

RICHLAND COUNTY PLANNING COMMISSION
July 11, 2022

1
2
3
4 *[Members Present: Gary Dennis, Terrence Taylor, Frederick Johnson, II, John Metts,*
5 *Charles Durant, Chris Siercks, Beverly Frierson; Absent: Jason Branham, Christopher*
6 *Yonke*

7
8 Called to order: 3:00pm
9

10 ACTING CHAIR DENNIS: Tommy? Are we about ready?

11 MR. DELAGE: Yes, sir. Mr. Price we will be heading in in a few moments but he
12 did mention to me that if y'all wanna start we can keep it going.

13 MR. PRICE: Looks like I've seen y'all before.

14 ACTING CHAIR DENNIS: Alright. I'm gonna call the Richland County Planning
15 Commission meeting for Monday, 11 July, 2022 at 3:00pm to order. Alright to start off,
16 Staff can you please confirm the following? In accordance with the Freedom of
17 Information Act a copy of the Agenda was sent to the news media, persons requesting
18 notification and posted on the bulletin board located in the County administration
19 building, is that correct?

20 MR. DELAGE: Yes, sir that's correct.

21 ACTING CHAIR DENNIS: Ladies and gentlemen, as a reminder the Planning
22 Commission makes recommendations to County Council as to whether to approve or
23 deny zoning map amendments and whether to amend the text of the County's Land
24 Development Code and maps. County Council will conduct its own public hearing and
25 take official votes to approve or deny map amendments and text amendments on a
26 future date to be published by the County. Council typically holds zoning public hearings

1 on the 4th Tuesday of the month. Please check the County's website for updated
2 agendas, dates and times. Staff, can we take a quick roll call?

3 MR. PRICE: Yes, sir. Branham? Dennis?

4 ACTING CHAIR DENNIS: Here.

5 MR. PRICE: Yonke? Johnson?

6 MR. JOHNSON: Here.

7 MR. PRICE: Frierson? Metts?

8 MR. METTS: Here.

9 MR. PRICE: Durant?

10 MR. DURANT: Here.

11 MR. PRICE: Taylor?

12 MR. TAYLOR: Here.

13 MR. PRICE: Siercks?

14 MR. SIERCKS: Yeah, here.

15 *[Present for roll call: Dennis, Johnson, Metts, Durant, Taylor, Siercks; Absent: Branham,*
16 *Yonke, Frierson (joined later)]*

17 ACTING CHAIR DENNIS: Please take note of the following guidelines for today's
18 meeting. Please turn off or silence any cellphone or pagers. Audience members may
19 quietly come and go as needed. We don't have any applicants today but we do have
20 public input for the remapping process. Please keep in mind two minutes are allowed to
21 make statements. Citizens may have signed up up front and each are allowed two
22 minutes. Redundant comments should be minimized. Only address remarks to the
23 Commission do not expect the Commission to respond to questions from the speakers

1 in a back-and-forth style, that is not the purpose of this meeting. Please no audience or
2 speaker exchanges. No audience demonstrations or other disruptions to the meeting
3 are permitted nor are comments from anyone other than the speaker at the podium.
4 Please remember the meeting is being recorded. Please speak into the microphone and
5 give your name and address. Abusive language is inappropriate and will not tolerated.
6 Please don't voice displeasure or frustration at a recommendation while the Planning
7 Commission is still conducting business. If you have any questions or concerns you
8 may contact the Richland County Planning Department Staff. Alright, before we move
9 on I'm gonna take a minute of personal privilege, alright? Today I'm presiding over this
10 meeting because our Chairman, Jason Branham, is at home with covid. So we all wish
11 him a speedy and fast recovery. Also, as many of you in the audience might see or
12 watching on YouTube, we actually have three new Commissioners with us that have
13 been appointed to the Planning Commission by County Council. I wanted to introduce
14 Mr. Frederick Johnson, II.

15 MR. JOHNSON: Thank you, Mr. Chairman.

16 ACTING CHAIR DENNIS: Yep. Mr. Charles Durant.

17 MR. DURANT: Chairman.

18 ACTING CHAIR DENNIS: And Mr. Chris Siercks.

19 MR. SIERCKS: Thank you, Mr. Chairman.

20 ACTING CHAIR DENNIS: Alright, I wanted to give each of them a moment of
21 personal privilege to introduce themselves before we get started with the rest of the
22 Agenda ahead of us. So bear with us a moment, that way you can actually hear from

1 them before we get through with all this business and then you're wondering who they
2 really are. Alright, Mr. Johnson you can start off, please.

3 MR. JOHNSON: Mr. Chairman, thank you and good afternoon, everyone. As
4 indicated, I'm F. A Johnson, II. In terms of Richland County I'm an 18+ year resident of
5 the county. In terms of formal academic training, I'm an attorney by trade, real estate
6 broker, commercial real estate broker and developer as well. So certainly, I welcome
7 the opportunity to [inaudible].

8 ACTING CHAIR DENNIS: Thank you, Mr. Johnson. Mr. Durant?

9 MR. DURANT: My names is Charles Durant. I live in Hopkins. I'm an attorney by
10 trade and I'm just glad to be a part of the Commission and serving.

