

**RICHLAND COUNTY PLANNING COMMISSION
SPECIAL CALLED
December 11th, 2023**

[Members Present: Christopher Yonke, Beverly Frierson, Terrence Taylor, Frederick Johnson II, Mark Duffy, John Metts, Charles Durant, Chris Siercks, Bryan Grady]

Called to order: _____

CHAIRMAN YONKE: Staff, ready? I'd like to call to order the December 11th, 2023 Richland County Special Called Planning Commission meeting. Staff, please confirm the following, in accordance with the Freedom of Information Act a copy of the Agenda was sent to the news media, persons requesting notification and posted on the bulletin board located in the County administration building, is that correct?

MR. PRICE: That is correct.

CHAIRMAN YONKE: Thank you, Staff. Staff, can you please take attendance for today's meeting?

MR. PRICE: Alright, Yonke?

CHAIRMAN YONKE: Here.

MR. PRICE: Frierson?

MS. FRIERSON: Here.

MR. PRICE: Johnson?

MR. JOHNSON: Here.

MR. PRICE: Duffy?

MR. DUFFY: Here.

MR. PRICE: Metts?

MR. METTS: Here.

1 MR. PRICE: Durant?

2 MR. DURANT: Here.

3 MR. PRICE: Taylor?

4 MR. TAYLOR: Here.

5 MR. PRICE: Siercks?

6 MR. SIERCKS: Here.

7 MR. PRICE: Grady?

8 MR. GRADY: Here.

9 CHAIRMAN YONKE: Thank you, Staff. Ladies and gentlemen, welcome to the
10 December 11th, 2023 Special Called Richland County Planning Commission meeting.
11 As Planning Commissioners, we are concerned residents of Richland County who
12 volunteer our time to thoroughly review and make recommendations to County Council.
13 Our recommendations are to approve or deny Zoning Map Amendment requests per
14 Title VI Chapter 29 of the *SC Code of Laws*. Planning Commission may also prepare
15 and revise plans and programs for the development or redevelopment of unincorporated
16 portions of the county. The County's Land Development Code rewrite process
17 conducted this past year and passed by County Council is an example of this. Once
18 again, we are a recommending body to County Council and they will conduct their own
19 public hearing and take official votes to approve or deny map amendments and text
20 amendments on a future date to be published by the county. County typically holds
21 Zoning Public Hearings on the fourth Tuesday of the month. Please check the county's
22 website for updated agendas, dates and times. This is where I usually say please take
23 note of the following guidelines for today's meeting. We have a small crowd in here, I'll

1 just abbreviate please silence cellphones, audience members may come and go as
2 needed and an applicant would be here to speak would take two minutes and address,
3 give their name and address. No demonstrations and please don't voice displeasure or
4 frustrations, that's not the purpose of this meeting. So we're just going to continue on
5 with Item number 3 which is Additions or Deletions to the Agenda or any amendments
6 to today's Agenda. Commissioners, Staff any changes to today's Agenda?

7 MR. PRICE: Not from Staff.

8 CHAIRMAN YONKE: Commissioners? Okay, hearing none. We can move onto
9 Item number 4 which is the approval of Minutes from the November 6th, 2023 Planning
10 Commission meeting. Do any Commissioners have any comments or concerns
11 regarding these transcripts? Hearing none the Chair makes a motion to approve the
12 Minutes unless there's an objection? Do I have a second?

13 MR. METTS: Second.

14 CHAIRMAN YONKE: With a second, Staff, please take a vote.

15 MR. PRICE: Alright, those in favor of the approval of the November 6th, 2023
16 Minutes, Yonke?

17 CHAIRMAN YONKE: Aye.

18 MR. PRICE: Frierson?

19 MS. FRIERSON: Aye.

20 MR. PRICE: Johnson?

21 MR. JOHNSON: Aye.

22 MR. PRICE: Duffy?

23 MR. DUFFY: Aye.

1 MR. PRICE: Metts?

2 MR. METTS: Aye.

3 MR. PRICE: Durant?

4 MR. DURANT: Aye.

5 MR. PRICE: Taylor?

6 MR. TAYLOR: Aye.

7 MR. PRICE: Siercks?

8 MR. SIERCKS: Aye.

9 MR. PRICE: Grady?

10 MR. GRADY: Aye.

11 MR. PRICE: Motion passes.

12 *[Approved: Yonke, Frierson, Johnson, Duffy, Metts, Durant, Taylor, Siercks, Grady]*

13 CHAIRMAN YONKE: Thank you, Staff. We can move on to Item number 5 which
14 is our Consent Agenda. The Consent Agenda is an action item that allows the
15 Commission to approve road names and map amendment requests where the Staff
16 recommends approval and either no one from the public has signed up to speak against
17 the amendment or no Member of the Commission is in need of further discussion on the
18 request. Ms. Frierson, do we have any cases that no one has signed up to speak?

19 MS. FRIERSON: No one has signed up.

20 CHAIRMAN YONKE: I see one item here 5 b 1, I see Staff recommendation of
21 disapproval, so we will be discussing that. The Chair makes a motion for the Consent
22 Agenda to include just the road names today. Do I have a second?

23 MR. METTS: Second.

1 CHAIRMAN YONKE: Second, from Commissioner Metts. With that Staff, please
2 take a vote for the Consent Agenda.

3 MR. PRICE: Alright, those in favor of the Consent Agenda for just item 5 a,
4 Yonke?

5 CHAIRMAN YONKE: Aye.

6 MR. PRICE: Frierson?

7 MS. FRIERSON: Aye.

8 MR. PRICE: Johnson?

9 MR. JOHNSON: [Inaudible]

10 MR. PRICE: Duffy?

11 MR. DUFFY: Aye.

12 MR. PRICE: Metts?

13 MR. METTS: [Inaudible]

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: Grady?

21 MR. GRADY: Aye.

22 MR. PRICE: Motion passes.

23 *[Approved: Yonke, Frierson, Johnson, Duffy, Metts, Durant, Taylor, Siercks, Grady]*

1 CHAIRMAN YONKE: Thank you, staff. We can now move onto item 5 B our map
2 amendment.

3 MR. TAYLOR: Chairman?

4 CHAIRMAN YONKE: Yes.

5 MR. TAYLOR: We have two item fives on the agenda, unless there's a
6 correction?

7 MR. PRICE: You're correct.

8 CHAIRMAN YONKE: Staff, can you make the change?

9 MR. PRICE: So, right? So with the change item 5 which is identified as the
10 Chairman's Report will be item 6. The Planning Director's Report will be 7, other items
11 for discussion would be 8 instead of 7 and the adjournment will be 9 versus 8. Thank
12 you.

13 CHAIRMAN YONKE: Thank you, Commissioner Taylor.

14 MR. PRICE: Mr. Chair, before -

15 CHAIRMAN YONKE: Yes.

16 MR. PRICE: - we get to the map amendments which is cases 5 B 1 I do believe
17 that the Applicant for that case may have come in just now, so he hasn't signed in but
18 he'll probably still need to sign in but I believe the Applicant is here.

19 CHAIRMAN YONKE: Thank you, Staff. Let's continue with 5 b 1, typically Staff
20 fills us in on information on the site, there you go.

