

RICHLAND COUNTY PLANNING COMMISSION**December 6, 2021 Zoom Meeting**

[Members Present: Christopher Yonke, Gary Dennis, Bryan Grady, Terrence Taylor, Stephen Gilchrist, Mettauier Carlisle, Jason Branham; Absent: Frierson]

Called to order: _____

CHAIRMAN GILCHRIST: Okay, I'd like to call the December 6th Planning Commission to order. Please allow me to read into the Record. In accordance with the Freedom of Information Act a copy of the Agenda was posted on the radio, television stations, newspapers and provided to persons requesting notification, and placed on the bulletin board in the county administration building. And so we thank all of you for joining us here on our last meeting of the year of the Planning Commission and thank you for being here in person. First item on our Agenda additions and deletions to the Agenda. Mr. Price?

MR. PRICE: Yes, sir. We wanted to make sure we started including that on the Agenda. So at this time it's not necessarily, you know, an addition or deletion of any items on there but the Agenda was revised and you should have received, I just gave you a copy of it and so the revised Agenda just was to include for the adoption of the 2022 calendar, which I'm sorry I need to get you a copy of, and also the election of officers which is something we'll discuss at the end of the meeting.

CHAIRMAN GILCHRIST: Those items have already been added to the Agenda under Other Items to discuss, is that right?

MR. PRICE: Yes.

1 CHAIRMAN GILCHRIST: That's correct, okay. Alright, since it's already on the
2 Agenda I don't think we need to have a motion or anything of that nature. We just move
3 forward. Item number four which is the approval of the Consent Agenda. The Chair will
4 entertain a motion to approve the Consent Agenda.

5 MR. DENNIS: Mr. Chairman?

6 CHAIRMAN GILCHRIST: Mr. Dennis, Commissioner Dennis?

7 MR. DENNIS: Yes sir, I make a motion to pull items one and two from the
8 Consent Agenda for discussion.

9 CHAIRMAN GILCHRIST: Okay, it's been moved and properly seconded that on
10 the Consent Agenda we pull items one and two for discussion. Is there a second?

11 MR. BRANHAM: Second.

12 CHAIRMAN GILCHRIST: Okay, all in favor signify by roll call vote, Mr. Price.

13 MR. PRICE: Excuse me, those in favor, Gilchrist?

14 CHAIRMAN GILCHRIST: Aye.

15 MR. PRICE: Yonke?

16 MR. YONKE: Aye.

17 MR. PRICE: Carlisle?

18 MR. CARLISLE: Aye.

19 MR. PRICE: Dennis?

20 MR. DENNIS: Aye.

21 MR. PRICE: Grady?

22 MR: GRADY: Aye.

23 MR. PRICE: Taylor?

1 MR: TAYLOR: Aye.

2 MR. PRICE: Branham?

3 MR. BRANHAM: Aye.

4 MR: PRICE: Alright, the motion passes.

5 *[Approved: Gilchrist, Yonke, Carlisle, Dennis, Grady, Taylor, Branham; Absent:*
6 *Frierson]*

7 CHAIRMAN GILCHRIST: Okay, thank you for that, Commissioners. We will
8 move right along, and just for the Record, Road Names were also included in our
9 Agenda.

10 MR. PRICE: They were no Road Names at this time.

11 CHAIRMAN GILCHRIST: Moving right along to our first case, Mr. Price.

12 **CASE NO. 21-037 MA:**

13 MR: PRICE: Alright, the first item is Case 21-037 MA. The applicant is Debra
14 Stratton. The location, there's one correction, that I apologize, but the location is 2241
15 and 2133 Clemson Road. The Applicant is proposing to rezone – it comes out to a total
16 of 4.16 acres from Neighborhood Commercial to Residential, multi-family, high density
17 or RMHD. The Staff's review of this request found it to be consistent with the objectives
18 of the Comprehensive Plan for this area and as such Staff has recommended approval.

19 CHAIRMAN GILCHRIST: Okay, any questions for the Staff on this case? We do
20 have a couple persons signed up to speak. When I call your name, please give us your
21 name and your address for the Record. The applicant, Debra Stratton.

22 **TESTIMONY OF DEBRA STRATTON:**

23 MS. STRATTON: Hi, Debra Stratton, 1711 Gervais Street 29201.

1 CHAIRMAN GILCHRIST: Alright, is there anything you would like to share with
2 us about this particular case?

3 MS. STRATTON: No, I think it's gonna be a really positive use of the property.
4 It's an odd shaped parcel and I think there's a great need for it in that neighborhood.

5 CHAIRMAN GILCHRIST: Any questions for the Applicant? Thank you, Ms.
6 Stratton.

7 MS. STRATTON: Thank you.

8 CHAIRMAN GILCHRIST: George Tellis Jr. Again, your name and address for the
9 Record.

10 **TESTIMONY OF GEORGE TELLIS:**

11 MR. TELLIS: George Tellis and I am 67 Millside Circle, Greenville, South
12 Carolina. I'm with NVAH Partners, we're the ones that have this land under contract and
13 we would be the developers. And I'm here to answer any questions you have or might
14 have about the future use.

15 CHAIRMAN GILCHRIST: Any questions for Mr. Tellis? No. Thank you.

16 [Inaudible]

17 **TESTIMONY OF ?:**

18 ?: Yes, I'm the owner of Stop and Save Inc. and Debra, she represent me and
19 everything. She knows more than I do but if you need any questions. I bought that three
20 years ago and there's lots of involvement now on Clemson Road so I don't know if you
21 need any question, I can answer it.

1 CHAIRMAN GILCHRIST: Okay, questions for [Inaudible]? Thank you, sir. That's
2 all we have signed up to speak on this case. Mr. Price, on the map if we can make this
3 a little larger so we can see where this is located exactly. Guys, please, sorry.

4 MR. PRICE: Yes. If you're familiar with Clemson Road this is right across the
5 street from the Harmony Assisted Living Facility and it's just down the street. If you
6 could just go out just a little bit. It's right near intersection of Hardscrabble and Clemson.

7 CHAIRMAN GILCHRIST: So, you said it's across the street from that assisted
8 living place?

9 MR. PRICE: Yes, sir. Tommy can you put a screen view up there? Maybe help
10 familiarize you with the location.

11 CHAIRMAN GILCHRIST: Oh, how much more commercial development is taking
12 place along that corridor?

13 MR. PRICE: That's a good question. I'm trying to go off the top of my head.
14 Seems like most of the commercial that is taking place is taking place from Farrow
15 Road going toward more the interstate. The latest developments that we've had along
16 this section of Clemson Road is, Tommy, if you kind of go toward the left, is the
17 development of Killian Terrance Apartments which is right near Longtown and Clemson
18 Road which Tommy has his mouse over. And also there's a small commercial
19 development right in front of it, has I believe tire repair, medical facility and a East Bay
20 Deli eatery. And some other restaurants along that area which are across the street.
21 Most of the development is taking place along this area is off Farrow going toward the
22 interstate as I previously stated. And of course I want to make sure I don't leave out this
23 section where you see Lexington Medical. I think that's probably one of the largest

1 developments that has taken place but most of the other commercial uses that you see
2 that front on Clemson Road have been there for a little bit of time now.

3 CHAIRMAN GILCHRIST: So with the new Code rewrite, how does something
4 this particular, I'm just curious to know, something like this, it seems to me that we are,
5 this particular area, I'm somewhat familiar with this area, is coming more commercial in
6 nature. And more specifically with some of the designations we asked for in the rewrite
7 would probably make this more applicable, too, at that level of development, which is
8 kind of what I was just curious about.

9 MR. CROOKS: So in terms of the rewrite, I mean, I can't speak to what exactly
10 this would be; if we wait a couple more weeks we'll probably have something released
11 and finalized at that point, but this being a neighborhood activity center, you'd be
12 looking at, so the most equivalent in terms of the NC which is probably something along
13 the lines of NB1 for a lot of this, depending on where it's at, maybe some MU2 but
14 probably unlikely. But we'd be using the language of the plan in terms of how that area
15 should be mapped. So things like the requested zoning district as well as things along
16 those lines so, looking at OINC, RSHD, RMMD, RMHD, so what those equivalents are
17 in terms of the new Code. So anything from R4, R5, R6, MU1, INS, as well as some
18 general commercial, most likely. So you'd be looking at something similar to what the
19 request is in terms of level intensity, types of uses, things of that nature.

20 CHAIRMAN GILCHRIST: Okay, thank you. Any other questions for Staff on this
21 particular case? If not the Chair will entertain a motion on Case Number 21-037.

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

23 CHAIRMAN GILCHRIST: Yes, sir, Mr. Dennis.

1 MR. DENNIS: Yes, sir. I'd like to send Case Number 21-037 to County Council
2 for approval.

3 CHAIRMAN GILCHRIST: Is there a second?

4 MR. CARLISLE: I'll second.

5 CHAIRMAN GILCHRIST: It's been moved and properly seconded that we send
6 Case Number 21-037 forward to Council with a recommendation of approval. All in favor
7 signify by roll call vote, Mr. Price.

8 MR. PRICE: We have a motion for approval of this request. Those in favor,
9 Gilchrist?

10 CHAIRMAN GILCHRIST: Aye.

11 MR. PRICE: Yonke?

12 MR. YONKE: Aye.

13 MR. PRICE: Carlisle?

14 MR. CARLISLE: Aye.

15 MR. PRICE: Dennis?

16 MR. DENNIS: Aye.

17 MR. PRICE: Grady?

18 MR: GRADY: Aye.

19 MR. PRICE: Taylor?

20 MR: TAYLOR: Aye.

21 MR. PRICE: Branham?

22 MR. BRANHAM: Aye.

23 MR: PRICE: Motion passes, 7/0.

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

3 CHAIRMAN GILCHRIST: Okay, unanimous approval. And just so that you know
4 we are a recommending Body to County Council. They will meet back in these
5 chambers again on December the 16th. I would encourage you at that time to come
6 back to that meeting at that time. Thank you very much. Alright, moving right along to
7 the next case.

8 **CASE NO. 21-039 MA:**

9 MR. PRICE: Alright, the next item is Case 21-039 MA. The Applicant is Judith
10 Griffin. The location is on Broad River Road. The Applicant's requesting to rezone a little
11 more than five acres from rural to light industrial. Upon Staff's review we found that this
12 request is not consistent with the objectives of the Comprehensive Plan for the
13 designation for this area of a neighborhood activity center. According to the plan a
14 neighborhood activity center should provide commercial and institutional uses
15 necessary to support the common day to day demands of the surrounding
16 neighborhoods of goods and services. The requested zoning designation will permit
17 uses that are out of character with the uses recommended according to the
18 neighborhood activity center and for these reasons Staff recommends disapproval.