11 ACTING CHAIR DENNIS: Thank you, Mr. Durant. And Mr. Siercks?

12 MR. SIERCKS: Thank you, Mr. Chairman. My name is Chris Siercks. I am an
13 attorney practicing mostly insurance defense. I live here in the Columbia area and I'm
14 excited to get to work on this Commission, I appreciate everyone's time.

15 ACTING CHAIR DENNIS: Thank you, sir. Alright, now we're gonna move on to
16 section III. Are there any motions for additions or deletions from the Agenda?

17 MR. PRICE: No, sir.

18 ACTING CHAIR DENNIS: Alright. Let's move on to section IV, which is the
19 remap, restart and text amendment proposal process update. I prepared a little bit to
20 piggy back on what Chairman Branham has said in the past. So the process update,
21 last year Staff presented a proposal full replacement of the Land Development Code.
22 After review of this, after review by this Commission and some modifications to the draft
23 along the way, County Council voted to adopt the new replacement Code. Included in

1 the new Land Development Code is a new set of zoning districts. Each parcel of land in
2 the county that is not inside a city or town has a zoning designation assigned by the
3 county. With the adoption of this new Code, each parcel must be assigned a new
4 zoning designation. County Staff prepared a draft map earlier this year. The Planning
5 Commission was in the midst of reviewing and considering revisions to the draft map
6 and receiving input from the public when County Council voted to direct Staff to restart
7 the map and process. The Planning Commission and county Staff restarted the
8 mapping process and began discussing potential changes to and ramifications of the
9 amendments to the Land Development Code. The new baseline starting point for the
10 mapping process became the zoning district translation table found in the newly adopted
11 Land Development Code. Staff has since created a first and second draft, neither of
12 which has completely and exactly followed the transition table, but we are getting there.
13 We have discussed some of the, some of the reasoning for that part of which includes
14 their desire to respond to desires expressed by the public and the Commission as to
15 certain uses and densities in certain areas. The mapping process is ongoing. It is not
16 finished, it is far from finished. There will be more drafts. One important element that will
17 continue to influence the map drafting is the process of proposed amendments to the
18 text of the newly adopted Land Development Code, and that was at our last meeting.
19 Now, from our last meeting on June 6, 2022, we took a vote to create a running list, also
20 known as a ledger, of recommended changes to the 2021 Land Development Code and
21 Zoning Map. We added items individually by a majority vote and that motion passed
22 unanimously 8/0. At that meeting we had four items that were added to the ledger. We
23 had the town hall dwellings that was removed from R4 zoning district with a 6/1 vote

1 and one abstain. We had two family dwellings to be removed from the R2, R3, R4
2 zoning district with a vote of 6/1 with one abstain. We had three family dwellings to be
3 removed from R1, R2, or excuse me, from just R2, R3, R4 districts with a vote of 6/1
4 with one abstain. And four family dwellings to be removed from R2, R3, R4 zoning
5 districts with a vote of 6/1 abstain. We also deferred a motion for County Councilwoman
6 Newton's motion to get more info on the zoning laws for larger residential
7 developments. We also talked about mapping out agriculture zoning for areas 35 acres
8 or greater for the agricultural zoning. And that puts us in today's meeting. Today's
9 meeting I've placed six motions under Item IX. The first one is intended to finish up our
10 discussion on manufactured homes and introduce new discussion if needed within the
11 code text amendments. The third or the second, third, fourth, fifth and sixth motions are
12 to help bring discussion to agricultural homestead and rural transitions and zoning
13 districts that used to be rural zoned, rural under the old code. I know there will be many
14 more motions that come forth in this process as we have additional discussions of them
15 and as more areas of focus are raised by the public and Commissioners. We are
16 expecting multiple additional Planning Commission meetings and work sessions before
17 we make recommendations to be sent up to County Council. Thank you for your
18 patience and I hope the information I just shared with you is helpful. Alright, so that was
19 the remap and restart text amendment proposed procedure update. Does Staff have
20 anything to add to that?

21 MR. PRICE: Yes, sir. The only thing I would add is the ledger that you referenced
22 is available online along with the other sections regarding the Land Development Code.

1 I think Mr. DeLage is showing it right now. Tommy, can you go back so they can see
2 where it is? Yeah, that was it, Mr. Chair.

3 ACTING CHAIR DENNIS: Thank you, Mr. Price. For those of you watching at
4 home it's actually on our page that has all the updates for the Land Development Code
5 and right under the table there will be a view LDC running ledger of issues and
6 discussion and that will be the ledger that we have created. All you gotta do is click on
7 that and it will open up on your computer or phone. Alright, section V is the remapping
8 restart process input. We have three signed up. We're gonna proceed with our public
9 input. We're going to have Mr. Metts, Commissioner Metts, if you would call the name of
10 the first person signed up. Reminder to each speaker you have two minutes to speak
11 and you should state your name and address before you begin. Also, if you could listen
12 for the time limit and kind of not, cause I can't hear that buzzer with my hearing aids,
13 thank you.