21 **CASE NO. 22-003MA:**

22 MR. PRICE: First item is Case 22-003 MA. The Applicant is Jatin Patel. The
23 location is the south side of Killian Road text map number is 14600-03-05. The

1 Applicant is requesting to rezone 32.21 acres from rural which is RU to NC which is
2 neighborhood commercial. Staff's recommendation is for disapproval of this request and
3 that's mainly as the request is not consistent with the objectives outlined in the 2015
4 Comprehensive Plan, it speaks specifically for the conclusion of page three. The mixed-
5 use corridor designation promotes smaller scale commercial business and service use
6 types as the primary land uses. While the requested NC district is supportive of the
7 mixed-use corridor designation of promoting suburban scale retail, the subject request
8 is not located along a primary arterial and that would include both this section of Wilson
9 Boulevard and Killian Road. So for this reason Staff recommends disapproval.

10 CHAIRMAN YONKE: Thank you, Staff. Commissioners, do we have any
11 questions for Staff?

12 MR. TAYLOR: Question.

13 CHAIRMAN YONKE: Okay, Mr. Taylor?

14 MR. TAYLOR: Just to be clear, this portion of Wilson Boulevard you say there's
15 not a major arterial, that is correct?

16 MR. PRICE: Principal arterial.

17 MR. TAYLOR: Okay, and zoning classifications? I'll hold my question at this time.
18 Or any remaining questions, the first question was answered, thank you.

19 CHAIRMAN YONKE: Thank you, Commissioner Taylor. Commissioner Frierson,
20 can you please have, speak for the public, announce the public who signed up to
21 speak? Thank you.

22 MS. FRIERSON: Okay, we have one person who is signed up to speak and that
23 is the Applicant, Jatin Patel.

1 CHAIRMAN YONKE: Please come on down and state your name and address
2 and typically we give you two minutes.

3 **TESTIMONY OF JATIN PATEL:**

4 MR. PATEL: Myself, Jatin Patel and I'm the Applicant and I live in Blythewood on
5 a New Cut Lane, 536 New Cut Lane, Blythewood, South Carolina. And two years back I
6 moved here and for that 32 acre land primarily, primarily we are planning to use as a
7 small neighborhood commercial that means that will support the surrounding neighbors
8 to, for their day to day uses; that means if there's something like small kids' education
9 things like the gymnasium or similar to that nature or some small coffee shop or maybe
10 a little restaurant that people can come and grab easily, in and out, so that kind of the
11 small retail space, we are planning to up on further. I think that's all.

12 CHAIRMAN YONKE: Thank you.

13 MR. PATEL: Thank you.

14 CHAIRMAN YONKE: Comments? Commissioners, this is now on the floor for
15 discussion or any further questions for Staff?

16 MR. GRADY: Mr. Chair?

17 CHAIRMAN YONKE: Yes, Commissioner Grady?

18 MR. GRADY: Thank you. Question for Staff on this one, so, so as I understand
19 the discussion, the mixed-use corridor as, as articulated is for suburban scale
20 commercial development, I believe is the word that you, that was used. But, so
21 seemingly neighborhood commercial would be a, a designation that would fit that
22 general category of activity but you're saying that because it's not a primary arterial, so
23 that was, that was primary reason for, for Staff disapproval. So let me, let me, I feel like

1 this is kind of a, how do I put this, sort of a catch 22 situation because it's designated as
2 a mixed-use corridor but because it's not a primary arterial, you're not, you're
3 recommending against development that's seemingly is consistent with the goals of the
4 mixed-use corridor. So I'm, I'm confused as to what sort of development would be
5 recommended for approval in this, for this, for this kind of parcel?

6 MR. PRICE: Yes sir. Thank you, Mr. Grady and, and understand I totally agree,
7 understand your question. It is actually part of the discussion we had as a Staff also, but
8 again, I want to make sure I point this out for everyone here and who's listening. We've
9 identified as a Staff's recommendation, what we're essentially saying is here's a
10 reminder of the Comprehensive Plan that was eventually reviewed and recommended
11 by the Planning Commission, ultimately approved by County Council, so it's more of a
12 reminder of this, what the Comprehensive Plan says. It's not a Staff's opinion as to
13 whether it fits. So what we do is we'll read through this and we'll look at the wording and
14 if it doesn't meet all of the criteria and the guidelines that is established for the, into
15 these designations, we will recommend. I don't necessarily disagree with, so more of a
16 personal standpoint, from a Staff standpoint I don't know if I necessarily disagree with
17 that. You know, Mr. DeLage and I we kind of had that same discussion because when
18 we were looking at Killian we really, we started on Wilson Boulevard, we went all the
19 way to basically 77 and going from that, from mainly from 77 coming west you will see
20 that's more of a heavier commercial in that area, you know, a lot car dealerships, the
21 Wal-Mart and I believe even it's a small section as the, as that portion of Killian Road
22 starts to go from a four lane to a two lane in which y'all have had a few rezoning request
23 come before you, and I think those are still being looked at by the County Council. And

1 then you run into another section where the roads more of a two-lane and within that
2 area, it is really mostly residential but the question just becomes once you get to this
3 particular section of Killian Road and it has been identified as a mixed-use corridor,
4 another question is as we have a more, you know, normally when this is done we go
5 from broader, broader, broadly painted where some of these go but, you know, now we
6 get a chance to kind of focus in on an area and you would kind of make a determination
7 one is that, the recommendations of the Planning Commission are those something that
8 we can still agree upon, I mean, not the Planning Commission, of the Comprehensive
9 Plan that we can still agree upon and even though these aren't necessarily identified as
10 principal arterials along Killian and Wilson, again I think you were kind of alluding to,
11 doesn't make since for this particular zoning request to be approved in going forward,
12 looking at the big picture.

13 MR. GRADY: If I can ask a follow-up question, and I understand this might be a
14 question you're not able or willing to answer, would it be your characterization to say
15 that because of the response that you just gave that the, the Comprehensive Plan and
16 the future land use map are not mutually compatible? That there's an inconsistency
17 where one, one piece of it is saying one thing, another piece of it is seemingly saying
18 another thing and that they lead to a, a logical problem? Or is that too broad of
19 characterization do you think?

20 MR. PRICE: Maybe. Again, when you look at this Code where those adopted,
21 excuse me, the Comprehensive Plan when it was adopted in 2015, of course you're
22 looking at a future land use, so maybe the intent was that this area would have grown
23 during this time, maybe the roads would have been approved, maybe they would have

1 gotten a different categorization, so kind of hard to tell when you're kind of looking at
2 more, you know, looking at it now, but what does the future hold for this particular area;
3 catch up even with the development and which in such maybe some of the designations
4 and the guidelines for recommendation will actually be more appropriate with how it's
5 developed in that area.

6 MR. GRADY: Thank you.

7 CHAIRMAN YONKE: Thank you, Commissioner Grady. Commissioner Metts?

8 MR. METTS: Alright, so question, and it's maybe getting into the weeds about
9 this site, so what does this look like with the new Code that we just passed, like what
10 would it be categorized now? And then if we were to change it to this zoning, you know,
11 what would that zoning look like now, going forward?

12 MR. PRICE: Under the current rule, it's currently zoned rural and based on its
13 acreage if it's not rezoned it will become HM, the Homestead zoning designation. If this
14 becomes, if you recommend approval and of course it goes forward to Council and it
15 gets approved as a neighborhood commercial the equivalent of that for the new Land
16 Development Code would be mixed-use, mixed U1, which is MU1. MU1 which is
17 neighborhood mixed-use.

