

1 **RICHLAND COUNTY PLANNING COMMISSION**
2 **December 1, 2008**
3

4 *[Present: Heather Cairns, Julius Murray, Enga Ward, Patrick Palmer, Deas Manning,*
5 *Wes Furgess, Elizabeth Ward, Chris Anderson]*

6 Called to order: 1:00 p.m.

7 * **Note: There are some skips and inaudible sections in the recording ***

8 CHAIRMAN MANNING: [Meeting called to order. Publication comment made].
9 Before we begin our normal business, I'd like to recognize two people who have
10 provided many, many years of service to Richland County through the Planning
11 Commission. I think both Gene Green and Howard Van Dine served two terms of four
12 years each, eight years each, but I want to recognize the work and efforts that y'all gave
13 to the county by presenting you with a plaque today and thanking you for your years of
14 service.

15 MR. KOCY: Gentlemen, although I've only been here a little over a year it's been
16 with great pleasure to serve this Planning Commission [inaudible] public service and
17 thank you, Gene Green.

18 MR. GREEN: Thank you, Joe.

19 MR. KOCY: Howard.

20 MR. VAN DINE: Thank you.

21 MR. KOCY: And you're more than welcome to stay around all afternoon.

22 [Laughter]

23 MR. VAN DINE: Well, I would really like to, but I've got things I have to do.

24 [Laughter]

1 CHAIRMAN MANNING: Thank you for all the help. If we need you at times to
2 get us through some of the things we got working on; I know the comp plan's coming up
3 today so we could probably use some of your input on that if [inaudible]. I know that
4 was something y'all wanted to see through.

5 MR. VAN DINE: I'm happy to come back any time you want. Unfortunately,
6 today is not a good day.

7 [Applause]

8 CHAIRMAN MANNING: We have the Minutes. Has everyone received a copy of
9 the Minutes? Are there any changes to the Minutes in order?

10 MR. FURGESS: I move that we accept the Minutes.

11 MR. MATTOS-WARD: I second.

12 CHAIRMAN MANNING: We have a motion and a second. All those in favor
13 please raise your hand. All those opposed? We have one.

14 *[Approved: Cairns, Murray, Palmer, Anderson, Manning, Furgess, Mattos-Ward;*
15 *Abstained: Ward]*

16 MS. WARD: I was not here.

17 CHAIRMAN MANNING: I understand. The Agenda today, Anna, do we have
18 any changes to it?

19 MS. ALMEIDA: No, sir.

20 MR. PALMER: Mr. Chair? I make a motion that we move the comprehensive
21 plan to the last item on the Agenda.

1 CHAIRMAN MANNING: Okay. I'm in favor of that as well. Does anybody have
2 any suggestion otherwise? Okay. With that, Anna, I believe we'll begin with Other
3 Business.

4 MS. ALMEIDA: Yes, Mr. Chairman, Planning Commissioners, on page 1 you'll
5 see a Memo that basically identifies an existing PDD, Robert Bell. Staff has determined
6 this to be a minor amendment request. This had been approved previously and the
7 original design is shown on page 3 of your packet. And I'm just going to briefly go
8 through just a couple of things. This is the original layout. The project is, or was part of
9 the PUD, Summit PUD. This is on the corner of Summit Parkway and Hardscrabble,
10 okay? The original design had been approved with a one drive entrance from the
11 Summit Parkway. If you recall the Summit Parkway currently has a median in it so it
12 was approved with one drive in and, of course, three drives on Hardscrabble Road. The
13 request is now being asked of the Planning Commission, or the major request or design
14 difference that I will point is right here. They are requesting to break this median on
15 Summit Parkway which is controlled by the Public Works Department at Richland
16 County. There is a light at the intersection of Hardscrabble Road and Summit Parkway.
17 They are requesting to put in a left turn lane to enter the site and to put a design that
18 would allow vehicles to exit the site and go back onto Summit Parkway, but would not
19 allow any traffic to cross Summit Parkway from any other area or this area. And I
20 apologize; I believe it's south, if that directional sign is correct. It would be south of the
21 site, so they would not allow any traffic maneuverability going from this vacant site to
22 the proposed site. They are requesting to keep the original drive that was approved. I
23 have contacted Public Works and recently, as of this afternoon, a half hour ago, I

1 received an informal response from Public Works that they would require a traffic
2 management plan in order to render a decision on whether they would accept the
3 breakage in the median. And that was their response.

4 MR. FURGESS: Anna, I have a question. The breakage in that piece that you
5 were talking about is only for left hand turns or right hand turns?

6 MS. ALMEIDA: It would be left turns into the site.

7 MR. FURGESS: Okay.

8 MS. ALMEIDA: And of course, left turns out of the site.

9 MR. FURGESS: Okay.

10 MR. PALMER: What's the reasoning for not allowing the traffic to come across?
11 I mean, isn't there a neighborhood over there?

12 MS. ALMEIDA: No, this is a vacant site currently. We have seen several
13 requests, proposals for development, but we have not approved anything as of yet.

14 MR. PALMER: Why would they not want people to stay on internal roads as
15 opposed to getting out on Hardscrabble?

16 MS. ALMEIDA: We don't want conflicting - it is Staff's recommendation, we have
17 a, real hesitant of if this parcel, which we believe will be developed, lining up and
18 crossing that median, those four lanes of traffic, we feel it would not be of the best
19 interest of, of allowing that type of maneuverability. However, it is a Public Works'
20 ultimate decision.

21 MR. PALMER: Is that vacant land not under the master PUD as well?

22 MS. ALMEIDA: No, it is not.

1 MR. PALMER: Where does the Summit's land stop at? I guess right before
2 that?

3 MS. ALMEIDA: It was, and I believe Mr. Gosline is here, and he did look at this.
4 I believe it was slated for residential, but my understanding is the applicant for this site
5 does not, at this time does not want to put residential. He's looking more into the
6 commercial, office, institutional type use for here.

7 MR. PALMER: So it's the Staff's thought that if someone in the office park
8 wanted to go over to that grocery store, they should get out on Hardscrabble and then
9 come back in?

10 MS. ALMEIDA: That has not been approved. This site has not been approved.

11 MR. PALMER: Okay, but it, if it were to go on, if someone wanted to go to that
12 grocery store or to go to the services of that neighborhood center -

13 MS. ALMEIDA: That site could come out on to Bombing Range Road and can
14 come right out to Hardscrabble, to a controlled intersection and go into the site.

15 MR. PALMER: So that would be better, you think, than staying on internal
16 roads?

17 MS. ALMEIDA: We have a problem, this, Summit Parkway is highly utilized with
18 a lot of a traffic.

19 MR. PALMER: More than Hardscrabble?

20 MS. ALMEIDA: It is at times. And we have a problem with people just being
21 able to cross four lanes of traffic. If that median were cut, the entire design of the
22 Summit Parkway, no where did it identify a median cut.

1 MR. PALMER: You cross, you cross four lanes of traffic up there at Summit Hill
2 Circle, I guess don't you?

3 MS. ALMEIDA: Where is Summit Hill Circle?

4 MR. PALMER: A little further up, you just keep going up Summit Parkway on -

5 MS. ALMEIDA: At this portion?

6 MR. PALMER: Yep.

7 MS. ALMINDA: You do, but you're not close to the intersection here. You're
8 very close to the intersection of Hardscrabble and Summit; cars turning in and a lot of
9 maneuverability at this point. Two lanes of traffic coming out, two lanes coming in, it
10 can get very dangerous.

11 MR. PALMER: Well, you cross it everywhere. Timber Circle, what is that Timber
12 Crest Drive?

13 MS. ALMEIDA: To a couple of hundred feet from that intersection.

14 MR. PALMER: [Inaudible] Road? I think people are going faster there from my
15 experience on Summit Parkway than they are closer to [inaudible]. But anyhow, I just, I,
16 I just thought we were trying to people to stay inside the developments and, and -

17 CHAIRMAN MANNING: That other piece of property that, from the opposite
18 corner, if they wanted to access Hardscrabble on a left turn, they would have to go
19 across four lanes, too? Right there. If you wanted to come out of that property and
20 make a left hand turn, you can go across four lanes of traffic there.

21 MS. ALMEIDA: I don't believe it's four lanes there. There may be a decel lane,
22 but at Bombing Range, usually DOT, it's a two hundred or an eighty, or a hundred and
23 eight foot taper for a decel lane. But again, that's DOT. Hardscrabble is DOT

1 jurisdiction and Summit Parkway is Public Works and we have not gotten a clear
2 determination.

3 MR. PALMER: But you think it's okay to come out of this development and turn
4 left onto Summit Parkway, but just in that extra lane is what you don't think is suitable?
5 Because you're crossing three lanes there. Come out of the development and turn left
6 on Summit Parkway?

7 MS. ALMEIDA: It's Staff's opinion that we would like to sit down with Public
8 Works and go through the numbers and get good feedback from their traffic engineers
9 and find out what would be a safe compromise, and we have not gotten that as of today.

10 MR. PALMER: Did the applicant originally request for that to be a full median
11 break?

12 MS. ALMEIDA: Yeah.

13 MR. PALMER: Okay.

14 MS. ALMEIDA: And the applicant is here if you have any questions.

15 MR. PALMER: Okay.

16 CHAIRMAN MANNING: I don't have anybody signed up to speak for or against I
17 don't believe, but if you would like to -

18 MR. FULLER: We are here if there are questions or from hearing the
19 presentation, I did not find a sign-up sheet outside when we came in.

20 CHAIRMAN MANNING: Okay.

21 MR. FULLER: If there are questions, we certainly have people here that can
22 address them.

1 CHAIRMAN MANNING: Do you have anybody here that's done a traffic analysis
2 or a traffic impact study?

3 MR. FULLER: Yes, we do have Mr. Syler(?), who could speak to that.

4 CHAIRMAN MANNING: Okay. Let me read one thing into the Record before we
5 start that. Ms. Ward has asked that she be recused from this. I just want to read this
6 into the Record and make the Record clear that she is not in attendance. "I must
7 request to be excused from participating in the discussion or voting on Agenda item 02-
8 58 MA. Is that correct?

9 MS. ALMEIDA: Um-hum (affirmative).

10 CHAIRMAN MANNING: [Inaudible] an amendment review of [inaudible] and/or
11 discussion at today's Planning Commission meeting. It is my understanding that the
12 Rules of Conduct Provisions of the Ethics Accountability Campaign Reform Laws that
13 since I am the project engineer for this development, I will be unable to participate in
14 this matter through discussion or voting. I would therefore respectfully request and
15 indicate for the Record that I did not participate in any discussion and vote relating to
16 [inaudible] representing a potential conflict of interest. I would further request, allow,
17 and direct that this letter be printed as a part of the official Minutes and [inaudible]
18 deliberations, votes, and such [inaudible]. Sincerely, Enga Ward." Sorry about that.

19 **TESTIMONY OF ROBERT FULLER:**

20 MR. ROBERT FULLER: Mr. Chairman, Members of the Planning Commission,
21 I'm Robert Fuller. I'm an attorney here in Columbia and I'm here today with the
22 developer's representatives to answer any questions that you might have regarding the
23 site plan. I would say in briefly opening, it was the original request of the developer to

1 have a full service break of the Summit Parkway median for purposes of opening this
2 particular drive into the, into the site. The developer does not object to the limitation
3 that has been suggested or placed on the plan and incorporated into the present
4 request by Staff. Mr. Syler of JDH Corporation, who will be the principal development
5 interest on the property has, is present and can answer questions if you have them, if
6 they're directed related to the Dennis Corporation Traffic Engineering Study that was
7 done on the site. If you have questions related to that particular matter, we would be
8 prepared to address them. Thank you.

9 CHAIRMAN MANNING: Any further questions?

10 MS. CAIRNS: I have a, I have a question, I don't know if it's for Staff or
11 whatever. The original site plan is 20 acres and this proposed plan is for half of that.
12 What happened to the other 10 acres?

13 MS. ALMEIDA: I believe the applicant has, does not have, or does not have the
14 option on the entire 20 acres. A portion is not part of the development.

15 MS. CAIRNS: Well actually, I mean, because we're increasing the curb cuts on
16 Hardscrabble also?

17 MS. ALMEIDA: No.

18 MS. CAIRNS: That won't be, there were three originally and there's two here,
19 but it's only half the site and the other two were in the other half.

20 MS. ALMEIDA: It, it's a little more than half the site, but the, if Mr. Fuller would
21 like to speak on that behalf?

22 MR. FULLER: Well actually on, on the, on Hardscrabble, there's only one
23 opening that's attached to this portion of the total site.

1 CHAIRMAN MANNING: So there are two other sites on the other piece of
2 property?

3 MR. FULLER: Yes, on the, on the parcel, the north side of the parcel as it goes
4 away from Summit Parkway, there is an additional portion of the original PUD site that is
5 not part of, of the acquisition plan for this particular portion of the site. But there's only
6 one curb cut associated, on Hardscrabble, associated with this parcel that is under
7 consideration for site development today.

8 MS. CAIRNS: I mean, it looks like there's sort of a half drawn parking [inaudible]
9 with a right in, right out on Hardscrabble?

10 MS. ALMEIDA: Yeah, there is.

11 MR. FULLER: But there is the, the open, the, the opening at the north end of
12 the site is at the, there is a traffic light to be installed at the intersection of the
13 commercial property and the road for Ridgeview High School in that area. But that's the
14 only opening out of this parcel on to Hardscrabble Road.

15 CHAIRMAN MANNING: Any other questions? Thank you.

16 MR. PALMER: Anna, who requested that that, what do you call it, a concrete
17 island to be put in? Who requested that?

18 MS. ALMEIDA: I, I don't know. That was part of the Summit, when they built the
19 Summit.

20 MR. PALMER: No, no, I mean the, the developer originally came in and asked
21 for a full median break?

22 MS. ALMEIDA: Right.

1 MR. PALMER: And then somehow in the process this concept of this concrete
2 island, or proposed concrete island was, was -

3 MS. ALMEIDA: We had discussed with Staff, we had discussed with the
4 applicant our concerns regarding the free flow of traffic and maneuvers that would,
5 could occur and the applicant came up with a solution to that concern.

6 MR. PALMER: Is that really a Public Works issue for safety or is it more of a, a
7 Planning Department?

8 MS. ALMEIDA: I think it's just a collective, collectively between Public Works
9 and what -

10 MR. PALMER: So Public Works did have input? They, they felt that as well, that
11 there needed to be that?

12 MS. ALMEIDA: We have not gotten any input from Public Works.

13 MR. PALMER: Okay.

14 MR. FULLER: Mr. Palmer, let, let me simply say about this, about this
15 intersection, that with the diamond median there installed in the break, in the boulevard
16 median, there will be the ability for traffic coming off of Hardscrabble to make a left turn
17 into the commercial site. Coming out of the commercial site at that point, there is a
18 lane, an excel lane up the other side of the diamond median break that will enable the,
19 the traffic going what would be east on Summit Parkway to gather some speed to blend
20 into the two lanes of traffic that are on Summit Parkway.

