. Cairns is the one that –

10 MS. CAIRNS: I'm here, I'm here.

11 CHAIRMAN GILCHRIST: Oh, there she is. Alright, very good.

12 MS. CAIRNS: I am, I am. Sorry, I can even turn my video on. So I have to ask
13 Staff in terms of cases that we have any comments on from the public?

14 MR. PRICE: The only comments that we have, and again those were sent out to
15 you earlier today, but the only comments that we have are from the applicants, and we
16 had one comment in support of and that was for Case 21-007 MA.

17 MS. CAIRNS: Okay, so to the Commission, case numbers 2, 3, 4, and 6, which
18 were recommended for approval, is there anyone on the Commission that would like to
19 hear discussion on those?

20 MR. BRANHAM: I'd like to request discussion on case 6.

21 MS. CAIRNS: Which one? I'm sorry, I didn't hear you, Jason.

22 MR. BRANHAM: Case 21-008 MA, that's number 6 on the Agenda.

23 MS. CAIRNS: Okay.

1 MR. GRADY: And I would also request discussion on Case 21-006 MA, item 4.

2 MS. CAIRNS: Okay. So what I'd like to do is to amend the Consent Agenda to
3 remove case no. 1, which is 20-036 MA, Item No. 4, Case No. 21-006, Case 21-007,
4 Item 5, as well as Item 6, Case 21-008. So those will be removed from the Consent
5 Agenda and we'll have discussion on those.

6 MR. PRICE: So the only cases we have the consent are Items 2 and 3, am I
7 correct?

8 CHAIRMAN GILCHRIST: That's correct.

9 MR. PRICE: Okay.

10 CHAIRMAN GILCHRIST: Okay, I'm sorry, Mr. Dennis?

11 MR. DENNIS: I had a break up so I didn't hear any of that. Which cases are we
12 talking about? I'm sorry.

13 MS. CAIRNS: It's okay, it's okay.

14 CHAIRMAN GILCHRIST: No worries, no worries.

15 MR. DENNIS: I wanted to talk about Case No. 5, 21-007 but I don't know if
16 anybody else does or, so.

17 MS. CAIRNS: Yeah, the key is is that the cases that are disapproval we always
18 pull, so the only ones that we will not have discussion on based on the motion that I
19 made are cases no. 2, 004 and no. 3, 21-005, the plan is to leave those on the Consent
20 Agenda.

21 MR. DENNIS: Okay. So I didn't hear it the first time. I'm good.

22 MS. CAIRNS: Okay.

23 CHAIRMAN GILCHRIST: Okay. Is there a second?

1 MR. GRADY?: Second.

2 CHAIRMAN GILCHRIST: Okay, all in favor of the Consent Agenda being

3 amended as proposed please signify by roll call vote. Mr. Price.

4 MR. PRICE: Okay. Gilchrist?

5 CHAIRMAN GILCHRIST: Aye.

6 MR. PRICE: Cairns?

7 MS. CAIRNS: Aye.

8 MR. PRICE: Yonke?

9 MR. YONKE: Aye.

10 MR. PRICE: Carlisle?

11 MR. CARLISLE: Aye.

12 MR. PRICE: Dennis?

13 MR. DENNIS: Aye.

14 MR. PRICE: Grady?

15 MR. GRADY: Aye.

16 MR. PRICE: Taylor?

17 MR. TAYLOR: Aye.

18 MR. PRICE: Branham?

19 MR. BRANHAM: Aye.

20 MR. PRICE: Frierson?

21 MS. FRIERSON: Aye.

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

23 MR. PRICE: Alright.

1 CHAIRMAN GILCHRIST: Alright. Thank you all very much. Moving right along to
2 Case No. 1.

3 **CASE NO. 20-036 MA:**

4 MR. PRICE: Mr. Chair, the first item is Case 20-036 MA. The Applicant is
5 Joginder Paul. The location is 7430 Fairfield Road. The Applicant is requesting to
6 rezone this parcel from of two acres from Crane Creek 4 to Crane Creek 3, and I
7 believe in your packet we do have a rezoning district summary of those two zoning
8 designations. Staff has recommended disapproval of this request as the proposed
9 rezoning would allow for a range of residential and commercial uses that are not
10 consistent with the neighborhood low density designation as set forth in the
11 Comprehensive Plan. Also the subject parcel is not located within a contextually
12 appropriate distance from the intersection of a primary arterial or within a neighborhood
13 activity center which that's also recommended by the Comprehensive Plan for
14 commercial development. In addition even though the proposed rezoning is consistent
15 with the goals and recommendations of the Crane Creek Neighborhood Master Plan as
16 it would transition industrially zoned properties to commercial and allow for development
17 of local retail services, again although the proposed district is consistent with the Master
18 Plan's goal, it would allow for general intensity of uses more than the recommended
19 neighborhood scale that's supportive and retail services. Additionally the proposed land
20 use under the Crane Creek Plan designates the area to be light industrial uses which it
21 is currently used under the CC-4. So for this Staff recommends disapproval of this
22 request.

1 CHAIRMAN GILCHRIST: Okay, thank you Mr. Price. Are there any questions for
2 the Staff? Mr. Dennis, go right ahead.

3 MR. DENNIS: We did not receive any comments for this, correct?

4 CHAIRMAN GILCHRIST: That's correct.

5 MR. PRICE: No, sir. No letters of opposition, and we did reach out to the
6 Applicant to try to get some comments and we thought we would've had them in by now
7 but as of this point we have not received those.

8 CHAIRMAN GILCHRIST: Thank you, Mr. Dennis. Thank you, Mr. Price. Any
9 additional comments for the Staff? Mr. Price, you know, this comes up quite a bit and
10 you're probably gonna get me for asking this question again, but often when we see
11 within a contextually appropriate distance from the intersection of a primary arterial,
12 what's your definition as you guys define that? How do you define that in terms of being
13 an appropriate distance?

14 MR. PRICE: That's always that good question that we know you like to ask, Mr.
15 Chair.

16 CHAIRMAN GILCHRIST: I just always find that to be interesting as we look at
17 these proposals and, from the standpoint of how did we come up with what an
18 appropriate distance would be from an intersection of a primary arterial? And there may
19 not be a definition of that but that potentially might be something that we can fix or at
20 least address in our new Code, but anyway if there's no answer to it that's fine.

21 MR. PRICE: I mean, it's a matter of – we could've just changed the word to
22 'agreeable' instead of 'contextually appropriate', but what we look at is it agreeable to
23 the Comprehensive recommendations of being located at along a main road corridor.

1 And of course within a contextually appropriate distance from the intersection of a
2 primary arterial, so our opinion is that this is not, you know, within an agreeable distance
3 from an intersection of a primary arterial.

4 MS. CAIRNS: Okay, so I have a question. I'm sorry.

5 CHAIRMAN GILCHRIST: No, go right ahead Ms. Cairns.

6 MS. CAIRNS: I mean, so this is like a whole little area of sort of commercial
7 development that's along Fairfield Road here, so is all of that development not
8 consistent with the Comp Plan?

9 MR. CROOKS: Ms. Cairns?

10 MS. CAIRNS: Yes.

11 MR. CROOKS: I would say as it exists most likely not; for this area to be the
12 residential low density, I believe that's – yeah, for the neighborhood low density, this is a
13 generally industrial area and so in most cases this would not be something that
14 supports the Comp Plan, or the Comp Plan would not support recommending more
15 generally or broadly within that future land use designation, no.

16 MS. CAIRNS: But I mean, but all of these businesses are in essence not
17 consistent with the Comp Plan but it looks as if this request is consistent with what's
18 around itself. We're not expanding a use into an area that doesn't otherwise have it. Is
19 that fair to say?

20 MR. CROOKS: I would say yes, but, so one of the things that we also have here
21 that we're taking into consideration is the adopted Crane Creek Master Plan area, and
22 so one of the things that it looks like is a not – and this is where it gets a little confusing
23 here because the Crane Creek Plan kind of has two different conflicting statements with

1 itself is, it recommends this area for specifically industrial land uses, but then it has a
2 goal to not expand industrial uses; that commercial should be neighborhood servicing,
3 support service commercial. So, but in that context we're looking at it where this is an
4 industrial area where it should continue to be industrial, so that change from industrial
5 use district to a more so kind of, I'd say probably something more akin between the NC
6 and the GC as part of the Crane Creek designation where it's much more specific to
7 commercial versus these industrial uses that exist and that zoning that exists here.

8 MS. CAIRNS: Okay. I mean, to me it's one of those challenges about, I'm trying
9 to remember which, I think that's just one of those buildings along there? So the Comp
10 Plan says this should be residential, the Crane Creek says it should stay industrial, and
11 these guys are trying to knock it down a little bit, like down zone it a bit, probably to get
12 something – [inaudible] the building that's there.

13 MR. BRANHAM: Could I ask a question?

14 MS. CAIRNS: Yes, sir.

15 CHAIRMAN GILCHRIST: Mr. Branham, go right ahead.

16 MR. BRANHAM: So if the zoning history just indicates that that district was
17 assigned to that parcel in coordination with the adoption of the Crane Creek Master
18 Plan. And then I also noted that just in 2019 at a previous request to rezone to the same
19 designation as being requested today, that was denied by County Council. If there had
20 been a strong enough inclination for a different usage for those parcels they could've
21 just gone ahead and zoned it for something non-industrial and then these uses would've
22 just continued as non-conforming uses until something else changed, right?

23 MR. PRICE: Right.

1 MR. BRANHAM: Yeah, okay.

2 CHAIRMAN GILCHRIST: Is that it, Mr. Branham?

3 MR. BRANHAM: Yes, thank you.

4 CHAIRMAN GILCHRIST: Okay. Ms. Cairns, anything additional? Are there any
5 other commissioners that would like to weigh in on this case? If not, the Chair will
6 entertain a motion regarding Case No. 20-036 MA. Any motions?

7 MR. BRANHAM: I can make a motion, Mr. Chair.

8 CHAIRMAN GILCHRIST: Mr. Branham?

9 MR. BRANHAM: I move that we send this case 20-036 to County Council with a
10 recommendation of disapproval for the reasons set forth by the Staff.

11 CHAIRMAN GILCHRIST: Thank you, Mr. Branham. Is there a second?

12 MR. DENNIS: Second.

13 CHAIRMAN GILCHRIST: Okay, it's been moved and properly seconded that we
14 send Case No. 20-036 MA forward to Council with a recommendation of disapproval
15 based upon Staff's recommendation. All in favor signify by roll call vote. Mr. Price.

16 MR. PRICE: Okay. Gilchrist?

17 CHAIRMAN GILCHRIST: Aye.

18 MR. PRICE: Cairns?

19 MS. CAIRNS: No.

20 MR. PRICE: Yonke?

21 MR. YONKE: Aye.

22 MR. PRICE: Carlisle?

23 MR. CARLISLE: No.

1 MR. PRICE: Dennis?

2 MR. DENNIS: Aye.

3 MR. PRICE: Grady?

4 MR. GRADY: Aye.

5 MR. PRICE: Taylor?

6 MR. TAYLOR: Aye.

7 MR. PRICE: Branham?

8 MR. BRANHAM: Aye.

9 MR. PRICE: Frierson?

10 MS. FRIERSON: No.

11 *[Approved: Gilchrist, Yonke, Dennis, Grady, Taylor, Branham; Opposed: Cairns,*

12 *Carlisle, Frierson]*

13 MR. PRICE: Okay, the motion passes 6/3.

14 CHAIRMAN GILCHRIST: Okay. And again, we are a recommending Body to
15 County Council. They will meet on March the 23rd to take up this case again so for those
16 that have interest in this particular case please feel free to join the public session at that
17 time. Thank you very much. Okay Mr. Price, we'll move on to the next case.