18 MR. JOHNSON: Mr. Chairman?

19 CHAIRMAN YONKE: Yes, Commissioner Johnson?

20 MR. JOHNSON: Under that MU1 substantively what does the difference in terms
21 of, based on the intended use between what he's requesting and what that MU1 would
22 become?

1 MR. PRICE: Without, unfortunately I don't have a table that kind of just gives an
2 outline between, that gives a comparison between the two but they're very similar in the
3 uses. It certainly very, very similar as in, allowing more smaller scale, more
4 neighborhood orientated type businesses versus the larger scale business, businesses.
5 So that kind of goes into that discussion that we had earlier where we were talking
6 about from, when you're on 77 on that portion of Killian, you know, you have more of
7 your, your heavier commercial, even some levels of industrial along that area but as you
8 start going east, excuse me, west and get toward the Wilson, Wilson Boulevard maybe
9 that heavy commercial is not appropriate and neighborhood commercial would be. So
10 that's one of the differences between, you know, the neighborhood and the general
11 commercial and what the new zoning designation would allow.

12 CHAIRMAN YONKE: Does that answer your question, Commissioner Johnson?

13 MR. JOHNSON: Yes.

14 CHAIRMAN YONKE: Good questions. My comments for this area is from
15 experience being up here the residents in this part of this stretch seem to always look
16 for a balance where there is denser commercial activity along 77 and then it seems to
17 get lighter as you get to Wilson Boulevard. So that's what I have thinking in my head
18 right now the, how to find that balance. Thoughts, from my fellow Commissioners?

19 MR. TAYLOR: Question?

20 CHAIRMAN YONKE: Yes, Commissioner Taylor?

21 MR. TAYLOR: Based on what's on the screen right now, the gas station on
22 Wilson Boulevard, what is that zoning designation?

23 MR. PRICE: Neighborhood commercial.

1 MR. TAYLOR: You did say Wilson Boulevard is not a principal arterial, correct?

2 MR. PRICE: Correct. Now, with the understanding, I believe that, that gas
3 station, that location has been there for quite a while. We would probably have to go
4 back and do a little research as to when that zoning took place.

5 MR. TAYLOR: Question for Staff, still relatively new to the game so trying to
6 understand all the nuances, but like a primary or principal arterial can a road become
7 one? Is that similar, like the Leesburg Road project, that widening project, I don't know if
8 it was a principal arterial before but based on that widening does that start changing the
9 classification, is it any one thing that would change it to a, or is it a combination of
10 things?

11 MR. PRICE: That's a great question. I'm going to turn that over to Mr. DeLage?

12 MR. TAYLOR: Okay.

13 MR. DELAGE: So my understanding from past conversations is specifically with
14 like Hardscrabble, widening and improvements don't always mean that it's going to
15 change to a different designation but it could. It just depends upon kind of the scope of
16 the, of the improvements. Yes, and, and that would be the state SCDOT, making that
17 determination.

18 MR. PRICE: And, excuse me, I'm going to elaborate a little bit, we have one
19 case, sorry, that goes along with, I think it's kind of along the lines of Mr. Grady was
20 asking earlier. One of the things that we present to you, we have, we present to you the
21 information that we have before us. So again, look at, we look at the Comprehensive
22 Plan, what is designated, that's just what it is. And as Mr. DeLage was saying, you
23 know, we will run across where we may recommend against or just point out what the

1 current designation of a road is but again, that's not Staff's, that's not based on what
2 Staff is finding or doing. It is based on what we have for the state, excuse me, South
3 Carolina Department of Transportation has identified that road as. So maybe, overtime I
4 think as Mr. DeLage may have alluded to, it may change, but that's something that they
5 would need to do and then we would then kind of follow along with that.

6 CHAIRMAN YONKE: Thank you, Staff. Commissioners, other comments?

7 MS. FRIERSON: I have a motion.

8 CHAIRMAN YONKE: Yes, Commissioner Frierson?

9 MS. FRIERSON: I move that we advance case 22-003 MA to County Council
10 with a recommendation of approval. And in that this is inconsistent with Staff
11 recommendation, we're supposed to give a rationale, right? Okay, my rationale is that
12 the parcel under consideration does not, even though it does not fully comply with the
13 parameters of the 2015 Comprehensive Plan, the reality is that, that plan was written
14 some time ago and the particular parcel and in that area, the characteristics have
15 changed and it's not a perfect situation but it does fit the mixed-use corridor and the
16 Applicant should not be adversely affected by that inconsistency.

17 CHAIRMAN YONKE: Thank you, Commissioner Frierson. We have a motion, do
18 we have a second to that motion?

19 MR. TAYLOR: Second.

20 CHAIRMAN YONKE: Second, from Commissioner Taylor. With that, it's up to the
21 Staff to take a vote, please.

22 MR. PRICE: Motion of approval of Case 22-003, so yes vote would be in support
23 of the approval, those in favor, Grady?

1 MR. GRADY: Aye.

2 MR. PRICE: Siercks?

3 MR. SIERCKS: No.

4 MR. PRICE: Taylor.

5 MR. TAYLOR: Aye.

6 MR. PRICE: Durant?

7 MR. DURANT: No.

8 MR. PRICE: Metts?

9 MR. METTS: Aye.

10 MR. PRICE: Duffy?

11 MR. DUFFY: No.

12 MR. PRICE: Johnson?

13 MR. JOHNSON: Aye.

14 MR. PRICE: Frierson?

15 MS. FRIERSON: Aye.

16 MR. PRICE: Yonke?

17 CHAIRMAN YONKE: No.

18 MR. PRICE: That motion passes 5/4.

19 *[Approved: Grady, Taylor, Metts, Johnson, Frierson; Opposed: Siercks, Durant, Duffy,*

20 *Yonke]*

21 CHAIRMAN YONKE: Motion passes, this moves forward to County Council as a
22 recommendation of approval. That is our only map amendment. So now we move on to
23 Item number 6 which is the Chairman's Report. I just want to give a big thanks again to

1 all my Commissioners for all your time and effort you invest each month in the
2 Commission; traveling and reviewing cases and participating and having thorough
3 discussions like we did today. That's all I have for Chairman's Report, so we can go on
4 to number 7 which is the Planning Director's Report, Staff?

5 MR. PRICE: You'll note under item 7 a the Report of County Council which is
6 found on page nine that's, those are the, the actions taken by County Council I believe
7 from the November 16th Zoning Public Hearing which were primarily some of the cases
8 that you heard previously, mostly from the November 6th Planning Commission meeting.
9 And also I had a point before we get to 7 b, good conversation on the previous case I
10 just want to show you as we start getting into next year, looking at the Comprehensive
11 Plan, you know, if you kind of, take a look at some of the ones that we've come across,
12 there's been some discussion maybe like, Comprehensive Plan is that really
13 appropriate in certain locations, so if, you know, if we make sure we take those things
14 into consideration as we, you know, go forward with the update of our Planning
15 Commission, of our Comprehensive Plan. Our next item is going to be 7 b it's for the
16 presentation of the Olympia Mill Village Architectural Design Guidelines. The intent of
17 this, is we've adopted the, yeah, so we've adopted the Capital City Mill District
18 Masterplan area and so what you have coming before you would be the Architectural
19 Design Guidelines for it. So you'll have, I'm going to turn this over to Mr. Smith, Matthew
20 Smith, who's going to talk to you about the new Land Development Code and there's a
21 new section in there called neighborhood character overlay and how we will be able to
22 kind of incorporate other master, some of the masterplans, or some of the guidelines of

1 some of the masterplans into our current code. So essentially what it does, it gives us a
2 little bit more teeth. I'll turn this over to Mr. Smith.