19 CHAIRMAN GILCHRIST: Okay, questions for the Staff? I have no persons
20 signed up to speak for or against this particular case. Is there anyone in the audience
21 that is here for this particular case, Case number 21-039? Okay, thank you. So we have
22 no persons signed up to speak for this case so the Chair will entertain a motion if any of
23 the Commissioners have anything to say about it. Mr. Dennis?

1 MR. DENNIS: I make a motion.

2 CHAIRMAN GILCHRIST: Yes, sir.

3 MR. DENNIS: Yes, sir. Send case number 21-039 MA to County Council for
4 disapproval as outlined in the conclusion of Staff's comments.

5 CHAIRMAN GILCHRIST: Is there a second?

6 MR. BRANHAM: Second.

7 CHAIRMAN GILCHRIST: Okay, it's been moved and properly seconded that we
8 send Case Number 21-039 MA forward to Council with a recommendation of
9 disapproval. Any other discussion? If not, Chair will entertain a roll call vote, Mr. Price.

10 MR. PRICE: Alright, those in favor of the motion of disapproval of this request.
11 Gilchrist?

12 MR. GILCHRIST: Aye.

13 MR. PRICE: Yonke?

14 MR. YONKE: Aye.

15 MR. PRICE: Carlisle?

16 MR. CARLISLE: Aye.

17 MR. PRICE: Dennis?

18 MR. DENNIS: Aye.

19 MR. PRICE: Grady?

20 MR: GRADY: Aye.

21 MR. PRICE: Taylor?

22 MR: TAYLOR: Aye.

23 MR. PRICE: Branham?

1 MR. BRANHAM: Aye.

2 MR: PRICE: That motion passes, the motion for disapproval.

3 *[Approved to deny: Gilchrist, Yonke, Carlisle, Dennis, Grady, Taylor, Branham; Absent:*
4 *Frierson]*

5 CHAIRMAN GILCHRIST: Again, we are a recommending Body to County
6 Council and they will meet in these chambers again on December the, I didn't say the
7 26th earlier, did I? Hope not. I think that's it.

8 MR. PRICE: Yes, sir, we move on to section V, Land Development Code rewrite
9 updates.

10 CHAIRMAN GILCHRIST: So if you're here for a case that you did not hear that
11 was called it was actually on the Consent Agenda which means that we, it has been
12 placed on the Consent Agenda and you're welcome to come back to Council at that
13 time on December the 16th, okay.

14 MR. PRICE: Mr. Chair, I want to chime in. I don't know we always do this, but it
15 was on the Consent Agenda for approval.

16 CHAIRMAN GILCHRIST: Yes, yes.

17 MR. PRICE: Yeah, so just want to let you know that. So the recommendation of
18 the Planning Commission is for approval of this request as it goes forward to Council.

19 CHAIRMAN: That's correct. I'm sorry I missed that part, that's right. Okay, thank
20 you. Land Development Code.

21 MR. CROOKS: So Mr. Chair, I think we're probably going to be talking more
22 about 5B then 5A, even though 5A's kind of related as kind of the previous discussions
23 as it relates to the signage posting requirements. I think we've kind of talked about and

1 from Staff's perspective we still want to have some of that flexibility but in terms of, you
2 know, what does some of that non-site posting look like, I think that's related more
3 specific to kind of some of the criteria and thresholds that we're proposing as it relates
4 to some of that neighborhood mapping, or excuse me, neighborhood meeting. Sorry,
5 got mapping on my mind. So in relation to, you know, the signage posting requirements,
6 I think kind of how far out or what distance would we post, you know, kind of property
7 that's along some of those major intersections we kind of talked about last time. I think
8 we could use some of these same thresholds in relation to, you know, some of that
9 additional posting that we may or may not do as it relates to kind of the size of a site in
10 relation to what that zoning that's being requested is. So one of the things that we
11 haven't quite necessarily looked at is do we do this same thing based on acreage and
12 that zoning request. So treating all, you know, postings the same or do we also look at
13 the size of the posting but also what's the requested zoning district of that as well. So
14 we didn't really get into too much detail with it but that's kind of, we're kind of thinking
15 along those same lines as we are in relation to the pre application neighborhood
16 meeting. So that way if it is something where it's, you know, an industrial request, so if
17 someone comes in for HI, it's 50 acres, well, how much do we post outside of that site?
18 So do we do those major intersections that's a quarter mile or a half mile something
19 along those lines? And so we've kind of tried to tailor it a little bit that way, and so kind
20 of using some of these same elements related to the pre application neighborhood
21 meeting, thinking about these distances, that's kind of what we would be looking at in
22 relation to some of that posting as well. We haven't really come up with too much finality
23 with that which is why we don't have anything written down but just kind of wanted to

1 give you an idea of what we were kind of thinking about in regards to what some of
2 those additional posting requirements might be. Any questions on that? I know we don't
3 have anything written down but I just wanted to kind of give a brief update in relation to
4 it. That's, if that makes sense in kind of what we're thinking about, you know, and what
5 the Planning Commission's thoughts are on it so far.

6 CHAIRMAN GILCHRIST: Any questions? Mr. Branham?

7 MR. BRANHAM: So it sounds like you're focusing more on the size of the subject
8 parcel not so much the requested classification?

9 MR. CROOKS: In part yes, because I think in terms of what exactly those uses
10 may be you're obviously going to have different impacts. And so thinking about the
11 same way, and we'll get in a little bit more detail related to the pre application meeting,
12 neighborhood meeting stuff, but kind of the same lines of thinking is, you know, if you're
13 around something that's already a like use or a like zoning district you're going to have
14 less of an impact in terms of what, for a lack of a better term, encroachments you might
15 have from whatever those proposed uses could be. So if it's a like to like scenario, so
16 even a GC in an area that is, you know, major neighborhood commercial for instance,
17 you know, you're not going to have much as an impact in that area because it's already
18 primary commercial even though it's a heavier commercial. Verses if you're going in five
19 acres of GC in an area that's predominantly, you know, R2 or RSE for instance so in
20 that case you would probably want everybody a little further out to know because that
21 area of impact may be kind of a little bit larger based on the size but also the proposed
22 zoning district and what the uses with it. Am I making sense? I'm just kind of thinking
23 out loud in part here, too.

1 MR. BRANHAM: Part of what you're saying is that you would, unlike right now,
2 you would look to post beyond the parameters of the subject property.

3 MR. CROOKS: In part, yeah, depending on the size and what that potential
4 zoning request would be to, yeah.

5 MR. BRANHAM: I just, observation, I'd love to see something that created a
6 requirement for signage that's, like both parallel and perpendicular to the road. More
7 than once I've had a hard time finding property even when I had the address -

8 MR. CROOKS: Okay.

9 MR. BRANHAM: - and knew what I was looking for cause it's parallel by the way
10 the road [inaudible].

11 MR. CROOKS: Right, and I think that is one thing that we have identified too,
12 cause there's, I think we've gotten lots of comments in relation to that and I think it's in
13 part a lot of times it's who's doing the postings at times because the way that Mr. Price
14 will do it may be slightly different from the way that Tommy may do it, may be different
15 from the way that the land use inspectors also post, too. So it all, a lot of times it
16 depends who's doing the posting in relation to what, kind of how that is set up; whether
17 or not it's something where, alright they're both angled back-to-back or one's just
18 parallel, one's just perpendicular, something like that. That is one thing I do think that
19 we kind of want to kind of keep as being able to have some of that flexibility versus it
20 being an outright requirement just cause it makes our job a little easier cause if you
21 know, here it makes sense for these be parallel, here it makes sense for them to be
22 perpendicular and then here well, it's kind of an angled corner so we could just angle it
23 out where you're hitting both intersections.

1 MR. BRANHAM: Yeah, I don't know if we could just require that there would be a
2 minimum one in each direction or just at least a statement of intent, you know, to the
3 best of our ability that we provide.

4 MR. CROOKS: I'll take a look at that. Yes, sir.

5 CHAIRMAN GILCHRIST: Thank you sharing your perspective on this. I guess
6 one question I have is, especially for what you just shared with Mr. Branham, if we're
7 going to do this in a meaningful way Council's going to have to allocate you some more
8 money, aren't they?

9 MR. CROOKS: That's going to have to be part of the conversation and I think
10 that's one of the things that we have had some conversations with, and when I say we, I
11 mean we as Staff, because it's also, we don't know how much everything is going to
12 cost quite yet. I mean, we can, you know, do a best guess estimate with saying okay,
13 well, we know how much our current signs cost, how much may a new sign cost once
14 we have that ready, and then how many do we think we're going to have to have per,
15 you know, per request. How many request do we think we're going to have to have, and
16 so as part of the budget process that will probably be one of those things that we'll look
17 at and make sure that we are, you know, making an adequate request as part of that.
18 And so that will be one of the things that we'll have and as we're probably meeting with
19 Council in relation to the remapping and even once this goes back to Council, that'll also
20 have to be one of those things that's part of the conversation. What it could mean is,
21 you know, asking Council to increase the map amendment and variances and special
22 exceptions, so those application fees potentially so that way they cover the cost of the
23 posting is one way that we'd be looking at that is to insure, you know, that as we're

1 doing it it's covering the cost of what it is, which is what that fee is for. So that would be
2 what we'd probably looking at in most scenarios is just looking to make sure that that
3 fee covers any cost of posting in the like.

4 CHAIRMAN GILCHRIST: One of the things that I've come to experience on the
5 Planning Commission has been the need to increase code enforcement in the county.
6 Do we see this as an opportunity to be able to ask for a comprehensive allocation that
7 could include all of this?

8 MR. CROOKS: So I know code enforcement kind of across the board is
9 something that a lot of people have kind of looked at. So you know, obviously code
10 enforcement is not just us; it's the building division, it's solid waste, recycling, they have
11 their own code enforcement. The sheriff's department has their own separate code
12 enforcement officers in general. So it depends on who's enforcing what, who's doing
13 that. I can't necessarily talk to the positions necessarily, I think we were at one time
14 looking to hire, I think we still are, at least one position, if not more. I can let Mr. DeLage
15 address that more specifically since that's his purview.

16 CHAIRMAN GILCHRIST: Mr. Tommy?

17 MR. DELAGE: So yes, we do have an open position currently. Right now we
18 have two code enforcement officers for zoning violations, and specifically what we
19 would look at. However, my understanding is prior to me coming aboard in 2007, they
20 had additional officers; those positions were transferred to the sheriff's department
21 because they took over stuff like vegetation, unlicensed vehicles, things of nature. So
22 there is a potential to use this as a justification because our code enforcement officers
23 are also who we rely upon to post these properties. So additional posting requirements,

1 whether that includes additional signs or, you know, additional locations beyond just the
2 immediate property, will have an impact on their ability to perform their job also as code
3 enforcement officers, so.