18 **CASE NO. 21-006 MA:**

19 MR. PRICE: Okay the next item is 21-006 MA. The Applicant is requesting to
20 rezone 308 plus acres along Wilson Boulevard and Nina Lee Drive from PDD to RS-E,
21 which is Planned Development District to Residential Single-Family Estate. Staff
22 recommends approval of this request as it is consistent with the objectives outlined in
23 the Comprehensive Plan. The plan recommends low density residential as the primary

1 use where the area serves as a transition between rural and neighborhood medium
2 density areas and are opportunities for low density traditional neighborhood
3 development and open space developments that preserve open spaces and natural
4 features. And the RS-E district as requested would allow for the development that is
5 consistent with these objectives. To kinda go back, and I probably should've started out
6 with this, this case actually, this property is probably familiar to y'all, the Planning
7 Commission Members, as it came before you late last year, I want to say probably
8 around September/October.

9 FEMALE AUDIENCE: Now we got people knocking on the door saying, "Do you
10 own this place? Do you wanna sell?"

11 CHAIRMAN GILCHRIST: I think we have some interference.

12 MR. PRICE: Okay, sorry about that. So I'll go back, so again this came before
13 you late last year around probably October. Went before County Council and at County
14 Council the request was denied. Planning Commission previously recommended
15 approval for this request, but when it got to County Council it was denied. During that
16 time the Applicant questioned the actual request where they were going from. We had it
17 as going from Rural to RS-E. Once Staff had a chance to, you know, do a little further
18 research into that it came to the conclusion that Staff's interpretation of a provision that
19 was in our Code that was adopted in 2005 was incorrect and that while the general
20 development plan for the PDD was voided as per that section of the Code in 2005, the
21 rezoning of the property still remainder PDD, so the zoning of the property remained
22 PDD. Thus you have land that has a zoning designation with no allowed land uses. So
23 what's coming before you is actually the actual request of going from PDD to RS-E. As

1 stated previously it was thought that it was going from Rural to RS-E, but it's actually
2 going from PDD to RS-E and that is why you have it back before you as quickly as
3 normally we would, because normally once a request is denied you have to wait one
4 year to reapply. But because what was before you previously was not correct we've
5 allowed this to come back before you.

6 CHAIRMAN GILCHRIST: Okay, are there any additional questions for the Staff?

7 MR. BRANHAM: If I could, a question.

8 CHAIRMAN GILCHRIST: Mr. Branham?

9 MR. BRANHAM: On the Table of Contents it was, the acreage was listed as 250
10 acres, is it 250 or is it 308?

11 MR. PRICE: It's actually 308. Where do you see the 250, excuse me, Mr.
12 Branham?

13 MR. BRANHAM: It's up on the Agenda. Anyway, okay 308.

14 MR. PRICE: My apologies, it's 308 and we'll make that correction.

15 MR. BRANHAM: And can you tell us anything about the terms of usage,
16 permitted uses under the PDD designation that's currently in place?

17 MR. PRICE: Currently there are no permitted uses allowed within the current
18 PDD.

19 MR. BRANHAM: Okay.

20 MR. PRICE: Yeah again, and this was a new one for us, but under the previous,
21 when we first adopted our Land Development Code back in 2005, our current Land
22 Development Code, there was a provision within there, it was under §26-59(K), again of
23 the 2005 version of the Richland County Land Development Code where it stated, If the

1 planned development is not initiated within two years of its establishment the
2 development approval shall automatically expire and the County Council may initiate a
3 rezoning to another zoning district classification. It is Staff's interpretation that the
4 development approval within – is intended to be the general development plan,
5 essentially what the zoning uses and standards that are allowed within the PDD. So that
6 is voided but no action by County Council was taken to initiate a rezoning to another
7 district classification. So what you have is property with the zoning designation but not
8 allowed uses or at least no outlined uses or development standards.

9 MR. BRANHAM: Okay.

10 CHAIRMAN GILCHRIST: Thank you, Mr. Branham. Ms. Cairns?

11 MS. CAIRNS: Yeah, I had a question for Mr. Price. I mean, was this not some of
12 the land that we were asked about a few months ago for a Richland County business
13 park kind of thing?

14 MR. PRICE: I don't believe it was.

15 MS. CAIRNS: I thought that was one – do you recall what I'm referencing?

16 MR. PRICE: A business park?

17 CHAIRMAN GILCHRIST: I'm recalling some of that, Ms. Cairns. That was the
18 proposal by the Economic Development Team, was that right?

19 MS. CAIRNS: Yes.

20 MR. PRICE: I believe that this would've been further up Wilson Boulevard. This
21 is, which would've been more north going toward Blythewood; we did have some
22 parcels that did come before you by the Economic Development Department of
23 Richland County, but not for this parcel.

1 MS. CAIRNS: Okay. I totally thought this was where that was. Okay, my mistake.

2 CHAIRMAN GILCHRIST: Okay, any additional questions for the Staff? Yeah, Mr.
3 Grady, go right ahead.

4 MR. GRADY: So I definitely recall when we talked about this the last time around
5 and I guess the discussion that Mr. Price had about how this zoning came to be is
6 somewhat clarifying. I guess the first question I would have is, do we have, so is 06-038
7 MA when this PDD was put into place that then sort of expired, do we have any
8 information of what the initial plan for this piece of land was or when that rezoning
9 happened?

10 MR. PRICE: Yes, sir. I can pull that information for you to kind of give you an
11 idea of what was previously allowed.

12 MR. GRADY: Okay.

13 MR. PRICE: Just give me one second, please. Okay, I can give you a land use
14 breakdown that was approved for the PDD development. It would've allowed for 7.38
15 acres of General Commercial, 2.04 acres of Office/Institutional use, a little less than an
16 acre for Neighborhood Commercial, 43 acres for high-density residential, multi-family
17 use, 6.9 acres for residential single-family high density use, 157 acres of residential
18 single-family medium density use, and 80.89 acres for rural development which was
19 going to be left undeveloped. So in a nutshell it would've allowed 378 units of medium
20 density for single-family, 44 units of single-family high density, 260 units for multi-family
21 development, four units or Neighborhood Commercial, 18 units for Office/Institutional,
22 and 6 outparcels for General Commercial.

1 MR. GRADY: Okay. So, and this was the concern I articulated the last time
2 through, I think, was the issue – and you discuss it here – the issue that essentially sort
3 of the front two parcels of this rezoning request are within this neighborhood activity
4 center designation, which is described in the plan as being medium density and mixed
5 use. You know, I have concerns that if we rezone this entire 308 acres as estate
6 residential, that is fairly fundamentally at odds I think with the neighborhood activity
7 center designation for that intersection of Wilson and Koon Road I believe. You know,
8 so I guess the question is, is the sense of the Staff that the original proposal is more at
9 odds than this request in terms of sort of deviation from the Comprehensive Plan?

10 MR. PRICE: Yes, sir. You know, in looking at what was permitted previously and
11 then once you compare this to the Comprehensive Plan and the recommendations of
12 the neighborhood activity center, excuse me, the neighborhood low density designation,
13 that it would be at odds with the recommendations.

14 MR. GRADY: Okay. And I will say I tuned in and to Councilwoman Barron's credit
15 she hosted a town hall about this rezoning request last week that I tuned into, and I
16 certainly have some concerns about the development plan and a lot of the presentation
17 that went into why this is optimal. And I guess this is just a situation where I'm reading
18 the plan in a different way than Staff, but you know, I certainly respect that decision but I
19 have concerns about this as a – both from a planning standpoint of is this a good idea
20 as well as whether it fits within the Comprehensive Plan. So I'll leave it there.

21 CHAIRMAN GILCHRIST: Thank you, Mr. Grady. Any additional comments? Mr.
22 Price or anybody from the Staff, if you want to share with us what may have come out of
23 that briefing that occurred. I was aware of that briefing on last Thursday and was unable

1 to make it but I'd be curious to know if there were any pearls of wisdom or thoughts that
2 came out of that that may help us as we think about this, particularly since we not too
3 long ago entertained this particular proposal.

4 MR. PRICE: Mr. Chair, the rest of the Planning Commission members, I feel that
5 what came from that meeting, I don't know if it would actually be appropriate, you know,
6 for us to present at this time to the Planning Commission. And I state that because what
7 was presented was really their intent, the actual layout of the development, the plans for
8 it showing how the site would be developed. At this point this is not what is before you
9 so you're not here to review the site plans or to determine whether the site plans are
10 appropriate. What you have before you is whether the actual rezoning request is
11 appropriate as based on the Comprehensive Plan, and I believe a lot of times with the
12 Planning Commission in their review, looking at the character of the surrounding
13 parcels.

14 CHAIRMAN GILCHRIST: Mr. Price, was Staff at this meeting?

15 MR. PRICE: Staff was.

16 CHAIRMAN GILCHRIST: Okay, thank you. Any additional comments for the
17 Staff?

18 MR. DENNIS: I have one.

19 CHAIRMAN GILCHRIST: Yes sir, Mr. Dennis?

20 MR. DENNIS: So at that town hall I understand that they presented that, but was
21 there any opposition or against or for this that happened? Cause, I mean, I think that's a
22 big thing, a lotta people out in the community that probably tuned into that town hall
23 thinking that their opposition for or against would be heard. And now, I mean, we

1 haven't heard anything other than what we got in the little packet. So I think that's
2 something that needs to be looked at a lot; if there was opposition or not.

3 MR. PRICE: Well the questions that seem to come about from the community
4 dealt more with the effects that they may have during development. So you're talking
5 about a lot dealing with flooding, you know, potential flooding and access, not
6 necessarily the request itself, more of how it would be developed and the impact that
7 may occur to the surrounding properties and the communities.

8 MR. DENNIS: Okay, so basically they just had operational questions, not so
9 much as, we don't want this.

10 MR. PRICE: Yeah, while I'm always up for being corrected I believe that's how I
11 took it. A lot of the questions dealt with, you know, potential flooding issues, access into
12 the property whether they were coming through the community or they would come off
13 of Wilson Boulevard. So those are more, again as you say operational, we look at that
14 from more of a site plan and those things would be looked at once those plans are
15 submitted to us. But nothing that I heard was just totally against the rezoning request.

16 MR. DENNIS: Okay. Secondly on this site, you know, everything that comes
17 before this Body I try to get out and see and I went out there and looked at this area and
18 to see that they're requesting it for RS-E, that is definitely a change from what we see a
19 lot of to me. So going out there looking around I really think that they hit the nail on the
20 head with this one as far as what that area kinda needs. I think RS-E is very, very good
21 so I'm willing to put a motion forward.

22 CHAIRMAN GILCHRIST: Thank you, Mr. Dennis. Before we get to any motions
23 we do have some comments regarding this particular case, is that right Mr. Price?

1 MR. PRICE: Yes, we actually have comments from the actual Applicant, Richard
2 Jackson, regarding this request and we can read those into the Record if you so desire.

3 CHAIRMAN GILCHRIST: Please.

4 MR. PRICE: Mr. Crooks, if you don't mind would you go ahead and read those
5 comments?

6 MR. CROOKS: Sure thing, Mr. Price. So this is a letter from the Applicant. Good
7 afternoon, Planning Commission Members and Staff, Thank you for your time and
8 consideration today. We have been brought through this process with you previously,
9 we really appreciate your recommendation for approval at that time, but due to some
10 confusion on our site to previous zoning we are going back through the rezoning
11 process. This site is currently zoned as PDD and the former Master Plan included
12 commercial and high density multi-family products. It's our belief that the Master Plan's
13 expired and outdated and the area has instead developed to support single-family
14 construction. The County's Comprehensive Plan supports this notion and the RS-E
15 zoning classification will achieve this. In keeping with the area our current site plan calls
16 for a completely detached single-family subdivision that will offer homeowners multiple
17 home styles and price points. There's neither commercial nor multi-family apartments
18 on our site. We have extensive history with the homebuilder selected for this site and
19 the determining factor in their selection with the quality of both their homes and their
20 construction process. It's a beautiful area and it is important to us to embrace the
21 existing landscape instead of changing it. We will improve the infrastructure and add
22 two additional retention ponds so that we do not increase the burden on water, sewer
23 and wetlands. Additionally, we have agreed to an amenity package to help improve the

1 community that includes clubhouse, community pool, dog parks, tennis courts, nature
2 trails and gathering areas that all take advantage of the existing natural features. The
3 builder will maintain the landscaping common areas and maintenance for a significant
4 portion of the subdivision. Our development team has spoken at length with the
5 neighboring communities and traffic has been a common topic of conversation. For that
6 reason we'd like to specifically address the plans as they pertain to road access and
7 traffic flows. Within our access plan we have a main entrance on Wilson Boulevard with
8 a potentially secondary access also on Wilson Boulevard. For fire and safety purposes
9 the plan includes a special access point at the Nina Lee Drive and Boylston Road
10 intersection, but that is not an entrance into the community and is not for regular traffic.
11 This access would be for fire and emergency access only. We understand the damage
12 and headache caused to residents and their homes following floods in previous years
13 and we have no intention of recreating that traffic flow through the neighborhood.
14 Additional input from SCDOT specific to Wilson Boulevard improvements is still
15 expected, but it is a principal goal of ours to not overburden the road or cause
16 disruptions to traffic flow. We appreciate the time allotted to us by Planning
17 Commission. St. Capitol identified this site as an opportunity to invest in Richland
18 County. It's a sense of pride that our team can introduce a development that enhances
19 the landscape of the area. The rezoning classification allows us to move forward in the
20 best way possible. Richard Jackson, Vice President.