3 MR. SMITH: Alright, so the NCO, or neighborhood character overlay district is
4 essentially an overlay, just like any other where you have your basic zoning, that has all
5 its parameters and then the overlay usually provides additional restraints or regulations
6 on top of that. Whatever the overlay doesn't cover it would revert to the, whatever
7 designation of that zone would be. So if it's general commercial whether it has an
8 overlay, the overlay's, you know, dimensional standards would supersede those. Unless
9 otherwise if they're not said then they would revert back to the GC. So the
10 neighborhood character overlay district in this case would be used as a way to protect
11 neighborhoods that have architectural history or some other significance that can be
12 protected and a set of guidelines essentially can be made by using this; establishing
13 setbacks, architectural styles and anything else that the masterplan would allow. And
14 from there, you know, depending on what neighborhoods want to do would be up to
15 them but again, whatever they establish in theirs is what they establish, but if they don't
16 establish one of those things, say the exterior lighting or, you know, building height, they
17 would revert back to the zoning code regulation.

18 MR. PRICE: Just one thing, a lot of the times when we adopt, we spend a lot of
19 time and money to adopting these masterplans for areas and they're a couple of words
20 that typically we find in there a little problematic but trying to get these fully incorporated
21 to these areas; words such as should, may, you know, those type. And so what
22 happens, you know, we end up with a masterplan and the masterplan is great but when
23 it comes time to really get people to buy into it to kind of follow those guidelines, it's not

1 a requirement that they do it. So one of the things that this new, this new overlay will
2 allow is for us to once, you know, once we adopt masterplans or we even identified of
3 the areas to put these overlays in place to come up with more requirements for these
4 areas to help follow the guidelines of those Comprehensive Plans, excuse me, of the
5 masterplans that we have adopted. With that being said, I'm going to turn this over to
6 Mark Ridlhover(sp), you understand why I had to turn to him and he's going to kind of
7 give you kind of a little presentation, a little bit of information about this, about the
8 architectural design guidelines. We're, as a Staff we're still doing, you know, looking at it
9 just a little bit, but the expectation is that we'll be dropping these off, dropping these
10 over to each of you sometime in late December, worst case scenario will be the first of
11 January but the intent is really try and get it to you sometime in December so you'll have
12 a chance to look at this and then we will have this on an agenda in February for you to
13 have one more discussion. Need to check with my Legal, I don't believe that you can
14 actually take action on this until, until March, first because that's when our new Land
15 Development Code actually comes into play but we'll at least have some time then
16 hopefully in February, you know, for you to discuss, ask questions of Staff, and
17 hopefully we'll have to ready so by the time we get to March this will be ready to roll
18 essentially.

19 MR. RIDLHOVER: Hello, I'm Mark Ridlhover. I'm the neighborhood planner and
20 as Mr. Price and Mr. Smith went over this is a document that we put together to utilize
21 the neighborhood character overlay which is a new provision for the new Land
22 Development Code. This document comes about as it was recommended from the
23 Capital City Mill District Plan that was a masterplan adopted by County Council, I

1 believe back in 2016 as a joint project between Richland County and the City of
2 Columbia covering the Mill Villages that are Granby, Whaley and Olympia; the first two
3 which are incorporated in the City, the Olympia neighborhood which is unincorporated
4 Richland County. As part of that plan it recommended the adoption of a architectural
5 design regulations in order to protect the neighborhood character of that community. So
6 last year we commissioned consultants to put together an architectural design
7 guidelines documents, and like Mr. Price said we're finishing up some, some Staff edits
8 on the document itself and we'll be sure to get that to you as soon as all the Staff edits
9 are done. But just as a brief intro of what the document covers, it mainly goes through
10 the history of the neighborhood to give you context of the significance, this is a
11 neighborhood that is on the national register of historic districts and so the document
12 covers kind of its history and why it's a nationally registered, and then goes through and
13 defines the different characteristics that are, that will be regulated in the neighborhood
14 such as things like building massing, materials of roofing, of the roof, siding, locations of
15 windows, doors, anything that had historical significance that allows it, allows the
16 neighborhood to be a national registered historic district. And then from there the
17 document also puts together the actual regulations, things that, you know, the, any new
18 builds, any rehabilitations, relocations, demolitions, the regulations saying that certain
19 materials must be used, certain, certain building masses must be, the building must be
20 placed on a certain spot on the site, things like that, and using the document, it covers
21 the type of materials, things that are appropriate for the neighborhood. And so this, this
22 may, this covers the contributing buildings within the neighborhood, there's some
23 buildings that were not part of the historical significance period that will, that has

1 different regulations regarding it but as far as any contributing buildings, they will fall
2 under the regulations in this, in the guideline document.

3 MR. PRICE: Any questions that you may have for Staff?

4 CHAIRMAN YONKE: Yes, Commissioners if we have any questions?

5 Regulations are all based off of time period, is what you were saying?

6 MR. RIDLHOVER: Correct. So there was historical period for the construction of
7 the neighborhood which was majority of the neighborhood was built in the turn of the
8 century, early 1900s with another small section that has different regulations defined for
9 because it was built in 1940s as a separate, separate set of designs.

10 CHAIRMAN YONKE: Residents of the neighborhood, are they a part of the
11 process of creating this overlay?

12 MR. RIDLHOVER: Yes, so they were participants in putting together the
13 guidelines. And something we are also wanting to look into is as far as enforcing the
14 guidelines whether we can get the, get residents involved in a commission that, that
15 reviews these, reviews any, any cases that come up that would apply to this overlay.

16 CHAIRMAN YONKE: Questions? Yes, Commissioner Durant?

17 MR. DURANT: In [inaudible] to the neighbors in, in the neighborhood did you
18 face any resistance from anyone? Any neighbors as to whether this should go forward
19 or not?

20 MR. RIDLHOVER: Not during the, not during the putting together the document
21 itself, they were, they were actually big proponents of pushing to have this document
22 created and have been big proponents of trying to get it adopted as soon as possible.

1 So for the most part we've gotten a lot of support for this, for this overlay from the
2 neighborhood residents.

3 MR. PRICE: And Mr. Durant, maybe to answer your question I think it's going to
4 part of our due diligence is before we actually bring this before you for you to take any
5 action that as a Staff that we have some community meetings to actually present what it
6 is that we'll doing which will include showing the actual areas that will be of focus of the
7 overlay district but also to show what some of the criteria's that will be part of the NCO
8 will be to the communities.

9 CHAIRMAN YONKE: Yeah we have a lot of active participants from that
10 neighborhood come out to our meetings so we want to make sure their voices are
11 heard. Thank you. Any other comments to Staff on this? Go over the Planning Director's
12 Report, sir.

13 MR. PRICE: Okay, it is that time of the year.

14 CHAIRMAN YONKE: We'll move on to Item number 8. Other Items for
15 Discussion, which is item 8 a, Election of Officers, take it away, Staff.