21 MR. PALMER: Right.

22 MR. FULLER: There is presently nothing to, no, there is no road that crosses
23 into this, this area and if in the future that would be redeveloped, it was not the

1 developer's idea on this parcel that there be any constriction on that, that neighborhood.
2 There would be no reason for them to, to not want to see that opening there if Public
3 Works later decided that was something that was useful to do. But for the site plan
4 presented to you today, it does enable something of a protected left turn in and a
5 protected left turn out that will enable ease of flow that way.

6 CHAIRMAN MANNING: I, and eliminate [inaudible]?

7 MR. PALMER: Yeah, which is just part, you know, I mean, if we have some -
8 how far is the distance to that interchange from the, from the light?

9 MR. FULLER: Oh, 400 or so feet.

10 MS. ALMEIDA: Mr. Chairman, we have just gotten a Memo from Public Works
11 that I would like to share with you if I may?

12 CHAIRMAN MANNING: You want to clarify what you think this says?

13 MS. ALMEIDA: I believe Public Works would prefer a Traffic Management Plan
14 to review and to maybe address some of their findings or some of their concerns.

15 CHAIRMAN MANNING: And, and the break that that, that this letter is referring
16 to is just the proposed island, or the, is an island all the way across now?

17 MS. ALMEIDA: They're, the break that they are talking about is the Summit
18 Parkway break in the median.

19 MR. PALMER: That's currently contiguous.

20 CHAIRMAN MANNING: That's all contiguous right there, that. Personally I don't
21 see anything from a safety standpoint that concerns me with that particular design, but
22 as an engineer, I don't know given the fact that Public Works has indicated their
23 reluctance to approve anything and if they do have jurisdiction, then we could be

1 approving or disapproving something that we don't have the ability to have any input in
2 any way.

3 MS. ALMEIDA: Well, I would suggest -

4 MR. PALMER: I think what we could, we could -

5 CHAIRMAN MANNING: Unless you conditionally approve -

6 MR. PALMER: We could approve the conditions based on the approval from
7 other governing bodies, subject to approvals from other, from Public Works or whoever.
8 I mean, as far as I'm concerned, we could -

9 CHAIRMAN MANNING: I don't know you've seen this or not -

10 MR. FULLER: I, I just looked at. It, it would appear to us, Mr. Chairman, that
11 the, the two items there refer to a, a line of site consideration, not a, not really a
12 movement consideration. What is presently in the boulevard median could be
13 discussed further with Public Works and if you approve subject to a clearance of, of
14 their safety conditions there, that certainly is not a problem for us because we're
15 prepared to do the, the movement if, if that did not pan out with. We'd have to revise
16 the site.

17 CHAIRMAN MANNING: The letter says in here the line of site problem and the,
18 that's one of the reasons they wouldn't have to have the break. Is that not the way you
19 read it?

20 MR. FULLER: Yes.

21 CHAIRMAN MANNING: And so if you've got a line of sight problem, how would
22 you overcome that without them making changes to the existing [inaudible]?

1 MR. FULLER: Well I, I think that would, that would provide a method for dealing
2 with what that site problem is. If it is reducing the, the level of the, the site level of the
3 median itself, that certainly would be a possibility. The movement, the, the, control of
4 the movement of the, of the ingress and access to the site is the thing of primary
5 concern to the developer. It appears here that they, Public Works, is concerned about
6 the, the siting of it, for, for the, for the automobile getting ready to make that maneuver
7 and that would relate presumably to what is on the ground even now or subsequently
8 when that work is done.

9 MS. ALMEIDA: My only concern Mr. Chairman and Planning Commissioners is
10 this is part of a map amendment. This is not a site plan approval. It's, we normally do
11 not impose conditions on map amendments. When we approve curb cuts, you know, so
12 many curb cuts on a, on a site with a map amendment there's a number of curb cuts or
13 locations. This is, that's why I'm referring to deferring this because this is not just a site
14 plan. This is part of the map amendment of the PDD.

15 CHAIRMAN MANNING: Would this not be any different than any of the
16 conditions you would post on a PDD?

17 MS. ALMEIDA: We don't, we don't impose conditional conditions.

18 CHAIRMAN MANNING: Well, but you have to have certain things in hand in
19 order to consummate the zoning? I mean, of course you've got to have letter from the
20 Corp, you've got to have a letter from DOT before you make the final map of that.

21 MR. PALMER: The fire marshal.

22 MS. ALMEIDA: That doesn't go in the map amendment, that's not part of the
23 map amendment, the rezoning request. I would defer to our legal counsel, but normally

1 when we approve so many curb cuts, so much square footage, location of buildings,
2 you know, there have been occasions where we'll request a traffic light if approved by
3 DOT. I just thought I'd throw that out.

4 **TESTIMONY OF WILLIAM SYLER:**

5 MR. SYLER: Mr. Chairman, I'm William Syler with JDH Capital, we're the
6 development interest on this project and I wanted to make a couple of comments about
7 how we arrived at, at where we are with the curb cut on Summit Parkway. The Traffic
8 Study that Dennis Core performed for us showed a Level of Service on Hardscrabble
9 Road as a Level E or Level F, depending on which time of, of day that they were looking
10 at it. And in meetings that we've had with county, with others in the area, Hardscrabble
11 Road has continued to be articulated as the largest potential issue with development in
12 the area. The traffic study that was done based on the proposed curb cut on Summit
13 Parkway showed taking about 30% of the traffic that was entering or exiting this site and
14 putting it onto Summit Parkway. Thereby we felt, alleviating some of the issues on
15 Hardscrabble Road. Also adding the light at the entrance to, the existing entrance to
16 Ridgeview High School and the main entrance into this project takes that intersection
17 from a Level of Service D in the morning to a Level of Service B, and in the p.m., from a
18 Level of Service F to a Level of Service C. So, we feel that the, the, the proposed curb
19 cut on Summit in combination with the light on Hardscrabble will alleviate some of the
20 traffic issues that are being experienced on Hardscrabble Road and will also allow for
21 any residents of Summit Parkway who would use the services in this commercial
22 development to not have to enter onto Hardscrabble Road and into the traffic next that's
23 already a hindrance in the area and keeping them on, on Summit Parkway. So I just

1 wanted to share a little bit of background, a little history, how we arrived at, at where we
2 are.

3 CHAIRMAN MANNING: Thank you.

4 MR. PALMER: Anna, I'm just a little confused about the process because we
5 before we got this letter today a few minutes ago, we were asked to vote up or down on
6 this, without knowing what Public Works was going to do.

7 MS. ALMEIDA: Well Staff was going to request that you defer this. I know the
8 applicant was anxious to be on this meeting and we tried to accommodate their
9 timelines, hoping for a response earlier than today in order to share these, these
10 concerns with the applicant. But as of this afternoon, before I was given this Memo, it
11 was going to be a request of Staff that you defer this until we could get a response or to
12 know what the concerns of Public Works were.

13 MR. PALMER: It, this, it seems like it's, it's -

14 MS. ALMEIDA: And clearly that would have been our, Staff's recommendation to
15 the applicant would be to address these concerns with our Public Works Department.

16 MR. PALMER: You know, it seems like to me that, what we're going from,
17 [inaudible] approving the PDD, what we're going to with a, a, you know, a
18 neighborhood, kind of a grocery anchored center, you're gonna need more access than
19 the right in and then all the traffic dumping out on Hardscrabble. If Public Works is not
20 going to approve any of these access points, people from the Summit are clearly gonna
21 want to use this facility and they're gonna be forced from leaving this, you know, if, if we
22 approve this site plan without approving the curb cuts, then everybody will be dumping
23 back out onto Hardscrabble and then turning around and coming back into the Summit.

1 Which you're just gonna increase the traffic congestion, so to approve the plan, the, the
2 building layout and what the uses are, you're gonna have to have the ability for the
3 people in the Summit to get back into the Summit without going back onto
4 Hardscrabble, in my opinion. So you can't approve one without the other, so I think
5 you're getting the cart before the horse a little bit by trying to approve a plan that doesn't
6 have the access approved yet. So, one doesn't work without the other. So if, if we
7 approve the plan -

8 MS. ALMEIDA: We're not approving the plan. All we're approving, or what's
9 being requested of the Planning Commission is the change in access points.

10 MR. PALMER: We don't have the ability to change that without Public Works
11 breaking that median.

12 MS. ALMEIDA: As a, as a minor modification.

13 CHAIRMAN MANNING: [Inaudible], they, they have to go through the process
14 either way and sit down with Public Works [inaudible] not a safety problem. So if we
15 potentially approve something, I don't see where that would have an impact on it. Either
16 it works or it doesn't. So I, [inaudible] to get that done for Public Works and, you know, I
17 think it would be advantageous probably to know that if they go do that, that Planning
18 Commission either supports it or doesn't support it. [Inaudible]

19 MR. PALMER: I can see where that's, you know, you, would there be any legal
20 issue to approving it conditional upon approval by Public Works?

21 CHAIRMAN MANNING: Bear with us for a minute.

22 MS. LINDER: Mr. Chairman, if your question is can you legally approve the
23 amendment to the plan -

1 CHAIRMAN MANNING: Conditionally approve.

2 MS. LINDER: I'm sorry?

3 CHAIRMAN MANNING: Conditionally approve.

4 MS. LINDER: Condition, subject to the, to the approval of the Public Works
5 Department, conditionally approve it, you may do so.

6 CHAIRMAN MANNING: Thank you.

7 MR. PALMER: Mr. Chairman, I make a motion to approve the amendment for
8 Case 02-58 MA, minor amendment, conditioned upon approval by Public Works.

9 CHAIRMAN MANNING: We have a motion on the floor. Do we have a second?

10 [UNKNOWN]: I second.

11 CHAIRMAN MANNING: Motion and a second. All those in favor, please raise
12 your hand? All those opposed?

13 *[Vote: 4-2 to approve]*

14 MS. LINDER: Mr. Chairman, if I may just add then if Public Works does not
15 approve the amendment, then the applicant is left with the original concept plan.

16 CHAIRMAN MANNING: That's the way I understand it.

17 MR. PALMER: Correct.

18 MR. SYLER: Thank you for your time.

19 CHAIRMAN MANNING: Thank you.

20 CHAIRMAN MANNING: Next on the agenda would be the neighborhood
21 planning on Candlewood. Hello.

22 MS. TIA RUTHERFORD: Hello, good afternoon. I'm Tia Rutherford,
23 neighborhood planner for Richland County. I want to present to you this evening for

1 your adoption into the comprehensive plan the Candlewood Master Plan. Alright, I can't
2 use my remote, so I'll ask Betty to help me, help me out here. Again, the project
3 location for this Master Plan is approximately 240 acres located in northeast Richland
4 County off of Brickyard Road. Next slide. And the community went through a design
5 charette, which has been the standard of practice here for our Community Master
6 Plans. This is the fourth Master Plan in process that has been included into the
7 Comprehensive Plan. Throughout the design charette process, there was an analysis
8 of the community done. The community was brought together for their input during the
9 charette. Information synthesis was garnered after the design charette and what you
10 see now is your final plan, presentation. Next slide, okay. The community came
11 together to create their vision and their goals, which have been presented to you before.
12 Again, there are four areas of great concern for them were to establish an identity for
13 the community, a streetscape and circulation plan for this vast neighborhood, as well as
14 the creation of a recreation area, and to increase code enforcement within their
15 neighborhood. Okay. The community again sat down and created their list of
16 strengths, opportunities, weaknesses, and threats to their community. Again, a
17 weakness, and you know what, I can't see that far, I apologize, but I'm not gonna run
18 them down for you. But, again this list that you see before you was created by the
19 community. One of which is that it is a stable neighborhood, that is a strength for them.
20 Some of their threats is traffic control within their neighborhood and again these are
21 areas of concern for them and areas that they saw are necessary and need to be
22 identified in their Master Plan. Okay, next slide. Six areas came out of that design
23 charette for improvements: safety, sidewalks, entrance, lighting, recreation, and traffic

1 control for the neighborhood. Next slide, okay? What you see before you in the next
2 few slides are some -

3 CHAIRMAN MANNING: Back to that one for just one second.

4 MS. RUTHERFORD: Okay.

5 CHAIRMAN MANNING: Okay.

6 MS. RUTHERFORD: The next few slides will be some analysis to the
7 community, their site analysis. The blue line identifies there is some water in the
8 community, some undeveloped property that affords an opportunity for them to, to
9 develop into a pocket park and identifying the streets with high traffic amounts. This
10 neighborhood, essentially, we've identified a 3.2 mile loop of a drag-way almost and I
11 think there are several neighbors here that could probably attest to that in their
12 community. Again, the community identified areas for streetscape and a circulation
13 plan, both pedestrian as well as bicycling, and walking, what have you. There are a
14 number of children in the community that don't have an opportunity or a place to walk
15 because there are no sidewalks. So what the community did come out to do is identify
16 areas where sidewalks could be placed in the event that that's an opportunity for them,
17 sidewalks, for both sides of the streets, as well as just one side. Next please, next slide.

18 MR. PALMER: Ms. Rutherford?

19 MS. RUTHERFORD: Yes, sir.

20 MR. PALMER: Is, why wasn't the neighborhood, is that not Candlewood down
21 towards, what's that main street down there?

22 MS. RUTHERFORD: Brickyard?

23 MR. PALMER: Brickyard?

1 MS. RUTHERFORD: Um-hum (affirmative).

2 MR. PALMER: Is that not, Candlewood doesn't go down to Brickyard?

3 MS. RUTHERFORD: Green Springs Road does, so there is Green Springs
4 Road off of North Brickyard Road.

5 MR. PALMER: Right, and I guess that's where the red dots are?

6 MS. RUTHERFORD: Um-hum (affirmative).

7 MR. PALMER: But the actual neighborhood stops?

8 MS. RUTHERFORD: That's the neighborhood, no, the neighborhood is, is
9 everything within that golden line.

10 MR. PALMER: Okay, so what's the neighborhood between Candlewood and
11 Hardscrabble?

12 MS. RUTHERFORD: Candlewood and Green, North Brickyard?

13 MR. PALMER: Yeah, North Brickyard.

14 MS. RUTHERFORD: Green Springs, Green Springs Road.

15 MR. PALMER: Green? Okay.

16 MS. RUTHERFORD: Yeah, um-hum (affirmative), but there are five different
17 neighborhoods that are pretty close in this area – Green Springs, Candlewood, it abuts
18 to Spring Valley.

19 MR. PALMER: Right.

20 MS. RUTHERFORD: Five or six, so it's a number of different neighborhoods in
21 this area. Okay? What you're seeing now is an opportunity for a streetscape and
22 circulation, vehicular, a number of intersections that should, once the opportunity
23 presents itself, be improved with crosswalks, as well as the opportunity for a street, a

1 street light, a traffic light at the main entrance. Okay. And a tree planting plan for some
2 [inaudible] pistach(?), as well as scarlet oaks throughout the community. Okay. And
3 here you see your recreation plan, again, a 3.2 mile walking loop that the community is
4 interested in identifying for recreational purposes. Okay. And the pocket park design,
5 the community, and I'm gonna bring up one of their members here shortly to really talk
6 to you more about how ingenuitive they were in their park design, but during the
7 charette process in the three break-out groups, each group came up with an idea for a
8 piece of vacant property and just in further talks with them, what is really needed in this
9 area is a pocket park. So all three groups came up with an idea for a pocket park on a
10 vacant piece of property in the community. So again that is, is identified in their Master
11 Plan. Next slide. More designs, because it is a large number of children in the
12 community, as well as an active neighborhood, you see a number of neighbors walking
13 on a daily basis, they are very active with the neighborhood improvement program
14 office. Their design, I'm sorry, their design would incorporate a welcome station, you
15 know, different little recreational opportunities for exercise, as well as a basketball court
16 and a meeting place. Next slide. And this is what their streetscape will look like with
17 planted sidewalks, or planted medians against sidewalks, as well as traffic.