14 MR. METTS: Ms. Melinda Kelly.

15 **TESTIMONY OF MELINDA KELLY:**

16 MS. KELLY: Good afternoon, I'm Melinda Kelly with the Finkle Law firm, 1201
17 Main Street, Columbia and also Faber Place in Charleston. I believe that someone from
18 Staff might have given y'all a letter that I wrote. Instead of talking about individual
19 properties, I know I have done that in the past, I think since y'all are looking at the
20 process, I just have a question about the map. It used to be a convenient way to put in
21 the parcel number or the address and you can find out what the zoning is and what the
22 recommended zoning is, and there's a new map under the restart, I think it's 0.2 or 2.0,
23 and it doesn't have any roads or street names and I just thought it might be nice if, I

1 don't know if y'all can request that. But I have two clients that have a number of
2 properties and I just think for me and for other people in the county might benefit from
3 being able to tell where the properties are. Thank you.

4 MR. METTS: Next, is Mark Hershberger.

5 **TESTIMONY OF MARK HERSHBERGER:**

6 MR. HERSHBERGER: Thank you, sir. My name is Mark Hershberger. I live at 15
7 Sweet Bay Drive in Columbia. If I may gentlemen, I would just like to ask that you
8 furnish to the public, the folks here in the room, and especially the old folks like me who
9 are not really proficient in electronic communication, your general position regarding the
10 introduction of mobile homes and multi-family dwellings into residential areas which for
11 decades have been characterized by detached, conventional single-family dwellings.
12 Secondly, I would like to ask, to the extent you're at liberty to address it, as the
13 Commission actually formulated any language that might be included in the LDC which
14 would restore the former RSLD protection or some equivalent against what many others
15 would consider inconsistent use. Thirdly, if I may ask has work on the zoning map been
16 suspended until language has been formulated and, and actually applied to the LDC as
17 a whole if it has not been finalized if there's not language ready now to stick into the
18 LDC to amend the Code but the mapping is continuing, what are they drawing pictures
19 of? Thank you, gentlemen, I appreciate it.

20 MR. METTS: Kim Murphy.

21 **TESTIMONY OF KIM MURPHY:**

22 MS. MURPHY: Good afternoon, Kim Murphy, 154 Olde Laurel Lane, Chapin, and
23 welcome aboard. I appreciate your introduction Mr. Dennis and I think it's a great

1 opportunity that you have to kind of reformulate it. I don't think anyone realized as Mr.
2 Price said what the impacts were going to be until after the map was released. And I
3 think Council felt the same way and that's why it's back in your lap. You may not know it
4 but the third reading tonight is essentially going to make the 2005 Code, the active
5 Code with the old classifications, with the, tomorrow night at the third reading. And, and
6 I have some concerns because the way it's written it sounds like at anytime even the
7 day after, on Wednesday, that you could lose your opportunity to do what you're doing.
8 Section two of the proposed ordinance says notice within 90 days of the adoption of this
9 ordinance the county shall now written notice to all property owners of record and the
10 unincorporated areas of the county informing them that a new Land Development Code
11 has been adopted and that a map amendment ordinance is proposed, both of which
12 become effective on the adoption of the map amendment. So essentially it says at
13 anytime between day one, Wednesday, and 90 days a notice could come out that says
14 the Code is adopted. It could easily be adopted. All that would be left is, are the three
15 readings of the map. So I don't want your work to be in vain and I'm hopeful possibly the
16 wording on this ordinance could be changed to allow the, the Council not to move
17 forward until you have provided your recommendations to them. Thank you very much.

18 ACTING CHAIR DENNIS: Mr. Metts, is that everybody?

19 MR. METTS: That was everybody.

20 ACTING CHAIR DENNIS: Alright, we're moving on to item VI, the Consent
21 Agenda. If everybody notices on the Consent Agenda, we have no cases in front of us.
22 We only have Road Names so I will take a motion for a Consent Agenda.

23 [Inaudible]

1 MR. TAYLOR: Second.

2 ACTING CHAIR DENNIS: Alright, it's, motions been made a properly second.

3 Any discussion? None? Take a vote.

4 MR. PRICE: Those in favor of the motion to adopt the Road Names as
5 presented, Dennis?

6 ACTING CHAIR DENNIS: Aye.

7 MR. PRICE: Johnson?

8 MR. JOHNSON: Aye.

9 MR. PRICE: Metts?

10 MR. METTS: Aye.

11 MR. PRICE: Durant?

12 MR. DURANT: Aye.

13 MR. PRICE: Taylor?

14 MR. TAYLOR: Aye.

15 MR. PRICE: Siercks?

16 MR. SIERCKS: Aye.

17 MR. PRICE: Alright, motion passes.

18 *[Approved: Dennis, Johnson, Metts, Durant, Taylor, Siercks; Absent: Branham, Yonke,*
19 *Frierson (joined later)]*

20 ACTING CHAIR DENNIS: Alright, that motion passes. Alright, so we're gonna
21 move on to the Chairman's Report. So I had a few questions about meetings from,
22 Minutes from past meetings and then we actually got some today. Everybody got them

1 today for the February 2022 meeting, February 7, 2022. I wanted to piggyback on that
2 question and ask are we going to get anymore anytime soon?