16 MR. PRICE: Yes sir. Okay, again, like he said, it's that time of the year.

17 MR. JOHNSON: Mr. Chairman?

18 CHAIRMAN YONKE: Yes.

19 MR. JOHNSON: Under for the Planning Director's Report, can I ask a question?

20 CHAIRMAN YONKE: Yes.

21 MR. JOHNSON: And I do not want to get into the weeds if not necessary. Is this
22 correspondence relative to something that was provided, relative to something specific
23 action that we've taken or just a general -

1 MR. PRICE: That was general, general email, that the, that the gentlemen asked
2 that this be presented to the Planning Commission. It is not required for any action that
3 you're taking and I don't believe that relates to any previous actions that the Planning
4 Commissions had. There was a rezoning request that goes all the way back to COVID,
5 so I'm not sure, I think Mr. Yonke you may have been on and Ms. Frierson, I'm not sure,
6 Mr. Taylor I'm not sure if you were on during the COVID when we were doing a lot of
7 our Zoom meetings. So there was a parcel that's kind of being related that's, that's
8 related to this email that is being referenced but as far as any, anything that the
9 Planning Commission's done, you know, recently or anything that's being requested
10 that is not the case, it's just information that was asked to be shared with you.

11 MR. JOHNSON: Thank you, sir.

12 CHAIRMAN YONKE: Thank you, Commissioner Johnson and thank you Staff.
13 Again, this just, want to commend you, you always send information to us as you
14 receive them from the public, so it's one of many other emails that you've printed and
15 given to us in the past. Thank you. Now, shall we go onto number 8? Thank you.

16 MR. PRICE: Alright, so now for the Election of Officers for the 2024 year. Just
17 going to go back, you know, at one time we always did the Election of Officers the first
18 meeting of the year, so it's typically would have been in February of that year. It was
19 decided and really kind of initiated by Staff a couple of years ago to start having the
20 elections at the last meeting of, of the year. That way whoever would be elected as the
21 Chair and Vice Chair would have a chance to kind of meet with Staff, just kind of go
22 over, get an understanding of the whole process and maybe even make certain
23 recommendations, and it also followed in line with some of the other meetings that other

1 Commissions and Boards and even Council, Council typically has their elections in
2 January but they typically don't have any items until February so there's still a gap in-
3 between them during the election process and actually doing business. So again, so
4 we're here now for the Election of Officers for 2024 and the first item is for the Chair.

5 MR. DURANT: Question?

6 CHAIRMAN YONKE: Yes, Commissioner Durant?

7 MR. DURANT: What are we supposed to do at this point, Mr. Price?

8 MR. PRICE: Yes sir and -

9 CHAIRMAN YONKE: Thank you.

10 MR. PRICE: I was going to turn to Mr. Yonke.

11 CHAIRMAN YONKE: Okay.

12 MR. PRICE: So this particular case you can elect someone or nominate
13 someone for the position of Chair. I think once we've received all of the nominations
14 then you will then vote on each of the candidates.

15 MS. FRIERSON: Mr. Chair, I have a nomination.

16 CHAIRMAN YONKE: Okay, Commissioner Frierson, yes?

17 MS. FRIERSON: The current Chairperson, Mr. Chris Yonke has conducted the
18 meetings in an atmosphere of respect for the constituents that come before us and for
19 each of us as Commissioners. He's also maintained sincerity and he's shown
20 competence and a love for this position. The first term of any position can be
21 challenging. I would love to see him remain and grow and continue to lead us, for that
22 reason I nominate Mr. Chris Yonke to be Chair of Richland County Planning
23 Commission for a second term.

1 MR. METTS: I want to second that motion.

2 CHAIRMAN YONKE: Thank you, Commissioners.

3 MR. PRICE: I think with this case, do we have any other nominees for Chair?

4 Okay, that being said we can close that nomination and we can then, we can vote, we'll
5 take then in as they come, so for this particular case we have a motion for Christopher
6 Yonke for Chair for 2024 and we also have a second, so those in favor, Yonke?

7 CHAIRMAN YONKE: I accept. Thank you.

8 MR. PRICE: Frierson, Ms. Frierson?

9 MS. FRIERSON: I vote yay.

10 MR. PRICE: Okay, Johnson?

11 MR. JOHNSON: Aye.

12 MR. PRICE: Duffy?

13 MR. DUFFY: Aye.

14 MR. PRICE: Metts?

15 MR. METTS: Aye.

16 MR. PRICE: Durant?

17 MR. DURANT: Aye.

18 MR. PRICE: Taylor?

19 MR. TAYLOR: Aye.

20 MR. PRICE: Siercks?

21 MR. SIERCKS: Aye.

22 MR. PRICE: Grady?

23 MR. GRADY: Aye.

1 MR. PRICE: Alright, so that concludes Mr. Yonke will serve as Chair for the 2024
2 year.

3 *[Approved: Yonke, Frierson, Johnson, Duffy, Metts, Durant, Taylor, Siercks, Grady]*

4 CHAIRMAN YONKE: Thank you, everyone.

5 MR. PRICE: Alright, so the next position is for Vice Chair. Do we have any
6 nominations?

7 MR. DURANT: Mr. Chair, I nominate Ms. Frierson for Vice Chair?

8 CHAIRMAN YONKE: I will second that nomination.

9 MR. PRICE: Alright, do we have any other nominations?

10 CHAIRMAN YONKE: No nominations? Okay.

11 MR. PRICE: Okay, close that. So those in favor of Beverly Frierson for Vice
12 Chair? Those in favor, Yonke?

13 CHAIRMAN YONKE: Aye.

14 MR. PRICE: Frierson?

15 MS. FRIERSON: Aye.

16 MR. PRICE: Johnson?

17 MR. JOHNSON: Aye.

18 MR. PRICE: Duffy?

19 MR. DUFFY: Aye.

20 MR. PRICE: Metts?

21 MR. METTS: Aye.

22 MR. PRICE: Durant?

23 MR. DURANT: Aye.

1 MR. PRICE: Taylor?

2 MR. TAYLOR: Aye.

3 MR. PRICE: Siercks?

4 MR. SIERCKS: Aye.

5 MR. PRICE: Grady?

6 MR. GRADY: Aye.

7 MR. PRICE: Alright, that motion passes 9-0.

8 *[Approved: Yonke, Frierson, Johnson, Duffy, Metts, Durant, Taylor, Siercks, Grady]*

9 MS. FRIERSON: Mr. Price, I want a speech I want people to tell me how much
10 they love me. Or either give me gifts, either one.

11 CHAIRMAN YONKE: Commissioner Frierson, we greatly appreciate you.

12 MR. JOHNSON(?): We actually love you, Ms. Frierson.

13 MS. FRIERSON: No, it's all good. Okay. Thank you.

14 MR. PRICE: Okay, the final position of, and this is always one that we talk about
15 every year, is for secretary, typically Staff serves as the secretary for the Planning
16 Commission. Again, I guess I speak for Staff and we'd be more than honored to
17 continue to do that but if any Members of the Planning Commission, if y'all would like to
18 nominate a Member of the Planning Commission to serve that duty, please feel free to
19 do and we'll continue to work with them.

20 CHAIRMAN YONKE: I like to ask my Commissioners, would anyone like to team
21 up with Staff and hold the title?

22 MR. JOHNSON: I see no reason to vary from past practices, it's been working
23 very good.

1 CHAIRMAN YONKE: I'll nominate Staff for secretary. Any other nominations?

2 MR. PRICE: That being closed, take a vote. We have a motion for Staff to be, to
3 serve as the secretary for the 2024 year, those in favor, Yonke?