4 CHAIRMAN GILCHRIST: So why did we send code enforcement officers to
5 sheriff's department?

6 MR. DELAGE: So that was something that happened prior to me. Originally the
7 zoning ordinance addressed some of those issues that the sheriff does now, like the
8 [inaudible] vegetation, I'm trying to remember what else they specifically look at.

9 MR. CROOKS: It's basically chapters 17 and 18.

10 MR. DELAGE: Yeah.

11 MR. CROOKS: The nuisance chapters effectively.

12 CHAIRMAN GILCHRIST: They arrest people for code violations now, huh?

13 MR. DELAGE: Those particular officers I'm not sure exactly what their powers
14 are, but their duties are for code enforcement. My understanding is that they issue
15 summons similar to what our code enforcement officers do, but I can't speak to as
16 whether or not they're actually constables or deputies and they carry firearms or have
17 the ability to make an arrest.

18 MR. CROOKS: The short answer to your question Mr. Chair, that would be,
19 budget implications would be something that we'd be bringing up to Council.

20 MR. DENNIS: So how much is an application fee right now?

21 MR. DELAGE: It's, for map amendments it's \$105.31 for the first 10 acres for a
22 straight rezoning, so to a typical standard district for PDD it's \$105.31 for the first 15
23 acres and then it goes in 10 acre increments after that. The fee used to be \$100.00 but

1 as they started doing the cost of living and those price adjustments, that's how we got
2 the odd number of \$105.31. That also applies for variances, and then special
3 exceptions are \$52.66, and that's dealing more of course with the Board of Zoning
4 Appeals.

5 MR. DENNIS: That money is primarily for signs and admin stuff, to help offset the
6 budget. Cause we don't know what we're going to get.

7 MR. DELAGE: Right.

8 MR. DENNIS: Okay. I just want to make sure I was hearing that right. Okay.

9 CHAIRMAN GILCHRIST: Well, the good news is inflation, everything else is
10 going up so we're in good shape.

11 MR. DELAGE: I can say that honestly if you look at it though, even in previous
12 times it doesn't reflect the cost of even just advertisement, let alone signage, so.

13 CHAIRMAN GILCHRIST: Any additional questions for the Staff on this particular?
14 So Mr. Crooks, I guess we're still sort of kind of figuring out, and you guys will continue
15 to come back to us with some additional recommendations and some of the, I think Mr.
16 Branham brought up the perpendicular options as well for signage and so.

17 MR. CROOKS: Yeah, I think for the signage postings we'll probably have
18 something a little bit more concrete for, if not the January meeting, particularly the
19 February meeting for sure. We'll have something a little bit more concrete in relation to
20 those signage posting requirements on what those might look like. So that way you can
21 actually see what the draft language for that specifically might look like. And then for 5B,
22 so that's pretty much what you have in front of you here. So as we've kind of discussed
23 previously and as you may recall when we did the adoption of the new Code when it

1 came before y'all, we made the recommendation that we should change the pre
2 application neighborhood meeting from a requirement back to an optional requirement.
3 Doesn't necessarily make sense when I just said that but making it optional versus
4 making it a requirement. We noted a couple of things in that related to, you know, how
5 we deal with looking at map amendments how you would be kind of, you'd have to treat
6 everybody generally the same in related to, you know, what would be a pre application
7 neighborhood meeting, you know, little old grandma with her rezoning versus big bad
8 developer, you'd have to kind of treat them the same. And so that was one of the issues
9 that we had with that, but knowing that Council would likely want this to be required, and
10 this was one of the things that we asked them and noted during a work session that we
11 had prior to the adoption process, you know, that this was one of the things that
12 previously was optional, it was changed to required, and now it has gone back to being
13 an optional item again. So this is why one of the things that was brought back to you all
14 because as part of that meeting mentioned that we might want to take another look at it,
15 see what changes we could make, talk about thresholds etc. And so one way to do this
16 is still treating everybody equal but looking at the request more particularly versus who
17 the applicant is. So here we're looking more so at kind of a size requirement in relation
18 to, you know, who should have to do this. When I say who, the request, so what types
19 of requests, the size of that request, basically, in relation to whether it's a residential,
20 non-residential or other requested zoning district. So primarily what we're looking at
21 here is leaving still a couple of things optional. So any map amendment requested is
22 two acres or less, so if you automatically have two acres that's kind of, that's the
23 threshold that you automatically have to have in order to make a map amendment. If

1 you're under two there's certain criteria that you automatically have to meet, which are
2 things related to compatibility and stuff like that. So for instance an R6 next to a GC, so
3 you have a high intensity residential right next to high intensity and commercial. So
4 something that's automatically going to make sense if it's less than two acres for that
5 request to take place. So, you know, leaving that as an optional request because of the
6 size and what it is there should not necessarily be any type of external impacts on a
7 community, on an area, etc. And then moving on to kind of that kind of next one that's
8 optional, so we're looking at 1(A)(2) at this point. So any map amendment request of
9 five acres or less for a non-residential based district adjoining another non-residential
10 based district. So basically what we're saying is, if there's a GC parcel here and
11 somebody's got two acres of GC over here, they don't need to have a pre application
12 neighborhood meeting because you're just basically expanding that commercial district
13 boundary by two acres. So not necessarily great impact to what that area is and the like.
14 Going on to (A)(3), so similar to the first but kind of looking at it from a residential
15 perspective, looking at 25 acres as kind of being that threshold. But one thing to note
16 here is a compatible residential zoning district, and so one thing that we didn't
17 necessarily include with this that we wanted to have for some of that conversation is
18 what does compatibility actually mean in terms of this. And so for an example to us, I
19 would probably go with kind of two districts up or two districts down. So let's say for
20 instance, an area is zoned R3, okay, they want to, someone wants to make a request to
21 R1, okay. Well, maybe let's go the other way, the area's R1, they want to make a
22 request up to R3. Okay, they've got, you know, 25 acres of this parcel it hasn't been
23 developed, everything else around it has been. Request to R3, okay, you're kind of at

1 the top level of intensity in terms of what could be compatible for that area. So that's just
2 kind of an idea of what we're considering compatible, but that was a point of discussion
3 that we wanted to have with you all of what would be an appropriate kind of additional
4 threshold if you will for that level of compatibility. You know, should you only be able to
5 go up one district before you have to have that neighborhood meeting or should it be
6 two in that case? So just kind of giving you an idea of what we were thinking about. For
7 me, I considering two to be an appropriate compatibility but if Planning Commission said
8 that was one, I mean, I think that would also be fine. Just kind of give you an idea of
9 what we're thinking about and kind of where we wanted to kind of pause here and have
10 some of that additional conversation, so.

11 MR. BRANHAM: You were right Mr. Crooks, definitely a spot to stop. And that
12 was absolutely my question what does compatible mean, so, thank you for sharing. I'm
13 sure whatever the definition is it would be codified right, part of the order.

14 MR. CROOKS: Yes, yes all of this is something that we would specifically be
15 putting in there in terms of here just, you know, what are we considering compatible. So,
16 you know, using that example of it's, everything is, you know, you got R1 here and then
17 there's, everything else is R2, well now you want to extend this R2 by 25 acres to the
18 west. Okay, that's appropriate if it's 25 acres or less to be considered compatible
19 without having to have this neighborhood meeting. But if you got 30 acres or 50 acres,
20 okay at that point you're still compatible but you're at this level where you should go
21 ahead and have that meeting because of the level of intensity that you're going to be
22 adding to it because of the scale.

1 MR. BRANHAM: Just my thoughts, at least, you know, I don't have the rewrite
2 memorized but the current residential districts I think for the average suburbanite the
3 differences in density are pretty distinct between the classes. So for me two districts up
4 or down is a pretty big variance. And I am wanting to remind myself that this is simply a
5 question of, is a pre-application neighborhood meeting required or not? Whether, you
6 know, a Planning Commission meeting or a council meeting [inaudible] if we are moving
7 in that direction of strongly encouraging and requiring certain pre-application
8 neighborhood meetings, I really think it would behoove us to shrink the band to one
9 [inaudible]. I doubt you would have any issue with any less density [inaudible] one up or
10 one down or is it just the same or [inaudible] that's my two cents.

11 MR. CROOKS: Yeah, so I think one way that I'm also trying to think about it too
12 is, alright let's assume we're starting at RT, so what would effectively be the current RU
13 essentially or at least close to it, you know, it's obviously going to be less dense but in
14 terms of the overall general type of development that you should be expecting would be
15 similar to the current RU. So that's a density of .67, and then let's say the request is to
16 R2 so you're going up two zoning districts, so you go from .67 to 1.33 at R1 to now
17 three at R2. What exactly does that development look like if it was to be developed
18 versus if someone came in and did the maximum amount of RT versus the maximum
19 amount of R2? And so I think it could also be something where the, depending on what
20 the minimum baseline that you're starting at we could look at that. I just think that's, to
21 me that's getting a little too much into the nitty gritty but I think in terms of just going one
22 up and then multiple down I think to me makes sense.

1 MR. BRANHAM: Yeah, and to me just about impact and, you know, community
2 awareness. It doesn't mean it's going to change the outcome of the application at all but
3 25 acres with the zoning designations that we have, I mean, you know, it's not
4 [inaudible] we're talking 125 houses [inaudible]. It'd be a pretty big impact. I'm just
5 talking to y'all. I'm talking to Mr. Price.

6 CHAIRMAN GILCHRIST: thank you, Commissioner Branham, for sharing that.
7 Any other Commissioners? Yes, sir, Mr. Grady?

8 MR. GRADY: Yes, I just want to kind of get a little -

9 CHAIRMAN GILCHRIST: Staff Members? Mr. Grady is trying to -

10 MR. GRADY: Sorry.

11 CHAIRMAN GILCHRIST: No, you're good.

12 MR. GRADY: I was just wondering what sort of background went into developing
13 this, cause listening to you explain I can kind of understand the underlying thought but I
14 was just wondering is there, you know, are there any sort of industry best practices
15 here, did we look at what other large counties in South Carolina are doing?