18 MR. PALMER: How do you, how do you accomplish that with privately owned
19 land I guess with front yards? Is there a street way there right now to do all of this or?

20 MS. RUTHERFORD: Well, easements and/or right-of-way, essentially it's right-
21 of-way, road right-of-way. Say that five times, road right-of-way, so from the center, 25'
22 out. In most neighborhoods you're finding it is in people, what people believe to be their
23 front yard. Where, in fact, it is owned by the county because the county owns the road.

1 So there's opportunity to create those planted areas, but it would be in what someone
2 would believe to be their front yard. Okay, next slide. As well as an opportunity for
3 identifying themselves with new entrance signs, and I do want to yield to Mr. Tyson who
4 is Candlewood's Neighborhood President, to talk more about their, their opportunities
5 for identity and why it's so important for them.

6 CHAIRMAN MANNING: Okay, before we, are you gonna come back?

7 MS. RUTHERFORD: Yes, I am gonna come back. I think I have one more slide
8 left. I just want to give him a few minutes. Okay

9 CHAIRMAN MANNING: Okay.

10 **TESTIMONY OF LEROY TYSON:**

11 MR. TYSON: Good afternoon Mr. Chairman and all of the Board Members. I'm
12 Leroy Tyson, President of the Candlewood Neighborhood Association and I just want to
13 talk a couple of minutes to enlighten you on what we as a neighborhood came together
14 on. When this project first started, we all came together as a neighborhood and when
15 we had our planning session, we all decided, we broke into groups and it was very
16 obvious that we all, at the end of that day, that we all had the same ideas that we want
17 to improve our neighborhood. And we all came up with the same ideas that, hey, we're
18 sitting in the rear of Spring Valley, Spring Valley neighborhood and behind Fisher Wood
19 neighborhood and we're one of the largest neighborhoods in the northeast area.
20 Candlewood itself has 553 homes. Our neighborhood to, to our west of us, a small
21 neighborhood is 79 houses, which is Cane Break and up in the front of us is Green
22 Springs and, and Cambridge neighborhood. So, in other words, there's six, seven
23 neighborhoods right there in that one cul-de-sac, but it's four on that street, Green

1 Springs Drive, which runs off of Brickyard Road. The things that we wanted, we realize
2 that in order for a large neighborhood to survive like that, we needed to identify
3 ourselves and some of the things that we pointed out that was our weaknesses that we
4 needed to strengthen was, for an example, our signs, a beautiful design that would
5 show that Candlewood is .7 of a mile off of the main highway. There's two entrances
6 into the neighborhood, one is off of the, Brickyard and one is off of North Springs Road.
7 The front entrance of the neighborhood runs off of North Springs Road and right now we
8 don't have very nice signs there that would show Candlewood is .7 of a mile down the
9 street. We came up with these designs because when you realize for the future, we
10 needed this to identify with the rest of the neighborhoods and be on line with the rest of
11 the neighborhoods in line. As you notice that we have street signs that we wanted on
12 every street in the neighborhood, if you look at the diagram on that. Also, mailboxes,
13 we wanted, we all agreed that we wanted a very nice mailbox, which would be properly
14 supported by neighbors themselves as a project that we would be, would be willing to
15 take on. We also realized that we needed code enforcement in our neighborhood, so
16 basically what we did, we realized there was nine and one-fourth acres of land that was
17 unused in the neighborhood that was a part of our neighborhood. So we decided to get
18 involved, get everyone involved so we went to Richland County Council and got
19 Richland County Council involved and we realized we wanted this land, we needed two
20 to three [inaudible] land in order to build a club house, a recreation facility for kids. As
21 Tia said, as Ms. Rutherford said, we have a lot of kids in this area and they don't have a
22 place, a very nice, they don't have a place at all to play. We know that this is very
23 important, you know, and we have other neighbors around us and if this, this project is

1 finished it would be a project that we would be willing to share with other
2 neighborhoods. For example, like Cane Break, Green Springs, Cambridge, our self,
3 Candlewood, Fisher Wood, Dove Park. It's just a tremendous amount of neighborhoods
4 there, so this project would be, the recreation part of this project would be something
5 that all the neighborhoods in the area could benefit from. We also realized that in order
6 to get this off the ground, we needed that help from Richland County Recreation
7 Commission, so we also met with them and got them on board with us. So we went on
8 and we had Richland County Recreation on board with us and Richland County Council,
9 so they implemented this in their budget to help support us. And the owner of the land,
10 we got the owner of the land that was involved in it, so we're very excited about this
11 project and we are willing to see this project through and I just want to say on behalf of
12 Candlewood, we thank you for your support in whatever decision you come to, we'll be
13 very grateful. Thank you very much.

14 CHAIRMAN MANNING: Thank you, sir.

15 MS. RUTHERFORD: Okay, next slide. Okay, the implementation plan, again
16 four areas of concern for the community, the first two to establish an identity. You see
17 that will be done through new entrance signs, mailbox standards for the community, as
18 well as street signs. Streetscaping, circulation plan for the neighborhood, next slide, as
19 well as that pocket park that was developed and adopted by Richland County
20 Recreation Commission and included in their bond referendum. So, they have already
21 started implementing this Master Plan with the assistance of Councilwoman Val
22 Hutchinson as well as the Candlewood neighborhood. And to increase the code
23 enforcement in the community, one of the concerns that was brought forward in our last

1 presentation of this Master Plan was the enforcement of a covenant. What the
2 community would like to do is to remove that recommendation from the Master Plan and
3 send it forward to state that the community will continue to establish itself, as well as
4 work with the Richland County Neighborhood Improvement Program, as well as
5 Richland County Sheriff's Department to do code enforcement. They, the community
6 has not enforced a covenant *per se* since the '80's, so to really get the three-fourths
7 support needed to change a covenant to enforce it, I think is -

8 CHAIRMAN MANNING: Could you clarify for the Commission the covenant that
9 you're referring to?

10 MS. RUTHERFORD: There's a covenant, when the community was created in,
11 in the late 70's, the builder established a covenant that all neighbors were required to
12 adhere to. Once, what, what I'm seeing in my experience here is once communities
13 leave their builder or their property management, it's left up to the community to enforce
14 that covenant. Oftentimes, we'll find the communities do not have the capital, nor the
15 where with all to enforce the covenant. So they're going -

16 CHAIRMAN MANNING: What does the covenant say?

17 MS. RUTHERFORD: I'm not, I don't have a copy of it. I've never seen it, I've,
18 it's kind of aloof because the neighbors, there are neighbors who have been there since
19 the late '70's who are aware of it, but to tell, I couldn't tell you what, what was in it.

20 CHAIRMAN MANNING: It's should be of record, there should be a recorded
21 document.

22 MS. RUTHERFORD: It is a recorded document.

1 CHAIRMAN MANNING: Is there an Association, a formal Association that
2 everyone has to participate?

3 MS. RUTHERFORD: There is a voluntary organization called their
4 Neighborhood Association. The, the, I guess the, the one you would be required to be a
5 member of would be your Homeowner's Association and Candlewood has not had a
6 Homeowner's Association in a very long time.

7 CHAIRMAN MANNING: Going to the code, code enforcement issue, that
8 document might be very helpful, rather than eliminate it, it may be something to utilize
9 as a part of the code enforcement. I'm not an attorney and I don't [inaudible] when
10 those covenants expire, there are differences of opinion to that, but, but if it's something
11 that would benefit the community in saying everyone in this neighborhood is subjected
12 to this and we can, you know, monitor such things as architect modification, signage,
13 any of those type of covenants fall right into what you're talking about. Just like here,
14 and that was, I think one of the concerns that we expressed, and I think Ms. Cairns said
15 as well, was how are you gonna enforce these changes? Because that, you're basically
16 saying everybody needs to have these mailboxes, everybody needs to, you know, to put
17 these street signs in, how, how is all that going, what mechanism do you have to do that
18 other than the community who is, is out there saying we, we really want to better the
19 neighborhood? But that doesn't get you there sometime.

20 MS. RUTHERFORD: Right. The covenant, I think what the community has said
21 to me is that they, they have an opportunity to enforce Richland County's Code with the
22 assistance of the Richland County Sheriff's Department. And, to try to enforce a
23 covenant that may be potentially 30 years old because it was developed in the late '70's

1 may not necessarily fit for their community anymore because it has changed over the
2 years and they don't have the where with all because to now come in and collect a fee
3 to enforce your covenant as a Homeowner's Association isn't something that, that
4 they're willing to take on. So, what they'd like to do again is to remove the
5 recommendation of enforcing a covenant for their neighborhood and to continue to
6 make it a voluntary organization where, through the assistance of the Richland County
7 Neighborhood Improvement Program, Community Development, and Planning
8 Department, they can enforce the recommendations of their plan.

9 CHAIRMAN MANNING: And, and in that, that's a part of the adopted Plan is
10 saying that?

11 MS. RUTHERFORD: That we would remove, we would remove that clause.

12 CHAIRMAN MANNING: Okay, what you're asking us to approve here is to
13 eliminate the covenant? Whatever that covenant is that we don't know about?

14 MS. RUTHERFORD: To eliminate the clause right here that says enforce their
15 covenant and, and it's a part of the Master Plan process. At some point when
16 Candlewood is willing to take on a Homeowner's Association to enforce an existing
17 covenant, I think we, we're still giving them the flexibility to do such, we're just not
18 mandating that they do that.

19 CHAIRMAN MANNING: What you're asking us, then is to allow them to go
20 forward, create their own covenants -

21 MS. RUTHERFORD: Or, if -

22 CHAIRMAN MANNING: - [inaudible] and not asking us to disregard a legal
23 document?

1 MS. RUTHERFORD: Exactly, exactly.

2 CHAIRMAN MANNING: Okay.

3 MS. RUTHERFORD: Next slide.

4 MR. PALMER: Covenants are involuntary; I mean, when everybody bought a
5 new house in there, they signed off that they got a copy of the covenants with the
6 closing attorney.

7 CHAIRMAN MANNING: Well, most times that happens, but sometimes it
8 doesn't.

9 MR. PALMER: Well as a general, you should have it, but everyone who bought
10 a house in there knows about the covenant. Those aren't voluntary, I mean, you have
11 to abide by those, whether you put it in this document or not.

12 MS. RUTHERFORD: Yes, sir. [Inaudible] throughout the county, and we just
13 had a neighbor who just expressed that when homes are, are turning over and we'll just
14 use Candlewood as an example, but it's happening throughout the entire county, is that
15 that covenant is not passed on to the new homeowner. And there is oftentimes not a
16 Homeowner's Association or a place to enforce that covenant because it takes more
17 than just a document to say you must keep your house up to a certain standard. You
18 need an authority that's going around and monitoring that covenant, which takes capital
19 that the community doesn't have. So you, you have property management agencies
20 that are doing it for a lot of our new neighborhoods, but some of your older communities
21 you don't have the property management agency in place.

22 CHAIRMAN MANNING: That's a good point, but there, there are, those
23 covenants that Mr. Palmer is talking about, there are numerous neighborhoods all

1 across the county who are established that didn't have a Homeowner's Association to
2 enforce that covenant.

3 MS. RUTHERFORD: Right, right.

4 CHAIRMAN MANNING: They were just enforced through either the developer
5 or, you know, the deed says this is what could happen and sometimes it did and
6 sometimes it didn't.

7 MS. RUTHERFORD: Exactly.

8 CHAIRMAN MANNING: Sometimes they're not passed on by the attorneys and
9 nor are they enforced [inaudible]. I, I just want to be clear, you're not asking us to
10 approve something and then through that approval abandon a covenant that's of
11 record? Because we don't have any authority -

12 MS. RUTHERFORD: No, sir, what we're asking, we, we want to give the
13 opportunity, we want to give the neighborhood the opportunity to be flexible enough to
14 implement their covenants on their own without being mandated by this Department
15 because the county has no way of enforcing a private covenant on a neighborhood. We
16 can enforce Code, we cannot enforce private covenants.

17 CHAIRMAN MANNING: And, and that can take place [inaudible]. I know the
18 City of Columbia just went through some neighborhood classification, reclassifications,
19 there was no Association established in [inaudible] and for architectural or historic,
20 [inaudible] they, they want to protect the houses in a certain area and the process was it
21 had to be a vote of so many people to create this Association that would impose these
22 covenants.

23 MS. RUTHERFORD: Right.

1 CHAIRMAN MANNING: Is that what you're suggesting here would happen?
2 That this would be a -

3 MS. RUTHERFORD: That would, the, the whole idea of a covenant for
4 Candlewood would have to come from the residents of that neighborhood and it would
5 take three-fourths vote of the residents of the neighborhood to re-establish their
6 covenant. Again that is, the covenant is something that Richland County Neighborhood
7 Improvement nor the Planning Department can enforce.

8 CHAIRMAN MANNING: Where is the 75%?

9 MS. RUTHERFORD: From my understanding that's how the law has it written as
10 to the number of households required to change a covenant. It's just kind of general.
11 Okay, next slide. Yes.

12 MR. PALMER: How many members do you currently have of the Association
13 that is voluntary?

14 MS. RUTHERFORD: Mr. Tyson?

15 MR. TYSON: Six Hundred Twenty-five.

16 MR. PALMER: So about half of the residents are members?

17 MS. RUTHERFORD: Um-hum (affirmative), voluntarily.

18 MR. PALMER: Anyway, that would be enough to raise capital to enforce the
19 covenant?

20 MS. RUTHERFORD: Well Mr. Palmer, [inaudible] , in this, in this day and age I
21 think mandating that neighbors pay the required amount of money to enforce a
22 covenant or to hire a property management agency to enforce their covenant I think is

1 something I've heard repeatedly, not just from Candlewood, but from other Associations
2 in this county is something that they're not willing to do.

3 MR. MURRAY: Money is tight right now.

4 MS. RUTHERFORD: Money is tight, but again, you know, there is a Code that
5 the county has in place to enforce, so. Okay, and the last slide we have is for the
6 implementation of the Master Plan to include all of the improvements that you saw,
7 we're looking at a little over 2.9 million dollars. But again that's included as a cost
8 estimate and it gives the community, as well as the county the opportunity to phase the
9 implementation of their Master Plan.

10 MR. PALMER: How much of that is currently approved?

11 MS. RUTHERFORD: Approved in a budget?

12 MR. PALMER: Uh-huh (affirmative).

13 MS. RUTHERFORD: Right now the only thing that has been approved is the
14 pocket park for the Recreation Commission Bond.