4 CHAIRMAN YONKE: Aye?

5 MR. PRICE: Frierson?

6 MS. FRIERSON: Aye.

7 MR. PRICE: Johnson?

8 MR. JOHNSON: Aye.

9 MR. PRICE: Duffy?

10 MR. DUFFY: Aye.

11 MR. PRICE: Metts?

12 MR. METTS: Aye.

13 MR. PRICE: Durant?

14 MR. DURANT: Aye.

15 MR. PRICE: Taylor?

16 MR. TAYLOR: I don't know if it was seconded but I'll second it and say Aye.

17 MR. PRICE: Okay, thank you. Siercks?

18 MR. SIERCKS: Aye.

19 MR. PRICE: Grady?

20 MR. GRADY: Aye.

21 MR. PRICE: Alright, thank you.

22 *[Approved: Yonke, Frierson, Johnson, Duffy, Metts, Durant, Taylor, Siercks, Grady]*

23 MR. PRICE: I'm assuming y'all don't want to say nice things about Staff?

1 CHAIRMAN YONKE: We will. We appreciate Staff and all the hard work.

2 MR. PRICE: So we'll move on.

3 MS. FRIERSON: Something nice, one of them is an excellent baker and the
4 holidays are upon us. Yule logs, cakes, etc.

5 CHAIRMAN YONKE: Thank you, Commissioner Frierson.

6 MR. PRICE: Alright, Tommy, get on it. So we'll, Mr. Chair?

7 CHAIRMAN YONKE: Yes. Alright, we'll move on to adopting the calendar which
8 is item number 8 b. This is our 2024 Planning Commission calendar. Staff, can you
9 please explain August to the group?

10 MR. PRICE: Yes, sir.

11 CHAIRMAN YONKE: Yes.

12 MR. PRICE: Before we go into August I'll probably go, explain our rationale for
13 selecting some of these dates. Typically, the Planning Commission meets the first
14 Monday of each month. There are some occasions when that, that first Monday follows
15 a holiday and so, you know, a lot of people like to use that as a time for, you know,
16 maybe vacations, also we also want to make sure that any meetings are convenient for
17 the public to be able to attend. So you'll see meetings such as for example, September,
18 with the Labor Day holiday in which we'll move it, and with this year we did not have to
19 worry about July because that, you know, during the date falls in relation to the 4th of
20 July. So August the 5th, you'll notice is highlighted and the reason that's highlighted is
21 because County Council typically doesn't meet or hold the Zoning Public Hearing during
22 the month of August. They also don't do it in January which is why you don't see that
23 meeting on there. But specifically for August they typically don't meet to have a Zoning

1 Public Hearing and so we've used that time to determine either if there's some
2 additional business that Planning Commission wants to discuss they can but we hold all
3 cases until that September that way they just don't sit there, you know, waiting for,
4 waiting for County Council. But that's the reason why that's highlighted that, that's
5 almost a maybe on your agenda that we may have that, if needed, but not necessarily
6 for any cases that will be recommended to County Council.

7 CHAIRMAN YONKE: Just going to repeat it back, Staff. August 5th is kind of on
8 there as a placeholder.

9 MR. PRICE: Yes, sir.

10 CHAIRMAN YONKE: Okay. I do like keeping some time open for Planning
11 Commissioners in August as some sort of training, we've done that in the past and
12 that's been awesome, put on by the Staff, thank you. I agree with what you're saying,
13 skipping August 5th, as needed. Any other comments from Commissioners on the
14 calendar?

15 MR. METTS: Chair? Question for Staff?

16 CHAIRMAN YONKE: Yes, Commissioner Metts?

17 MR. METTS: How set is July 1st? I feel like that's a time when a lot of people
18 travel and leave that week, so just curious about that?

19 MR. PRICE: And with that, okay, reason why we chose that particular day was
20 because the 4th of July was going to fall on a Thursday as, and you know, that Monday,
21 would have been, you know, a week on enough time to have a meeting. However, this
22 is just the recommendation of Staff, as we've identified dates. If, if the Planning
23 Commission would like a day to be changed and y'all, that's the reason why it's here

1 before you then we can, that day can be changed to another time. And also, I think one
2 of the things we were looking at with this one, is if we didn't do it on the 1st and we
3 moved it to till the 8th, I think we kind of fall into that same issue where 4th of July on the
4 4th so everybody maybe just be coming back from an extended weekend. So our
5 recommendation would be if you decide that the 1st of July is not a good day to have a
6 meeting, to maybe move that to a Thursday, maybe the 11th would probably be more
7 appropriate.

8 CHAIRMAN YONKE: What do we think, Commissioners, do we like that?
9 Possibly moving July to the 11th?

10 MS. FRIERSON: I definitely do. I know right now I'll be out of the state that first
11 week and, you know, the 8th also, so I like the 11th.

12 CHAIRMAN YONKE: So we make amendments as we go and then we can
13 approve it?

14 MR. PRICE: I think you can discuss it; we can make those a note and then you
15 can just take it up with all of the changes that you've recommended.

16 CHAIRMAN YONKE: Any concerns with July 1st going to July 11th,
17 Commissioners? Hearing none, I'm going to write into my calendar that changes from
18 July 1st to July 11th, which is a Thursday. Commissioners, do we see any other, any
19 other dates of concern. I appreciate everyone helping me this past year, this past
20 December meeting. I do not see any conflicts for me.

21 MR. GRADY: Mr. Chair?

22 CHAIRMAN YONKE: Yes, Commissioner Grady?

1 MR. GRADY: This is an issue that I have raised in previous years. I do have
2 some concern about having meetings during traditional working hours as a, it certainly
3 is something that could limit public participation and awareness of, of the Planning
4 Commission and its work, particularly as we begin to discuss the, the, the upcoming
5 revision to the Comprehensive Plan. And, you know, to speak frankly I think in, in
6 previous instances where there were controversial decisions, the, I think it's fair to say
7 that the demographic makeup of the people in the room was not representative of, of
8 Richland County as a whole. So I would like to put up for discussion whether we wish to
9 have these meetings at a different time, rather than 3:00pm or if the sense of the room
10 is that we should maintain that?

11 CHAIRMAN YONKE: Staff, what do you think about evening meetings?

12 MR. PRICE: This question has come up before and, and, and not just for the
13 Planning Commission, we've actually, the Board of Zoning Appeals also had that
14 discussion and, I think the City of Columbia actually has some of their meetings in the
15 morning, 9:00am in the morning. It is really up to you. As a Staff I will, I will be here, the
16 rest of the Staff will be here during that time, you know, for these meetings. But again,
17 that is if, if you feel it's more appropriate to change the time and you would like to, we,
18 or as staff we will accommodate you to whatever time you decide.

19 CHAIRMAN YONKE: I commend the Staff for long hours you put in, especially
20 Tuesday with County Council meetings, I've attended those and I can, I now know how
21 late they can go. But I'm up for this discussion and to hear comments from the group.
22 Mornings or evenings or afternoon. Some of our meetings start at 3:00 but have gone till

1 6:00, it's just about getting good participation from the public so the people could be
2 here.

3 MR. DURANT: Chair?

4 CHAIRMAN YONKE: Yes, Commissioner Durant?

5 MR. DURANT: A move to morning meetings wouldn't accomplish the goal we're
6 setting that still worktime, for most. So I think we should start later.