16 MR. CROOKS: I have not looked at other counties and what they do because I
17 think it really depends on place-to-place cause even the way that we operate is
18 something entirely different from the way that Greenville County, Charleston County, the
19 way that their Planning Commissions or their Planning Departments, we all work
20 differently even though we all have the same statutory requirements. So I have not
21 looked at what some of the other areas are. I'm just trying to think of what, in terms of
22 the concerns that we've heard, the different actions and things that we've had, what
23 makes the most sense and try to treat people the most equitably as well as still meet

1 some of those needs from the community, the applicants, and Council. But we can put a
2 little bit more thought and take a look at some of those other jurisdictions if the
3 Commission would like, just to kind of see how they do it. But just off the top of my head
4 for some of the areas that I'm familiar with, I don't really see them having certain things
5 related to this that are kind of this detailed but they will have certain things that are kind
6 of like this but not to this level of detail. It's kind of the, with the language that was
7 originally proposed was, and it was basically just if you're doing one of these things
8 here's how you do it and here's kinda your base criteria.

9 CHAIRMAN GILCHRIST: What was the, refresh my memory about Council's,
10 you know, why did Council ask us to look at this?

11 MR. CROOKS: So in a lot of instances this is kind of a *defacto* requirement at the
12 moment, and so in the Code originally it was proposed as an option so that way those
13 who are submitting for map amendment requests or for any application would be able to
14 take advantage to kind of use this as an opportunity to kind of hear comments, hear
15 feedback from the community on what is proposed. And so that would be for not just
16 map amendments but otherwise. One of the issues that we saw with that after, you
17 know, obviously for by-right uses, okay, you're kind of just using it to get feedback, you
18 know, to see what the community likes, don't like, but at the same time you really don't
19 have anything, you know, that you have to take from it. You can use some comments to
20 maybe better your design but otherwise as long as you're meeting the minimum
21 standards of the Code, you're meeting the minimum standards of the Code. With the
22 map amendments, one of the issues that kind of arises from some of this is, well what if
23 you don't have a plan, right, you don't know what usage you had in mind is, and so it's

1 just more so just let the community know is here's kinda why I'm doing this. Here's
2 kinda what my purpose, what my basis, what my rationale for this is. Is you're kind of
3 giving the community a heads up of here's what I'm doing just so you know versus
4 alright, you know, you get something in a letter and that's what's happening with this
5 property.

6 CHAIRMAN GILCHRIST: So. Let me ask a question on that cause that sort of
7 kind of flies into the face of what we've kind of historically done on this Planning
8 Commission, am I right? I mean, we say that we don't want people to tell us.

9 MR. CROOKS: Well, and that's one of the things is we're still not saying that you
10 have to tell people what you're doing. You just don't have to have the plan either. You're
11 just telling people, hey this is my reasoning, this is my rationale; the same thing as if an
12 applicant came up here and said, hey here's why I'm requesting this. And then it still,
13 you know, I'm requesting it because I don't think my property is residential anymore. I
14 think my property should be commercial because everything else around me is
15 commercial and I'm the only odd ball RU sitting here. Okay. That's a fair request. You
16 don't have any idea of what you're doing with it but, you know, you know that you're not
17 this thing. There will be other instances where, you know, some of them will have that
18 plan but still we can't hold them to it in any event.

19 CHAIRMAN GILCHRIST: Right. So if somebody came in here then, if they went
20 to your neighborhood pre-application meeting and suggested that and came before the
21 Planning Commission and told us the exact same thing, I want to change it because
22 property values are going up, commercial's all around.

23 MR. CROOKS: Yeah.

1 CHAIRMAN GILCHRIST: Here's what I want to do. We, that's fine, that's okay?

2 MR: PRICE: I think if you're asking me for my opinion, I think that's what most
3 people should do. I've never thought it being fair, you know, and I'm just going by just
4 years of experience and being here and all, but I never thought it really being fair to the
5 community for someone to tell, you know, what their overall plan's going to be, because
6 I think, there's so many layers to what the development may be. You hear from a
7 community, so you could start off, for example, in one of the examples that Brian just
8 used when he was saying, you know, you're kind of commercial, you're sitting there in
9 the middle of other commercial, hey it makes sense but, you know, I'm looking at other,
10 I look from more a residential standpoint, a the likelihood of this right here would
11 probably apply more to residential. So someone comes in and the question starts off,
12 and again I'm going, you know, now I would tell you, I have certain feelings on this, I
13 won't say I'm fully opposed to it but I'm not exactly in favor of it either, for somebody
14 who has gone to some of these community meetings. So it may start off with how many
15 homes are you going to put there?

16 CHAIRMAN GILCHRIST: Well, that's kind of what I was getting at, yeah.

17 MR. PRICE: Well, that's the first thing, you know, it starts with how many homes.
18 And so if the question comes to Staff, we're going to tell you how many you can actually
19 put there. That might not be what the applicant wants. A level of distrust already. You
20 might be allowed to do 600, maybe they're only gonna do 400, you know, so you have
21 that kind of issue. And then it becomes what type of homes you going to put there?
22 What's the price point? Are they gonna be vinyl siding or brick? Are they gonna be,
23 what it is, what do you call it, are they gonna be slab? So see, you get into a lot of these

1 question that I've found that the community really wants to hear, and some developers
2 have no problem telling them, this is what we're gonna do, some will actually come with
3 a plan and show them, this is what we're gonna do. So one of the things to look at, that
4 it's not required.

5 MR. CROOKS: Yeah, and we can't hold them to that either.

6 CHAIRMAN GILCHRIST: Right, right, right.

7 MR. PRICE: You know, so you go to a meeting there's always that opportunity,
8 you know, someone could come in and go, and I'm gonna use Brian's example of the
9 commercial but I'm gonna use it on a residential, where it becomes, I'm looking at this
10 property, I think this area's growing, I spoke to Staff, looked at the Comprehensive Plan,
11 I want to rezone this property to something of a higher density than what y'all are
12 accustomed to in this area. That's it. Of course it becomes later, if that that's all they
13 have to offer, the community is not satisfied with that as an answer. As a county is that
14 grounds for enough, for us to approve or deny a request. I mean, so there's always that
15 concern but, you know, anytime we have these meetings.

16 MR. TAYLOR: Yeah, and I had a question too concerning the, I think you kind of
17 answered it, for the potential, or are there bigger buckets that will [inaudible]? Or is the
18 progression, when you were talking about one or two up or down, I guess, going on the
19 residential [inaudible] one direction or I mean [inaudible] all gonna stay in broader
20 categories or can you transition from one to another.

21 MR. CROOKS: Yeah, so yeah, we're kind of broadening out. It's kind of based on
22 the initial request. So, if your initial, if you're currently commercial and you're making a
23 request to residential, you know, the request, the thresholds and requirements to the

1 residential request would apply. So, you know, if you got, so we're kind of using 25
2 acres as kind of the baseline threshold for residential development requests, so if you,
3 everything around you is GC, you're coming in making a request, we'll just use the
4 current zoning district RSMD; okay, you got 25 acres you'd have to do this pre-
5 application neighborhood meeting for that. Kind of, it's a vice versa situation so we're
6 kind of trying to parse everything out to where it's what's that request zoning district
7 type, category, etc., and kind of use that as that baseline. So that way we're kind of
8 looking at things, what's the commercial districts, what they would look like for
9 thresholds, what would the special purpose look like for thresholds? What would a PDD,
10 what would residential, etc. So kind of using the main headers as kind of those different
11 buckets that we're looking at, if you will.

12 MR. TAYLOR: Okay, could you go from one bucket to another, I guess that's
13 what I was driving at as well.

14 MR. CROOKS: I'm sorry, Mr. Taylor?

15 MR. TAYLOR: I was saying I was just making sure, so can you go from one
16 bucket to another and does that count as one jump?

17 MR. CROOKS: Yes, I think so. So for most everything in terms of what we'd be
18 looking at, so we're kind of, we're going to jump a couple of bullets here, so if you look
19 at what would be required. So let's just go with B1, so any map amendment request
20 over 25 acres for residential districts, so if you're over, so if you go 25.5 acres and
21 you're requesting to rezone anything, no matter what it was, to one of the R districts, so
22 your request to R4, you'd have to do that pre-application neighborhood meeting at that
23 point. So even if you're going from commercial to residential or residential to residential,

1 you'd still have to make that request at that point. Cause you're saying 25 acres is kind
2 of that point where you start having some of those larger impacts for that development.
3 Again, depending on what your adjacent zoning districts are.

4 CHAIRMAN GILCHRIST: Great. Any other questions?

5 MR. CROOKS: So yeah, kind of going back to your question, Mr. Chair, so
6 effectively there's kind of this *de facto* neighborhood meeting process that we have to
7 have that you know, Council's kind of been using as request have come to them. So this
8 is in part why this has been brought back because at one point it was, yeah a lot of the
9 concerns were still the concerns that we had previously, some of the concerns that we
10 still have now in relation to how some of this may play out. Because again, you know, if
11 nobody has an idea of what they're doing, how does the public take that, and then how
12 is, you know, everything – when it's something that makes sense and something that
13 should be done, etc., etc. So that's why we're kind of looking at these from a threshold
14 perspective because what could still be effective in terms of these meetings but still kind
15 of preclude some of those gray areas where, well I don't really know what I want to do
16 but this is appropriate and, you know, how do you keep the community from being in an
17 uproar because, oh well you're lying, you know what you are going to do. And that's
18 literally comments that we've heard in some of these meetings before is, you know, you
19 know exactly what you're gonna do, why are you lying to us? And so, you know, trying
20 to make sure a lot of that doesn't happen and that's where we're also going to have to
21 take a look at some of the things in terms of how these meetings are run, what's the
22 purpose, what are the outcomes, if you will, that we already have some of that in the
23 Code specifically, but, you know, what tweaks may we need to have for that. And that

1 probably will be a process later on once some of these have occurred to make sure that
2 okay, we got proper kind of procedure in place for how these work. Because I think
3 that's, to Mr. Price's point, a lot of the concerns that we had are still a lot of the concerns
4 that we still have. But in terms of satisfying Council with having these meetings what
5 could we do and what can be done in terms of how we can have some of those things.
6 So just using another example, you know, the case we had, oh goodness, off of Two
7 Notch Road, Betty? Beaty? Behind the Lowe's? The McMaster property? Yeah, you
8 know, they wanted 10 acres general commercial, it's currently rural; there's a couple of
9 properties next to rural with it, some residential behind it, but everything else is
10 residential, you know. They don't necessarily have a plan to develop it, they have a plan
11 to sell it because they know, okay well I can get more money for it, I can get, this is a
12 commercial property at this point, you know, no one's gonna come here in and develop
13 it as RU, you know, it's gonna be worth more money to me to sell it versus leaving it be
14 and trying to do something with it in that case. So there's gonna be, you know, using a
15 couple of different scenarios and examples, you know, there's some positives, there's
16 some negatives with this in terms of, you know, but how do we kind of come up with the
17 best method if this is gonna be required, that's kind of what we're trying to work on with
18 this now. So that was, that's kind of the long answer to your question.