21 CHAIRMAN GILCHRIST: Okay, is that all the persons we have signed up to
22 speak?

23 MR. CROOKS: Yes, sir.

1 CHAIRMAN GILCHRIST: Okay. Thank you so much for that. Any additional
2 questions for the Staff? Mr. Price?

3 MR. PRICE: I apologize. I just recently received notifications regarding, excuse
4 me, some comments regarding this particular request. I would just like to go ahead and
5 read those into the Record.

6 CHAIRMAN GILCHRIST: Sure.

7 MR. PRICE: I didn't have this in time to send to you in advance but I'll read a few
8 of those. Okay, this is from Henry Martin. I want to register my disagreement with
9 approving this rezoning measure. It is not in character of the surrounding area and the
10 road or other infrastructure does not support the possibility of multiple units in the area
11 of this location. This discussion in on your Agenda for February 23rd for discussion (that
12 was sent to Councilwoman Barron and the other Council Members). That was one of
13 the comments, I'll read a second one. My name is Loretha Pittman at 148 Boylston
14 Road, Columbia, South Carolina 29203. My husband, Charlie R. Pittman, and I
15 purchased the above lot in the Lake Elizabeth subdivision and had a house built in 2012
16 to 2013. The reason for purchasing this dwelling was because there is a private
17 beautiful lake and the atmosphere was quiet and safe. My husband Charlie is a disabled
18 Marine Veteran who has also limited mobility. He suffers from several conditions related
19 to PTSD. As a suggestion by doctors at the VA and his private physician Lake Elizabeth
20 seemed to be the perfect area to live out his life. Excessive noise and crowds are major
21 concerns that affect his condition along with limited mobility. As you are aware in 2015 a
22 drastic flood occurred. The Lake Elizabeth dam was broken and there is no longer a
23 lake body of water. Access to Wilson Boulevard was limited for several months. During

1 the period when the lake dam was being considered for repair and the Wilson
2 Boulevard was eventually restored, the traffic on Boylston and Pressley was hazardous
3 and extremely unsafe for walking and running. Our grandchildren were no longer able to
4 ride their bikes on Boylston and Pressley due to the extreme traffic. I applied for bumps
5 to be placed on the two roads that would at least slow the traffic but my request was
6 denied. Signs of 25 miles per hour were placed on the roads but that did not help the
7 situation. At times the Boylston and Pressley Roads were used as racetracks, the loud
8 noise from the road was very disturbing and unsettling. We also experienced a lot of
9 home break ins and thefts from our properties. There was an excessive amount of
10 unsightly littering and dumping. Lake Elizabeth was a quiet and safe neighborhood prior
11 to the flood. Upon completion of Wilson Boulevard our community has returned to a
12 place of safety and peace. As I mentioned before my husband Charlie is a disabled
13 Veteran. On Pressley Road is another disabled Veteran who had a massive stroke two
14 years ago. Prior to his stroke he and his wife and others of us walked Boylston and
15 Pressley Roads along with Nina Lee daily for exercise. Due to the stroke he is in a
16 motorized wheelchair. This enables him to get out of the house and go up and down the
17 two roads without the fear of being run over. My husband is able to use his walker on
18 the road safely due to the lack of traffic. I know I've gone over the two minutes, I just
19 have one paragraph left, sir.

20 CHAIRMAN GILCHRIST: Go right ahead, please.

21 MR. PRICE: Pressley and Boylston Roads are one lane paved roads with no
22 sidewalks. We walk on the edge of the road without fear of when a car appears.
23 Community members honor the speed limit and drive safely. Lake Elizabeth is a quiet

1 and serene community. Even though there is not the lake because the County and
2 State were not able to repair the dam, we enjoy our neighborhood. We have lost a value
3 of our homes by over \$90,000 but we are thankful for this peaceful style of living. My
4 husband and I along with the others of this community are in our 70s and 80s of age
5 and moving to another location out of fear and lack of security is not an option. We pray
6 that the Richland County Council Members will consider the residents of Lake Elizabeth
7 and reconsider the possibility of rezoning this community. Sincerely, Loretha Pittman,
8 148 Boylston Road.

9 CHAIRMAN GILCHRIST: Okay.

10 MR. PRICE: And let me see, I think there was one more, sir. Yes. This is from
11 Linda and Michael Connor at 9200 Wilson Boulevard. Mike and I live at 9200 Wilson
12 Boulevard, Columbia, South Carolina next to the property for Case 21-006 MA to be
13 discussed today. There were no signs posted on Wilson Boulevard regarding this
14 action. That is required I believe. The letter dated 2/19/21 arrived in our mailbox on
15 2/27/21. We were unable to send in our comments by 2/25/21 as requested. We
16 watched the town hall today and learned about the plan for that property. We were
17 thinking that this might be a good thing for the neighborhood but after the meeting we
18 were not on board with it. We thought that since there were 300 plus acres and that
19 there would be 2.1 houses per acre, that that would be great. But since they are
20 keeping 160 acres free and putting 650 homes on the remaining 140 acres, that will
21 mean there will be about five houses per acre. All the free spaces in the back and all the
22 houses are crammed in the front next to our property. This land is beautiful and it is
23 ashamed to ruin it. The school district is not a very good one and not really suitable for

1 homes with children. The land would be better used for senior housing, patio homes
2 and then even a medical complex. We are not happy with the change in zoning. What
3 are our options? Again, that was from Linda and Michael Connor. And that was the only
4 other comment that I saw regarding this.

5 CHAIRMAN GILCHRIST: Okay. Are there any additional questions for the Staff
6 on Case No. 21-006 MA?

7 MR. CROOKS: Mr. Chair?

8 CHAIRMAN GILCHRIST: Yes, sir?

9 MR. CROOKS: I just wanted to address one of Mr. Grady's comments from
10 earlier. So the way, Mr. Grady, the way that Staff is looking at this, we kinda see it as
11 being about 67.71 acres in total, including all the parcels that we feel falls within the
12 activity center. The portion of the subject site would be about 15.75 acres or 23% of that
13 activity center. So thinking about it in terms of the size that this site would replace in
14 terms of not being able to be necessarily used for that, you know, more neighborhood
15 commercial purpose is not too much was in part why we were still looking at that being
16 consistent with the Comp Plan in terms of the activity center portion.

17 MR. GRADY: Okay. And I certainly understand that. Is there, do you get a sense
18 of what other land in that area is vacant or otherwise able to be repurposed for that sort
19 of development?

20 MR. CROOKS: I think in terms of undeveloped at this point in time there's not too
21 much, but most everything within that intersection area of Koon Store Road we're
22 seeing that having that redevelopment potential. So for undeveloped amount this would

1 be, the only area would be that 15 acres for undeveloped land, but everything else
2 we're seeing as being redevelopment potential.

3 MR. GRADY: Okay, that's clarifying, thank you.

4 CHAIRMAN GILCHRIST: Okay. Thank you, Mr. Crooks. Thank you, Mr. Grady.
5 Are there any motions on this case? The Chair will entertain a motion.

6 MR. DENNIS: I'd like to make a motion to send this to County Council for
7 approval and citing what Staff said in their comments.

8 CHAIRMAN GILCHRIST: Okay Mr. Dennis. Thank you. Is there a second?

9 MR. BRANHAM: Second.

10 CHAIRMAN GILCHRIST: Okay great, it's been moved and properly seconded
11 then that we send Case No. 21-006 MA forward to Council with a recommendation of
12 approval based upon the recommendation from the County Staff. If there are not any
13 additional statements the Chair will entertain a roll call vote, Mr. Price.

14 MR. PRICE: Alright. Gilchrist?

15 CHAIRMAN GILCHRIST: Aye.

16 MR. PRICE: Cairns?

17 MS. CAIRNS: Aye.

18 MR. PRICE: Yonke?

19 MR. YONKE: Aye.

20 MR. PRICE: Carlisle?

21 MR. CARLISLE: Aye.

22 MR. PRICE: Dennis?

23 MR. DENNIS: Aye.

1 MR. PRICE: Grady?

2 MR. GRADY: No.

3 MR. PRICE: Taylor?

4 MR. TAYLOR: Aye.

5 MR. PRICE: Branham?

6 MR. BRANHAM: Aye.

7 MR. PRICE: Frierson?

8 MS. FRIERSON: Aye.

9 *[Approved: Gilchrist, Cairns, Yonke, Carlisle, Dennis, Taylor, Branham, Frierson;*

10 *Opposed: Grady]*

11 MR. PRICE: Alright, that passes 8/1.

12 CHAIRMAN GILCHRIST: Okay, the motion passes. And again, we are a
13 recommending Body to County Council and they will meet on the 23rd of March, and so
14 for those that have interest in this case we encourage you to participate in that meeting.
15 Thank you very much. And we're moving right along to the next case, Mr. Price.

16 **CASE NO. 21-007 MA:**

17 MR. PRICE: Okay, the next case is Case 21-007 MA. The Applicant is Jessica
18 Haygood. The location is 1041 McCords Ferry Road. The Applicant is requesting to
19 rezone two acres from Rural and Neighborhood Commercial to Light Industrial, LI. Staff
20 recommends disapproval of this request as the request is not consistent with the
21 objectives outlined in the Comprehensive Plan. The Plan recommends discouraging
22 commercial development within a conservation future land use designation and the

1 uses allowed under the LI District would be out of character with those recommended
2 by the Plan. Again, Staff recommends disapproval of this request.

3 CHAIRMAN GILCHRIST: Thank you, Mr. Price. Any questions for the Staff?

4 MR. DENNIS: I don't have any questions but I got some comments about this
5 one.

6 CHAIRMAN GILCHRIST: Okay, go right ahead Mr. Dennis.

7 MR. DENNIS: Alright, so this is over there off McCords Ferry Road which is
8 actually Highway 601. Six miles north of this site is the industrial area in Kershaw
9 County and 14 miles south of this site is the industrial paper mill area. And then exactly
10 7.5 miles to the west of this is the landfill. So I'm sitting there looking around because I
11 drove past this I don't know how many times when I was stationed at Shaw Air Force
12 Base, and I've seen a few shops there and whatnot. And I had a lotta questions until I
13 received the comments and seen what they were trying to do with this. And I really think
14 that even though this does not fit or Comprehensive Plan that what they're trying to do
15 here in this area actually pretty much fits this community. Actually using this community
16 a lot, going down, coming off Screaming Eagle Road and eating the fried bologna
17 sandwiches from up there at that corner store, you know, this community uses these
18 areas a lot and for them wanting to put a little processing plant right there, I think that
19 we might to stray away from the Comprehensive Plan to do this. I think this would
20 actually fit. It's not like we're looking to put another paper mill in a little conservation
21 area, I mean, this building that sits there has already had a motorcycle repair shop, so I
22 don't see any other reasons why we shouldn't allow this for somebody that owns this
23 land in this area, especially if we don't have any opposition and knowing the people in

1 that area that have said, man we would love to have this instead of having to drive to
2 Kershaw County or down to Sumter County.