15 CHAIRMAN MANNING: And the Recreation, I think the last session we had on
16 this was the property was owned by somebody outside of Candlewood?

17 MS. RUTHERFORD: Um-hum (affirmative), exactly.

18 CHAIRMAN MANNING: To buy the property and y'all were in the process of
19 going to the Rec Commission for a Bond or Plan and they included that into their Plan?
20 Is that correct?

21 MS. RUTHERFORD: Right, Recreation Commission has included the pocket
22 park in Candlewood neighborhood in their Bond Referendum, so it's now a part of their

1 budget process, the Rec Commission's budget process to go forward and acquire the
2 property to build, to build the park.

3 CHAIRMAN MANNING: So it's not in this budget?

4 MS. RUTHERFORD: It's in this, it's shown as a build out in this budget,
5 however, the implementation portion of it would be now a part of the Rec Commission's
6 budget because they have adopted this part.

7 CHAIRMAN MANNING: Where is the pocket park on there?

8 MS. RUTHERFORD: It says the playground around, pot lot, dog park, it's kind of
9 broken out, the outdoor basketball court, the pavilion.

10 CHAIRMAN MANNING: [Inaudible] as I see it, you're asking us to approve that
11 budget and I think that it, you want me to vote for it, I want to make sure that the Rec
12 Commission is on the hook for what you're saying they're on the hook for.

13 MS. RUTHERFORD: They're on the hook; they've included it in their bond.

14 MR. KOCY: Mr. Chairman, this isn't really a budget, these are cost estimates.
15 For instance, this year we wanted to take part of this Plan to the COG, the COG had
16 road improvement funding, but not having an adopted Plan and not have an adopted
17 cost estimate hurt the fund, the program's chances for COG Adoption. So this, this isn't
18 putting anybody on the hook, these are just a little better than a back of an envelope
19 estimates of what the construction costs would be on these recommended projects.

20 CHAIRMAN MANNING: Well it, I guess at some point in time [inaudible] I asked
21 that these items have been taken to a third party to add into their budget for those
22 improvements. Funding sources are gonna have to be found [inaudible]. As far as the
23 signage, I think Ms. Cairns had some concerns last meeting about the signage being off

1 site. How are you going [inaudible] locations that are not in Candlewood typically or,
2 how are you control those signs?

3 MS. RUTHERFORD: When either the county or the community comes forward
4 to build their sign they'd have to go through the permitting process to get a sign permit
5 through Richland County.

6 CHAIRMAN MANNING: [Inaudible] a third party owner of that property outside,
7 so is the county gonna do that or is the Neighborhood Association gonna do that?

8 MS. RUTHERFORD: Whichever entity comes forward with the application to
9 build those signs will be responsible for getting that permission for those properties.

10 MR. PALMER: [Inaudible] signage, do we?

11 MR. KOCY: No we do not.

12 MR. PALMER: It would have to be inside Candlewood to advertise
13 Candlewood?

14 MR. KOCY: Correct.

15 MR. PALMER: You have to go out and -

16 CHAIRMAN MANNING: Doesn't there have to be some off-site [inaudible]

17 MS. RUTHERFORD: Well there is, there are opportunities for signages at two
18 entrances that is probably some dilapidating, from what I recall, dilapidating signage
19 right now. So we would, you know, look to put the signs back where existing signs are.
20 We wouldn't go and create a new sign, you know, in a location.

21 CHAIRMAN MANNING: Any other questions for Tia? As far as the additional
22 street signs and mailboxes, how, how would that be handled?

1 MS. RUTHERFORD: Street signs can be done through a streetscaping grant.
2 Again Mr. Tyson just explained that the mailbox change is something that the
3 community has bought into. So, either block by block or household by household, they
4 would come in and change their mailboxes. But again it's a, it's a recommendation for
5 something they'd like to see happen. It's not a mandate from our Department.

6 CHAIRMAN MANNING: But once the Association has formed a covenant, that
7 could be implemented by their regulatory authority, I suppose. They could say -

8 MS. RUTHERFORD: If, if they had one in place, I'm sure it could.

9 CHAIRMAN MANNING: Everybody has [inaudible]?

10 MS. RUTHERFORD: Um-hum (affirmative).

11 MR. PALMER: But you can't, you can force new home buyers to join the
12 Association, but you can't force current residents [inaudible]?

13 CHAIRMAN MANNING: What I'm hearing is that 75% vote could do it.

14 MR. MURRAY: Mr. Chairman, I, I saw that happening down [inaudible]
15 Neighborhood Association, they did some mailboxes and their signs, you know, and
16 everything, and it was done and the homeowners, I don't, I don't know if they got, if they
17 were given a grant or what, but the residents of that area did not have to pay for their
18 mailboxes. They just came and, and requested that we remove our old mailboxes and
19 they came and put a new, new ones all through that area, Atlas Road as well before
20 Bibleway bought up everything over there. But they were out there already, yeah they
21 put them out beautiful mailboxes, you know, those huge things. And the signs are very
22 nice. The shrubberies are out there, so it could be done by a neighborhood, no
23 problem.

1 MS. RUTHERFORD: Okay, and that's all of my presentation. I am asking that
2 you recommend adoption of the Master Plan into the Comp Plan.

3 MR. PALMER: The overall funding, I, I have no problem with the Plan
4 whatsoever. What I have, what I sometimes have a problem with is, and this happened
5 on Decker Boulevard, to the exception of the neighborhood, is that if something's
6 adopted and it looks great on paper, but there's no way to implement it, no funding there
7 to do it. And that's what some of the people on Decker Boulevard have complained
8 about is we've had this plan for a year or two and there's nothing moving on it. And I
9 know that [inaudible] neighborhood today, but I just don't want to people of Candlewood
10 to think that's great a plan and this is gonna look nice, but a year, two years from now
11 there's no street signs, there's no new great nice sign that costs \$20,000.00 and all that
12 kind of stuff. Just, I, I just don't want the expectations to be greater than the ability for
13 the county to pay off. I don't know if that's where we're at as far as, you know, I mean, I
14 understand there's some funding for the Rec Center and that kind of stuff, but the
15 streetscapes, the widening of the roads, you know, I just, I don't, I don't see how that's
16 gonna happen. Unless you can tell me of some other, I mean, is there a lot of grants
17 out there that I'm not aware of for, for the streetscapes, for the widening of the roads,
18 the sidewalks and all that kind of stuff?

19 MS. RUTHERFORD: Well there are streetscape grants available. Let me take a
20 stab, Joe, first. There are streetscape grants available to communities, or to Richland
21 County to apply for. So that is something that as a county with our respective
22 departments we need to prioritize and take advantage of those grant opportunities.

1 MR. PALMER: How would we prioritize those? How would you go about doing
2 that? Because I guess there's other areas that are, I guess ahead of Candlewood in the
3 process? Candlewood is what, number four? Three or four neighborhood on the -

4 MS. RUTHERFORD: Number four.

5 MR. PALMER: Four, there's, I guess I just don't understand the process.

6 MS. RUTHERFORD: Well I guess right off the cuff, you could establish a
7 committee who would prioritize whatever grants the county would go and apply for. It's
8 not been done to date.

9 MR. PALMER: They haven't applied for any of those grants?

10 MS. RUTHERFORD: We've not been successfully funded because the
11 opportunity that we presented did not have an engineering, it was not engineered as a
12 full project. So our cost estimates were a little rough. Excuse me.

13 MR. PALMER: So we have to get some [inaudible] in the process first I guess to
14 be able to apply for the grant?

15 MS. RUTHERFORD: And there's funding for that.

16 MR. PALMER: Okay. In which area would you suggest that we apply for to get
17 the engineering done for it first?

18 MS. RUTHERFORD: You want my professional opinion? I think when the
19 county takes the time to sit down and prioritize all the projects that are in the completed
20 Master Plans, it'll be evident which project will be the first priority because of the type of
21 funding available.

22 MR. PALMER: [Inaudible] to be done before we do that?

1 MS. RUTHERFORD: I think we have opportunities to implement the Master
2 Plans as they are adopted and we're seeing that with the Decker Boulevard Corridor
3 Re-Development Overlay. We're seeing it with the Neighborhood Overlay, the pocket
4 park adoption by the Rec Commission. We're seeing opportunities to implement the
5 Master Plans as they get finished.

6 MR. KOCY: Mr. Chairman, the Community Development Department is targeting
7 their funding to community planning areas, including making Community Development
8 Block Grants available for implementation of these plans which would fund such things
9 as streetscapes, improvements, street trees, signage. These, these fundings would be
10 available for communities to apply through the Community Development Block Grant
11 process. Community Development is also targeting their housing funding for housing
12 rehab and housing purchases within community planning areas, with adopted Plans.
13 Their funding would give, priority is giving, is given to community planning areas that
14 have an adopted Plan, so there are funding mechanisms available. There is the
15 Transportation Enhancement Grants that are handled by the COG that we
16 unsuccessfully applied for last year. With a little better lead time and working with the
17 county engineer we can come up with funding estimates that would meet the COG
18 priority or the COG application process to make these grant processes more feasible.

19 MR. PALMER: How much is available in that fund?

20 MR. KOCY: In which fund?

21 MR. PALMER: With the COG?

22 MR. KOCY: I have no idea, I don't, I'm not responsible for the fund. Last year it
23 was \$800,000.00. The Community Development Block Grant funding is approximately

1 a half a million dollars a year. The Neighborhood Improvement Program and
2 Community Development are making \$10,000.00 grants available in each of the eleven
3 Council districts and it will be up to the Councilperson to select a Neighborhood
4 Improvement Program in their district, so there is a funding source that will be available.

5 CHAIRMAN MANNING: You know, personally I think the plan is very nice.
6 Obviously the community, more so the last time a community, I think we had a room full,
7 but a lot of thoughts were going into it. I, I guess going back to what Mr. Palmer said
8 and the conversations I've had with Mr. Kocy it's always the devil's in the details of the
9 funding and, you know, how you get all of that is very important. I, I would just like to
10 say maybe, I know that the cost estimates are estimates in our budget and if we go
11 forward and approve something that this is conceptual approval, you know, I don't know
12 whether that makes any difference or not. I just, I, without having numbers to support
13 all that, I, I just kind of am left with is there a better way to do it?

14 MR. PALMER: I don't, I don't know.

15 MR. KOCY: This is just a policy document, Mr. Chairman. It's not an
16 implementation document and that's why these cost estimates are just that, are just
17 estimates for discussion purposes. It's not, it's not requiring, it, it's not looping the
18 County Council or this Board into providing the funding. It's just a document with policy
19 estimates, I mean, the policy recommendations and the cost estimates, and the cost
20 estimates are just that, to give guidance to future bodies.

21 CHAIRMAN MANNING: Right, and, and it's my hope that some of these things
22 will begin to come to fruition very quickly. But, is that the best way to go about it? I, I
23 don't know. But, you know, going to the next step, they would, [inaudible] a part of that,

1 funding for those neighborhoods will come out of the Comp Plan, it will be a list of
2 priorities established? I, I guess when that element takes place I don't want the
3 [inaudible] just that I, I guess is my point. It, it could bleed over into the next step. I
4 know it's a policy statement, but I know, but it could become bigger than that when we
5 go into the next phase of that.

6 MR. KOCY: To avoid confusion, may I suggest that we remove the budget
7 estimates or the construction estimates and make it an appendix to the Plan, so it is
8 strictly a policy document? And it would, it would be a supporting document of the
9 policies?

10 CHAIRMAN MANNING: That would make, that would satisfy me.

11 MR. KOCY: Okay, we can do that.

12 CHAIRMAN MANNING: And the implementation would be, be the top Plan or
13 what Ms. Rutherford is able to obtain through the neighborhood, or you could use it as a
14 guidance tool. It doesn't, I just don't want to confirm a number that I don't know that
15 [inaudible].

16 MR. PALMER: Do we have a one, three, five, 10 year Plan on this on what the
17 goals are to have this accomplished in [inaudible]?

18 MS. RUTHERFORD: For this Master Plan?

19 MR. PALMER: Right.

20 MS. RUTHERFORD: Because it was so few focused areas that needed
21 improvement, we don't have a time line of implementation. But what we can say, one of
22 their areas of concern and, and again there were four, their pocket park is already
23 moving forward.

1 MR. PALMER: Right.

2 MS. RUTHERFORD: Um-hum (affirmative).

3 MR. PALMER: How do you plan to do the 3. some odd mile walking trail, like
4 you did with a blue line or something like, how do you plan to do that?

5 MS. RUTHERFORD: We've, I've not put a whole lot of thought into it to be
6 honest with you. Right off, I think it could be done with identifiers for that loop.

7 MR. PALMER: And how would you do that? I mean, I think it's great idea, this, I
8 guess the little work out stations?

9 MS. RUTHERFORD: Um-hum (affirmative), that's a part of the pocket park.

10 MR. PALMER: But those will be along the trail I would imagine somewhere? I
11 mean, will these be -

12 MS. RUTHERFORD: No, those will, those will all, those work out stations will be
13 in the pocket park. The three mile, the 3.2 mile identifier loop could be done with small
14 signs that could tell people where they are within the mile, a start and a stop, how far
15 you, you've come along.

16 MR. PALMER: And, and it's of your opinion that, I guess a two lane road is what
17 about 24', Anna, is that right?

18 MS. ALMEIDA: Yes.

19 MR. PALMER: And it's, you're of the opinion that the right-of-way for, the
20 highway right-of-way goes beyond that current paved road?

21 MR. KOCY: Yes, that's correct.

22 MS. RUTHERFORD: Yes, yes.

23 MR. PALMER: A minimal of 50'?

1 MR. KOCY: Correct.

2 MR. PALMER: So we're talking about maybe another 12' on each side?

3 MR. KOCY: Actually, yes, 12 to 13', correct.

4 MR. PALMER: And all the stuff that you guys are looking to do would be in the
5 right-of-way? You wouldn't be looking -

6 MS. RUTHERFORD: Exactly.

7 MR. PALMER: Okay.

8 MR. TYSON: I think one thing you should be mindful of and that's those farm to
9 market roads. The delegation used to, to share the funding for the farm to market roads
10 and they had a little, I think they're only about 18' wide, the paved part period. So
11 they're, they're smaller than the regular highway road. [Inaudible]

12 MR. PALMER: Like I said Mr. Chairman I, I like the Plan, you know, I just, I
13 would hate to see it get bogged down with not being able to find funding for it. Seeing
14 how it happened on Decker, what I perceive to be on Decker.

15 CHAIRMAN MANNING: Funding is gonna be an issue regardless of what we do
16 here today. So, I think in order for them to get some funding, they're gonna need to
17 have a blessing here and [inaudible] I'll give it to them.

18 MR. MURRAY: All you've got to do is keep the faith. If you got faith, it'll work. It
19 ain't gonna work without faith.

20 MR. PALMER: I make a motion to approve, well to send it forward to Council I
21 guess the recommendation to approve, subject to the budgetary numbers being pulled
22 of the Plan and put into [inaudible] Chairman Manning asked for.