7 MS. FRIERSON: Mr. Chair?

8 CHAIRMAN YONKE: Yes.

9 MS. FRIERSON: I agree with Commissioner, get the name right? Grady? I, I
10 have been here for the discussion and I too am aware that when we have meetings in
11 the middle of the day, we do for the most part make it difficult for folks that are working.
12 So I would be in favor of our meetings being at a much later time in the day. Or early
13 evening.

14 CHAIRMAN YONKE: Are there particular hours that would work for you and your
15 team so that we weren't here too late?

16 MR. PRICE: Again, as much as I hate to say this, I would not worry about our
17 convenience at this time. I think if you go by what the, what Mr. Grady brought up, the
18 intent of you changing times is really for the convenience of the public and for the
19 citizens of Richland County to be able to come in. So with that being said I mean I think
20 when this discussions almost kind of defaulting to maybe a 6 o'clock time, you could do
21 5:00 but, you know, again that, still a lot of people getting off work, coming in. So I mean
22 again, from a Staff's standpoint we're here to whichever time you choose but, you know,
23 you're probably looking at somewhere between 5 or 6 o'clock for your meetings.

1 CHAIRMAN YONKE: Staff, is that the typical start time for County Council
2 meeting?

3 MR. PRICE: County Council meetings are held at 6:00pm. They do also have
4 other committee meetings but primary to County Council regular scheduled meetings
5 are held at 6:00pm.

6 MR. TAYLOR: Question?

7 CHAIRMAN YONKE: Yes, Commissioner Taylor?

8 MR. TAYLOR: So they are held at 6:00pm, is there a time limit? Or do you see a
9 need for one?

10 MR. PRICE: Kind of jump, maybe something that we can look at also is looking
11 at your rules and procedures for, so for example, County Council they only allow 30
12 minutes a case, so, you know, if 30 people showed up and you give everybody two
13 minutes to speak, you typically aren't going to get everyone through, you know, they
14 would have to actually decide to vote to waive their rules prior to that case coming
15 forward. So there are some mechanisms in place to kind of have some control over it,
16 you know, to stop being here for an hour for one particular case.

17 MR. TAYLOR: And, and I've heard the same concern and I think it's
18 commendable for the group to consider that because the public does want to be here,
19 not only to participate in discussions but, you know, to hear whatever we have to
20 present to them, so I'd definitely be in favor.

21 MS. FRIERSON: And also, Commissioners and Mr. Chair in some instances
22 even if the practice has been to allow the public to speak, each person for two minutes if
23 the crowd is great, sometimes it could be limited to maybe a minute per person for

1 flexibility, everything is that, from many instances we won't have a huge crowd but it is
2 good to be mindful of the constituents first.

3 CHAIRMAN YONKE: Staff, Commissioners, are we considering maybe a limit?
4 I've seen county, committee meetings that have a hard stop, like if our meetings were
5 like 6:00 to 8:00 would we be allowed to move cases to the next month if needed? But
6 in four years I've been up here our average meeting is usually hour and a half, two
7 hours. They've been a few cases, few times that it's been up to about three but for
8 everyone's families as we are volunteers, is that something we would want to consider,
9 or is that something we could even do?

10 MR. PRICE: I think those are things you would want to take up with your rules,
11 during that time, I think and that's something I think if I'm correct, would need to be
12 placed on an agenda for you to vote on and so we need to put it down as an Action Item
13 before we can actually talk about any specific amendments to your Rules of Procedure.
14 I mean right now the only thing we have before us is the Adoption of the Calendar, so
15 we should be looking at the dates and the times.

16 CHAIRMAN YONKE: Saying a timeframe of 6:00-8:00, that's more of a rule
17 change than a -

18 MR. PRICE: I think so and I don't know if you -

19 CHAIRMAN YONKE: Okay.

20 MR. PRICE: - necessarily need to do that again, I think you're correct that
21 typically the meetings aren't that long, I do believe that really, you know, your discussion
22 is actually probably one of the things that, that really kind of, that will extend the meeting
23 more so than just citizens coming into speak. After a while, you know, after a while you

1 pretty much have a good idea where, you know, the citizens stand and what they're
2 going to say but it's really a part of your discussion on the cases that may extend it.

3 CHAIRMAN YONKE: Any thoughts, comments?

4 MR. TAYLOR: Question?

5 CHAIRMAN YONKE: Yes.

6 MR. TAYLOR: So where they, if we adopted a new time would that need to be,
7 would that decision need to be made tonight, this evening in preparation for a February
8 meeting or did Mr. Grady have a time in mind for when this new time would take place?

9 MR. GRADY: Well, since you asked, I mean, you know, obviously we would
10 need, we would need to adopt, yeah, I would assume we would need to adopt it today?
11 At least for the February meeting. But, you know, yes, my, my thought was that we
12 would adopt a later time and I hear 6 o'clock being floated a fair bit for all meetings on
13 this calendar.

14 CHAIRMAN YONKE: Staff, I do see the line customary meets on the 1st Monday
15 of the month at 3:00, so we could strike the 3:00 and change it to a 6:00 based off what
16 I'm hearing from the group.

17 MR. PRICE: Yes.

18 CHAIRMAN YONKE: And then that would apply to all the dates, as long as we're
19 not going against our rules?

20 MR. PRICE: Correct.

21 MR. DUFFY: Just a -

22 CHAIRMAN YONKE: Further discussion? Yes. Commissioner Duffy?

1 MR. DUFFY: - in relation to the time, in relation to the time of it though, you
2 know, we don't want to be here till 9:00 or 10:00pm at night ideally, if we start at 6:00, is
3 there a way to bake that into the rules then, following this or what do you think?

4 CHAIRMAN YONKE: Yes, Commissioner Duffy, that was my suggestion with
5 capping it at two hours like County Council Committee meeting, is like typically one
6 hour.

7 MR. PRICE: I think one of the concerns, let's say that we cap it at, at two hours
8 and, and we just happen to have one of those agendas where you have a number of
9 cases and a number of citizens that come in and want to speak on this matter, so we're
10 looking at maybe there are two or three cases left, rooms still full, cause everybody
11 wants to speak and you going to tell them essentially come back next month when and
12 we'll put you at the top and we'll take it from there.

13 CHAIRMAN YONKE: That's a good point.

14 MR. DUFFY: That's not a good optic.

15 CHAIRMAN YONKE: Good point, thank you. Note this is just our discussion
16 period where we air out these concerns and questions.

17 MR. PRICE: I will say, you know, for those of you who have served for a while on
18 here, we very seldom have very long meetings. The last, over the last year, year and a
19 half that we've had really long meetings dealt with the Land Development Code Rewrite
20 and those are a lot of discussions or even with the citizens that came into speak that
21 really didn't extend it, it was really the discussion amongst the Planning Commission
22 Members that kept that going. So trying to, I mean the way I'm looking at it if you try to

1 cap it at a two hour meeting you really will be more or less penalizing yourself probably,
2 more so than anybody else.

3 MS. FRIERSON: Mr. Chair and Commissioners, there's another –

4 CHAIRMAN YONKE: Commissioner Frierson?

5 MS. FRIERSON: - way that we can perhaps deal with it, I do agree we would not
6 want the optics of saying okay it's 8 o'clock we got to get out of here. We don't do that.
7 However, when there's an effective Chair and we start to hear the same thing over and
8 over we don't say, naturally we don't say we've heard enough, we get the point, but you
9 can politely say something like, I'm not saying you recess the meeting but you could just
10 take a moment to say, we appreciate the comments and if you have something new to
11 add, you know, you can, you know, make certain polite suggestions along the way and
12 then some people who have signed up might say, thank you my point has already been
13 made but it generally has not been a problem and it does come with a skilled leadership
14 of the Chair, I mean, that's one of the things that's helpful and it's generally not been a
15 problem.