3 MR. BRANHAM: Mr. Chair, should we go ahead and read the comments before
4 we continue discussion?

5 CHAIRMAN GILCHRIST: We will, yes. But you certainly are welcome to ask a
6 question right now, Mr. Branham, if you wish.

7 MR. BRANHAM: No I'm good, thanks.

8 CHAIRMAN GILCHRIST: Thank you. Any additional comments for the Staff?
9 Okay, Mr. Price we do have a couple persons signed up to speak on this particular
10 case?

11 MR. PRICE: Yes, sir.

12 CHAIRMAN GILCHRIST: Okay.

13 MR. CROOKS: Yes sir, Mr. Chair, we have the letter from the Applicant, Jessica
14 Haygood. This email is in reference to the rezoning application Case No. 21-007 MA.
15 We are excited for the opportunity to relocate our established family-owned and
16 operated deer processing business to our home county, Richland County, and believe
17 we have located the most ideal location. Every year during deer season hunters
18 currently travel through Richland County to surrounding counties to take their harvest
19 simply because there is not a deer processor in Richland County. The location
20 submitted for a rezoning approval is located between four established hunt clubs in
21 Richland and Kershaw Counties. Additionally, we also have an established clientele
22 from our previous operating location in Newberry County that are eager to bring their
23 business as well. We have proven ourselves as a reputable and profitable business by

1 providing quality non-communal processed deer to our clients as well as providing a
2 safe, fun family atmosphere. We actively support and participate in SCDNR Youth Day
3 hunting activities, ensure all SCDNR policies and regulations are followed, offer
4 discounts to military and veterans, and offer an exciting 'biggest buck' and 'biggest doe'
5 competition to our clients yearly. We thank you for considering our application and look
6 forward to bringing our business home. Please feel free to contact Jessica Haygood,
7 803.546.1305 for any additional information or questions. Sincerely, Congaree
8 Processing. And then our other comment is in support of the application from Lindsay
9 Durer. We would really like a deer processor in Hopkins. And those are all the
10 comments, Mr. Chair.

11 CHAIRMAN GILCHRIST: Okay. Thank you, Mr. Crooks. Any additional questions
12 for this case? Motions? The Chair will entertain a motion if there is one.

13 MR. BRANHAM: I have a comment if I may.

14 CHAIRMAN GILCHRIST: Mr. Branham, yes sir?

15 MR. BRANHAM: I'm kinda like Mr. Dennis, you know, on the map when you're
16 looking at a couple of the factors that we're asked to consider for map amendments, it
17 doesn't look like it fits at all as far as, you know, nearby parcels with the same
18 classification, and the Comprehensive Plan even. But then, you know, you hear a
19 couple of comments, you know a little something about the area, if you've heard like I
20 have anecdotally from time to time, there's apparently quite a need for quality meat
21 processing facilities in the Carolinas. I'm not in that industry but I hear there's a
22 shortage from at least somebody that is. It starts to make me wonder about that need
23 and justification for the change which is also an appropriate factor to consider, and

1 whether that is so overwhelming that we might ought to consider doing it, even though
2 we don't typically consider very strongly the specific proposed use, we typically just look
3 specifically at the classification being light industrial; and there's nothing that says they
4 can't go in and do something other than that on those two acres, which is definitely kind
5 of in the middle of a very rural area. So I'd be very interested to hear if the rest of the
6 Commission has any comments or thoughts on that.

7 MS. CAIRNS: I mean, I'll be happy to speak up.

8 CHAIRMAN GILCHRIST: Ms. Cairns? Sure.

9 MS. CAIRNS: I think that we are charged with doing our best to ignore what the
10 specific use is gonna be because there's no way, I mean, not that these – I mean, there
11 is nothing that holds anything to what's being offered. I mean, it could get rezoned and
12 tomorrow it becomes a totally different kinda site. And it doesn't mean that the Applicant
13 is lying, it just means that life happens sometimes. I think that this is, I think the Staff is
14 correct to say no, we should not go out in the middle of this completely rural area and
15 designate a piece of land just barely big enough to be able to be rezoned into
16 something that's completely non-congruentous with the neighborhood. I mean, we just,
17 we can't do, I mean, it's spot zoning, it's completely inconsistent with anything in the
18 area, and the fact that Richland County needs deer processing, well we have light
19 industrial property that could become deer processing areas. So I am completely in
20 support of Staff's recommendation on this one.

21 MS. FRIERSON: Mr. Chair?

22 CHAIRMAN GILCHRIST: Thank you, Ms. Cairns. Yes, Ms. Frierson?

1 MS. FRIERSON: This is Beverly Frierson. I'd like to add comments in harmony
2 with what Heather just stated. My years on the Commission have taught me that we
3 have to be very, very careful about what we do in terms of making changes, because
4 just as she so adequately stated, once we change the zoning we have no control as to
5 what might go there. It might be a tattoo parlor or whatever. And as she stated also,
6 sometimes it's not that people are lying but once that zoning is changed it just opens the
7 door to other possibilities that we might not have foreseen. So in my opinion it's best to
8 stick to, as closely as possible, the Comp Plan and the Staff recommendations, unless
9 we find some, you know, outstanding reason not to. And even though as I listened to
10 the other comments by some of our newer commissioners, you know, it does seem that,
11 okay why can't we help this small business out, but then we open the door to a
12 Pandora's box so to speak, so I too am, you know, in agreement with sticking to Staff
13 recommendation in this particular instance.

14 CHAIRMAN GILCHRIST: Thank you Commissioner Frierson. Mr. Price, let me
15 ask you a question. What's the typical classification for, do we have many processing
16 plants here in Richland County?

17 MR. PRICE: You mean for deer processing?

18 CHAIRMAN GILCHRIST: Deer, chicken, any, whatever, you know.

19 MR. PRICE: You know, for that request, I mean for that question I think I'm
20 gonna defer that to Mr. DeLage and I think he can probably answer that, especially
21 when it comes to deer processing.

22 MR. DELAGE: [Inaudible]

23 MR. PRICE: Maybe not.

1 CHAIRMAN GILCHRIST: I'm hearing some weird stuff on my end.

2 MR. PRICE: Yes, I think from previous discussion that I have had with him, that
3 there aren't a lot of these type of processing plants around. As far as for other animals,
4 you know, chicken, cows and so on, I really couldn't address that. But I do believe
5 looking at some of the concerns expressed by some of the Planning Commission
6 Members, you know, Mr. Dennis and Mr. Branham particularly, I only agree with Ms.
7 Cairns but it makes a difference that, you know, we have to be very careful looking at a
8 use when we're looking at a zoning because not only can we not control what happens
9 on the property in the future, we also to some degree are establishing a precedent for
10 other rezoning requests similar. Now I think what we could potentially is based on I think
11 some of your statements is maybe we should really look at whether a processing plant
12 such as for deer or maybe other animals is appropriate in maybe the Rural District. And
13 maybe that's something we can look at within the Code rewrite cause I don't think it's
14 probably appropriate right now for us to start kinda nickeling and diming our current
15 Code unless something major were to occur. But I do believe this is something that
16 maybe we should look at with our Code rewrite and maybe look to introduce it there if
17 we feel that is warranted.

18 CHAIRMAN GILCHRIST: I certainly think that if we don't have a really good
19 understanding of these types of entities and what potentially they may fall under as it
20 relates to zoning classification you're absolutely correct that this gives us an opportunity
21 to explore that and to make it a little bit clearer in our Code. So thank you for that. Was
22 there somebody else who had a question about this?

23 MR. DENNIS: I had a few more comments about it.

1 CHAIRMAN GILCHRIST: Yes sir, Mr. Dennis.

2 MR. DENNIS: Actually Mr. Price hit the nail on the head, there are certain things
3 out there that we have our hands tied to and it's with zoning. But there is a lot of things
4 that fit into rural areas that are needed such as this. And to listen to the Applicant and
5 then have one supporter in support of it, but also knowing the people in the area and
6 hearing them, you know, that's why I said the stuff that I said in support of it. But also
7 when you really get down and looking at it, we might need to start looking into the future
8 about things. I know we're not supposed to look at the specific stuff, but at the same
9 time they are trying to do something for a community and it's really needed throughout
10 the area. I don't personally use that stuff but hearing from people all the time, man I
11 wish I had this here. [Inaudible] and that's about all you can do and considering it used
12 to be a motorcycle joint where everybody got together, partied and had a good time and
13 done donuts out in the road, I think this would be a good thing. And a light industrial
14 area, there's something that really caught my eye when I was looking at this. It said,
15 such uses are usually controlled operations relatively clean, quiet and free [inaudible]. In
16 addition such uses usually operate and/or have storage within open or enclosed
17 structures and generate no nuisances. So that's kinda why I am on the bandwagon for it
18 because it's generally a relatively safe zoning with light industrial. Now once we start
19 going above that, yeah then that could be a definite huge struggle. But that's my take on
20 it.

21 CHAIRMAN GILCHRIST: Thank you, Mr. Dennis. Any additional comments on
22 this case?

23 MR. BRANHAM: Mr. Chair, just one last one if I could.

1 CHAIRMAN GILCHRIST: Yes sir, Mr. Branham.

2 MR. BRANHAM: Seems like it might be a good idea for us to see what we could,
3 whether it's worth considering creating a special requirement or a special exception type
4 designation for that, for the Rural District for things that might be related to these
5 activities. So I appreciate everybody's input on that.

6 CHAIRMAN GILCHRIST: Absolutely. Thank you, Mr. Branham. Any additional
7 comments on this case? Good discussion. If not the Chair will entertain a motion for
8 Case No. 21-007 MA. Any motions?

9 MR. BRANHAM: I'll make a motion to send it to County Council with a
10 recommendation of disapproval.

11 MS. FRIERSON: I second that motion.

12 MR. BRANHAM: This is Case 21-007 MA.

13 CHAIRMAN GILCHRIST: Okay, it's been moved and properly seconded that we
14 send Case No. 21-007 MA forward to County Council with a recommendation of
15 disapproval to support Staff's recommendation. Any additional comments? If not the
16 Chair will entertain a roll call vote, Mr. Price.

17 MR. PRICE: Alright. Gilchrist?

18 CHAIRMAN GILCHRIST: Aye.

19 MR. PRICE: Cairns?

20 MS. CAIRNS: Aye.

21 MR. PRICE: Yonke?

22 MR. YONKE: Aye.

23 MR. PRICE: Carlisle?

1 MR. CARLISLE: No.

2 MR. PRICE: Dennis?

3 MR. DENNIS: I don't even know what we're voting on. I didn't hear anything. I
4 tried to say something and then it cut out and some chicken scratch come back, so I
5 don't know.

6 CHAIRMAN GILCHRIST: It's a recommendation to accept the Staff's
7 recommendation of disapproval, Mr. Dennis.

8 MR. DENNIS: Nay.

9 MR. PRICE: Grady?

10 MR. GRADY: Aye.

11 MR. PRICE: Taylor?

12 MR. TAYLOR: Aye.

13 MR. PRICE: Branham?

14 MR. BRANHAM: Aye.

15 MR. PRICE: Frierson?

16 MS. FRIERSON: Aye.

17 *[Approved to deny: Gilchrist, Cairns, Yonke, Grady, Taylor, Branham, Frierson;*

18 *Opposed: Carlisle, Dennis]*

19 MR. PRICE: Alright, the motion passes 7/2.

20 CHAIRMAN GILCHRIST: Okay. And again, we are a recommending Body,
21 County Council will meet back regarding this case on the 23rd of March and for those
22 interested, certainly can come back and share your perspective at that time. Thank you
23 so much everybody. Alright, next case.

1 **CASE NO. 21-008 MA:**

2 MR. PRICE: The next Item is Case 21-008 MA. The Applicant is, hopefully I'm
3 saying this correctly, Jatin Patel. The location is 10040 Wilson Boulevard. The Applicant
4 is requesting to rezone a little more than five acres from Rural to General Commercial.
5 Staff recommends approval of this request as it would be consistent with the objectives
6 outlined in the Comprehensive Plan as this falls within an economic development center
7 corridor designation. That is it, Mr. Chair.