23 MR. MURRAY: I second the motion.

1 CHAIRMAN MANNING: We have a motion, do we have a second?

2 MR. MURRAY: Yeah.

3 CHAIRMAN MANNING: A motion and a second. All those in favor if you could
4 raise your hand? All those opposed?

5 *[Approved: Cairns, Murray, Ward, Palmer, Anderson, Manning, Furgess, Mattos-Ward]*

6 CHAIRMAN MANNING: Thank you. Mr. Tyson you've got your work cut out for
7 you. I know you're gonna get it done though.

8 MR. TYSON: Like you say, we have faith, sir.

9 CHAIRMAN MANNING: Good.

10 MR. TYSON: Thank you.

11 **WOODFIELD PARK TEXT AMENDMENT:**

12 CHAIRMAN MANNING: Okay, a Woodfield Park Text Amendment?

13 MS. RUTHERFORD: Betty, Betty? Keep it moving before I pass out. Alright,
14 I'm Tia Rutherford, Neighborhood Planner for Richland County Government. We're
15 coming before you today with another implementation tool for a Master Plan, the Decker
16 Boulevard Master Plan. We're looking, we're presenting to you today the Neighborhood
17 Redevelopment Overlay. Again the purpose of the, the overlay is to promote the
18 revitalization of vacant and neglected, abandoned residential property within the map.
19 Can everyone see that map? I could bring it a little bit closer if you need me to. There
20 should have been one in your packet as well. As well as to promote the in-fill of housing
21 in this neighborhood. Next slide. This is an optional overlay that will encourage the re-
22 use or revitalization of the residential portion of the Decker Boulevard Master Plan.
23 Similar to your Corridor Redevelopment Overlay that was approved a few months ago,

1 that it is an optional plan. This, this overlay is encouraging the traditional neighborhood
2 design. Again, that's a planning concept that calls for neighborhoods to be designed on
3 a small scale, village type outlay that's characterized by smaller lots, narrow front yards
4 and front porches. You have gardens, detached garages, backyards and walkable
5 streets. Next slide. Again, here is a map of that planning area. What you're seeing,
6 what's in the black line is all of the Decker Boulevard Master Planned area. The yellow
7 properties are the areas that this overlay would be applied towards. And that is, what is
8 primarily residential.

9 MR. PALMER: And none of it would front on Decker?

10 MS. RUTHERFORD: No, not right off on Decker, no.

11 CHAIRMAN MANNING: Tia?

12 MS. RUTHERFORD: Yes, sir.

13 CHAIRMAN MANNING: There are areas on Percival too that I see that are not in
14 there. Why is that?

15 MS. RUTHERFORD: Because those were included in the CRD.

16 CHAIRMAN MANNING: In the Corridor?

17 MS. RUTHERFORD: Yeah, those were included in the Corridor Redevelopment
18 Overlay, that are existing commercial properties. Okay? So if it's, if it's not highlighted,
19 it's because it was already in that CRD Overlay and right now we're focusing primarily
20 on residential.

21 CHAIRMAN MANNING: Okay.

22 MS. RUTHERFORD: Okay, next slide. Again we're encouraging a mix of
23 residential styles from single families to duets, which will be a new concept or a new

1 term here in the Midlands. Townhouses, tri-plexes and multi-family. Minimum lot areas
2 of 5,400 square feet, we're looking at single family detached front yard set-backs with
3 10' max, minimum 10', maximum 15'. The side yard set-backs, we can do zero lot lines
4 in this area for single-family and multi-family, with the provision that there is pedestrian
5 access to the rear of, of the lot and not just through the home. So you would have to
6 provide some, some access to the rear, as well as green space. Next slide. We're
7 looking to create mixed use, small scale commercial areas that will be encouraged on
8 Dupont Drive, Fox Croft Road, Omega Drive, Quiet Lane, Robin Nest Road, Castle
9 Pinckney, Coral Vine Lane, Cermack, portions of Percival, as well as East Boundary
10 Road. For these mixed use units, we're looking for non-residential uses on the, on the
11 first floor of a multi-floor building. And all of these sites, those roads that we've
12 identified should have frontage on a collector or arterial, with limited hours of operations.

13 CHAIRMAN MANNING: Is there any way you could identify those streets more?

14 MS. RUTHERFORD: Yeah, I can. Do you all have a map in your packet? Okay.
15 Those streets that I just named off are essentially a block off of Decker, so it's within
16 your residential area, Fox Croft is, it intersects with Decker. Omega Drive intersects,
17 these are all intersecting roads.

18 CHAIRMAN MANNING: With Decker?

19 MS. RUTHERFORD: Yes, on, on Decker, however we're focusing on DuPont.
20 So if you go on [inaudible], which is probably [inaudible], can you all see your map?

21 CHAIRMAN MANNING: Right.

22 MS. RUTHERFORD: Here's Brookfield, Faraway, Fox Croft, here's DuPont, so
23 this is where -

1 CHAIRMAN MANNING: So really none of the multi-family, mixed use projects
2 [inaudible] would be internal to -

3 MS. RUTHERFORD: No, I'm sorry, does not encroach to [inaudible].

4 CHAIRMAN MANNING: And there are not any areas in there, a major
5 intersection, Faraway with something else that, that could be conducive for that kind of
6 development?

7 MS. RUTHERFORD: Right now, we, in our analysis, our Department, we felt like
8 DuPont would be the best opportunity because to the back side of it, facing Decker, is
9 where we're seeing the largest or the heaviest use of commercial. So we wanted to, we
10 wanted the transition to be very subtle.

11 CHAIRMAN MANNING: And, I think in our last meeting there was some concern
12 about the multi-family at the, at 77, I-77 and Percival, right in that area?

13 MS. RUTHERFORD: Exactly, that developer came to us, excited about being a
14 part of the Overlay District and has taken this document as planning to use it to develop
15 his property, so.

16 CHAIRMAN MANNING: And so the residents are, are buying into the higher
17 density part of this process?

18 MS. RUTHERFORD: There are opportunities for, for the redevelopment of the
19 neighborhood. We're seeing that, that will be necessary.

20 CHAIRMAN MANNING: We're gonna get you to come up in just a few minutes.
21 Thank you. Okay?

22 MS. RUTHERFORD: Okay, next slide.

23 MR. FURGESS: What is [inaudible]?

1 MS. RUTHERFORD: You're going the wrong way.

2 [Inaudible discussion]

3 MS. RUTHERFORD: Again, permitted uses shall not exceed 5,000 square feet
4 in gross floor area. We're looking to encourage some of the small scale neighborhood
5 commercial uses, such as art dealers, photographic sales, computer and software
6 stores, florists. Again, small scaled neighborhood commercial uses in that mixed use
7 area. Next slide. The architectural standards will vary, but we're looking to have, you
8 know, guidelines for new structures. Again, no more than 35' or three stories in height
9 for single families, five stories for multi-family or mixed use. The entrances, the facades
10 should be articulated on all sides. We're looking for, you know, facades that create
11 porches, pitch roof, roof overhangs, hooded front, front door, raised entries that provide
12 privacy; essentially creating that traditional neighborhood.

13 CHAIRMAN MANNING: Can I stop you right there?

14 MS. RUTHERFORD: Yes, sir.

15 CHAIRMAN MANNING: This goes right into -

16 MS. RUTHERFORD: Yeah, it goes into what some of those ideas are. Yeah,
17 the next slide Betty, being your dormers, your couplers(?).

18 CHAIRMAN MANNING: [Inaudible], who on the Staff has an architect's license?
19 Are you going to hire an architect to do, to review the, the plans or, and Code
20 enforcement, how are we gonna make sure that if we adopt something, that it's gonna
21 be adhered to? There's nothing worse than adopting something if it doesn't.

22 MR. KOCY: This is an optional overlay, so only if you took advantage of the
23 options in the overlay, for instance using a mixed use or a smaller lot size or an

1 accessory dwelling would these standards be applicable to your application. And I don't
2 think you need to be an architect to determine if something has the dormer or an
3 attached garage or a roof pitch -

4 CHAIRMAN MANNING: Well, you know, setbacks and somebody is gonna have
5 to review and make sure that there's a six foot porch rather than a five and half foot
6 porch or an eight foot porch. There are a number of things in there that's gonna take
7 somebody to review.

8 MR. KOCY: That's correct.

9 CHAIRMAN MANNING: And I don't know whether we've got that person on Staff
10 or not.

11 MR. KOCY: The, the combination, with, between the Building Department and
12 the Planning Department, we would pick up these details. And again it wouldn't be on
13 all development in the overlay district, just those people taking advantage of the
14 flexibility in the overlay district. For instance, if I bought a house tomorrow and decided
15 to demolish the house and build to current Code, none of these would apply to me. If I -

16 CHAIRMAN MANNING: Well, but then they do opt to -

17 MR. KOCY: Correct, but I decided to opt in and take advantage of the overlay
18 incentives, these would apply to me.

19 CHAIRMAN MANNING: One, one thing I noticed, I, I'm not an architect either,
20 but I do get involved in single-family a little bit and three stories with 35', [inaudible]. So,
21 you might want to come back and check that.

22 MR. KOCY: The original and, and some of that got lost in translation was to
23 make it three stories with no, with no height, I mean, with no foot limitations. It would be

1 three stories, so you could have a pitched roof that might kick you above a 35'. We can
2 certainly remove that and make it three, three stories and five stories and count stories
3 [inaudible].

4 CHAIRMAN MANNING: Well, I think the three, I, I think the intent was to limit to
5 three stories?

6 MR. KOCY: Correct.

7 CHAIRMAN MANNING: But with the height, it will have to adjusted so you could
8 probably [inaudible]. Okay, I'm sorry Ms. Rutherford.

9 MS. RUTHERFORD: You're fine. Again, gables and eaves and attached
10 garages. Next slide. And again this overlay does include design requirements for
11 single-family, mixed use, parking requirements, exterior signage, we're encouraging
12 bicycle parking, outdoor lighting, landscaping, and screening standards for this overlay
13 as well. And here again is, the yellow areas, again this is an optional overlay that can
14 be applied to the areas in yellow for current owners or new owners.

15 CHAIRMAN MANNING: Can we go back to the uses that are allowed in this
16 overlay? How many uses are we disallowing that are currently allowed right now?

17 MS. RUTHERFORD: That I don't have a, I don't have an exact count of how
18 many we're disallowing.

19 CHAIRMAN MANNING: Joe, do you -

20 MR. KOCY: I think we're allowing, we're adding uses in.

21 MS. RUTHERFORD: Right.

22 MR. KOCY: Most of these uses would not be permitted under the current zoning,
23 so we're adding flexibility. We're not, we're not restricting anything.

1 MR. PALMER: Does this Plan simply applies to the residentially zoned
2 properties?

3 MR. KOCY: Correct.

4 MR. PALMER: Not the commercially zoned properties?

5 MR. KOCY: Correct.

6 MR. PALMER: Why is that little pocket excluded in that top right corner?

7 MS. RUTHERFORD: Because it's zoned commercial.

8 MR. PALMER: But those are residential houses on there.

9 MS. RUTHERFORD: Based upon what we have in our office, it was commercial.
10 So we excluded it from.

11 MR. PALMER: Huh, okay. Okay.

12 MS. RUTHERFORD: And what we are looking for today is your recommendation
13 for approval of this overlay to be used as an option for residences in this area.

14 CHAIRMAN MANNING: Okay. I have a couple of questions in the ordinance
15 itself. Page 13, I guess it would be five of the ordinance, it talks about guidelines for a
16 existing structure, 2(A). Who determine the significance for this?

17 MS. RUTHERFORD: Which, which page? I'm sorry, say that again.

18 CHAIRMAN MANNING: I'm on page 13 of my -

19 MS. RUTHERFORD: The guidelines?

20 CHAIRMAN MANNING: I don't know whether you've got that, but in the
21 ordinance itself, I guess on page five, you've got two architectural standards and
22 guidelines for existing structures and guidelines for new structure. Under 2(A) it says
23 that existing structures are determined to be historic or architectural significance should

1 be protected against demolition or encroachment by an incompatible structure or
2 landscaping [inaudible]. How are they determined to be architecturally or historically
3 significant?

4 MR. KOCY: The standards from the Secretary of the Interior. This is boilerplate
5 language that the City of Columbia put in all their community plans that we're adopting
6 in ours. This neighborhood really isn't that old to have historically significant structures,
7 but to cover ourselves, we included this on the off chance we didn't, we did not do a
8 house by house inventory to make sure there weren't old farm houses contained in the
9 area that might be historically significant. But the U.S. Department of the Interior has
10 architectural guidelines for historically significant -

11 CHAIRMAN MANNING: Is there any need to have that language in there?

12 MR. KOCY: For this particular neighborhood? Not really.

13 CHAIRMAN MANNING: Can we take it out?

14 MR. KOCY: You're the Chairman.

15 CHAIRMAN MANNING: I, I just, if it's, if it's not necessary and it's just gonna
16 create confusion and somebody's gonna be [inaudible], I don't know what the, I guess
17 the Interior standards say [inaudible] rehabilitation and not historically and I don't -

18 MR. KOCY: Not a problem. While we're amending, while, while we're amending
19 Mr. Chairman, the paragraph below, I would also suggest we take out 35 and 60' and
20 just discuss the stories.

21 CHAIRMAN MANNING: Okay, on the following page 6, you've got design
22 requirements and you've got a list of things, A through M being attached garages. Do
23 you not want detached garages in the city?

1 MR. KOCY: Giving the small lot size, it might be difficult to do a detached
2 garage, so, I mean, we could just leave it garaged and, and not specify attached or
3 detached and give maximum flexibility.

4 CHAIRMAN MANNING: Okay. I guess, [inaudible] on this, on the [inaudible]
5 requirement, [inaudible] parking, impervious parking. Does retail not require so many
6 square feet of parking to stand alone? Is that something that we're impacting [inaudible]
7 be able to use in a mixed use situation and you had to have shared parking, that would
8 be something that would, that they would -

9 MR. PALMER: That, a lot of, that's tenant driven, but, but they tell you I'm
10 requiring, you know, six parks per 1,000' or whatever. I, you know, if, if your County
11 Codes don't allow it, the County Codes just don't allow it and they've just got to deal
12 with it if they want to be in the area. Or any [inaudible].

13 CHAIRMAN MANNING: So do you see this as a definite thing in other parts of
14 the country where, [inaudible] somewhere else? Does it limit retail growth in those
15 areas?

16 MR. KOCY: Not at all. In fact, we think it gives much flexibility when, when if
17 there's a store that primarily has customers at night versus one that has customers in
18 the day. A good example are movie theaters, which have more theater goers at night
19 and could use retail parking spaces at night when the retail establishment is closed. We
20 currently encourage joint parking, joint use parking in the, in the Decker Overlay District.
21 So this mimics that language for the residential areas.

1 CHAIRMAN MANNING: Okay. Then on the outdoor lighting, I know you're
2 gonna want to have lighting on both sides of the road, but how do you require that when
3 you've only got an owner on one side [inaudible]?

4 MR. KOCY: This would really come into effect if somebody bought several
5 parcels and did, you know, several units. If, again, if I'm building a house for me, I'm
6 not gonna be required to do this. This will be for larger re-development.