3 MR. PRICE: Yes. The last, I think last month's meeting the April, the Minutes that
4 are being worked on right now are from your April meeting, and also from your June
5 meeting. And we hope to have those to you prior to, well hopefully by sometime in
6 August so that we'll have all of those. And then we'll go back and look at any of the
7 other ones that we may have missed over the years to include those.

8 ACTING CHAIR DENNIS: Okay as far as these Minutes cause they we're kind of
9 given to us late.

10 MR. PRICE: The intent was not for you to take any action -

11 ACTING CHAIR DENNIS: Okay.

12 MR. PRICE: - on those today because you got those, it was just to give to you
13 because it was convenient at this time. And you can review those and we'll have it on
14 the next agenda for the adoption.

15 ACTING CHAIR DENNIS: Alright. So we'll have the April, June and February
16 meetings for the August. And that will, if I'm not mistaken that will catch us for this year.
17 So we'll have everything from September.

18 MR. PRICE: We'll have everything from 2022. I believe there are two missing
19 from 2021 that we're gonna go back and work on but yes, yes sir. This will, this should
20 catch everyone up at least that's what we anticipate happening.

21 ACTING CHAIR DENNIS: Alright. And then also I had a question at the last
22 meeting we had, we had all talked about getting a map with the agricultural for the 35
23 acres. Has that been done yet?

1 MR. PRICE: Yes sir, I will actually, I have a copy of it now and we'll get you
2 copies you can have prior to meeting ending today.

3 ACTING CHAIR DENNIS: Okay.

4 MR. PRICE: We can also email those to you which we will also do. But also I
5 know a lotta times people like to have a hard copy in front of them, but we'll be happy to
6 present that to you.

7 ACTING CHAIR DENNIS: Alright. And then the last thing, I was looking through
8 there and I was reading some statures and I was actually reading our last, our the
9 current LDC that we have before we, the next reading tomorrow to revert temporarily
10 while we - but I was curious, I was looking at some maps and I noticed we was talking in
11 depth about equivalency and I know we have that equivalency chart and I was just
12 kinda thinking to myself is there a way to actually, the areas that are, that have a direct
13 equivalency on that chart, is there way to get a map of those? So if it was, let's say
14 RSLD and get the RS1, do we have that? Cause I did not see that on the website. I
15 clicked something [inaudible] which is a possibility.

16 MR. PRICE: Yes sir, while there's not like a true equivalency but we can, I think
17 we have an idea what you're looking for and, and that map can be prepared.

18 ACTING CHAIR DENNIS: Yeah, if I just get a simple map for it and just get it
19 emailed out to everybody with the new Commissioners, I think that would help them see
20 kind of where we're at with it and help with that equivalency chart for the legacy areas
21 and go from there. As far as anything else on the Chairman's Report, I really don't have
22 anything other than that. One thing that I did take away from public comment today is
23 the maps with road names, I think, I don't think we're there yet. I know we had talked

1 about that last time and I think they're working on getting some major road names on
2 some of these maps for us, blowing them up, with in depth, if I'm not correct, is that in
3 works?

4 MR. PRICE: That's something we can look into. Again, trying to get the road
5 names on it is a little difficult because you can only, at best you can only show the main
6 roads that you're familiar with but any side roads or any residential roads we won't be
7 able to show.

8 ACTING CHAIR DENNIS: I think if we can just get the main roads on there that
9 would help out a lotta people. I get a lotta phone calls about that. Alright, so that's done
10 with the Chairman's Report and next moving on to the Planning Director's Report.

11 MR. PRICE: There's nothing to report at this time, sir.

12 ACTING CHAIR DENNIS: Copy that. Alright, so we're moving on for other items
13 of discussions. We have a Council motion here that was done by Ms. Newton to
14 reevaluate zoning of large residential developments and seeing if they haven't been
15 completed or started; basically reverting back to the original zoning within seven years.
16 Have we had any legal representation on that?

17 MR. PRICE: In your packet, and maybe you didn't get it this time so I apologize
18 for that, but in previously - I'm sorry it is in here. On page five of your packet. When this
19 was originally prepared it was sent to, to the D&S Committee or the Development and
20 Services Committee of County Council and part of the briefing process it goes through a
21 few other departments and areas for their input. And if you notice on page five under the
22 County Attorney's office feedback there's a statement that says this is a working copy,
23 the County Attorney's office may have additional suggested changes as the readings

1 move forward and will provide its comments under separate cover. So it's just a matter
2 of depending on what we present going forward as when the Legal Department will
3 have more input.

4 ACTING CHAIR DENNIS: Okay, so what was presented to us that's the most
5 current pending anything that we do might have to be looked at?

6 MR. PRICE: Yes, sir.

7 ACTING CHAIR DENNIS: Okay.

8 MR. PRICE: What we presented to you, of course, was just Staff's response on
9 briefing document, just to kind of give you a little bit of background on it, and also some
10 opinions regarding the request. But ultimately this will go to the Planning Commission
11 as to look at other processes that may be in place that we can put in place to maybe
12 not, go 100% with what was requested with the, by the motion with Councilwoman
13 Newton, but maybe kind of going in lines with what she's trying to accomplish.