8 CHAIRMAN GILCHRIST: Okay. Are there any questions for the Staff on this
9 case? If not, Mr. Price do we have persons signed up to speak for this case?

10 MR. PRICE: Yes, we have a statement from the Applicant.

11 CHAIRMAN GILCHRIST: Okay. We're ready whenever you are.

12 MR. CROOKS: We have a letter from the Applicant, Jatin Patel. First of all I
13 would like to thank you for giving me an opportunity to express my opinion to propose a
14 rezoning request of 10040 Wilson Boulevard lot. We are planning to develop this corner
15 lot with a very modern style shopping center with maximum use of green energy. This
16 shopping center will have modern style home décor lighting showroom, Little Gym,
17 healthy food franchise, restaurant, parking spaces with electric vehicle charging
18 stations. The other three outparcels will have a national franchise, car wash and coffee
19 place. We have a very good team of GC and engineers to provide construction and
20 required support services. This development will provide many quick services to the
21 neighboring community and this development could create about 68 to 78 new full
22 time/part time employment opportunities for the community upon compilation of all four

1 parcel development. Thank you. That's the only comments that I am aware of, Mr.
2 Chair.

3 CHAIRMAN GILCHRIST: Okay. Thank you very much, Mr. Crooks. Any
4 comments for the Staff? Any additional comments about the case?

5 MR. BRANHAM: Mr. Chair if I could?

6 CHAIRMAN GILCHRIST: Yes, Mr. Branham.

7 MR. BRANHAM: Thank you. I was the one who asked that this be removed from
8 the Consent Agenda so I really just felt like it merited further consideration. There's only
9 residential uses occurring in that vicinity. It's relatively close to the intersection of I-77
10 but that I remember, I don't remember anything but residential all the way to the
11 interstate. It's a two-lane road, there's apparently, as I recall there's no plans to widen it
12 any time soon. From the aerial footage on here it's since been developed, I mean, those
13 are just all houses there; Fairford Road, Bankwell Road, Camper Road, all that is just
14 houses, tracts of houses. As you drive down that street it's neighborhood entrances, the
15 back of houses, the front of houses. I know usually in the general vicinity of, like an
16 interstate interchange we would seriously consider something like that, and I
17 understand that this is broadly painted with that brush of economic investment area, but
18 it did not at all feel like a General Commercial District in that location would be in
19 harmony with the surrounding area. Did anybody else have any perceptions or thoughts
20 on that?

21 CHAIRMAN GILCHRIST: I kinda thought the same thing, Mr. Branham. Mr.
22 Price, do you wanna comment on that?

23 MR. PRICE: Mr. Crooks?

1 MR. CROOKS: So in regards to this one, as Mr. Branham you kind of alluded to,
2 I think this is where lack of prescription with the future land use map and the way that
3 those designations are described does not necessarily lend itself well to that. But in
4 either case Staff is recommending approval because of the commercial uses that would
5 go along with the GC District. It's a wide variety of uses, anything down to larger, you
6 know, employment style uses or smaller uses that are neighborhood serving services.
7 So it does allow for a breadth of uses that could occur that would lend itself to the
8 economic development corridor designation as well. So it's kind of a little bit of both but
9 in either event per the Comp Plan it is an appropriate district at this location.

10 MR. BRANHAM: Yeah, and I respect that Staff's doing a high level, somewhat
11 targeted or limited analysis if you will. It does feel like the term that was used earlier,
12 spot zoning, might apply to this parcel outside of that broad brush painted general, the
13 Comprehensive Plan designation for economic development in this area. It just doesn't
14 seem to fit at all with the specific vicinity, so I'm happy to make a motion if there's no
15 further comments from the Commissioners.

16 CHAIRMAN GILCHRIST: Any additional comments? Ms. Cairns?

17 MS. CAIRNS: Yeah, just you know, it's interesting is that, Jason I can totally see
18 what you're talking about that why is this not the same as the last one and if you're
19 gonna call it spot zoning. But I think that one of the things we try to accomplish is when
20 you get a lot of residential development is that you have an occasional commercial spot
21 so that you don't have to go super far to grab a cup of coffee, a gallon of milk, you
22 know, the sort of neighborhood things. I mean, I'm not sure if Neighborhood
23 Commercial versus General Commercial or something like that but because this is at an

1 intersection so developed and there's really not a lot nearby, I mean, I can see this one
2 both ways. I mean, this is interesting that yeah, we are being asked to drop commercial
3 into an area where there's none therefore maybe that's right.

4 MR. BRANHAM: Is it, the intersection you're referring to is this Marthen Road
5 and Wilson?

6 MS. CAIRNS: Yeah, I mean, which is not, I mean that road is not an interchange
7 with the interstate. Obviously Wilson Boulevard is as you go further up. Up, you know,
8 as you look at your screen.

9 MR. BRANHAM: Yeah, yeah. Yeah.

10 MS. CAIRNS: So I mean, it's just interesting because the idea of that occasional,
11 you know, little node of commercial enterprise does sometimes actually reduce the
12 amount of traffic because people aren't having to drive so far to get a couple of things.
13 And when you get this level of density going on having that little bit of commercial
14 nearby is not a bad thing. So to me it's actually quite different than the last one.

15 MR. BRANHAM: Because of what?

16 MS. CAIRNS: Just because you've got density, density supports the commercial
17 use. I mean, just to try to avoid people having to drive forever to get stuff.

18 MR. BRANHAM: Yeah. Alright. I'll make a motion, Chair, if there's no further
19 comments.

20 CHAIRMAN GILCHRIST: Are there any additional comments?

21 MR. YONKE: I can comment. This is Chris.

22 CHAIRMAN GILCHRIST: Okay Mr. Yonke.

1 MR. YONKE: I just kind of agree with Jason here. It does feel like spot zoning.
2 And also we have to look at General Commercial, like this could be anything if plans fall
3 through. And while looking at the map it is really all residential and then Marthen Road
4 does not seem that long, it crosses over the highway but there's not like an onramp to
5 the highway. And it ends at Farrow Road. It's like a little connector road. So we're
6 gonna go ahead and say that General Commercial's okay here when it can become
7 anything, all those different uses? I don't think we can really recommend a different
8 zone right now, we have to look at it for what it is. So it does look like a spot zone here.
9 That's all I have to say.

10 CHAIRMAN GILCHRIST: Thank you, Mr. Yonke. Any additional comments?

11 MR. GRADY: If I might briefly?

12 CHAIRMAN GILCHRIST: Mr. Grady, yes sir?

13 MR. GRADY: Sure. I wanna second Commissioner Cairns' comments. I think
14 that, you know, I believe that actually the quantity of developed residential land actually
15 merits some amount of commercial activity in a way that seems to be in line with the
16 Plan. And I particularly wanted to highlight her comment on traffic, that I think that's spot
17 on, that there's, you know, if you suppress commercial development you're gonna have
18 people that are gonna have to drive longer distances and that's, you know, that's really
19 what causes traffic is when you have residential development that doesn't have any
20 commercial development or other amenities nearby and you have to get in your car long
21 distance to do everything. So I just wanted to highlight that and second her thoughts.
22 Thank you.

1 CHAIRMAN GILCHRIST: Thank you, Mr. Grady. Any additional comments on
2 this case? If not the Chair will entertain a motion.

3 MR. BRANHAM: Thank you, Mr. Chair. Was that somebody trying to comment?

4 MR. DENNIS: Yeah, it was Commissioner Dennis.

5 CHAIRMAN GILCHRIST: Okay Mr. Dennis.

6 MR. DENNIS: Yeah, I don't know, Spectrum kicked me off I guess, I don't know.
7 But I'm on the phone, I missed all that. But I think I got the gist of what everybody's
8 saying so I'm just letting you guys know I'm back.

9 CHAIRMAN GILCHRIST: Alright, glad you're back, yes sir. Okay Mr. Branham
10 you were in the middle of making a motion, is that right?

11 MR. BRANHAM: Yeah, thank you. Yes, I'll move to send Case 21-008 MA to
12 Council with a recommendation of disapproval, in large part due to the change in the
13 district classification and the fact that there is no other property in this surrounding
14 vicinity of that same classification. That's it, that's the motion.

15 CHAIRMAN GILCHRIST: Is there a second?

16 MR. YONKE: Second.

17 CHAIRMAN GILCHRIST: Okay, it's been moved and properly seconded that we
18 send Case No. 21-008 MA forward to Council with a recommendation of disapproval
19 based upon the recommendations and the comments from Commissioner Branham.
20 Are there any additional comments on this case? If not the Chair will entertain a roll call
21 vote, Mr. Price.

22 MR. PRICE: Alright, the motion is for disapproval. Gilchrist?

23 CHAIRMAN GILCHRIST: No.

1 MR. PRICE: Cairns?

2 MS. CAIRNS: No.

3 MR. PRICE: Yonke?

4 MR. YONKE: Aye.

5 MR. PRICE: Carlisle?

6 MR. CARLISLE: No.

7 MR. PRICE: Dennis?

8 MR. DENNIS: Aye.

9 MR. PRICE: Grady?

10 MR. GRADY: No.

11 MR. PRICE: Taylor?

12 MR. TAYLOR: No.

13 MR. PRICE: Branham?

14 MR. BRANHAM: Aye.

15 MR. PRICE: Frierson?

16 MS. FRIERSON: No.

17 *[Approved to deny: Yonke, Dennis, Branham; Opposed: Gilchrist, Cairns, Carlisle,*

18 *Grady, Taylor, Frierson]*

19 MR. PRICE: Okay, that motion for disapproval fails 3/6.

20 CHAIRMAN GILCHRIST: Okay. So we are –

21 MR. BRANHAM: I'm sorry, there was three?

22 CHAIRMAN GILCHRIST: Mr. Price, I thought I had four.

1 MR. PRICE: Okay, I thought I had Yonke, Dennis and Branham that voted for
2 disapproval.

3 MR. BRANHAM: And Frierson.

4 MS. CAIRNS: No, she voted against.

5 CHAIRMAN GILCHRIST: No, no, no, Frierson – was it Grady? No, Grady voted –
6 can we do that again, please to make sure?

7 MR. PRICE: Okay, we can do that again. Gilchrist?

8 CHAIRMAN GILCHRIST: No.

9 MR. PRICE: Cairns?

10 MS. CAIRNS: No.

11 MR. PRICE: Yonke?

12 MR. YONKE: Aye.

13 MR. PRICE: Carlisle?

14 MR. CARLISLE: No.

15 MR. PRICE: Dennis?

16 MR. DENNIS: Aye.

17 MR. PRICE: Grady?

18 MR. GRADY: No.

19 MR. PRICE: Taylor?

20 MR. TAYLOR: No.

21 MR. PRICE: Branham?

22 MR. BRANHAM: Aye.

23 MR. PRICE: Frierson?

1 MS. FRIERSON: No.

2 CHAIRMAN GILCHRIST: Okay, so the motion is approved, and again –

3 MS. CAIRNS: No, the motion failed.

4 CHAIRMAN GILCHRIST: I am sorry, the motion failed, yes. And so we are –

5 MS. CAIRNS: No, no, Stephen we have, so I'll make a motion to send Case 21-
6 008 MA –

7 CHAIRMAN GILCHRIST: Hold on a second, Heather. So we have – Mr. Price,
8 give me the final vote tally on that, please.

9 MR. PRICE: We had three in favor of the motion for disapproval and six against
10 that, against the motion.

11 CHAIRMAN GILCHRIST: Okay. So the motion fails.

12 MR. PRICE: Yes.

13 CHAIRMAN GILCHRIST: And we now will entertain an alternate motion.

14 MS. CAIRNS: Alright. So I make a motion to send Case 21-008 MA forward to
15 Council with a recommendation of approval.