7 CHAIRMAN MANNING: Okay.

8 MR. KOCY: On the outdoor lighting, there was a threshold there of projects
9 greater than one acre, when our minimum lot size is only 5,400 square feet, that will be
10 several units that you're going to be developing before the lighting standards will kick in.

11 CHAIRMAN MANNING: Okay? Are you done?

12 MS. RUTHERFORD: Yeah, I'm done.

13 CHAIRMAN MANNING: Yes, ma'am, could you come down [inaudible] and
14 address for the Record?

15 MR. PALMER: Could you bring that back up for a second please? While she's
16 coming down, on just another issue, where are we on the sidewalk deferral for the
17 neighborhood off of Neese Road?

18 [Inaudible]

19 **TESTIMONY OF MARTHA RUFF:**

20 MS. MARTHA RUFF: I'm Martha Ruff and I live in Woodfield Park and I'm sure
21 everybody well knows me down here. I'm the Secretary of the Woodfield Park
22 Homeowner's Association and one of the things we are all concerned about in the total
23 Woodfield area is the destruction of the residential effect that we now have, which is

1 single residential. And if this overlay is approved as it is in my understanding of it, if
2 anyone was to purchase three houses and put commercialism in here, they can do so if
3 this is approved as is. And I think there are a lot of the residents are not going to be
4 aware of what is going on until it starts to happen and I'm so glad I was able to come
5 down today because I was not aware of this either. And going back to the approval of a
6 multi-density, high density residence off of, on East Boundary Road, we did not approve
7 that. The contractors did come and met with the Association and what we did approve
8 was I, I think it's called a duel or duet housing on that property, duets. We did approve
9 six, 16 units of duets on that property and they, you have approved that and they did
10 work with us and we're working with them on that. But, apart from anything else, as far
11 as we know of, this is, this is not going to be, we're not going to be happy campers if
12 this is approved as is because I am sure that there is another Homeowner's Association
13 that is called the Greater Woodfield Park. I don't know if they've been down here either.
14 Now the property that you are talking about, that Ms. Randolph(?) talked about, which
15 would be mostly effected comes through that other organization and I don't know if they
16 have been down here, but we're always down here fighting about what happens in
17 Woodfield Park. And so I don't know if they really understand what is going on here, but
18 I pray that you do not approve something that they're going to, we're all going to be
19 fighting for later, that we're not going to get any revenue from because of the, of this
20 approval today.

21 CHAIRMAN MANNING: Let me just be clear, I was concerned about the multi-
22 family high density residential in the area and as it was explained to me is restricted to

1 areas that are at intersections just beyond Decker Boulevard. Are you, are you aware
2 of that?

3 MS. RUFF: Yes, I, today, I am, I understand what you're saying, but it's still, it
4 will be approved in, now with a single-family dwelling.

5 CHAIRMAN MANNING: Correct, I mean, and they would be allowing for high
6 density in -

7 MS. RUFF: I don't, I, I, I would, I would not approve of that. You see, because
8 even though we are, how this, the area is divided, that was an older development than
9 the area that I live in and, and was built by different developers. And so we became
10 Woodfield Park when they became Woodfield. And so when I moved into the area, not
11 realizing which, I was just in Woodfield, you know, and it, but I'm in the Woodfield Park
12 area and so we have two Woodfield Associations, Woodfield Park Homeowner's
13 Association and we have been in effect now for about 25 years. And the new Greater
14 Woodfield Neighborhood Association has only been in effect about seven years, so they
15 are not as keen on observing things as we are obviously because I don't think this
16 would have gotten this far if they were aware of that. So I would ask you today is to not
17 to approve this because I need to talk with them and we can come down together
18 because they are some things we're not going to be happy about because due to the
19 fact it's in the neighborhood generally, it's going to effect all of us.

20 CHAIRMAN MANNING: Do you think it's a good idea to transition commercial
21 for high density residential? Or do you -

22 MS. RUFF: Transition commercial? If it's, if this is a commercial area, but from
23 what I understand, this all, those are residential, right? All of it is not? What is that?

1 CHAIRMAN MANNING: Not that I know of. I think there's a number of uses in
2 that area, aren't there?

3 MS. RUFF: Only on Decker Boulevard. Now there are, there are some nursery,
4 pre-schools, nurseries in that area, but not, now on, on East Boundary and Faraway,
5 there is, as far as I know one store, gas station with, with a store with it that comes into
6 this area all together, if the, even though with the one down on Percival, is that in the
7 Corridor from what I'm hearing?

8 MR. PALMER: Neither is the, neither is the gas station on East Boundary either.

9 MS. RUFF: That one is not in the Corridor?

10 MR. PALMER: It's not in the Corridor.

11 MS. RUFF: Then so we don't have any. Then we don't have any commercial in
12 the Corridor except on Decker Boulevard.

13 MR. PALMER: I don't think the commercial intrudes into where the yellow
14 section is.

15 MS. RUFF: I didn't think so either. That's all single residents.

16 MR. PALMER: Okay.

17 MS. RUFF: But in my understanding am, am I understanding right that this could
18 be trans, transferred into, in the overlay, if this is approved today, somebody can just
19 buy up three single-family properties? Because there are some dilapidated property in
20 there that we've been fighting to get corrected for a long time, for them to just tear that
21 down and put commercialism and high density?

22 CHAIRMAN MANNING: It is my understanding that if they opt in, if someone
23 came in and bought those properties, [inaudible] understanding.

1 MS. RUFF: Uh-huh (affirmative), I don't think all of the neighbors are aware of
2 what is going on here.

3 CHAIRMAN MANNING: With these restrictions and guidelines.

4 MR. PALMER: I guess Ms Rutherford, when, was there any other charettes after
5 the Columbia Mall and, and how, how has the Neighborhood Associations been kept,
6 kept up to date as to what's going on?

7 MS. RUTHERFORD: This overlay was developed with Greater Woodfield Park
8 in mind. They actually sat down with several meetings with our intern Sharee Bankston
9 when we were developing this overlay. So Greater Woodfield Park is very much
10 involved in this process. Unfortunately they're not here today. I was expecting Jenny
11 Wright and her husband Mr. Wright here in support of this document, but we sat down
12 with Greater Woodfield Park on several occasions and talked over.

13 MS. RUFF: You said Greater Woodfield?

14 MS. RUTHERFORD: Yes, ma'am.

15 MS. RUFF: Greater Woodfield.

16 MS. RUTHERFORD: Yes, Greater Woodfield.

17 MS. RUFF: When you put Park in it, that's another Association.

18 MS. RUTHERFORD: Okay, I apologize.

19 AUDIENCE MEMBER: I'm Greater Woodfield and I had no knowledge because
20 my politician.

21 CHAIRMAN MANNING: Ma'am, ma'am, if you're going to -

22 AUDIENCE MEMBER: I'm talking about myself.

1 CHAIRMAN MANNING: - need to come to the podium and speak if you want to
2 speak.

3 MS. RUTHERFORD: So we, I mean we called a meeting with the neighborhood
4 itself and we actually went to their Neighborhood Association meeting and did a
5 presentation for this document and answered questions at that time.

6 MR. PALMER: And all the, and I guess did they take a vote to be in favor of it?
7 Or -

8 MS. RUTHERFORD: Yes, they did.

9 MR. PALMER: And they are?

10 MS. RUTHERFORD: Um-hum (affirmative).

11 MR. PALMER: In Greater Woodfield? What?

12 MS. RUTHERFORD: Greater Woodfield.

13 MR. PALMER: Greater Woodfield is in favor of it? And what area does this
14 encompass? I guess I'm a little confused about what area is Greater Woodfield and
15 what area is Woodfield Park? If you could show me on the map, that would be great.

16 MS. RUTHERFORD: Do you want to show us on the map exactly where, where
17 it's delineated?

18 MS. RUFF: Sure, sure.

19 MS. RUTHERFORD: And again it's, it's a number of neighborhoods, as we're
20 seeing they're all kind of, they're either -

21 MS. RUFF: Okay, along this area here is Greater Wood, is Greater Woodfield.
22 Also here -

23 CHAIRMAN MANNING: Back to Decker Boulevard?

1 MS. RUFF: Back, back here, down coming on Faraway is Greater Woodfield.
2 Now Woodfield, this is Woodfield Drive, it's coming this way onto, where are we?
3 Woodfield here, this area is Woodfield Park. East Boundary is here. Alpha Court is
4 here and here you, I'm looking for, I'm looking for [inaudible] Overhill, and Omega is in
5 bold because Omega comes from Decker all the way to East Boundary. So, the whole
6 area is so mixed up because there is a dividing, a, one street which is Bywood that
7 actually divides the two sections. If I'm coming on Bywood from south, from south to
8 north, the left hand side is Woodfield and the right hand side is Woodfield Park. It is
9 built that close. One side is one and one side is the other, but coming further north is
10 Woodfield Park and the further south you go is Woodfield.

11 MR. PALMER: So they do not overlap? You're not a member of both are you?

12 MS. RUFF: Well I was [inaudible] because one of the reasons for that and we
13 have some other members who are. The simple reason we wanted to really work
14 together and we felt that it would have been better for the whole area because this is
15 the way we looked at it. People who are coming in to desecrate our neighborhood,
16 they're gonna [inaudible], which is where. Only we know that and only we care and I
17 wish we could have really worked together. I still hope that we can in our area, but right
18 now we're divided. So, we have to fight our battles separately [inaudible].

19 CHAIRMAN MANNING: So it sounds like an area that effected by the multi-
20 family, the potential multi-family falls under Woodfield, not Woodfield Park?

21 MS. RUFF: Exactly.

22 CHAIRMAN MANNING: And you're a representative of Woodfield Park?

23 MS. RUFF: Woodfield Park.

1 MR. PALMER: Okay.

2 MS. RUFF: But still [inaudible].

3 MR. PALMER: No, I understand.

4 MS. RUFF: You know, we all live in Woodfield.

5 CHAIRMAN MANNING: Thank you, ma'am. Let this lady finish and then we'll
6 ask you to come down and speak.

7 **TESTIMONY OF YVONNE LEE:**

8 MS. LEE: Okay, my Yvonne Lee and I live, I live -

9 CHAIRMAN MANNING: What was your name again?

10 MS. LEE: My name is Yvonne Lee, Yvonne Lee. I, I live, I live on [inaudible]
11 Circle, but my property, my concern is my property is adjacent to like the business on,
12 the business on Decker. Like this is Decker and right behind, and then there are
13 several businesses and my property is right adjacent to it. And now, you know, I can't
14 afford to move, you know what I'm saying? And I don't want things to get it, I mean, just
15 [inaudible] is the only thing I knew about it. [Inaudible] I should have maybe go to the
16 meetings all the time, but I don't. Every now and then I'll go, you know. When
17 something's happening in the neighborhood, I said that I think that they should know.
18 They, that I know that they, [inaudible] and I may come and go and share it I think, you
19 know, to certain people [inaudible]. But I'm just afraid of what might happen to me in all
20 this shuffling. I don't know, I don't know if my property is adjacent to [inaudible]
21 business part of it, and they didn't have a, I don't know in previous meetings whether
22 they brought up my, my street, you know, but I do know that I would like to know more

1 and [inaudible] if you don't mind, you know. Because I just, I just [inaudible], all I know
2 is where I live and this where I can afford to live.

3 CHAIRMAN MANNING: Thank you, ma'am. Yes, ma'am.

4 [Recorder malfunction]

5 **TESTIMONY OF PAT MARONDINO:**

6 MS. MARONDINO: Good afternoon, I'm Pat Marondino. I live in Woodfield
7 Park. Yes, [inaudible]. Code enforcement as it exists now may [inaudible], we have
8 had people build [inaudible] and they [inaudible] become unbelievable. This is
9 supposed to be single-family. If this were to happen in one of these high density areas,
10 because we're [inaudible] it's not that far, I'm on Faraway Drive. I've had more crimes
11 [inaudible] in my neighborhood than I can begin to tell you because of what people have
12 brought into the neighborhood. And as far as Code enforcement, yes we can talk till
13 we're blue in the face. We try to address it at all our neighborhood meetings, but
14 [inaudible] a lot of us are retired, there's a lot of [inaudible] all the other meetings. Like
15 this one, they try, it's very difficult and we're an aging neighborhood. [Inaudible] family
16 pay taxes and I've been there 45 years. You know, I try to make my home nice and I
17 have had crimes committed in my, my house and things weren't done properly. We
18 have, Code enforcement is nonexistent. We have trash, we have hazards that are
19 [inaudible] inside and out. We have [inaudible] built that weren't supposed to be.
20 [inaudible] they're boarded up now. They were supposed to be torn down and nobody's
21 doing anything and this is what I'm living with right now. The neighborhood, I think I can
22 safely speak [inaudible] of the neighborhood when I [inaudible] really don't know what's

1 going on [inaudible] am not happy about and I'm very happy. I respectfully say that to
2 you.

3 CHAIRMAN MANNING: Well [inaudible] can come down here and say it.

4 MS. MARONDINO: Yes, sir. [inaudible]

5 CHAIRMAN MANNING: I think in all fairness to what [inaudible] efforts, what is
6 going on [inaudible].

7 MS. MARONDINO: We'd love it uplifted. We'd love it [inaudible] and they're not.

8 CHAIRMAN MANNING: And, and that as a whole other issue needs to be
9 addressed outside of this Plan, as well inside this Plan.

10 MS. MARONDINO: I'm afraid inside of this [inaudible].

11 CHAIRMAN MANNING: The, you know, the [inaudible] was an issue [inaudible]
12 landscapes, you know, what, what [inaudible], I, I would encourage [inaudible] to
13 continue [inaudible] and ask for the servicing. If the changes [inaudible] don't always do
14 that. [inaudible] concern [inaudible] today is that there is a strip of land [inaudible], will
15 that change the character [inaudible] and it will be detrimental to the [inaudible] you've
16 got [inaudible].

17 MS. MARONDINO: Developers love to buy [inaudible] and then they rent it to
18 whoever [inaudible] to and if developers buy up the house in our neighborhood
19 [inaudible] I think it's whatever there because [inaudible] we're stuck with another bigger
20 [inaudible].

21 CHAIRMAN MANNING: The standards that are here [inaudible]. I mean, if a
22 developer [inaudible] house and want to build something on that lot [inaudible] that
23 based on these [inaudible] properties in the neighborhood. [Inaudible]

1 MS. MARONDINO: I, I, I'm untrusting.

2 CHAIRMAN MANNING: I hear you, I hear you.

3 MR. PALMER: [Inaudible] you have more renters, you have more [inaudible] and
4 there's no plan to [inaudible].

5 MS. MARONDINO: And more, that's my [inaudible], we've, we have to
6 [inaudible] in every way, but the powers that be [inaudible] and I'm, I'm [inaudible].

7 MR. PALMER: What we're working with is a Code enforcement [inaudible] as
8 opposed to [inaudible] new development. [Inaudible] we talk about these wonderful
9 plans, but it all comes down to dollars.