19 CHAIRMAN GILCHRIST: Okay. No, I gotcha.

20 MR. CROOKS: So going back to, I guess A4 at this point. So one of the things
21 that, you know, that doesn't happen too often but has still kind of happened every once
22 in a while is, you know, we get requests for the Crane Creek district, so R1
23 neighborhood masterplan base district, and so at what point do we consider something

1 to be compatible or not compatible with that. And I think this is where one up, one down
2 actually makes, you know, really makes the most sense at this point because there's
3 only four districts, there's four sub-districts if you will. You know, there's CC1, CC2, CC3
4 and CC4, so it goes from kind of lower intensity residential, medium intensity, to high
5 intensity residential, residential commercial, commercial industrial, and those are the
6 four categories we kind of have. And so jumping from a CC2 to a CC4 in an area
7 doesn't necessarily make as much sense. So that's where you would definitely see a lot
8 more community impact in terms of some of those zoning districts versus if you're going
9 from say, you know, an R4 to an R6 under the base district. So that's where we're kind
10 of seeing an optional and not being required. And then A5, so any map amendment
11 request to a special purpose district would need to do this pre-application neighborhood
12 meeting. So those would be the agricultural district, the homestead district, and the OS
13 open space district, so those three districts basically saying, you know, AG you're going
14 to have to have 35 acres to rezone anyway. HM, you know, you have to have at least
15 three acres. And then at that point you're really looking at low density development
16 residential or hobby farming. And then open space I think the most intense district it
17 may be like a park. So you're really only looking at a handful of things in there at that
18 point and you probably aren't going to be having major impacts other than, alright does
19 this really make sense to go where it's going, and then in that case, you know, that's
20 obviously an entirely different process. So for the special purpose base districts don't
21 really need to have some of these neighborhood meetings, depending on what, really
22 where it is and so it doesn't really make sense for those.

23 MR. DENNIS: So you're saying agricultural, homestead, what was the other one?

1 MR. CROOKS: The OS, open space district.

2 MR. DENNIS: Okay.

3 MR. CROOKS: So those three districts that fall into the special purpose-base
4 district cause just because of the intent and purpose and kind of what those are and
5 what the uses are within them doesn't necessarily make sense. You'd have more
6 impacts with probably the AG, someone trying to rezone a section to AG where, you
7 know, AG probably wouldn't work, but at that point, you know, you're still going to have
8 to go through the rest of the process. Staff probably wouldn't be recommending
9 approval. I don't know if you guys would be recommending approval. And then at that
10 point, you know, you still got to go through Council, whether or not this works. So you
11 know, does 35 acres in a urban area, does that make sense? Even kind of suburban
12 area, may or not make sense, and at that point you probably get what you need in
13 another zoning district depending on what you're trying to do, so.

14 ?: [Inaudible]

15 MR. CROOKS: Yeah, I haven't really thought about overlays but I guess, yeah
16 that makes sense that anything - so I think at that point I just think that it would be
17 anything that falls within that, could fall in it. And that could be a requirement but I guess
18 in terms of that, with the notice being more so - I guess what would be the purpose of
19 that, cause I think within the overlay, the military installation overlay there's already a
20 requirement that the bases get notified of those and have the opportunity make
21 comments and all that. So I guess would it just be more so for the community that there
22 be this additional requirement for it or would it be more so for the bases themselves. I
23 guess would be -

1 MR. YONKE: And everybody can participate in that together.

2 MR. CROOKS: Okay.

3 MR. YONKE: Base gets notice, community gets notice.

4 MR. CROOKS: Okay, I think we can take a look that cause I would just want to
5 look at that language for the military installation overlay again and see what all that
6 language is, that's already included cause there may already be some portion of it. I just
7 want to take a look at that again but I think we can take a look at that one and see how
8 it can be added.

9 MR. YONKE: And I just want to add my last two cents; I'm pretty pro at these
10 pre-app meetings. We're trying to plan better for the community. Geo made some good
11 points. Some things [inaudible] by the time it gets to us it's more finalized. When we talk
12 about it earlier it's costly for them to come before us, they have to pay \$105 for a map
13 amendment, right?

14 MR. CROOKS: At least.

15 MR. PRICE: For the first ten acres.

16 MR. YONKE: Right.

17 MR. PRICE: And then any portion thereof.

18 MR. YONKE: Are there any talks to these pre-application meetings. Do they just
19 organize this? Another follow-up question is how do we know that it was done? Are you
20 going to have like a roster?

21 MR. CROOKS: So yeah, there's specific parameters that's already within the
22 future Code that addressed how you're supposed to do these meetings; you know,
23 what's the process, what step when, where are you supposed to do these, who are you

1 supposed to notify, and then how are you supposed to report back to these. So
2 basically as part of your submittal you're supposed to supply Staff with what's the
3 notice, who all came, who all attended, how did you do this, where did you do this, what
4 were the comments, how were you or if you are addressing any of those comments as
5 part of anything. So they have to provide all of that as part of their submittal once they
6 come in. That's kind of just off the top of my head what all's included, but all that
7 language is already in there.

8 ?: [Inaudible]

9 MR. CROOKS: There is, cause there's some stuff related to, you know, I think it's
10 like a 350' you have to email, not email, mail notices to adjacent property owners within
11 and around the site as well as those that are already required for the public hearing
12 notices, too, so its, you know, you may have some additional people depending on what
13 it is. I think you may also have to, like put like a neighborhood posting or something, too,
14 I'm not entirely positive on that. The main thing is you have to mail people within 350', I
15 remember that part. So you have to mail notice as well as sending notice to us that -
16 you have to give us notice that you've noticed, basically, so.

17 CHAIRMAN GILCHRIST: Mr. Dennis?

18 MR. DENNIS: So, to piggyback on what you were saying, it's that 350' has got to
19 be a mailed notice, and then you got to have a posted notice minimum of ten days
20 before the date, and then a notice of consent shall state time and place of the meeting.
21 Those are the three things I was going to kind of hit on that but.

22 MR. CROOKS: Yeah, and this was one of the things that I pointed to earlier that
23 depending on how they start going we may need to look at some of those as well and

1 then some of that posting notice, that's some of the stuff that's kind of listed under the
2 Arabic numerals so, you know, the 25 to 50 acres, five mile long fronting road network.
3 So basically saying anybody that's 1/5th of a mile along that frontage road that you have,
4 so, you know, our properties along, you know, let's say Hardscrabble Road, alright, if
5 you're 25 to 50 acres you've got to send everybody that's, you know, 1/5th of a mile
6 down that road, send them a notice as well, is kind of what that additional would look
7 like.

8 MR. DENNIS: As far as saying it will be held at a certain time also. So, people
9 can't [inaudible] so nobody can try to pull anything over the, you know, citizens.

10 MR. CROOKS: Yeah. And this is also one of the things where it's, you know, I
11 think we're going to have to make some additional changes or go ahead and include
12 some additional things to this. You know, like alright do you have to have Staff there, do
13 you have to have the County Council person there, do you need to have, you know, I'm
14 going to say do you need to have security in there, because again what happens if you
15 have the one person that just continually wants to, you know, have an issue - not saying
16 that there will be but, you know, there's always that, potentially that one person that
17 doesn't like what you're saying and won't let you talk about anything else.

18 MR. DENNIS: I see this as, it's a great thing and the whole thing about the
19 security and all that, like but ultimately if the community could get together and get the
20 feel for it, let everybody know what's going. I think we really need to look at security and
21 stuff like that because I have been to a few, like road things that DOT does and those
22 things can get unruly sometimes. So yeah, I would highly suggest starting to look at
23 some of that stuff.

1 MR. PRICE: Yeah, I was about to say the same because I've been to some of
2 the meetings and, you know, I think the understanding, at least our thought process is,
3 you know, you go to a community and everybody, it's like, you know, I just want to learn,
4 I want to hear what's going on, I want to voice my, you know, maybe some opposition to
5 it, maybe you're, oh, I got more information, I'm on board with it. That's ideal but, you
6 know, like you stated Mr. Dennis, I've been to some meetings where the people came
7 there already, what is it, with pitch forks and, you know, torches already and it wasn't,
8 they weren't there to hear anything, they were there to just tell them strictly, we don't
9 want this, we don't really care. And it can get pretty ugly and that's in the presence of,
10 you know, Staff and Council people and the others so, you know, just kind of wonder
11 overall, you know, my question's always, what is it we're really going to, expecting to get
12 from these meetings and, you know, what kind of position are we putting people in, you
13 know, to outline. Because I'll go back to, you may have an area where they don't want a
14 commercial zoning to take place, you know, we had one up in the northeast, won't call
15 out the specific area but people didn't want that little triangular piece to be rezoned and,
16 but when you go to those meetings and they ask, what are you going to put there, and
17 it's like, I don't know yet. And it's a little different for residential, I will tell you this, and
18 I'm sure those of you that deal in real estate know, there's a difference between - you
19 can pretty much tell what you're going to do residentially cause you kind of have an
20 idea, you know, you probably know who your builders going to be, probably know how
21 many units you can get there. But there are some cases in a commercial area you don't
22 know. Everything is not going to be a Walmart, everything is not going to be, you know,
23 a convenience store or something to that effect. You make have an area.

1 ?: Cheesecake factory?

2 MR. PRICE: Yeah, cheesecake factory, yeah, you know, you may have an area
3 where I'm going to develop this commercially. I'm going to hear from, you know,
4 potential tenants what they propose to put there and that's what I'll have. Well you
5 know, the communities don't want to hear that, they want to know exactly, they want to
6 know that you won't be a liquor store, they want to know that you won't be selling beer
7 and wine, you know, all those little things that come up. So you know, it just goes back
8 to what I was saying, that these meetings can get a little rough.

9 CHAIRMAN GILCHRIST: Anybody else?

10 MR. CROOKS: So those parameters are in there but we're probably going to
11 need to tweak them a little bit. Whether before or at least after we've had at least the
12 first one but we'll kind of be figuring some of that out once we go along for sure.

13 MR. PRICE: Yeah. And I think one of the things we can do, I do know a couple of
14 the Councilmembers do tend to have meetings, you know, I think as Brian stated, we're
15 basically doing this already now but it's just under the directive of Council to have
16 community meetings, to talk about what they're doing, to have the applicant present.
17 You know, some of them have worked well, others haven't. But I think if we have any
18 more to come up recently we'll let you know a Planning Commission, of course, you
19 know, I don't think we need all nine of you to show up, but just in case somebody wants
20 to just stop by and just stick your head in and observe because I will tell you that going
21 to some of these meetings, and especially just depending on the areas where these
22 requests are taking place, it does make a big difference and it might change your
23 perspective as, you know, going forward.