16 MS. FRIERSON: I second that motion, this is Frierson.

17 CHAIRMAN GILCHRIST: Okay Ms. Frierson, thank you. Thank you,
18 Commissioner Cairns. So the motion has been made that we send Case No. 21-008
19 MA forward to Council with a recommendation of approval. Any additional comments? If
20 not, the Chair will entertain a roll call vote.

21 MR. PRICE: Okay. Gilchrist?

22 CHAIRMAN GILCHRIST: Aye.

23 MR. PRICE: Cairns?

1 MS. CAIRNS: Aye.

2 MR. PRICE: Yonke?

3 MR. YONKE: No.

4 MR. PRICE: Carlisle?

5 MR. CARLISLE: Aye.

6 MR. PRICE: Dennis?

7 MR. DENNIS: No.

8 MR. PRICE: Grady?

9 MR. GRADY: Aye.

10 MR. PRICE: Taylor?

11 MR. TAYLOR: Aye.

12 MR. PRICE: Branham?

13 MR. BRANHAM: No.

14 MR. PRICE: Frierson?

15 MS. FRIERSON: Aye.

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

18 MR. PRICE: Okay that motion for approval passes.

19 CHAIRMAN GILCHRIST: Okay. Will you give us the tally on it? Will you give us
20 the tally on that, Mr. Price?

21 MR. PRICE: Yes, six voted for the motion, three voted against it.

22 CHAIRMAN GILCHRIST: Okay, and so the motion passes and again, we are a
23 recommending Body to County Council and they will meet on the 23rd of March to take

1 this particular case up again. So thank you very much everyone who attended our
2 meeting today regarding our Map Amendments and thank the Staff for your work in
3 helping us to get through that process, and to all of our Commissioners, thank y'all very
4 much. Alright. Next Item on the Agenda, Item No. IV., discussion of opportunity zones.

5 MR. PRICE: Yes, Mr. Chair. I know that this has been coming up on our Agenda
6 a lot and we've kind of deferred it or, you know, to other meetings. So I think if nothing
7 else I think there should be at least a discussion on opportunity zones as far as what
8 they are and what it is that the Planning Commission may want Staff to look at. It
9 doesn't mean it's necessarily something that we have to take, you know, action on right
10 now but I do believe that since it's been on the Agenda for quite some time it may be
11 good just to have a bit of a discussion to make sure that we're all on the same page
12 regarding, you know, opportunity zones and maybe the best approach that the County
13 as a whole should take or whether we should incorporate or not incorporate these into
14 the County.

15 CHAIRMAN GILCHRIST: Thank you, Price. And let me thank the Staff for doing
16 your due diligence and coming back to our Commission with just some information
17 about opportunity zones so that we certainly can make some decision about how do we
18 move forward with at least entertaining what this could potentially be or not be for our
19 County. So should I defer to your Staff to at least walk us through what opportunity
20 zones are and more specifically the potential of what we might wanna look at with
21 regard to this?

22 MR. PRICE: I believe we could discuss it, Mr. Chair, but I believe a lot of this,
23 because some of these discussions have come from discussions that we've had, that if

1 you wouldn't mind kind of taking the lead and then letting Staff come in along with you
2 regarding, you know, what we see and how we envision it.

3 CHAIRMAN GILCHRIST: I'm delighted to do that. As a matter of fact just at a
4 high level, opportunity zones were initially voted on by the Congress, introduced by our
5 own senator here in South Carolina, Senator Tim Scott, back in 2017. As a matter of
6 fact it was part of the tax cuts and jobs act. Very simply what it was designed to do was
7 to provide a tax incentive as it relates to capital gains tax for individuals or companies
8 that could realize a gain, to be able to invest that back into qualified opportunity funds
9 so that those funds then could invest in low wealth and low income and distressed
10 developed communities. And the opportunity around this is to really encourage things
11 like economic development, something that we have talked quite a bit about and
12 obviously was the key consideration in our Code rewrite; looking at things like affordable
13 housing which in many communities across South Carolina that has become a staple
14 for opportunity zones, building infrastructure, and investing in small businesses and
15 being able to, you know, upgrade infrastructure where it's needed. One of the things
16 that the legislation allowed was for the gain that an individual or a company would
17 actually take advantage would be deferred until 2026, and can either be reduced or
18 exempt, depending upon how long the investor remains invested. And so depending
19 upon how long someone would be invested in an opportunity zone, I believe it's up to 10
20 years, that particular tax would be totally exempt. And governors in every state went
21 about designating census tracts to determine where would be the best opportunities to
22 invest in opportunity zones. In South Carolina we have over 135 opportunity zones that
23 – and it's not limited to those 135, there are some exemptions that could potentially be

1 considered if there are places in areas within your state where you believe that an area
2 could potentially benefit from an opportunity zone. And again, it just creates an
3 opportunity to be able to do some things that quite frankly gives investors the ability to
4 come alongside government and economic development offices to really, to do
5 something. And so when I initially brought this to the Planning Commission it was in
6 consideration of what we were doing with our rewrite. I think some of us had made a
7 strong pitch during that time to really look at some way of our Code being more
8 engaged in trying to encourage economic development in a very aggressive way and,
9 through planning. And so the idea was that opportunity zones could potentially be a tool,
10 another tool that both County Council and our development community, economic
11 development community could potentially use to be able to help do that. And the
12 question I offered to Staff was whether or not we should take a look at whether or not
13 opportunity zones should be some type of classification in the Code or if it should be
14 some type of overlay district that we look at, but based upon what was identified through
15 the census tracks. And so you know, I certainly appreciate Staff going out and doing
16 research. I know the City of Columbia has mentioned opportunity zones as part of their
17 economic development strategy. I believe the City of Charleston and several others, as
18 a matter of fact I'll be going to a County Council meeting in our State tomorrow speaking
19 on behalf of the South Carolina African American Chamber of Commerce which I chair,
20 to talk about opportunity zones as it relates to small businesses. So it is an opportunity,
21 no pun intended, and certainly would like for this Commission to weigh in on your
22 thoughts about whether or not we should at least think about how we can include it in
23 what we do. You know, when I spoke to Mr. Price about this early on it really doesn't, for

1 me it's no different than how we talk about penny tax for example. Within our Code
2 whenever there's a project being proposed we will write, in our Map Amendments we
3 will write in the prospectus that a potential project is or is not a planned program or
4 however we frame it, initiative that would in some way be impacted by the penny tax,
5 could or could not be. And if it is we reference that, if it's not we don't. I think the same
6 thing could potentially be offered as it relates to opportunity zones, just to make the
7 public aware and the Council aware that there is an opportunity for a developer or a
8 fund to be able to use that designation if it falls within one of the census tracks within
9 the County. So I'll stop there and offer up any commentary from the remaining
10 Commissioners.

11 MR. DENNIS: Chairman?

12 CHAIRMAN GILCHRIST: Yes.

13 MR. DENNIS: This is Commissioner Dennis. Hearing what you said I highly
14 agree with you on that. I do think as Planning Commissioners we really shouldn't get in
15 too much weeds of it as far as what it is because talking about opportunity zones,
16 there's so many things it can be used for, it can be used for commercial development, it
17 can be used for residential, and I think the areas that would go into that are already
18 zoned. But what we need to do is definitely reach out to the communities. I know there's
19 some community organizations that are actually working with Senator Tim Scott right
20 now here in the Midlands, here in the Columbia area, specifically Richland County,
21 looking at how they can get some opportunity zones going. I've been on talks with them
22 a few times and I'm looking to get more in-depth. I think it's really up to us to push this
23 towards County Council and let them know it's there. And every day that we don't take

1 advantage of an opportunity zone is one less day that we have to gain that advantage
2 over somebody else in another state. So I really encourage us to really start looking into
3 our communities wherever we live and anybody that we know that could take advantage
4 of an opportunity zone and start working with the community itself to get this done, and
5 start reaching out to County Council.

6 CHAIRMAN GILCHRIST: Thank you, Mr. Dennis. Certainly would agree with
7 that. You know, I think for purposes of – and I'll just go back and just echo what Mr.
8 Dennis is saying, we can give the Council another tool to use in every district where
9 there are census tracks that have been identified to be opportunity zones. I think it
10 absolutely makes no sense for us to have a designation that we can use and we don't
11 inform the Council about that. And so if it's the Planning Commission's job to be able to
12 ensure that when there are development projects that are coming before this particular
13 Commission, I don't see any reason why we can't do the research to determine that
14 within certain census tracks there is this particular development or a proposed project
15 falls within an opportunity zone. I just think that that helps the potential development
16 project, they may not even know, people who are developing this stuff may not even
17 know that it falls within that designation. But it gives us just another tool in this County
18 where we have had a struggle to develop economically another tool to be able to do
19 that, and to be very creative about what some of those economic development projects
20 can be. So anyway. I welcome some other thoughts from the Commission on that.

21 MR. GRADY: If I might, Mr. Chair?

22 CHAIRMAN GILCHRIST: Yes, Mr. Grady.

1 MR. GRADY: Sure. So you know, I think there's definitely the ability to leverage
2 opportunity zones, particularly in the context of a, you know, redevelopment and re-
3 invigoration in the Columbia Place Mall area, which happens to be in one of the areas. I
4 think one of the things, you know, not necessarily a zoning or land use thing is, you
5 know, I know that from my experience a number of communities developed certain
6 prospectuses that basically advance to investors, hey this is a piece of land that we're
7 looking to redevelop and it's in an opportunity zone, to try and generate interest. And I
8 think certainly, you know, I'm sure the County is doing some of that already but
9 perhaps, you know, repackaging specifically around the opportunity zone concept. The
10 other thing I do wanna note that kind of came up in my day job at the State Housing
11 Authority is that the opportunity zone boundaries are going to change because census
12 tracks are redrawn after each decennial census, so I would expect that sometime later
13 this year the map will look somewhat different. We don't know exactly how yet because
14 while census has internally determined what the new boundaries are going to be, they
15 have not publicized that. But that would be something to keep tabs on just to make sure
16 that we have updated information on that front.

17 CHAIRMAN GILCHRIST: I think that's an excellent point, Commissioner that we
18 are going to redistricting this year and you're absolutely right it will certainly look
19 different. But you know, anecdotally I think that this may be a good time to begin to
20 explore this for sure given the fact that we're going through redistricting and what that
21 will look like. So excellent point to raise on that for sure. Thank you, Commissioner.

22 MS. FRIERSON: Chairperson Gilchrist, this is Commissioner Frierson. I have a
23 question.

1 CHAIRMAN GILCHRIST: Yes, ma'am.

2 MS. FRIERSON: I definitely agree that we do not want to miss out on any
3 opportunities and we have to of course maintain a great dialogue with County Council.
4 But in your opinion what is the best way for us to be proactive, include County Council,
5 and make the community-at-large aware at the same time? Do we need an *ad hoc*
6 committee or what is your recommendation as to what we can do to be proactive?

7 CHAIRMAN GILCHRIST: Well, I welcome an opportunity, Commissioner, thank
8 you for bringing that up, I welcome the opportunity for us to create an *ad hoc* committee
9 for those who may have some interest in this. We certainly work with Staff to begin to
10 think through what might be the best approach to present to County Council in the form
11 of, whether or not it's some type of zoning classification or whatever the case may be,
12 but to be able to come up with some ideas that we can offer to the Council and be able
13 to seek their guidance to us about how they think we should incorporate or not
14 incorporate into what we're doing with regard to the Code. I think bringing this up in light
15 of the fact that we are in the process of rewriting our Code may very well be appealing
16 to the County Council. So I welcome the opportunity if the Commission so desires to
17 have an *ad hoc* committee for those that are interested in serving, and we just kick our
18 shoes off and think about what's the best approach to come up with a couple
19 recommendations.

20 MS. FRIERSON: Okay, well then Chairperson Gilchrist, if you do appoint an *ad*
21 *hoc* committee I'd like to be a member of it cause I'm interested.