10 MS. MARONDINO: Right.

11 CHAIRMAN MANNING: I wish it didn't, but. Thank you.

12 MS. MARONDINO: Thank you.

13 MS. RUTHERFORD: I wanted to offer some clarity to a number of the residents
14 that did say over and over, what the overlay does not do is allow a developer to buy
15 three pieces of property and build commercial in a residential area. This overlay will not
16 do that for a developer. What it will do is allow a developer to come in and buy a piece
17 of dilapidated property and re-develop it as residential. Okay? So what we're trying to
18 do is help you or offer some assistance with getting rid of some of that dilapidated
19 housing property that is an eye-sore that we're seeing criminals abuse. We're looking
20 at it as here's, here's your opportunity as an absentee landowner to get rid of a
21 headache in this neighborhood and allow someone to come in and develop it as
22 residential. And it's optional; it's not a mandatory overlay. If you decided to sell your

1 property, the next owner does not have to, to use this overlay. However, by using the
2 overlay you are given more incentives from the county to re-develop it with the overlay.

3 MS. RUFF: What about high density?

4 MS. RUTHERFORD: In some areas, that would be great. In other areas, it
5 would not.

6 [Inaudible]

7 MS. RUTHERFORD: And on DuPont, what we're encouraging is mixed use
8 development, not necessarily commercial first floor and residences above, exactly.
9 And, I mean this is a, a tool that's being used all over Columbia. We're seeing it in
10 Sandhills with the residential units, commercial on the first floor, residential above.
11 We're seeing it downtown in the Vista where we're seeing commercial units first floor
12 residential above, but it's done nicely and tactfully, something that blends with the
13 neighborhood and not your, you know, your apartment complex with 17 buildings run
14 amuck. We're not looking to encourage that kind of development and I think with the
15 property owner that came before us last month, he's assured us and he's really excited
16 with this overlay that he is trying to build some quality development in Woodfield and he
17 wants to use this overlay to do it.

18 [Inaudible].

19 MS. RUTHERFORD: Yeah, okay, I just, I just wanted to make sure that we
20 cleared that up for you that if, if I haven't said, Mr. Kocy hasn't said, or Chairman
21 Manning hadn't said it to you, we do want to make sure that you're aware that we're not
22 trying to take Woodfield Park or Greater Woodfield and build apartment complexes all

1 over the place. We're just trying to help you with the problem that you identified in your
2 Master Plan.

3 MR. PALMER: Ms. Rutherford, where are we at on, on acquiring the funding for
4 the streetscapes in this area?

5 MS. RUTHERFORD: Decker, again, would need to be engineered for us to get
6 a, an exact estimate as to how much it would cost, but right now the county has not
7 applied for a streetscaping grant for Decker Boulevard.

8 MR. PALMER: Does, does the county plan to do that in '09?

9 MS. RUTHERFORD: I'm not sure, I don't have a timeline as to when it will, but
10 Decker is one of those priority Corridors. As you can see, we have two overlays in this
11 area trying to get a jump start with existing owners to start the process to getting it
12 turned over. You have the Decker Boulevard Business Coalition that's working very
13 hard, they worked very hard with County Council to getting the Corridor identified as the
14 International Corridor for the county. So we are taking steps towards implementation.
15 As far as the timeline for the streetscaping grant for Decker, I don't have that timeline.

16 MR. PALMER: If you had to guess, what would you say?

17 MS. RUTHERFORD: If I had to guess, I think there would, I know there would be
18 funds available next fiscal year to have Decker engineered to be presented in a
19 streetscaping, a streetscaping grant. But Decker is a priority for the county and for the
20 Department.

21 MR. PALMER: Is enhanced Code Enforcement part of the Plan with the
22 residential side of this?

1 MS. RUTHERFORD: We, myself, my office, as well as the neighborhoods you
2 see representing Woodfield or Greater Woodfield are constantly in contact with I think
3 this is Region II?

4 MR. PALMER: Right.

5 MS. RUTHERFORD: Okay, so Sheriff Lott is aware of what's happening in this
6 community. They have told us several times they have units working right now on some
7 other levels with some of the activity in the neighborhood, so we are constantly being
8 made aware of, of enforcement issues in this area when it comes to illegal activity.

9 MR. PALMER: Do they have covenants that can be enforced through a
10 Neighborhood Association?

11 MS. RUTHERFORD: I'm sure, I've not seen a copy of their covenants, but again
12 we have the Code on our side to where the Sheriff can send out his deputies to enforce
13 Code.

14 MR. PALMER: Would any of these restrictions, were any of these that we would
15 allow under our Code conflict with the covenants that were the neighborhood?

16 MS. RUTHERFORD: County Code takes priority over individual neighborhood
17 covenants and again that's the only area that the county has an opportunity to enforce.
18 We cannot, the Sheriff's Department, Planning, nor Neighborhood Improvement can
19 enforce the private covenants.

20 CHAIRMAN MANNING: Do you have any further questions? Do we have a
21 discussion?

22 MR. PALMER: What changes did you have to it? The, the feet and height of -

23 MR. ANDERSON: I think there was a paragraph taken out, also.

1 CHAIRMAN MANNING: The paragraph about historically significant.

2 MR. PALMER: And any reference to historical or architectural significance.

3 CHAIRMAN MANNING: Right.

4 MR. PALMER: Is that all?

5 CHAIRMAN MANNING: And they were going to delete the word attached.

6 MS. RUTHERFORD: We were removing attached? I can go over those
7 changes that I have, but I think you've covered them all.

8 CHAIRMAN MANNING: Okay.

9 MR. PALMER: Mr. Chair, I make a motion to send this forward to Council as a
10 recommendation for approval with the following changes that the, any reference to
11 height and feet be excluded, as well as any reference to historical or architectural
12 significance be excluded, as well as there will be no reference to attached garage,
13 simply that garage is – [inaudible]. Did you get that?

14 MS. RUTHERFORD: Yes.

15 CHAIRMAN MANNING: Okay, we've got a motion on the floor. Is there a
16 second?

17 MR. FURGESS: Second.

18 CHAIRMAN MANNING: We've got a motion and a second. All those in favor,
19 please raise your hands? All those opposed?

20 *[Approved: Cairns, Murray, Ward, Palmer, Anderson, Manning, Furgess, Mattos-Ward]*

21 CHAIRMAN MANNING: It's unanimous.

22 MS. RUTHERFORD: Thank you. See you next month.

1 CHAIRMAN MANNING: Mr. Kocy, could you, and we'll call a little short break,
2 like a five minute break.

3 *[BREAK]*

4 CHAIRMAN MANNING: We've got - on the, the Zoning Map Amendment for the
5 Overlay District that we just heard on Decker and we approved the text amendment, but
6 we did not approve the zoning amendment. So in order to do that, somebody would
7 need to make a motion.

8 MR. PALMER: I make a motion to approve the, to send the map amendment
9 forward with our recommendation of approval to Council.

10 CHAIRMAN MANNING: Did you get that?

11 MR. MURRAY: I second.

12 *[Inaudible discussion]*

13 CHAIRMAN MANNING: So we've got a motion to approve the zoning map. Do
14 we have a second?

15 MR. MURRAY: Second.

16 CHAIRMAN MANNING: The Motion has been seconded. All those in favor,
17 please raise your hand? All those opposed? Thank you.

18 *[Approved: Cairns, Murray, Ward, Palmer, Manning, Furgess, Mattos-Ward; Absent for*
19 *vote: Anderson]*

20 CHAIRMAN MANNING: Chris, I think will be back. No, he's not?

21 MR. PALMER: He wasn't going to, we still have five.

22 CHAIRMAN MANNING: Okay, we still got enough.

1 MS. WILKIE: Okay. At our Special Called Meeting on November 17th, we, there
2 was a lot of discussion on the priority investment, community facilities and land-use
3 elements. So what we're hoping to do today is to get to those first and if we have time
4 to get to the other elements. I want to, Matt Noonkester and Erin [inaudible] are here
5 from Kimberly-Horne to answer any questions you have about those. Last time you all
6 had a lot of questions about the Capital Improvements Program and Mr. Kocy went to
7 get Daniel Driggers to come back and answer any questions you have about that. Also,
8 Kimberly-Horne added some water and sewer line maps to the community facilities
9 element and also added a lot of information about the National Standards for Fire and
10 Parks and things of that nature that they can address for you if you have any questions.
11 So I'm just gonna turn it over to Matt.

12 CHAIRMAN MANNING: Okay.

13 MR. NOONKESTER: Sure, it's N-O-O-N

14 [Inaudible]

15 MR. NOONKESTER: Again for the Record and for everyone's knowledge, my
16 name is Matt Noonkester. I'm with Kimberly-Horne and Associates. We're the authors
17 of the Priority Investment Element and the Community Facilities Element.

18 CHAIRMAN MANNING: Could you repeat your last name again?

19 MR. NOONKESTER: Noonkester.

20 CHAIRMAN MANNING: Noon?

21 MR. NOONKESTER: Noonkester.

22 CHAIRMAN MANNING: Okay.

1 MR. NOONKESTER: And I'll, I'll defer to a format that you all want to use. I can
2 either just answer questions or I can go over and highlight changes. I'll, I'll defer to how
3 you all want to run your meeting.

4 CHAIRMAN MANNING: Well, you put me back on the spot again.

5 MR. NOONKESTER: Sorry.

6 CHAIRMAN MANNING: It makes you do your homework. At the last meeting
7 we had concerns about the Priority Investment and the Community Facilities Elements
8 in that there's a dollars and cents attached that first we did not know where those
9 dollars and cents came from, how they were derived, why they were priorities. And then
10 there were other budgetary line items that we needed to get clarification as to whether
11 or not we were meeting such, certain standard of service, levels of service in the, in the
12 county. I mentioned fire protection and police protection, you know.

13 MR. NOONKESTER: Correct.

14 CHAIRMAN MANNING: And we needed that information by sub area or district,
15 not as a whole to, to be able to make a good decision about the dollars that were going
16 to be put in there. And then we needed to know how does that process look going
17 forward? It is my understanding that the Capital Improvements Plan would be
18 something that the Planning Commission by law had to adopt and that would be an
19 ongoing process once it was adopted. So if you could speak to those issues I'd
20 appreciate it.

21 MR. NOONKESTER: I'm gonna re-order them a little bit just to, to tie it back to
22 the document, but, and I, I think the, the proof is always in the pudding. So let me tell
23 you if you look into your Priority Investment Element on page eight that was just handed

1 out to you, to answer the, the initial question that you had Chairman about where did
2 these projects come from, there's a, a section heading called Capital Improvement
3 Needs and in there, in the second paragraph, there's actually a list of all the documents
4 that were used to create the capital projects that are included within this document,
5 being the Planning Document. Now, it does make a couple of references and I, I could
6 point those out to you as well, but what's interesting here and, and you had mentioned it
7 Chairman is that it's now a state law that, that this table be included within the
8 comprehensive plan. And so in that regard, we are meeting state law by having this,
9 what we call Schedule of Capital Improvements. Now what we are also doing though is,
10 is being fully acknowledging in the fact that this process is the wish list of everything
11 that's been asked for. For example, if you read sections of the Community Facilities
12 Element, you don't need to turn to that now, but I'll reference it later, it will talk about
13 either plans or programs in place for those different county departments on what they
14 would like to get in, those projects that make it into this wish list. This wish list has, a)
15 no priority and b) no funding cap, so it's not constrained by any funding. What happens
16 then is in the, on that same page, the last paragraph under Operating Expenses,
17 ironically enough, it says that it is important to note that the inclusion of projects in the
18 SCI, being Scheduled Capital Improvements, does not automatically imply approval of
19 the project within the Capital Improvement's Plan. Every project must be analyzed in
20 detail before amending a CIP. It is meant to serve as a reference to, or for subsequent
21 efforts by the Finance Department in coordination with all county departments to update
22 the CIP. So in, just calling it what it is, we're doing just enough Capital Improvements
23 Planning to meet the state requirement within the comprehensive plan and if you go to

1 the goals and strategies and things, we want to be very succinct and very deliberate in
2 saying that this is not the end of the process. In fact, it's purely just identification of
3 projects. Then you get into the, a section a couple of pages back, on page 12 that talks
4 about the linkage to the CIP in the Annual Budget and in there what, all we're saying is
5 that before you do anything with this list of projects, there needs to be a formal process
6 in place that occurs annually to try and get those dollars and cents and get, not just
7 expenditures, but revenues. And so then when you get into the actual goals and
8 policies or, and the implementation strategies that are recommended in here, it doesn't
9 say anything about the list of projects in Scheduled Capital Improvements. Instead it
10 says there needs to be a formal process within the 10 year Capital Improvements Plan
11 that you would be doing every year through the Finance Department.

12 CHAIRMAN MANNING: So it's your position that all of these projects listed are,
13 are really just to meet state law [inaudible]?

14 MR. NOONKESTER: That's my opinion, by the reference I gave you first and
15 then the second reference on page 12, the Introductory Paragraph, Linkage to the CIP
16 and Annual Capital Budget: The PIE is an organizing document that should be
17 referenced by the County when creating the Capital Improvements Plan. The PIE,
18 being this document, provides the wish list of candidate capital projects identified by
19 county departments as necessary to maintain or improve current levels of service.
20 Planning level costs are provided, but then it goes back to saying that it's actually the
21 Capital Improvements Plan that's going to, to carry this project, this project forward and
22 that's when the projects are prioritized and revenue sources are identified. So it's at

1 that point that you're really gonna kind of roll up your sleeves and do some Capital
2 Planning.

3 CHAIRMAN MANNING: Well why, why then do we even reference anything at
4 this point?

5 MR. NOONKESTER: Well, probably the most direct answer is because it's, it
6 meets state law. State law requires a Priority Investment Element now as an extra
7 element within your comprehensive plan. What this is meant to do and I, I think maybe
8 probably the most in how you, honestly with some of the communities we work with
9 here, is on the, on the top of page 12 and I'll highlight the biggest number there, if you
10 took all those requests you see, for example where you saw your Master Plan brought,
11 brought before you and you have all these other county departments putting stuff
12 forward, nobody's actually writing these down to get you a, a full number. Now the
13 Finance Department does bring forward to Council each year for no action, but for
14 informational purposes a 10 year Capital Improvements Plan and we've got a copy of
15 that there if you haven't seen it before and I'll actually defer to Daniel to explain that in
16 further detail. But that's brought forward for, for information. If you look at the top of
17 there, do you realize that if all the projects that everybody's wishing for and comes you
18 to, you know, just a rough estimate, you're almost at nine hundred million dollars if
19 everybody got everything they wanted and you had no constraints in your revenues.
20 And so what this document is meant to do is probably try and get people excited and
21 organized about doing CIP Planning. You know, a county this large with this large of a
22 population center and you have a CIP document, it's presented to Council for
23 information. Most cities of comparable size, going back to those National Standards

1 you were asking about, will have a formal CIP Planning Process that results in an
2 adopted plan. And so I think that if anything the value to this document is the Priority
3 Investment Element, is to try and move you towards doing that. If you go to the
4 strategies that are written, there are several strategies that are meant to do that under
5 Goal #1, just the bullet numbers, I won't read them aloud just for brevity, but I'll tell you
6 that bullets 1 -

7 CHAIRMAN MANNING: What page are you on?

8 MR. NOONKESTER: On page 15.

9 CHAIRMAN MANNING: Okay.

10 MR. NOONKESTER: Sorry. Under Goal #1 – Goals and Implementation
11 Strategies – nothing in there says adopt the Scheduled Capital Improvements and
12 we've been very careful to refer to the comprehensive plan list as a Scheduled Capital
13 Improvements to differentiate between the Capital Improvements Plan. We've tried to
14 keep those separate in people's minds. The bullets underneath the implementation
15 strategies of Goal 1 are all about creating a formal process that happens annually and is
16 an inclusive process. We're really just trying to kick-start the county into doing this
17 Annual Capital Improvement Planning and that's really what's, what would be, I would
18 deem this document a success if that started happening.