14 ACTING CHAIR DENNIS: Alright, so the way it sits right now, I don't think we
15 have enough information to make a recommendation or a motion on it at this moment,
16 especially with three new Members to Council and we just had a - hello Ms. Frierson.
17 For the Record, let that show that Ms. Frierson is here. With three new Commissioners
18 with them only being here this first meeting, I don't think there's enough information on
19 here for us to really be making a recommendation at this time for that. Do we have a
20 motion or does anybody want to make a motion to defer?

21 MR. METTS: Chair, I'd like to make a motion [inaudible].

22 ACTING CHAIR DENNIS: Is there a second?

23 ?: Second.

1 ACTING CHAIR DENNIS: Alright it's been properly motioned and seconded. Any
2 discussion? Alright, let's take a vote to defer.

3 MR. PRICE: Alright those in favor of deferral of Item IX.a.i., Dennis?

4 ACTING CHAIR DENNIS: Aye.

5 MR. PRICE: Johnson?

6 MR. JOHNSON: Aye.

7 MR. PRICE: Frierson?

8 MS. FRIERSON: Aye.

9 MR. PRICE: Metts?

10 MR. METTS: Aye.

11 MR. PRICE: Durant?

12 MR. DURANT: Aye.

13 MR. PRICE: Taylor?

14 MR. TAYLOR: Aye.

15 MR. PRICE: Siercks?

16 MR. SIERCKS: Aye.

17 MR. PRICE: Get that.

18 ACTING CHAIR DENNIS: Alright.

19 *[Approved: Dennis, Johnson, Frierson, Metts, Durant, Taylor, Siercks; Absent:*

20 *Branham, Yonke]*

21 MR. PRICE: Mr. Chair, I think what may be helpful as we kinda go forward,
22 cause we've had a number of discussions with, you know, Council and also among

1 Staff, is I think maybe Staff can kind of prepare some recommendations for you, for the
2 Planning Commission to look at, to help achieve the thoughts of Councilwoman Newton.

3 ACTING CHAIR DENNIS: I think that would be great moving forward. I got, I got
4 some ideas also, I've been working on it. Just haven't got much there to send out or talk
5 about in discussion yet, because I've been looking at a few laws to go with it. So
6 anything you guys can give us as input that would help. I look forward to that. Hopefully
7 we can get that done and added to the next meeting. Now moving forward to the next
8 set of motions. These are recommended amendments that, that I sent in and I want to
9 remind any Commissioner here if you have something that you think that you want to
10 make a motion on or even add it for discussion, please send it to Staff so they can get it
11 added on there. It will help drive discussion. So that's kinda why we're going along with
12 the ways that County Council does it to drive the discussion for certain items. At our last
13 meeting we have the manufactured homes we talked about and I had sent in a motion,
14 and tell you the truth with two Members gone and three new ones, I really don't see
15 making a motion on these to vote. However, I would like to talk about them so that they
16 can kinda get caught up a little bit and then go from there. So I'm going to - we'll, we'll
17 just do it this way, so in the past we have talked about the manufactured homes and we
18 was trying to get in line with what we wanted to do and we had, we'd looked at the old
19 Code to the new Code and the only that was changing was to have the manufactured
20 homes removed out of R2 in the new Code and that would pretty much mirror the old
21 Code. So that's kinda where we're at. I would love to hear any other discussion if y'all
22 have any ideas, what do y'all think about it and go from there. Does anybody have
23 anything to talk about with the manufactured homes? I know it's short notice for some of

1 them but I'm just gonna ask that question. Alright, if not then I'm going to defer that
2 motion. So I make a motion to defer IX.b.i.1. to the next meeting.

3 [Inaudible]

4 ACTING CHAIR DENNIS: Alright, motion and properly second.

5 MR. PRICE: [Inaudible]

6 ACTING CHAIR DENNIS: I mean, it really, well we took a motion and done it and
7 so we would have to vote.

8 MR. PRICE: Okay. Yeah, I was just gonna point out it might be helpful especially
9 for some of the newer Members to kind of go back a bit. As part of the new Land
10 Development Code – I'll tell you what, let's simplify this a bit - of the Land Development
11 Code 2021 is the one most recently adopted, and you may also hear us refer to the
12 Land Development Code 2005 which was our previous one that we have. But under the
13 2021 Land Development Code within many of the residential zoning designations,
14 particularly R2, R3, R4 and R5, a variety of residential use types were allowed within
15 those zoning designations. I believe one of the citizens actually spoke on that
16 previously. But unlike our current Land Development Code which, you know, you may
17 have single-family dwellings and that was the only use allowed there, so essentially
18 stick built homes or modular building units, but those are the only units, residential unit
19 types allowed in most of our residential single-family designations. But under the new
20 Code there were a variety of land uses allowed or residential use types, excuse me,
21 which would include single-family, two family, three family, four family and also
22 manufactured homes. At the previous meeting I believe under the R2 and I, you know, if
23 I'm incorrect somebody can let me know, but at the previous meeting it was decided

1 that in the R2 and the R3 zoning designations that the two, three and four units would
2 be removed from those essentially allowing only single-family dwelling units. However,
3 we did not discuss manufactured housing. So I believe that's why the motion from Mr.
4 Dennis was brought forward because that was the one residential use type that was not
5 discussed. And so what his motion essentially would do is also remove that from the R2
6 just as we did the two, three and four units.