22 CHAIRMAN GILCHRIST: Okay, great. Thank you, Commissioner Frierson.

23 MS. FRIERSON: You're welcome.

1 CHAIRMAN GILCHRIST: Are there any additional comments on this from the
2 other Commissioners and Staff?

3 MR. DENNIS: Chairman Gilchrist, this is Commissioner Dennis.

4 CHAIRMAN GILCHRIST: Yes, sir Commissioner.

5 MR. DENNIS: Yes, getting back to the opportunity zones, I don't think an *ad hoc*
6 committee is warranted here for us to do that. I really think that this should be
7 something that the community involved. I think us as Planning Commissioners making
8 our own *ad hoc* committee and then asking people to join, I don't think that's the right
9 avenue to do this. I think personally, because we're not elected officials and we're
10 appointed officials, I think us getting into the community, within our communities on
11 working with people to get these opportunity zones going, because there's so many
12 people out there right now working with Senator Tim Scott that's already ahead of the
13 game. And I imagine it's gonna be probably a month or two before we start seeing stuff
14 coming in front of us, and I think we really have to be careful with how we do that in
15 regards to if we have to rezone something with it in an opportunity zone; is it zoned
16 right? If we're on that committee pushing it then – and we don't use everything available
17 to us we could actually get into some of the weeds like some of the cases earlier today
18 that we had. And it could be taken the wrong way.

19 CHAIRMAN GILCHRIST: Thank you, Commissioner Dennis. You know, one of
20 the things that might be a better approach with this is to allow it to come from Council
21 and be able to suggest to Council that the Commission has had a conversation about it
22 and to be able to explain. I'm happy to come to a County Council meeting and be able
23 to, at least from a high level, talk about why we think it's something to at least consider

1 and then let Council give direction on exactly how they feel like we should maybe move
2 forward with that. What do y'all think about that?

3 MR. BRANHAM: Yeah, I wonder, too. I don't know where the County Office of
4 Economic Development stands, whether and how they may already be incorporating
5 opportunity zones to their plans, so yeah. I could definitely see at least trying to get a
6 leg in between Council, potentially us and that office. Coordination would be great.

7 CHAIRMAN GILCHRIST: Yep. Commissioner Dennis, were you gonna make
8 another comment?

9 MR. DENNIS: I was also gonna kinda suggest the same thing but Commissioner
10 Branham just brought up, I think we, I think it would be good for us to get on County
11 Council's calendar and actually start a conversation with them to make them well aware
12 of this, and that there are plenty of us willing to help talk about it and getting it out into
13 the community. I really think the community involvement is very, very needed in this,
14 instead of us doing it for them. Because the community, they have the pulse of their
15 community, they know what they need and they have plenty of people out there that's
16 willing to invest in their community that could benefit from this, not financially but benefit
17 their community. There's plenty of people that is willing to invest in their community.

18 MS. FRIERSON: Chairperson Gilchrist, just for clarification, when I made that
19 suggestion I did not mean to exclude the community, I just meant that we as a
20 Commission as we try to go forward, if we needed to I guess brainstorm or figure out
21 what our approach would be, that's what I meant by stating that I'd be willing to serve on
22 such a *ad hoc* committee. Not to take anything away from anyone or exclude anyone,

1 that's all I meant that we as a Commission needed to get together and come up with
2 concrete plans and not exclude anyone. That's what I was talking about.

3 CHAIRMAN GILCHRIST: Yeah, I think you're talking about leadership, you know,
4 providing some leadership around the issue and I totally agree with that. I think that's
5 critically important. You know, the other thing about the investment, as I listened to the
6 cases today for example, I mean, you know, we don't know what, had someone come to
7 Richland County and offered to do a project, whether it's a deer processing center or
8 whatever, how that could've potentially impacted our decisions regarding something like
9 that, if in fact an area like that, that we were aware, both the Staff and the Commission,
10 that this kind of designation, you know, was there. So yeah, I would agree with all those
11 points and I just think sometimes that because of its implications [inaudible] because of
12 the implications of economic development even your community development block
13 grant office, I mean, there's so many overlaps in this that I think – and with the Code –
14 that it might be an opportunity to allow Council to give us some direction. Being able to
15 present to them that this is a conversation that has come up on the Commission on
16 numerous occasions, we see value in being able to at least come up with some type of
17 recommendation on what we do to move forward and let Council give us some
18 guidance about what that looks like at that time. Allow us to maybe put together a
19 committee that can move forward with determining if in fact it becomes some type of
20 overlay or whatever the case may be as it relates to the work that we do on the planning
21 side. Any additional comments?

22 MR. DENNIS: Chairman Gilchrist?

23 CHAIRMAN GILCHRIST: Yes sir, Commissioner Dennis?

1 MR. DENNIS: What would be our best way to get on County Council's calendar
2 and possibly talking to them and creating a town hall and getting some people
3 interested that way? What would be our next step as a Commission to really sit down
4 with County Council and get this rolling?

5 CHAIRMAN GILCHRIST: Mr. Price, would this be something that we put on the
6 Agenda for Council? Or asked to be put on the Agenda for Council? Hello?

7 MR. PRICE: Sorry about that. Just kind of thinking off the top of my head right
8 now, this may be good to have this discussion with the, maybe the Chair, Vice Chair of
9 Council at this time, actually or maybe, yeah have that discussion with them as to
10 whether they, what they feel is the best approach to get it on the Council Agenda.

11 CHAIRMAN GILCHRIST: Okay.

12 MR. ?: Mr. Chair, if I could just comment.

13 CHAIRMAN GILCHRIST: Yes, sir Mr.

14 MR. ?: I'm happy to take that up to our Administration and determine if they're
15 willing to have a discussion with the Chair. And, of course, we would invite you and any
16 others from the Commission you feel would need to be part of that conversation to
17 move that as part of a Council Agenda item.

18 CHAIRMAN GILCHRIST: Mr. Planning Director, that sounds good. And once you
19 guys can figure that out then we can make the Commission aware and those that would
20 like to be a part of it as Ms. Frierson described as maybe a committee or whatever,
21 those who have interest in it could join us in a discussion with the Council for sure.

22 MR. ?: Yes, sir.

1 CHAIRMAN GILCHRIST: Sounds like a plan. How's everybody else feel about
2 that?

3 MS. FRIERSON: Sounds good.

4 MR. BRANHAM: Yep.

5 MR. DENNIS: It sounds good here. I'm ready to rock and roll on it. We need to
6 take the bull by the horns on this one and get this one going.

7 CHAIRMAN GILCHRIST: I agree. Well, I appreciate the healthy conversation and
8 those who've done your research on this. And I, again I see it as an opportunity, and
9 we, my last comment on this, we can't do any worse to create another venue by which
10 we provide another tool in this County to ensure that we're doing what we need to do to
11 encourage and help with development in the most aggressive means, and particularly
12 post-Covid and all the things that we all recognize will be with us for some time. It's
13 gonna require that we be very intentional about what we see on that front. And this is
14 just another tool and we hope that there'll be many others, but this is another tool that
15 we can offer up to be able to help with the work that we're doing. So again, I wanna
16 thank this Commission for the work that you continue to do and for not only your
17 diligence around these issues but your wealth of knowledge about how we should
18 proceed. And I look forward to our Planning Director following up with the Council and
19 following back up with us on what our next steps could be on that. Make sense?

20 MR. BRANHAM: Yeah, it does.

21 CHAIRMAN GILCHRIST: Okay, good deal.

22 MS. FRIERSON: Makes sense.

1 CHAIRMAN GILCHRIST: I will leave it there and we don't need to take any votes
2 on that do we Mr. Price?

3 MR. PRICE: No, sir.

4 CHAIRMAN GILCHRIST: Okay. Moving right along in the Chairman's Report.
5 Just any update on the rewrite?

6 MR. CROOKS: Yes sir, Mr. Chair, this is Mr. Crooks.

7 CHAIRMAN GILCHRIST: Okay.

8 MR. CROOKS: We are looking to get scheduled with Council some one-on-one
9 meetings to discuss the zoning map within their individual districts, have those
10 conversations as we're going through this remapping process. Our target is to beginning
11 to have the various pieces of the rewrite published either later on this month or early
12 next, with the intent to bring it to y'all with a recommendation, I believe we're targeting
13 March now. And then getting it passed through Council later on, I think with the final
14 adoption in June. So we are going through that process, finalizing the zoning map as
15 well as we had a discussion, I believe it was last week, with the consultant on
16 comments and the recommended changes that we are recommending and they are
17 going through and making those edits now. So hopefully it will not be too much longer
18 before you have that available and we are looking to take action upon it.

19 CHAIRMAN GILCHRIST: Okay. Thank you, Mr. Crooks. The only other thing that
20 I wanna just put on the Commission's radar screen, and this is about site plans that are
21 proposed, when people come in to propose their various development projects, you
22 know, Covid has certainly changed how we all do business, from Zooms to just how we
23 conduct business on a daily basis. And that is certainly impacting people who come

1 before us asking and have asked for certain zoning classifications, all but to find out,
2 and as they're doing their site planning and all, to find out that market conditions and
3 other conditions have, due to Covid, may have caused some alterations in some of that.
4 And so one of the things that I just wanted to put on this Commission's radar screen,
5 and we can talk about this at some point later, but to begin to think about whether or not
6 we should have some remedy in place that allows people some type of forbearance or
7 whatever you wanna call it, to – for those who may have been impacted due to Covid
8 regarding their site plans and things that they may have proposed when they came
9 before us or before County Council, but things may have changed due to situations
10 regarding Covid. Not suggesting that that's applicable to every case but it may require
11 us to think about whether or not, on a case by case basis, that's something that, you
12 know, we entertain at some level. And so I just wanted to put that out there. I've gotten
13 a couple of calls from folk who's situations have changed because of Covid, due to the
14 development plan that they had proposed initially. And there's some modifications that
15 they need to consider and, or would like to consider if in fact that's an option. And I don't
16 know where, who's responsible for that but it has been brought to the Planning
17 Commission's attention and I just wanted to make sure that I share that with our
18 Commission and our Staff. And as we continue to move forward if we continue to hear
19 about those particular situations, we at least have some reference to, you know, that's
20 happening. That's all I have on the Chairman's Report. Down to Item VI, Planning
21 Director's Report.

22 MR. PRICE: Mr. Chair –

1 MR. ? : Mr. Chair, I didn't see it in the packet but the results from the last zoning
2 public hearing, we'll make sure we get that to the Commission.

3 CHAIRMAN GILCHRIST: Okay, great.

4 MR. PRICE: Yeah, I believe the reason why it was not in the package was
5 because in February when we met we gave you the report of Council from December,
6 and because the Council did not meet in January there was no report of Council to
7 provide at this time.

8 CHAIRMAN GILCHRIST: Okay. Well thank you very much for that, Mr. Planning
9 Director and Mr. Price. Is there anything else to claim our attention today?

10 MR. PRICE: I believe one thing that you and I have discussed before and I think
11 this is something you were going to attempt to take up with the other Planning
12 Commission Members and that was about contact information on the website.

13 CHAIRMAN GILCHRIST: Oh yes. Thank you, Mr. Price. Yes. Would you like to
14 move forward with that? So I mentioned to Mr. Price that I had been inquired about why
15 information from the Planning Commission, in terms of our contact information, is not on
16 the website like other boards and commissions. And I mentioned that to Mr. Price and
17 he said, well we certainly can bring that up and I forgot to write it on my little list of
18 things today. But if this Commission is so inclined to have your contact information
19 placed on the website just as the other boards and commissions are in the County, I
20 think that's something that, you know, for Council to have, I think it's important for the
21 Administration, and anybody else who wants to reach out to the Commission there is no
22 reason why ours shouldn't be there and other boards and commissions are there. So if
23 – I welcome any comments on that from the Commission, if you feel like you don't want

1 anybody contacting you, that's fine or, but if not I think that's something we should look
2 at and have Staff just get whatever information you want available for people to be able
3 to reach any of us.

4 MR. PRICE: Well Mr. Chair, I was just gonna point out, I think – and this is a
5 discussion I think you, you know, the Planning Commission should have, but I do think
6 there's some concerns with either, you know, this is a kind of should everybody's
7 contact information be on there, or if the Planning Commission's comfortable with just
8 certain members having their information on, because those would be the people that
9 would be contacted by, you know, I understand when you talk about with Council or
10 even Administration maybe, but those people will also be the only ones contacted by
11 citizens as cases come before you.