1 MR. YONKE: Aren't those on Thursday?

2 [Inaudible]

3 MR. PRICE: I'm sorry, what was that?

4 [Inaudible]

5 MR. CROOKS: Yeah, yeah. Just say yeah, we're going to get a cheesecake
6 factory, yeah.

7 MR. PRICE: I mean, to be honest, you know, try not to be dishonest and all but, I
8 mean, when you're really out there you can tell the people everything that they want to
9 hear. And then when you're done, you do what you want to do.

10 MR. CROOKS: It just doesn't work.

11 [Inaudible]

12 MR. PRICE: Yeah, but they never had that intent to do it, I mean, it could be the
13 same company.

14 MR. CROOKS: And that's why, you know, to Mr. [Inaudible]'s point earlier, why
15 are we saying, you know, we don't care what you're planning is, you know, we don't
16 care. We look at, you know, what is this most intense thing for this zoning district, what's
17 the least intense thing for this zoning district. What can you do within the Code and is all
18 of that appropriate for whatever it is. And that's what we tell everybody all the time is,
19 you know, this is how we look at these things versus what your intent is cause your
20 intent can change or a deal can fall through or somebody can get hit by a bus, you
21 know, there's tons of different options or what could occur, so.

22 MR. PRICE: The market could change.

1 MR. CROOKS: Yeah, the market can change too, so. But okay yeah, so moving
2 on we can look at these, I guess the map amendments required. So for B, so basically
3 kind of looking at this kind of minimum threshold of where do we start requiring these,
4 and so the next part is kind of this threshold level and then what is some of this
5 additional requirement for some of those parameters look like. So basically the 1/5th
6 mile long fronting road networks you'd have to provide this additional notice. So
7 everybody that fronts along that road you have to mail them a, you know, the notice that
8 you'd be providing to everybody else that's what that 300', between 350' of your
9 property lines is basically what that means. And so kinda using these different criteria so
10 as your kind of growing in size your acreage, you're also increasing the road frontage
11 that you have hit. And so even if you're kind of turning, so let's say you've only have a
12 1,000' of road frontage but the requirement is that you gotta go, you know, 2,500'
13 basically, you know, is how that comes out to be. So you gotta follow up and down
14 those next two roads that you would get. So looking at the network versus looking as a
15 radius, cause you may not have any impact on those people that's, you know, 1,000'
16 behind you because they're on three other different streets and they're never going to
17 be turning on or off, you know, the road that you're going to have all this new traffic,
18 using air quotes here, all this new traffic that's going to be impacting everybody else's
19 commute and all that jazz. So that's kind of why we're look at that for the residential
20 districts versus say the commercial districts; if you look at those, those would be radius
21 because those could have some different noise and other types of impacts that could
22 impact things behind you versus things that are just kind, you know, where does this
23 development enter and exit from. So that's kind of the rational that you see there and

1 then why that, why the PDD looks at both because obviously you're going to have this
2 missed use component, you're going to have residential and you're going to have
3 commercial of some different extents. So using both of those different measurements if
4 you will related to the planned development districts. So that's kind of what we're
5 looking at for some of those requirements related to some of those things. But thoughts
6 on any of the required portion of it? Alright.

7 CHAIRMAN GILCHRIST: Any thoughts?

8 MR. CROOKS: So, we'll use some of the comments that Commission made
9 today, look at some of the other things and then probably for the January meeting we
10 may have some additional changes to this, but we'll probably look to have some more
11 specific language related to this. And then if Commission is still good with that, probably
12 bring that before y'all at the February meeting at that point, and then if Council still
13 wants to move forward with that at that point, we would be taking it to them for a text
14 amendment at that point. That's kind of what we're thinking in terms of timeline for that
15 to look like.

16 [Inaudible]

17 MR. CROOKS: We haven't gotten to that part yet. So I guess that's 8(B), so. But
18 yeah, that's all I have for that, Mr. Chair.

19 CHAIRMAN GILCHRIST: Alright.

20 MR. CROOKS: Not necessarily any need for actions at this point but that's kind
21 of where we're at with this, and so we'll make some additional changes and bring that
22 back to y'all in the new year.

1 CHAIRMAN GILCHRIST: Well, thank y'all so much for your work on that and
2 thank you for your diligence for sure, and we'll look forward to following back up here
3 soon. Alright. Chairman's report. No report today, just want to thank this Commission for
4 the great work that you've done all year even in the midst of having to go virtual, and to
5 the Staff for your fine work. I'm very proud of the work that everybody has put forth to
6 get the rewrite to where it is, and Staff certainly wanna hats off to you for bird dogging
7 that process throughout and making sure that we have a fine document that I think not
8 only will the community appreciate but I'm sure our elected leaders will also be very
9 much appreciative of it. So this Commission, thank you for your input into what that has
10 become and we look forward to that being a future opportunity to really do some great
11 things in the county. Last thing I just want to say to everybody, I hope everybody had a
12 great Thanksgiving. I wish that all of you have a very wonderful Christmas, a very safe
13 Christmas, and look forward getting - and a great New Year cause I won't see you
14 before New Year either I don't guess, and hopefully we'll have a much better 2022
15 going into next year for sure. To the Staff, we want to wish you all a very Merry
16 Christmas. I don't guess we're having a party this year but, you know, at least we can
17 say happy, Merry Christmas to you and thank you for the fine work that you've done,
18 each of you. We sincerely mean that and thank you for helping me out as your chairman
19 for these last few years to try to navigate us through these very interesting times.
20 Couldn't have done it without your help, so. Alright, that's all I have. We'll move right on
21 to Item number 8, 7, Planning Director's report.

1 MR. PRICE: Excuse me, while there's normally not much for us to discuss, I do
2 think if you look on page 25, you know, where we've just kind of outlined what the
3 actions of Council were. If you will take note of the deferrals on page 25 and 26.

4 MR. CROOKS: Yeah, so this is kind of what we were talking about earlier. You
5 know, half of those cases were deferred and all those cases were deferred to hold a
6 community meeting. So it kind of goes back to the point we were talking about earlier
7 where it's already kind of a *de facto* process but it's more so after the submittal at this
8 point versus pre-submittal. But it's not a requirement, it's something kind of Council
9 requests at that point. And so one of the kind of, part of the reason why we're looking at
10 this, per Council, so.

11 CHAIRMAN GILCHRIST: Just one other thing before we go on, back to the
12 Chairman's Report for just a second. Commissioner Frierson reached out today. She is
13 under the weather a little bit so she wanted me to express that to the Commissioners
14 today. I wished her a speedy recovery but she's doing better, but just thought that she
15 might want to stay home today so that whatever she has she's not trying to give it to any
16 of us, so, anyway just keep her in your prayers. Thank you. So Mr. Price, is that it on
17 that, you just wanted to share that with us?

18 MR. PRICE: Yes.

19 CHAIRMAN GILCHRIST: Yeah, okay. That's interesting and I guess pretty
20 consistent with where we're trying to go.

21 MR. PRICE: Yes.

1 CHAIRMAN GILCHRIST: Alright, well we'll move right along to Item number 8.
2 Item for discussion, Election of Officers and adoption of the '22 calendar, 2022
3 calendar.

4 MR. PRICE: Yes, this is one of the amendments, well actually these next two
5 items were the amendments for the PC Agenda. One of the things, and I've had
6 conversations with a few of you regarding this so, one of the things that we've looked at
7 as a Staff, if you look at many of the elections that - whether it be County Council or any
8 other Boards, Commissions or any other elected offices, there's usually kind of a period
9 in between when the election takes place and the person or the persons take office,
10 especially when it comes to, you know, the chairs, or presidents, whichever. So, for
11 example, I'll use County Council as an example, County Council doesn't take any, have
12 any action, any meetings where they take really any action on items in January, but that
13 is when they meet to elect officers and also take their, you know, the receipts. It is
14 during that time when they elect new officers, nothing else takes place until February
15 when they actually have their first actual meeting. So during that time from the election
16 of the new chair or vice-chair they have, really you're talking about three weeks until
17 about a month before the next meeting to kind of get acclimated to the position, discuss
18 things with Staff, just kind of get an understanding. Historically with the Planning
19 Commission we've always had our meetings at the, had the elections at the first
20 meeting of the year. So what also could mean is if there is a change in the chair
21 whoever is elected, whether they were expecting to be elected or not, is all of a sudden
22 put on the spot to run the meeting for the first time right after being elected. And so
23 we've kind of proposed is last year where we were looking to do this in December and

1 since you do not meet in January that would give whoever would be the incoming chair
2 a chance to meet with Staff to talk about, you know, some of the issues, items that we
3 have, kind of give a direction that they would like to kind of go with the Planning
4 Commission as we go into the new year. So that's one of the reasons why put this on
5 here. Of course, you know, this is at your discretion. In order for us to do the election of
6 officers one of the things that you would have to do is you would have to amend your
7 rules because your rules do specifically state, that's why I handed those to you, under
8 section two that the chair or vice chair, secretary are elected for one-year terms at the
9 first meeting each calendar year. So in this case we would look to, if it's your, you
10 decide that we would have the elections at this time you would need to amend your
11 Rules of Procedure first and then we could go forward with that. And that is one of the
12 changes that we'll be looking to put as we go through amending Rules of Procedure
13 also.

14 CHAIRMAN GILCHRIST: Okay. Thank you, Mr. Price. Any discussions on this?
15 My comment, my quick comment would be that I wish somebody had given me some
16 training when I got on here, cause I took [inaudible] the same day. But I do agree that at
17 some point we might want to look at, for those who, I mean, this is, it's not tough work
18 but it is definitely different when you have the opportunity to sit in the chairman seat.
19 But, and I think all of the Commissioners would appreciate having the opportunity to
20 weigh in on whether or not that would be something that we should do. This would
21 require us to have to amend the rules now, right?

22 MR. PRICE: Yes.

1 CHAIRMAN GILCHRIST: My hope would be that if we're going to amend rules at
2 least I want to make sure that all Commissioners know ahead of time that we're
3 amending rules. I don't want to come to a meeting and we decide to amend rules and
4 we didn't make people aware that we're [inaudible]. But if that, if the Commission wants
5 to do something different in that regard I'm open to hearing that. I do think that we have
6 - our first meeting is not until I thought we met in January, I guess I was wrong.