7 ACTING CHAIR DENNIS: Yes Mr. Price, that's correct, that's why it was added
8 there. You know, just real quick for the public, normally their Chair when they sit in this
9 seat, they're not the one that normally bring the motions, everybody else is supposed to
10 do that, the Chair is supposed to guide. However, I got thrust into this so that's why it
11 looks a little weird with the guy sitting at the chair bringing forth these motions because
12 our Chairman Mr. Branham is at home with sick with COVID. So that's kind of why it
13 looks the way it does. So Mr. Price, we did make a motion and we seconded that so I
14 think if we, for the deferral if we could just take a vote on that and then we can clear that
15 up on that deferral.

16 MR. PRICE: Okay. We still want to go ahead and take the vote on that?

17 ACTING CHAIR DENNIS: Yeah, we're probably going to do one more motion
18 after this and, just to defer them out of this cause it was -

19 MR. PRICE: Okay, so -

20 ACTING CHAIR DENNIS: - intent.

21 MR. PRICE: Motion to defer item IX.b.i.1. to the next Planning Commission
22 meeting. Those in favor, Dennis?

23 ACTING CHAIR DENNIS: Aye.

1 MR. PRICE: Johnson?

2 MR. JOHNSON: Aye.

3 MR. PRICE: Frierson?

4 MS. FRIERSON: Aye.

5 MR. PRICE: Metts?

6 MR. METTS: Aye.

7 MR. PRICE: Durant?

8 MR. DURANT: Aye.

9 MR. PRICE: Taylor?

10 MR. TAYLOR: Aye.

11 MR. PRICE: Siercks?

12 MR. SIERCKS: Aye.

13 MR. PRICE: Okay, that motion passes.

14 *[Approved: Dennis, Johnson, Frierson, Metts, Durant, Taylor, Siercks; Absent:*

15 *Branham, Yonke]*

16 ACTING CHAIR DENNIS: Alright, so I had some other motions on there and I
17 think the best way forward on these is defer also. But before we defer them I wanted to
18 get, I wanted to say what they are without making a motion, that way everybody that's
19 sitting up here you can kinda see where they're at and then when you leave here today
20 you can kinda get into the weeds and figure out kinda what I was looking at. I'm not
21 looking for any discussion on it today, just kinda give you an idea of where my mind
22 was. So I was talking about the farm supply and machine sales and service and I was
23 thinking, I was talking about permitting that in the HM area. And there was reasoning

1 behind that but we're not, since we're not gonna have the discussion today, just want to
2 say look at that please for everybody watching at home and out in the public also as to
3 farm distribution hubs; I was going to add that to the RT zoning district. Veterinary
4 services, livestock, I was going to recommend addition of veterinary services of
5 livestock permitted by right to the RT zoning district. Also as for animal shelters I was
6 going to suggest animal shelters be added, subject to special requirements, in the AG,
7 HM and RT zoning districts. And as to animal control services as a veterinary hospital or
8 clinic, I was looking at addition of adding that to the AG, HM and RT. My reasoning
9 behind all that was, was the rural areas, kinda what's done in rural areas. And I do know
10 in some rural areas there's a lot of veterinary services that not only do livestock but also
11 do smaller animals. So just trying to help with some of those ideas out there going
12 forward, looking at other codes. So that's kinda what I was looking at so please
13 everybody, all the Commissioners if you could think about that when you're looking at
14 that digging into this for the next meeting. But what I think going forward the smartest
15 thing to do would be take a motion to defer, actually I'm just gonna make the motion
16 now. I'm going to make a motion to defer IX.b.i.2., 3., 4., 5., and 6. until the next
17 Commission meeting.

18 [Inaudible]

19 ACTING CHAIR DENNIS: Moved and properly seconded. Can we take a vote?

20 ?: Question.

21 ACTING CHAIR DENNIS: Yes.

22 ?: With the Council motions and Staff narrative that supports it when it comes
23 back is it going to have some conversation?

1 ACTING CHAIR DENNIS: For the motions that I made? No, those are for us to
2 discuss in detail. We will come up with the discussion. Like I will present why I think and
3 then if you see why it shouldn't be there it would be a great idea to think well, I don't see
4 that or this is my reason why it shouldn't be supported, i.e., another county maybe or
5 anything like that. So it's, this is our opportunity to bring forth things that we think that
6 can help the County or if we see something that's in there that is hurting the County, fix
7 that.