12 CHAIRMAN GILCHRIST: Well you know, I think that if we're gonna move down
13 that road of putting our names on I want everybody's name on the list. We're all
14 commissioners and we're all appointed by County Council so if we're gonna put one
15 person's name on the list we all need to be on the list. We're not gonna put anybody's
16 name on the list, I mean, we're not, we try not to do that, that we don't do it at all. But if
17 we're gonna do it let's make sure that we're doing it in concert with everybody.

18 MS. FRIERSON: I agree with you, Chairperson.

19 MR. BRANHAM: Mr. Chair?

20 MR. DENNIS: Chairman Gilchrist?

21 CHAIRMAN GILCHRIST: Yes sir, Mr. Branham and Mr. Dennis.

22 MR. BRANHAM: Yeah, I was just gonna say I'm disinclined to it just because I
23 think we oughta try to promote uniformity of communications between the public and the

1 Members of the Commission as it relates to our cases. And we have a very reliable
2 channel of communication in place, you know, we don't have, like – we're not elected
3 officials so we just stand in a different position being that many of our [inaudible] are
4 *quasi*-judicial in nature so I know in the same way that, you know, we're not supposed
5 to kinda be influenced at a one-on-one level, for example, at an onsite review of a
6 property, I just would like to promote that uniformity of communication through an official
7 channel along the lines of what we do right now. That's my two cents.

8 CHAIRMAN GILCHRIST: Okay. Brother Dennis?

9 MR. DENNIS: I was gonna echo that because I have no problem giving my stuff
10 out, however, the emails that I used to receive email is my business email and I would
11 not want that business email tied to anything that has somebody sending some
12 comments into. I think that is not right at all. So if we were gonna do that and move
13 forward then the County should seriously look at giving us a County approved email to
14 keep that stuff separated. I know sometimes when I'm on Zoom if I don't get a chance I
15 can't change my thing cause my Zoom is my business, it's paid for by my business and
16 sometimes I'm logging on as quick as I can and I forget to change the name and I hate
17 that because I don't want none of that to connect because it should not connect. So if
18 County Council wanted us to do something that way we need serious says of having
19 communications come to us in a separate aspect than from our business emails.

20 CHAIRMAN GILCHRIST: Thank you for that, Mr. Dennis. Mr. Price, at one point I
21 thought we talked about that, that the Commission Members would have email
22 addresses, did we not?

1 MR. PRICE: I know that has come up before. There was some concerns from our
2 IT Department, being that that discussion took place a while ago I'd be more than happy
3 to get with our IT Department and hear what their concerns were, and maybe still are,
4 regarding providing email addresses to the Planning Commission Members, and not
5 just to Planning Commission but to other boards and commissions.

6 CHAIRMAN GILCHRIST: No, that makes sense. That makes sense. Well, any
7 other comments from the Commission on that? Well, and again I mean, I think in light of
8 the fact that we are offering ourselves up to be appointed by the Council to serve the
9 public, you know, anytime you're in the business of serving the public, the public has a
10 right to be able to reach you. And if we don't want that then we need to think about
11 whether or not this is something we wanna do, because I think at the end of the day it is
12 important to make sure that we're accessible. So if that accessibility means that we
13 need to, you know, look at maybe a County email, whatever, I mean, but you know, I
14 certainly wanted to bring it to the attention of the Commission and just see what your
15 pleasure would be on that as we continue to move forward. And again, all of this is
16 coming up because of what we're experiencing with Covid right now, I mean, it's just a
17 different world and it looks like it's gonna be that way for a while as we tend to move
18 forward. So anyway, thank you so much for your comments on that and thank you, Mr.
19 Price, for reminding me of bringing that up for sure. Alright, is there anything else that –
20 so we'll let Staff check into that and get back with us. Is there anything else to bring to
21 our attention today?

22 MR. CROOKS: Mr. Chair?

23 CHAIRMAN GILCHRIST: Yes sir, Mr. Crooks?

1 MR. CROOKS: I can let Mr. Dennis go first.

2 CHAIRMAN GILCHRIST: Mr. Dennis, okay.

3 MR. DENNIS: Yes, sir. I just wanted to ask a quick question about the rewrite.

4 You know, we had two cases today, and well one case that I had a passionate plea for.

5 Would that be something that we should start emailing them to look at something like

6 that in this? For like certain types of businesses that really fit in the rural area than it

7 would a city or, I mean, would that be the avenue I should really go or should we look at

8 something else?

9 CHAIRMAN GILCHRIST: I'm missing what you're asking me.

10 MR. DENNIS: So our Code rewrite, would it be a good thing for me to bring up to

11 the consultants such as a deer processing plant in a rural area, because that fits a rural

12 area. But it wouldn't fit on Polo Road.

13 CHAIRMAN GILCHRIST: Yeah, no that does make sense. And you know what,

14 it's interesting you bring that up because I wrote that down as a note. No, I think that is

15 appropriate to, particularly, I think I may have asked during the proceedings whether or

16 not we knew what zoning classifications these particular operations fall within and we

17 weren't really sure about that. So yeah, I think that's absolutely appropriate to ask that

18 question.

19 MR. DENNIS: Yeah, I just think it's – cause that's one thing we've just identified

20 so now I'm curious once we identified that, what other things are gonna pop up?

21 CHAIRMAN GILCHRIST: Sure. I'm sorry, I didn't mean to cut you off.

22 MR. DENNIS: Oh no, you're good, you're good. I'm on the phone so nothing

23 really works right. I guess Spectrum doesn't like me today.

1 CHAIRMAN GILCHRIST: Well no, I think you make an excellent point on that
2 and, you know, here again I think this is part of the reason why the Code rewrite is so
3 critically important and so, to the degree that our Commissioners have that type of input
4 we certainly want to make sure that that is at least considered as we bring a close to
5 this rewrite. So yeah, I think that's an excellent point.

6 MR. CROOKS: Mr. Chair, I just wanna – so Mr. Dennis, if you do have specific
7 things like that please send them to us and what exists as the previous draft, I mean,
8 now is, that's up on the project website, weplantogether.org, so if there's things on there
9 land use wise that you're thinking, okay this doesn't really make sense, I mean, I think
10 now would definitely be the time to do that if you haven't already sent any of that stuff in.
11 Like I said, I mean, this will be coming back before the Body so, and we are, once we
12 have that draft available we were going to be looking to have specific meetings, work
13 session with you all as we have in the past so we could get additional comments and
14 feedback prior to the meeting and address those issues there as well going forward. So
15 there is, you know, a variety of ways that you can, you know, have those things
16 addressed right now but, you know, if there's specific things like that you can go ahead
17 and send that to us or if you wanted to wait a few weeks whenever we have the draft
18 ready, you know, that's an appropriate time then at a work session or PC as well, but for
19 things like that, yeah you can go ahead and send it to us.

20 MR. DENNIS: Okay, copy that. Yeah, I got the website pulled up, I was gonna
21 send something a little bit later this afternoon. I'll probably send it and bring it up in our
22 work sessions.

23 MR. CROOKS: Okay.

1 CHAIRMAN GILCHRIST: Great, great. Alright, good deal.

2 MR. CROOKS: So Mr. Chair, I just wanted to bring to the Commission's
3 attention, as you may or may not be aware for those of you that are new, we've been
4 doing the Sandhills planning process for a while; previously been describing it as the
5 Pontiac planning process, so that Rediscover Sandhills Plan, we are getting to the point
6 of being ready to bring that before this Body and then Council for adoption. So we're
7 looking to have a draft plan available and ready for the public review next week, so I
8 wanted to let you all know that that draft plan, we're looking to have that available next
9 week. And then we are planning to have a public meeting on that draft plan on March
10 the 24th via Zoom and so I just wanted to make you all aware about that, put that on
11 your radar in case you wanted to take a look at that in advance, attend the meeting,
12 what have you. But we're looking to bring that plan forward before this Body later on in
13 April with a resolution to take action on that and recommend that to County Council as
14 we have with previous plans in the past. So I just wanted to make you all aware of that
15 and I can forward on the various information to the project website for that process as
16 well. So I just wanted to bring that to you all's attention and make you aware of those
17 dates.

18 CHAIRMAN GILCHRIST: Great. And you'll, I'm assuming you'll be circulating the
19 draft plans to the Commission?

20 MR. CROOKS: Yes I can. Once we have it available I will send that to you all as
21 well and then once we get to the, I guess the final draft if you will, once we have the
22 public meeting, that'll definitely be sent to you all in advance of the April meeting as
23 well, or when that's ready for action.

1 CHAIRMAN GILCHRIST: Okay.

2 MR. DENNIS: I got one thing real quick.

3 CHAIRMAN GILCHRIST: Yes sir, Mr. Dennis.

4 MR. DENNIS: Yes, can you send that out to us in an email with all the dates of all
5 the public participation too, just so that we have all that?

6 MR. CROOKS: So the upcoming dates?

7 MR. DENNIS: Yeah, all the upcoming dates of anything that the public can see I
8 would love to have that. And anything moving forward I would love to have on anything
9 we do. If we could just get a Commission email to all of us just to list that stuff, because
10 it's, it helps so much having that information for us in the future.

11 MR. CROOKS: Yeah, I can definitely share with what we're looking at for those
12 steps, yes sir.

13 MR. DENNIS: Thank you very much.

14 CHAIRMAN GILCHRIST: Great. Yes, absolutely. Any additional comments?

15 MR. YONKE: Has there been any guidance yet about us meeting in person again
16 in the next several months? I've seen school districts meet, we go we wear the masks.
17 Any guidance yet?

18 ADMINISTRATOR: This is the Administrator, how are you sir?

19 MR. YONKE: Good, how are you?

20 ADMINISTRATOR: So the County Council just discussed briefly at our recent
21 Corona Virus *ad hoc* committee meeting that they're going to consider what the Council
22 may do concerning those meetings. But right now they have not given any definitive
23 direction as to what they will do and how soon they will do it.

1 CHAIRMAN GILCHRIST: Okay. Thank you Mr. Administrator for that update for
2 sure.

3 ADMINISTRATOR: You're very welcome, sir.

4 CHAIRMAN GILCHRIST: Yes, sir. Alright, any additional comments? Alright if not
5 the Chair will entertain a motion to – Mr. Dennis, you had something?

6 MR. DENNIS: No, I'm good, my wife opened the door.

7 CHAIRMAN GILCHRIST: Oh okay, alright. If not the Chair will entertain a motion
8 to adjourn.

9 MR. PRICE: Mr. Chair, before you go I'd just like to point out, this is probably one
10 of the better meetings that I think we've had in quite a while, great discussion from the
11 Planning Commission. And I think, you know, as we continue forward, as we continue to
12 have more discussions, you know, and if you want to include, I think this will make it so
13 much better going forward.

14 CHAIRMAN GILCHRIST: No, thank you Mr. Price, I totally would agree, great
15 discussion today. And thank you for all the Commissioners weighing in. Perspective is
16 good and it helps with getting the right, getting us to the right place with the types of
17 responsibilities we're charged with. So thank you all very much for that and thank you
18 Staff for the work that you continue to do to help us stay on the straight and narrow, so
19 thank you for that point. Alright, Chair will entertain a motion to adjourn.

20 MR. DENNIS: Motion to adjourn.

21 CHAIRMAN GILCHRIST: Thank you, Mr. Dennis. Alright everybody, have a good
22 –

23 MR. PRICE: You gonna take a vote on that?

1 CHAIRMAN GILCHRIST: Huh?

2 MR. PRICE: Are we gonna take the vote on that?

3 CHAIRMAN GILCHRIST: Well my hope is that there will be a unanimous vote,
4 but Mr. Price, if that's something we need to do for the Record let's do it. All in favor
5 signify by saying aye.

6 Aye.

7 CHAIRMAN GILCHRIST: Alright, thanks. Thanks everybody.

8 *[Meeting Adjourned: _____]*

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