7 MR. PRICE: No, over the years because Council does not take any action on any
8 on any items in January, the Planning Commission has kind of followed suit and that's
9 why the Planning Commission typically does not meet in August or January because
10 County Council does not meet in those months. They usually have their retreat during
11 that time but they do not take any actions on any map amendments.

12 CHAIRMAN GILCHRIST: So when is Council going to make their appointments
13 to the Planning Commission?

14 MR. PRICE: They are, I know they've had a number of vacancies on various
15 boards and commissions now. I think they are focused on the Hospital Board but it's my
16 understand that they are kind of going into next year and it won't be till February, so
17 what we're looking at, and I'll use you Mr. Chair because your time has kind of come,
18 you've been so gracious to continue to be with us until they do an appointment. But right
19 now it could be January because I know it's not scheduled for the Rules and
20 Appointment Committee for any appointments to the Planning Commission for the
21 December meeting, Council doesn't meet in January, so probably won't be till February
22 until they potentially take that up. Also taking into consideration that Council makes sure
23 that they interview all applicants first, so if they have a number of applicants they could

1 go February, March, for, you know, and then they'll decide to put someone in, you
2 know, fill that vacancy. And of course even then until the minutes are approved it
3 becomes official so you are looking at, you know, it could be March, April or May just we
4 don't know.

5 CHAIRMAN GILCHRIST: Any other comments?

6 MR. BRANHAM: [Inaudible] I'll make a comment if I could.

7 CHAIRMAN GILCHRIST: Sure, Mr. Branham.

8 MR. BRANHAM: We've talked about this before. It feels like this is timely for us
9 to talk about this just in light of the circumstances [inaudible] looking at the fact that he's
10 going to be leaving us potentially within a couple of months. You know, being at the end
11 of a calendar year regardless of whoever the new chair is, kind of piggybacking on what
12 he said earlier, he would have loved to have had some training. I could see the wisdom
13 in holding the election of the officers of the last meeting of the calendar year every year.
14 If it's going to be someone who gets reelected then, you know, no skin off their back,
15 they just know that their going to continue to serve for another year as the new year
16 clicks over. But if it's going to be somebody new it's a good period of time since there's
17 traditionally no January meeting where whoever the next [inaudible]. I'm interested in
18 hearing more about that [inaudible] potentially amending the rules permanently or just
19 temporarily for this particular year in light of the [inaudible].

20 CHAIRMAN GILCHRIST: Anybody else? I agree with Commissioner Branham. I
21 think, you know, the transition time for anyone that's coming into this role, it can be very
22 helpful to persons who are coming in. And I just don't, one of the things I don't like doing
23 is showing up for the meeting and then we make a decision today to amend the rules

1 today, to do something today. I don't kind of like that. I would prefer that if we're going to
2 amend the rules that we amend the rules for future opportunities like that so that -
3 because it does make sense, back to Branham's point, to be able to do that. I just don't
4 want us to take a scenario where first of all we didn't, you know, I try to be fair and I
5 think all of our Commissioners should have the opportunity to know that we're amending
6 rules and all those kinds of things, in the interest of full disclosure so everybody can
7 calm down about this. I have no interest in being, I'm a term limit guy. I am ready to go
8 so, nobody needs to, don't get nervous. I ain't staying around.

9 MR. BRANHAM: Yeah, but, go ahead, I'm sorry.

10 CHAIRMAN GILCHRIST: No, it's okay, go ahead Mr. Branham.

11 MR. BRANHAM: Yeah, just, I think your sentiment is 100% accurate. I feel the
12 same way as far as ideally this would be disclosed in advance.

13 CHAIRMAN GILCHRIST: Yeah.

14 MR. BRANHAM: This is somewhat of a special circumstance. We certainly talked
15 about it just a few months. We did make one amendment in September in light of the
16 conversation.

17 CHAIRMAN GILCHRIST: Right.

18 MR. BRANHAM: So, it feels a little different to me. I mean yeah, we didn't say
19 there will be a vote to amend the rule today, but this has definitely been in conversation
20 for some time.

21 MR. DENNIS: I mean, we have actually talked about this the last December and
22 we said we'd keep talking about it and we just never really did. And we waited until the
23 February meeting and had our election. I think it's a good idea to just do it, to go ahead

1 and change it and get it done, cause I mean, in full honesty and full disclosure we're,
2 every time we try and do something somebody's not going to be here, somebody will
3 get sick, cause the last meeting, meeting before last I had kidney stones, I wasn't even
4 here. And if we keep pushing things off then we're never going to get ahead of what
5 we've got in the future. And I think something simple as this is a no brainer to me.

6 CHAIRMAN GILCHRIST: [Inaudible] any additional comments?

7 MR. YONKE: I have a comment.

8 CHAIRMAN GILCHRIST: Mr. Yonke?

9 MR. YONKE: I just want to piggyback on what they're saying because I agree
10 with [inaudible].

11 CHAIRMAN GILCHRIST: So what do we need to do, Mr. Price, to do that?

12 MR. PRICE: Okay, let me see. We do have a couple of options here, and again I
13 think if we're looking towards giving whoever would be the new chair, president chair,
14 excuse me I'm sorry, chair, and also vice-chair, whoever would take on those roles,
15 we're looking to kind of give a little time prior to the February meeting. So you have a
16 couple of options here. You could, you could go ahead and kind of either waive or
17 amend your Rules of Procedure and do it today. You also could have a, I don't know, a
18 special called meeting or just another meeting in January for such actions regarding the
19 election of officers and that still would give whoever some time you would give to, I
20 guess address some of the concerns I think expressed the Chair about making sure
21 whoever is made aware of these particular changes. I'm sorry, I'm just using the term
22 special called but you could just add this, you know, to the adoption of the calendar and

1 we just pick that date. So we have a couple of choices before you, you know. Like I
2 said, unless everybody's really just doesn't want to come in here in January just for that.

3 CHAIRMAN GILCHRIST: I'm fine with however y'all want to handle it.

4 MR. BRANHAM: I make a motion that we can just talk about it more if we want
5 to, the specifics?

6 CHAIRMAN GILCHRIST: Yeah, sure.

7 MR. BRANHAM: So my motion would be to amend Article I, Section 2 of our
8 Rules of Procedure; the first existing sentence would be modified so that it reads: The
9 officers of the Commission shall be a Chairman, Vice-Chairman and Secretary, elected
10 for one year terms [inaudible] meeting in December each year and if no meeting is held
11 in December then at the [inaudible].

12 CHAIRMAN GILCHRIST: Okay, is there a second on that?

13 MR. YONKE: Second.

14 CHAIRMAN GILCHRIST: Discussion?

15 MR. CROOKS: Mr. Chair?

16 CHAIRMAN GILCHRIST: Yes, sir?

17 MR. CROOKS: I just want to clarify. So, rather than elected for one-year terms,
18 so one-year terms rather than at the end or at the first meeting of the Commission each
19 calendar year, at the December meeting of that year. And then if no December meeting
20 is that the language stays the same for the rest of that? Just wanted to make sure that I
21 understood that correctly?

22 MR. BRANHAM: The second sentence of Section 2 would stay the same. So it
23 would just be to amend the first sentence [inaudible] if I read that again?

1 MR. CROOKS: Yeah, if you could just read it for me, I just want to make sure I
2 had it right.

3 MR. BRANHAM: The officers of the Commission shall be a Chairman, Vice-
4 Chairman and Secretary, elected for one-year terms at the meeting in December each
5 [inaudible]. If no meeting is held in December, then at the next meeting held.

6 MR. CROOKS: Okay. Alright, thank you sir.

7 CHAIRMAN GILCHRIST: Alright, any questions? Okay, we can take a vote. Mr.
8 Price, roll call vote?

9 MR. PRICE: Alright, those in favor of the opposed amendment. Gilchrist?

10 MR. GILCHRIST: Aye.

11 MR. PRICE: I'm sorry, Yonke?

12 MR. YONKE: Aye.

13 MR. PRICE: Carlisle?

14 MR. CARLISLE: Aye.

15 MR. PRICE: Dennis?

16 MR. DENNIS: Aye.

17 MR. PRICE: Grady?

18 MR: GRADY: Aye.

19 MR. PRICE: Taylor?

20 MR: TAYLOR: Aye.

21 MR. PRICE: Branham?

22 MR. BRANHAM: Aye.

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

3 MR. PRICE: Alright, that motion passes.

4 CHAIRMAN GILCHRIST: And so now we, do we need to also take a vote on the
5 calendar? Adopt the calendar?

6 MR. PRICE: Well, I mean, I'll unless I'm missing something that if you're rules
7 have been amended to take the, to allow the election in December then you'll be doing
8 an election right now and take nominations for those.

9 CHAIRMAN GILCHRIST: Alright, so the floor is open. Don't y'all amend the
10 minutes (sic) then nobody wants to nominate somebody for office.

11 MR. BRANHAM: For clarification, Mr. Chair.

12 CHAIRMAN GILCHRIST: Yes, sir.

13 MR. BRANHAM: Do you intend to stand for election here if nominated for chair?

14 CHAIRMAN GILCHRIST: No, no, no I mean, I'm – not unless somebody is hell
15 bent on me being chairman but no, I'm fine with that. Chair will entertain motion on who
16 will be chairman.

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

18 CHAIRMAN GILCHRIST: Yes, sir.

19 MR. DENNIS: I make a motion we make Mr. Branham our chairman.

20 MR. TAYLOR: Second.

21 CHAIRMAN GILCHRIST: Okay, it's been moved and properly second that we
22 nominate Commissioner Branham as our next chairman. Any discussion?

23 [Inaudible]

1 CHAIRMAN GILCHRIST: I'm sorry? Oh no, it was second by Mr. Dennis, yeah.
2 I'm sorry Mr. Taylor. Motion by Mr. Dennis, Second by Mr. Taylor. All in favor signify by
3 roll call vote, Mr. Price.

4 MR. PRICE: There are no other nominees?

5 CHAIRMAN GILCHRIST: I didn't hear any.

6 MR. PRICE: Okay.

7 CHAIRMAN GILCHRIST: Are there any other nominees? Speak now or forever
8 hold your peace.

9 MR. PRICE: Okay, for the position of Chair nominating Jason Branham. Those in
10 favor, Steven Gilchrist?

11 MR. GILCHRIST: Aye.

12 MR. PRICE: Yonke?

13 MR. YONKE: Aye.

14 MR. PRICE: Carlisle?

15 MR. CARLISLE: Aye.

16 MR. PRICE: Dennis?

17 MR. DENNIS: Aye.

18 MR. PRICE: Grady?

19 MR: GRADY: Aye.

20 MR. PRICE: Taylor?

21 MR: TAYLOR: Aye.

22 MR. PRICE: Branham?

23 MR. BRANHAM: Aye.

1 MR. PRICE: Motion passes.

2 *[Approved: Gilchrist, Yonke, Carlisle, Dennis, Grady, Taylor, Branham; Absent:*
3 *Frierson]*

4 CHAIRMAN GILCHRIST: Congratulations, sir. Now, do we need to do -

5 MR. PRICE: Vice-Chair.

6 CHAIRMAN GILCHRIST: Okay, I'll make a motion on Vice-Chair. I would like to,
7 Ms. Frierson's not here, our current Vice-Chair, but I would like to make a motion that
8 Ms. Beverly Frierson be our Vice-Chair.