8 MR. PRICE: We have a motion to defer items IX.b.i., 2., 3., 4., 5., and 6.

9 ACTING CHAIR DENNIS: Yes, sir.

10 MR. PRICE: Alright, all of those in favor, Dennis?

11 ACTING CHAIR DENNIS: Aye.

12 MR. PRICE: Johnson?

13 MR. JOHNSON: Aye.

14 MR. PRICE: Frierson?

15 MS. FRIERSON: Aye.

16 MR. PRICE: Metts?

17 MR. METTS: Aye.

18 MR. PRICE: Durant?

19 MR. DURANT: Aye.

20 MR. PRICE: Taylor?

21 MR. TAYLOR: Aye.

22 MR. PRICE: Siercks?

23 MR. SIERCKS: Aye.

1 *[Approved: Dennis, Johnson, Frierson, Metts, Durant, Taylor, Siercks; Absent:*
2 *Branham, Yonke]*

3 ACTING CHAIR DENNIS: Alright, it's been deferred. Alright, so I had made a
4 motion not pertaining to the LDC. We have three new Members also and the one thing
5 that I don't like about this motion that I sent, we've got three new Members, they've
6 have not had the chance to review all our rules and procedures. However. I would like
7 to take discussion on this matter and hear what's, what people think about it. I mean,
8 we've done this in the past and we had voted on this in the past but the way we did it we
9 just put amendment. We didn't actually write out what it was so the public couldn't see
10 it. It was a clerical error, it was something that was not done in ill intent or anything like
11 that. But we listened to the County Attorney, we rectified those situations and going
12 forward that's kind of why we added all these motions there so that you and the public
13 can see what we're doing for transparency. So my reasoning to have this added at this
14 meeting was simply because if we was to vote for Members in December, they would
15 have until February to get trained up. Now, I know in the past we have not had or
16 provided that training but this right here gives us the chance to make this Commission
17 better. It gives us a chance to make that training for the new people moving forward
18 because come this next election, you know, my term ends in September and I would not
19 seek an officer position knowing that I'm not moving forward. I'm not saying I'm not
20 staying on the Commission, I'm not saying I'm getting off, but I still have to go through
21 an interview process to stay on. And if I didn't do that, I wouldn't want to hold up
22 process in a Commission where I might potentially not be here. So moving forward to
23 things also if you was to hold a meeting such as this in December, then the new elected

1 officials would have until February to figure it out, and what I mean by figuring out would
2 be to talk to the current Chair and Vice Chair find out what's helped us and what has not
3 helped us. Also, seek to get training because when we did this, I actually sought training
4 through the National Association of Realtors to learn how to do *Roberts Rules of Order*
5 which I'm gonna tell you right now is not easy, it's not fun but it's a necessity in this
6 procedure, and it's tough work. We do have some new Members up here that are
7 lawyers so they don't, they're a lot better at that than I am. So moving forward I really
8 would like to hear what people think about this. I mean, do we have any Commissioners
9 that want to speak on it, do they think it's a good idea, I mean, or I can just call a motion
10 for it and we can go that way. But I really don't want to do because we got some new
11 Commissioners I would really love to hear from a Commissioner.

12 MS. FRIERSON: Vice Chair Dennis, I'd like to speak. I think what you did is quite
13 appropriate and helpful because we don't want misunderstanding. And I think when
14 things are in writing it just makes it clear to everyone. So I appreciate what you did and I
15 hope we will today as this motion [inaudible] forward.

16 ACTING CHAIR DENNIS: Anybody else?

17 ?: Mr. Chair?

18 ACTING CHAIR DENNIS: Yes, sir.

19 ?: Just point of clarification, this would be going under section two, correct?

20 ACTING CHAIR DENNIS: Yes, it would.

21 ?: In that case I, I agree. You know, I don't want to take up a bunch of time
22 saying the same thing but I think it just makes sense that there would be a transition
23 time as with, you know, most any other government position, any position for that

1 matter, [inaudible] to have a transition period where someone coming in can learn a little
2 more about it and before take that next step.

3 ACTING CHAIR DENNIS: I appreciate that. Thank you.

4 ? : Question, Mr. Chair?

5 ACTING CHAIR DENNIS: Yes, sir.

6 MR. DURANT: What's the present process? Is this just establishing formally
7 what's been going on informally or is it replacing some other process?

8 ACTING CHAIR DENNIS: So the current process would be we would take the
9 vote in February at our new meeting and then we would adjourn and start a new
10 meeting with the new person in there. I mean, it kind of gives that timeframe, that's kind
11 of why we went for it like that. But in the past, you know, we didn't spell it out like this,
12 we just put, you know, the three little terms in there and we didn't put it out for the public
13 to see it. So I, I think the, this ways a lot better doing it, but that's our old, that's the
14 procedure we currently have. We would vote in February.

15 MR. JOHNSON: Mr. Chairman?

16 ACTING CHAIR DENNIS: Yes, sir.

17 MR. JOHNSON: It sounds as if it's a rational thing to do and, and there's support
18 for that. As I expressed prior to the meeting my concern is with three new Members it
19 just didn't quite [inaudible] a procedural move when there's 305 of the folks are looking
20 at it for the first time. I've since had the opportunity to hear the context and I think that's
21 the biggest issue is making sure that the public hears the context that this has been
22 previously - because my initial question what did the predecessors do or not so it's, it's
23 quite a different position to say that there was unanimous approval for it but the

1 technical issue in terms of put on the agenda that then gives a little bit of a different
2 perspective in terms of being able to move forward with it. [Inaudible]