16 MR. DURANT: Mr. Chair?

17 CHAIRMAN YONKE: Yes.

18 MR. DURANT: Is it the case that Staff needs to look to see whether moving the
19 time and capping the time is consistent with the rules and we vote on it at the next
20 meeting or is that something we vote on something today?

21 MR. PRICE: Vote on it today, especially from a Staff standpoint we want to
22 ensure that we've reserved a room for that time period. You can take action on the time
23 and, and the dates of the, for your meetings for next year.

1 MR. SIERCKS: Mr. Chair?

2 CHAIRMAN YONKE: Yes, Commissioner Siercks?

3 MR. SIERCKS: A question for Staff and I think I know the answer but just in case
4 if we were to move to a 6:00pm time slot that wouldn't conflict with anything else that's
5 normally scheduled for this room at that time?

6 MR. PRICE: That's what I'm saying, so what we would do is, we already have the
7 room reserved for 3:00pm, you know, for next year. I always send the calendar in
8 advance just to make sure we have the room, so we make sure there are no conflicts
9 but while I'll do the same once you, once y'all make your decision and vote on it. But I
10 don't expect there to be any conflicts on that time and if so we'll then bring that back to
11 you cause ideally we're only looking at, we would need to get the February 5th meeting
12 going, cause once we get the February 5th if there are any other conflicts that, that come
13 up, then we can vote on those particular dates at that meeting.

14 MR. DURANT: Chair?

15 CHAIRMAN YONKE: Yes, Commissioner Durant?

16 MR. DURANT: Mr. Price, is there any issue with the building doors being closed
17 at a certain time each day?

18 MR. PRICE: No sir, once we notify the deputies that are in the building that we
19 will have a meeting until this time, it's very similar to what County Council does, they're
20 here until the meeting is over. So we'll just have to notify them and they'll be able to
21 man the door to the building.

1 CHAIRMAN YONKE: Staff, would you put a notice out to the public, if we decided
2 to move forward, a different change well in advance so no one shows up at 3 o'clock
3 then.

4 MR. PRICE: Yes sir, I think we'll try to work with PIAO officer, excuse me, I think
5 it's their office of communications and see if we can get something definitely on the web
6 page and also again, when the meetings are coming up, you know, we, we put it in the
7 newspaper and we also post the properties so everyone will see that time.

8 CHAIRMAN YONKE: Staff, I feel like this is positive change for our Commission,
9 for the public. Shall we put this up to vote for the calendar, scratching out 3:00pm to
10 6:00pm? I also put August 5th as a placeholder but can also just scratch that, if you'd
11 like, Commissioners, Staff?

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

13 CHAIRMAN YONKE: For August 5th, should we just scratch that date out?

14 MR. PRICE: No, I would keep that date.

15 CHAIRMAN YONKE: Placeholder, okay. Last comments about the time change
16 or the dates, Commissioners? Okay, hearing none the Chair makes a motion to approve
17 the 2024 Planning Commission Calendar, with these changes, customarily meets on the
18 1st Monday of the month at 6:00pm. February 5th, March 4th, April 1st, May 6th, June 3rd,
19 Thursday July 11th, August 5th is a placeholder, September 5th, which is a Thursday,
20 October 7th, November 4th and December 2nd. Do we have a second on approval of
21 calendar? Second, from Commissioner Durant.

22 MR. TAYLOR: Question?

1 CHAIRMAN YONKE: We have a, can I take a question after a second? Sure, I'll
2 take a question.

3 MR. TAYLOR: Is it, cause I, I just I mean, it maybe a moot point now and I'm cool
4 with it if everybody says don't worry about it but we don't customarily meet at 6:00. Do
5 we want to keep customarily or? I don't know, that's just something, that is not accurate.
6 We don't customarily meet at 6:00, if that sentence stays in.

7 CHAIRMAN YONKE: Commissioner Taylor, that is true. We can strike the word
8 customarily, meets on the 1st Monday. Well customarily covers -

9 MR. PRICE: Which.

10 CHAIRMAN YONKE: - us for a Thursday.

11 MR. PRICE: Yes.

12 CHAIRMAN YONKE: Cause, yeah, staff, what do you think?

13 MR. PRICE: I mean, I get your question. Again, typically we do with anything
14 could occur in which we may need to make some changes and what it does it just
15 doesn't lock us in, somebody say no, this is what you said. We're just letting them know
16 that we typically meet on the 1st Monday and, in this case at 6:00pm. Anything could
17 occur that may require us to either have a Special Called meeting, you know, on
18 another date and also maybe another time. Typically, time doesn't change for the
19 meetings but it's usually the date that changes.

20 CHAIRMAN YONKE: Okay, thank you, Commissioner Taylor. Alright so we had a
21 motion and a second from Commissioner Durant. Staff, please take the vote.

1 MR. PRICE: Alright, those in favor of the motion to approve the 2024 calendar
2 with a time change to 6:00pm and the July 1st date being changed to July the 11th which
3 is on a Thursday. Alright, those in favor, Yonke?

4 CHAIRMAN YONKE: Aye.

5 MR. PRICE: Frierson?

6 MS. FRIERSON: Aye.

7 MR. PRICE: Johnson?

8 MR. JOHNSON: [Inaudible]

9 MR. PRICE: Duffy?

10 MR. DUFFY: Aye.

11 MR. PRICE: Metts?

12 MR. METTS: Aye.

13 MR. PRICE: Durant?

14 MR. DURANT: Aye.

15 MR. PRICE: Taylor?

16 MR. TAYLOR: Aye.

17 MR. PRICE: Siercks?

18 MR. SIERCKS: Aye.

19 MR. PRICE: Grady?

20 MR. GRADY: Aye.

21 MR. PRICE: Alright, that motion passes.

22 *[Approved: Yonke, Frierson, Duffy, Metts, Durant, Taylor, Siercks, Grady; Absent for*
23 *vote: Johnson]*

1 CHAIRMAN YONKE: Motion passes. Staff and Commissioners, thank you and
2 let's please make sure Commissioner Johnson, he had to step out.

3 MR. PRICE: Yes.

4 CHAIRMAN YONKE: Want to make sure he knows what time to be here in
5 February.

6 MR. PRICE: Well, he'll have two months to really know, so we'll, we'll make sure

7 -

8 CHAIRMAN YONKE: Alright.

9 MR. PRICE: - we get it to him.

10 CHAIRMAN YONKE: Alright, with that, I believe we can move on to Item number
11 9 which is adjournment. The Chair ask for a motion and a second for adjournment.

12 Second, motion, second.

13 MR. PRICE: Alright.

14 CHAIRMAN YONKE: I think I made the motion and I seconded it. We'll do a, we'll
15 do hands.

16 MR. PRICE: We have a second, who's a second?

17 MS. GRADY: Second.

18 CHAIRMAN YONKE: Thank you. Vote of hands, that's everyone.

19 MR. PRICE: Unanimous.

20 CHAIRMAN YONKE: Unanimous. Thank you, Staff, thank you.

21 *[Meeting Adjourned]*