9 ?: I'll second.

10 CHAIRMAN GILCHRIST: Okay, is there other nominations for the floor?

11 MR. BRANHAM: I'll nominate Gerry Dennis for Vice-Chair.

12 CHAIRMAN GILCHRIST: Okay. Is there a second?

13 MR. YONKE: I'll second.

14 CHAIRMAN GILCHRIST: Alright. Anybody else? [Inaudible] democratic process
15 is important. Alright, then Mr. Price how do we, we want to close the nominating process
16 and vote on each candidate?

17 MR. PRICE: Yes.

18 CHAIRMAN GILCHRIST: Okay, so we'll begin with the first candidate.

19 MR. PRICE: Yes.

20 CHAIRMAN GILCHRIST: Mrs. Beverly Frierson for Vice-Chair. Mr. Price, you
21 want to call a roll call vote?

22 MR. PRICE: Those in favor of Beverly Frierson for Vice-Chair? Gilchrist.

23 CHAIRMAN GILCHRIST: Aye.

1 MR. PRICE: Yonke?

2 MR. YONKE: No.

3 MR. PRICE: Carlisle?

4 MR. CARLISLE: [Inaudible]

5 MR. PRICE: Dennis?

6 MR. DENNIS: No.

7 MR. PRICE: Grady?

8 MR: GRADY: No.

9 MR. PRICE: Taylor?

10 MR: TAYLOR: Aye.

11 MR. PRICE: Branham?

12 MR. BRANHAM: No.

13 *[Approved: Gilchrist, Taylor; Opposed: Yonke, Carlisle?, Dennis, Grady, Branham;*

14 *Absent: Frierson]*

15 CHAIRMAN GILCHRIST: Motion fails. So we'll move onto the second nominee.

16 MR. PRICE: Okay. Okay, those in favor for Gerry Dennis as Vice-Chair.

17 Gilchrist?

18 CHAIRMAN GILCHRIST: Aye.

19 MR. PRICE: Yonke?

20 MR. YONKE: Aye.

21 MR. PRICE: Carlisle?

22 MR. CARLISLE: Aye.

23 MR. PRICE: Dennis?

1 MR. DENNIS: Aye.

2 MR. PRICE: Grady?

3 MR: GRADY: Aye.

4 MR. PRICE: Taylor?

5 MR: TAYLOR: Aye.

6 MR. PRICE: Branham?

7 MR. BRANHAM: Aye.

8 *[Approved: Gilchrist, Yonke, Carlisle, Dennis, Grady, Taylor, Branham; Absent:*
9 *Frierson]*

10 CHAIRMAN GILCHRIST: Unanimous vote. So, brother Dennis is our Vice-Chair.
11 So, and now do we need, I guess we do need to do a secretary.

12 MR. PRICE: Yes.

13 CHAIRMAN GILCHRIST: Our rules do call for that.

14 MR. PRICE: It does. I would just say over the years it's just been Staff.

15 CHAIRMAN GILCHRIST: Yeah.

16 MR. PRICE: It's just, you know, understood that Staff would fill that role. You
17 know, if you want to go ahead just to make it official based on your rules, you can go
18 ahead and make a, somebody can make a motion so that the Staff will continue to
19 serve as the secretary and take a vote. Or if not someone on the Planning Commission
20 can serve as secretary.

21 CHAIRMAN GILCHRIST: The rules state -

22 MR. TAYLOR: Why do we list them in officers, can we just chair and vice chair
23 instead of secretary?

1 CHAIRMAN GILCHRIST: That's what it's been, yeah. I mean, I think I was the
2 last secretary some years ago and that was it.

3 MR. TAYLOR: I was just talking about Section 2. Why list a third one as
4 secretary if it's going to be Staff?

5 MR. DENNIS: I think we talked about that last year and we left it but we voted to
6 keep Staff as – maybe we need to look at [inaudible].

7 MR. BRANHAM: Well, I can propose - I'm a little bit concerned that maybe that
8 office is potentially required by state law.

9 CHAIRMAN GILCHRIST: [Inaudible] arbitrarily to decide.

10 [Inaudible]

11 CHAIRMAN GILCHRIST: Is there a second?

12 ?: Second.

13 CHAIRMAN GILCHRIST: Okay, it's been moved and properly seconded that we
14 defer the election of the secretary until we do more due diligence on that. Discussion?
15 Mr. Price, call roll call vote on that.

16 MR. PRICE: [Inaudible] deferral of the secretary [Inaudible]. Gilchrist?

17 CHAIRMAN GILCHRIST: 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: Aye.

3 MR. PRICE: Taylor?

4 MR: TAYLOR: Aye.

5 MR. PRICE: Branham?

6 MR. BRANHAM: Aye.

7 CHAIRMAN GILCHRIST: Motion passes.

8 *[Approved: Gilchrist, Yonke, Carlisle, Dennis, Grady, Taylor, Branham; Absent:*
9 *Frierson]*

10 CHAIRMAN GILCHRIST: Okay motion passes. [Inaudible] And now we go to the
11 adoption of the calendar.

12 MR. PRICE: As we do every year is we go through and we look at the dates to
13 make sure that there are no conflicts either with a national holiday or with the actual
14 availability of this room for meetings. You'll notice on the Planning Commission we do
15 have the January blank and that was, you know, previous discuss, we're just kind of
16 follow along with Council. And August the 1st is still highlighted. We keep that date on
17 there just in case there's some other business that the Planning Commission would
18 need to take up but typically Planning Commission does not meet on that date.
19 Something we can discuss later on. Other than that the main dates that have changed
20 from the customarily first Monday of the month would be July the 11th and that's
21 because the 4th of July is on a Monday. Assuming that nobody wants to come in here on
22 the 4th of July for a meeting. Also September the 8th that first Monday is Labor Day so
23 normally instead of moving that till the following week we just moved that to, we kind of

1 followed tradition and just moved that to that Thursday. And I think those are the only
2 big changes to the customarily first Monday of the month.

3 CHAIRMAN GILCHRIST: Question for Staff, do y'all staff all these meetings? Do
4 y'all staff the zoning, public hearing and the board of zoning appeals?

5 MR. PRICE: Yes. At least one of us does. Tommy. At least the three of us do.

6 CHAIRMAN GILCHRIST: Alright very good.

7 MR. CROOKS: I show up to BOZA when it really matters. Let's just put it that
8 way.

9 CHAIRMAN GILCHRIST: Alright any questions about the calendar? Alright, Chair
10 will entertain a motion to adopt the calendar.

11 MR. DENNIS: I make a motion.

12 CHAIRMAN GILCHRIST: Yes, sir.

13 MR. DENNIS: I make a motion to adopt the calendar as [inaudible].

14 CHAIRMAN GILCHRIST: Okay, second. Alright.

15 MR. CARLISLE: Second.

16 CHAIRMAN GILCHRIST: Alright, brother. Carlisle has seconded the motion by
17 Mr. Dennis to adopt the calendar as presented. All in favor - any other discussion? All in
18 favor signify by roll call vote, Mr. Price.

19 MR. PRICE: Those in favor. Gilchrist?

20 CHAIRMAN GILCHRIST: Aye.

21 MR. PRICE: Yonke?

22 MR. YONKE: Aye.

23 MR. PRICE: Carlisle?

1 MR. CARLISLE: Aye.

2 MR. PRICE: Dennis?

3 MR. DENNIS: Aye.

4 MR. PRICE: Grady?

5 MR: GRADY: Aye.

6 MR. PRICE: Taylor?

7 MR: TAYLOR: Aye.

8 MR. PRICE: Branham?

9 MR. BRANHAM: Aye.

10 *[Approved: Gilchrist, Yonke, Carlisle, Dennis, Grady, Taylor, Branham; Absent:*
11 *Frierson]*

12 CHAIRMAN GILCHRIST: Okay, it's a unanimous vote. Before we get out of here
13 did we ever do anything to recognize Heather Cairns for all the work that she, her
14 involvement in the Commission?

15 MR. PRICE: I'm not sure if we did. Now that you mention it. I'm not sure that if
16 we, did we do anything for David Tuttle also.

17 CHAIRMAN GILCHRIST: Yeah.

18 MR. PRICE: Who served quite a time on and was very valuable to it. So, I'm
19 trying to think who else.

20 CHAIRMAN GILCHRIST: Definitely Tuttle and Heather. I'm trying to remember
21 who else. As long as you don't bring that up. Not that I want y'all to do anything for me
22 I'm just simply, I just thought about that I said well, you know, other people that have
23 kind of moved on.

1 MR. PRICE: Wallace Brown.

2 CHAIRMAN GILCHRIST: Wallace Brown, yeah, yeah. Okay, okay. But look,
3 thank y'all Commissioners for the fine job that you've done to support me as your
4 Chairman. Certainly, I did not come to this space as a land use planner. I came here
5 because I care about what goes on in this county, and so I'll continue to care about
6 what goes on in this county regardless of whether I'm on the Planning Commission or
7 not. But I want to thank, I feel very good that Jason Branham and Gary Dennis are fine
8 leaders in the county. I know these gentlemen very well just like the rest of you, and
9 they will do an outstanding job in leading this Commission. There's no question about
10 that. And so I'm looking forward to your work and Council bringing some people on so
11 that you have the opportunity to have a body with you to begin to continue the great
12 work that this Commission has done. Thank all of you for your support and your
13 guidance for sure. I appreciate it. And with that I don't have anything else on the
14 Agenda. Is that a motion to adjourn, Mr. Price?

15 MR. PRICE: It's up to y'all.

16 CHAIRMAN GILCHRIST: Alright, let's do it.

17 ?: So moved.

18 CHAIRMAN GILCHRIST: Second anybody?

19 MR. YONKE: Second.

20 CHAIRMAN GILCHRIST: Alright, we're good right, Mr. Price? All in favor say
21 Aye.

22 Collective Aye.

23 CHAIRMAN GILCHRIST: Merry Christmas everybody.

1

[END RECORDING]