3 ACTING CHAIR DENNIS: Thank you. So moving forward I'm really [inaudible]
4 because I sent this motion in and having three new Members I'm really echoing on Mr.
5 Johnson said. I really didn't want to put this on there because I recently found out that
6 Mr. Branham had, had COVID. But I think after hearing from everybody, I think I'm just
7 gonna go ahead and make the motion and go from there and see where it falls, if it
8 passes, if passes, if not, it fails and we'll just keep the old way. Just to get it off there I
9 just [inaudible]. And I said in the past at other meetings we can't always wait for
10 everybody to be here and unfortunately today we don't have everybody here to make
11 this a full vote. But I think I'm just gonna go ahead and make the motion. I move to
12 make an amendment to the Rules of Procedure that the Election of Officers will take
13 place at the regular scheduled December meeting and will assume the position at the
14 first regularly scheduled Planning Commission meeting of the calendar year in
15 February. Do I have a second?

16 MS. FRIESON: I second the motion.

17 ACTING CHAIR DENNIS: Alright, it's been properly seconded. Let's take a vote.
18 Or before we take a vote any more discussion? Alright, proceed with the vote.

19 MR. PRICE: Alright, those in favor of the motion for approval of item IX.c.i.,
20 Dennis?

21 ACTING CHAIR DENNIS: Aye.

22 MR. PRICE: Johnson?

23 MR. JOHNSON: Aye.

1 MR. PRICE: Frierson?

2 MS. FRIERSON: Aye.

3 MR. PRICE: Metts?

4 MR. METTS: Aye.

5 MR. PRICE: Durant?

6 MR. DURANT: Aye.

7 MR. PRICE: Taylor?

8 MR. TAYLOR: Aye.

9 MR. PRICE: Siercks?

10 MR. SIERCKS: Aye.

11 MR. PRICE: Alright, that motion passes.

12 *[Approved: Dennis, Johnson, Frierson, Metts, Durant, Taylor, Siercks; Absent:*
13 *Branham, Yonke]*

14 ACTING CHAIR DENNIS: Alright, motion passes. Alright, so that's the end of
15 everything for today. I wanna take a second to thank the new Commissioners and
16 everything for being here today. Thank everybody that's here in the public, thank you for
17 your public comment. Moving forward we have a lotta work to do. And also for the new
18 Commissioners please take the time to look through our rules and procedures since we
19 have some attorneys on here that kinda are a lot better at that than some of us old
20 military guys, and look through that because the one thing that I pictured with this
21 motion was not to, like change anything for the craziness but to change everything for
22 the better. And I think if we keep looking forward to the future we'll eventually get to a
23 very good product; not saying our old product was bad but there's just some loopholes

1 in it and I think if we clear up that we'll be good, and just keep a look at those rules and
2 procedures. Definitely look at what we talked about as far as those deferred motions.
3 When we have our next meeting there will be a lot more discussion with them because
4 we'll have everybody. Hopefully you guys can get a little more caught up. I will, I will
5 reach out to anybody that has any questions. If you have a question please email and
6 that way I can get you in touch with Mr. Price and we can go on in more detail about
7 where we're at and what we've done so far in a detailed version. Also Mr. Price, if we,
8 when we get these Minutes from this next meeting or could we get a copy of minutes
9 and just kind of email them out to the new Commissioners? The ones that's already
10 been approved so they can kind of catch up on past meetings and see where we're at
11 with discussion?

12 MR. PRICE: Yes, sir.

13 ACTING CHAIR DENNIS: Alright, does anybody else have anything?

14 MR. PRICE: Mr. Chair? I'll pass these out to you afterwards, these were the
15 maps that you requested showing the rural zoning designations within Richland County
16 according to acreage.

17 ACTING CHAIR DENNIS: Okay.

18 MR. PRICE: And so I'll give this to you and I think this would be used for future
19 discussions.

20 ACTING CHAIR DENNIS: Alright. Alright, so as we went through everything we
21 had a little discussion, I gave a little insight on why I made those motions and I also let
22 insight know why I deferred them. And we also made the motion for that procedure and
23 the only thing left is adjournment. Do I hear a motion to adjourn?

1 ?: So, moved.

2 ACTING CHAIR DENNIS: Alright, take a roll call vote.

3 MR. PRICE: Did we get a second on that?

4 ?: Second.

5 ACTING CHAIR DENNIS: Second.

6 MR. PRICE: Alright those in favor of adjournment, Dennis?

7 ACTING CHAIR DENNIS: Aye.

8 MR. PRICE: Johnson?

9 MR. JOHNSON: Aye.

10 MR. PRICE: Frierson?

11 MS. FRIERSON: Aye.

12 MR. PRICE: Metts?

13 MR. METTS: Aye.

14 MR. PRICE: Durant?

15 MR. DURANT: Aye.

16 MR. PRICE: Taylor?

17 MR. TAYLOR: Aye.

18 MR. PRICE: Siercks?

19 MR. SIERCKS: Aye.

20 MR. PRICE: Motion passes.

21 *[Approved: Dennis, Johnson, Frierson, Metts, Durant, Taylor, Siercks; Absent:*

22 *Branham, Yonke]*

23

1 ACTING CHAIR DENNIS: Alright, meeting adjourned.

2 *[Meeting adjourned]*