19 CHAIRMAN MANNING: Do you know what the bonding capacity of the county
20 is?

21 MR. NOONKESTER: I can tell you from the Priority Investment Element, if we
22 go to page 12 and in the middle of the page you'll see a series of bullets, the last bullet
23 talks about the county self-imposed ceiling is 6% and that 6% yields thirty-one million,

1 31.4 million. That's what you're doing now as debt capacity. Under the 6% self-
2 imposed ceiling you would be up to 78.7 million that you could do. Now the State of
3 South Carolina allows you to go up to 8%, but as a county you've decided to, to restrict
4 yourself to 6% to be prudent. But if you went to the full 8%, you would have additional
5 money to borrow.

6 CHAIRMAN MANNING: There should be a distinction between operating
7 expenses and capital expenses [inaudible]?

8 MR. NOONKESTER: I don't know the breakdown, I'll defer to Finance
9 Department to try and break down the split, but I, I can tell you that, you know, after the
10 meetings that, that we have had with, with Staff and specifically the Finance
11 Department, on page eight, that's the reason to have a section called Operating
12 Expenses is to make sure that everybody's on board with the fact you can, you can get
13 a capital improvement, a lot of times I'll use the example of a bus, but if you don't find
14 the money to pay for the bus driver, the fuel and the insurance and everything else
15 afterwards, you're gonna regret that decision of buying the bus ever, ever since day
16 one. So, again and in the strategies we say if you're gonna move forward with a Capital
17 Project, we also want you to calculate an estimate of the annual operating expenses,
18 just so people know what, what it really costs and that's where we're at.

19 CHAIRMAN MANNING: But this CIP cannot be used for those annual operating
20 expenses?

21 MR. NOONKESTER: Correct, it, well the, the CIP is actually, if you think of it in
22 three steps, you've got this document right here, which is your PIE, your, your
23 Scheduled Capital Improvement, your wish list. Your next document would be the 10

1 year Capital Improvements Plan that would be this annual updating process. The way
2 that most CIPs work with that I, I write that the, the, if you have a 10 year horizon, as the
3 current year comes forward in that horizon, that goes into your Annual Capital Budget.
4 Okay? With that Capital Budget, Council should then be aware that on their operating
5 side, if they're gonna spend that much in capital, they better look to balance it with
6 enough to operate it on the other side. So it's, it's just trying to put a structure and
7 framework in place, but it does not estimate beyond just trying to get people's attention
8 in the table of an annual operating expense that would be associated.

9 CHAIRMAN MANNING: Once this is established, this 10 year kind of a rolling
10 budget, any changes to that have to come back every year to the Planning
11 Commission?

12 MR. NOONKESTER: Um-hum (affirmative), yes with the Capital Improvements
13 Plan, you would hope, well let me tell you the answer is, is a 90% yes. And the reason
14 for it, is it depends on how you write your ordinance to adopt it. But the, when I write a
15 CIP in the write, in the ordinance that we write, we actually say for example if your fiscal
16 year starts in July, your CIP has to be adopted in January and we do it six months apart.
17 And what that allows is, is it allows Council and everybody else involved in that process
18 to focus on capital projects for January, take a deep breath and get ready for capital and
19 operating in July, get that over with, come back in January and so that process would
20 be annual. This document that you see in front of you, the PIE only needs to be
21 reviewed formally every five years and fully updated every 10. So, and, and also, I
22 guess understand that, that you all are at the starting edge of the curb of doing these
23 Scheduled Capital Improvements and Priority Investment Elements. Right now

1 Beaufort County is the only other one with a formally adopted PIE. Dorchester County
2 is about there. I don't know if it's been adopted or not, they're right in their cycle to do
3 that. But, as these things will be coming along it'll be interesting to see with the intent of
4 the state law, but yet the requirement to only update it, and review it every five and
5 update it every 10, this is, the value of this again I see is to jump start your Capital
6 Improvements Planning process locally, not to meet the state requirements.

7 CHAIRMAN MANNING: You're saying that there's only one other county in the
8 state that has a Priority Investment Element?

9 MR. NOONKESTER: Right now, and, and the reason for that though is because
10 of the cycle to adopt. It was adopted in May of last year and so Beaufort was just in the
11 process. The determination that was given and the clarification was that anybody in
12 process to update their plan might as well go back and up, update this element as well.
13 And not only as a Priority Investment Element, but the Transportation Element that
14 you're seeing and some amendments to the Housing Element all came out of that State
15 Legislation. And in fact, if you really want to learn more about it, if you go to the South
16 Carolina APA website, there's a whole manual that's been produced for how to
17 implement the Priority Investment Act and, and Erin and myself wrote the chapter on
18 Comprehensive Plans and how to amend it. So there's a lot more information if you
19 want background on that.

20 CHAIRMAN MANNING: So, I guess going back to this document, if the
21 Commission saw fit to adopt it as is, the dollars and cents of this thing really don't mean
22 anything?

1 MR. NOONKESTER: No, especially because all the Capital Improvement
2 Strategies that move forward talk about a CIP Planning Process that we follow.
3 There's, there are several references, I've mentioned the, the two already that basically
4 defer this as a wish list and really don't put a lot of, a lot of priority at all on the projects.

5 CHAIRMAN MANNING: So the standard from national, regional, in that regard
6 that we're interested in, you know, I don't know how many sheriff cars do we need, that
7 really is not important for this document? And if those numbers have been, if that
8 capital expenditure is in here and we, and we go forward with adopting something even
9 though it is a guideline, at what point do we need to come back to our Staff and, and
10 request information for the standards to know whether we have a deficiencies or
11 whether we are exceeding other areas of the country? At what, what point do we need
12 to have that information?

13 MR. NOONKESTER: Well in terms of the standards and the benchmarking, I
14 would say you want it now and the reason for it is because you're creating, you know,
15 the county's vision. The, your policy that you'd like to move forward to move towards in
16 your goals and policies, so in that regard we have included that information in the
17 Community Facilities Element and you can see when you're either exceeding, meeting
18 or below the standard. What you may want to do is in, either amend or add a strategy
19 to the end of the document that says you would like to move more towards the National
20 Standard than where you are today. That would then be a policy or strategy in an
21 adopted document, but then hopefully the Sheriff or Fire Chief or somebody could waive
22 in their hand and say you know as a county we want to do better than just the status
23 quo that we're doing right now and there's some justification for that to try and make

1 that improvement. So I do think the time is now if you want to improve the way you, you
2 do business, but in terms of quantifying it, we can also do that if you'd like. You know,
3 the difference between status quo now and, and what the new standard would be. But
4 in terms of it actually having an effect, it's gonna be in your CIP Process.

5 CHAIRMAN MANNING: From any level of service it would be good to know how
6 we stack up?

7 MR. NOONKESTER: Um-hum (affirmative).

8 CHAIRMAN MANNING: Not that you want to use that necessarily as the
9 benchmark, but it would be nice to know. We, we don't know how we compare, whether
10 we need to do better or, or not.

11 MR. NOONKESTER: Correct.

12 CHAIRMAN MANNING: So having some kind of, of chart that would show on
13 one page, here's the thing, fire, police, education, obviously water and sewer is going to
14 be something that's mandated by the growth or a pattern of growth or a desire from a
15 municipality to get in or out of the business. I know we've got that kind of ongoing in
16 Richland County right now and I'm not sure whether we're one foot in or one foot out.

17 MR. NOONKESTER: [Inaudible].

18 CHAIRMAN MANNING: Those are just gonna have to be decisions that are
19 made when the situation occurs to, to make that decision. The levels of service we do
20 need to know right now where we stack up.

21 MR. NOONKESTER: Well what might be helpful, if I could Chairman, is on the
22 Community Facility Elements, switching to the other document, if you go to page 25 as
23 an example.

1 CHAIRMAN MANNING: This is the new, the new document or the -

2 MR. NOONKESTER: Yeah, the one that was handed to you by Julie. What, on
3 page 25, just as an example, and, and to be clear what we did mostly was concentrate
4 on public services versus public facilities. In terms of water and sewer really what, what
5 bounces between community to community is the rate, the generation rate that they use
6 to determine their needs. But in terms of services, which is what we concentrated on
7 first, we looked at police, fire, parks and recreation, libraries and if you look at police on
8 page 25 as an example, you'll see a new heading called National Standard
9 Comparison. And in there it'll say who sets that standard, just who, who could we all
10 agree that we look towards and how do we compare to it. And so what you'll see there
11 is actually in this regard, you're providing more officers per 1,000 population than what
12 the National Standard is. We do the same thing for fire with response time. The same
13 thing for parks and recreation with the number of acres per 1,000 and then, but with
14 libraries we've got the information and I'll be happy to add it in. But, going back to your
15 direct request, we could add a, very easily add a Summary Table if that would be helpful
16 to you at the end of that section.

17 CHAIRMAN MANNING: Add, add a demographic [inaudible]. I mean, if you
18 were in a rural area versus an urban, you know, I could see that your concentration of
19 police officers might be different. That it would be more in one situation than another.
20 How does, how would that impact Richland County? I mean, is there something we, we
21 should read out of this? I know that we, we, we're exceeding, but, but I'm hearing
22 Woodfield Park saying we're, we're not providing the service. Or, or they don't see the
23 service.

1 MR. NOONKESTER: Well I tell you, the one thing that's interesting with National
2 Standards to, to keep in mind is, and is when I write comprehensive plans for much
3 more rural areas, very rural, say like the mountains of Virginia, what, what was
4 happening there was everybody from Washington, D.C. was kind of migrating out and
5 retiring and living there and they loved the mountains, they loved everything about, but
6 they still wanted their trash picked up three days a week. And so, if you look to a
7 National Standard on something like that, the National Standard that everyone would
8 love to have is three day a week garbage pick-up. When you go to the Rural
9 Standards, a lot of the times the reason that those are lower is as much as because of
10 being realistic about what you can fund as much as it is about having a lower level of
11 service standard. So in those regards, a lot of the times it's kind of a unique
12 community-to-community decision about, okay, we'd love to have that standard, that
13 Urban Standard that's being called being out, but in a rural area we have to try and be
14 more resourceful with our funds and other things, how much are we willing to go down
15 from that standard? And if there's, if there's enough, if it's a topic that's popular enough,
16 then you'll see an Urban or a Rural Standard given. It's not always the case that that's
17 done though. We could go back and try and break down an Urban and a Rural, but
18 what we did was go back to these resources that are, are no question, those are the
19 ones you would go to and take that information.

20 CHAIRMAN MANNING: Okay, well that, that would be helpful. Thank you for
21 that. Okay.

22 MR. KOCY: So, Mr. Chairman, if I might, these two elements, the Priority
23 Investment and the Capital Facilities I view as being supportive of our budget process.

1 And unlike perhaps the Population Element of this document that will only be renewed
2 every 10 years when there's a national census, I viewed these two elements would be
3 something we would update annually as part of the budget process and encourage and
4 we've gotten very good feedback from county agencies, the Sheriff's Department and
5 the various fire, fire stations, fire districts view this as an opportunity to use the
6 comprehensive planning process as a educational document, to educate citizens and
7 the Council as to how their elements fit into the overall comprehensive plan of the
8 county. So I'm, I, I hear you that you would like to have, you know, standards in this
9 document today, I don't know that we could provide them today because we're just
10 getting buy-in from various other agencies and I don't want to have these agencies fear
11 submitting documents to us if we require well if, you know, your proposal doesn't fit in
12 with National Standards. A National Standard is a very broad number. I'd rather leave
13 it up to the Agency to discuss why their number is higher or lower than National
14 Standards and how conditions here are different than in a National Standards, so.

15 CHAIRMAN MANNING: Exactly, I understand.

16 MR. KOCY: Yeah, but, I, I -

17 CHAIRMAN MANNING: A lot of discussion needs to go into the numbers.

18 MR. KOCY: Right, I, I'm hoping that we will see these elements updated on an
19 annual basis as various agencies say this is something we'd like to bring forward to the
20 county that wasn't contained in our last year's document and here's an update we have
21 for you so this document -

22 CHAIRMAN MANNING: Does the Sheriff come before Council for an increase in
23 [inaudible] issue, but population growth, new service area [inaudible]. How does he,

1 what, what tools does he use to budget and justify to the Council, you know, the need
2 for additional funds? I mean, obviously everybody wants to have the greatest and
3 latest?

4 MR. KOCY: Um-hum (affirmative), what, Sheriff Lott, I think currently the Sheriff
5 uses response times, population growth in various areas of the county, mileage he has
6 on vehicles, cost of maintenance, he brings in all sorts of, you know, data to support his
7 need for additional expenditures and new facilities, new rolling stock, whatever. And I
8 think that many of the elements in this document will support, I, I mean, we, we have
9 heard from the Sheriff that just the draft of this document and where we're projecting
10 additional population growth in the county is helping the Sheriff's Department plan
11 potential sub-stations or helping them plan patrol areas at the Sheriff's Department
12 because that's where we're projecting the most population growth in the next decade in
13 the county. And I'm, and I'm hoping that that compatibility translates in a year from now
14 the Sheriff will copy us on, on any budget requests that are of Capital Facilities
15 recognizing that a new Sheriff sub-station might influence population growth. Just how
16 our growth influences the Sheriff's response time, his Capital Investments would reflect,
17 might influence future population growth.

18 CHAIRMAN MANNING: Okay. I think there was some discussion about trying to
19 see [inaudible] the Regional Water and Sewer Facilities at our last meeting. Were y'all
20 able to get that together?

21 MS. WILKIE: What we were able to get was, the most recent data that we could
22 find that had and water and sewer lines came from the Department of Commerce and it
23 was from 2001, that was the most recent data we could find. The City of Columbia, they

1 have done, they've done a map that shows their water lines and sewer lines with like a
2 five mile buffer around them to show kind of the service area and they've sent us those
3 maps in a j-pg format and Jeff Crick, who is a Planner with the City is actually trying to
4 get us the shape file so that they can incorporate it into the Community Facilities Zone,
5 but right now the best we have is lines from 2001. But they're in there.

6 CHAIRMAN MANNING: So, I know county is in the sewer business in the
7 Northwest, but no map?

8 MS. WILKIE: I, I met with Brenda and Betty from GIS several times and they
9 said we don't have those lines.

10 CHAIRMAN MANNING: [Inaudible] If you're gonna be in the water and sewer
11 business, you better know where your lines are.

12 MS. WILKIE: I, they may know, but we just don't have, we don't have them.

13 CHAIRMAN MANNING: Well, but somebody knows.

14 MS. WILKIE: I'm sure so, yeah.

15 CHAIRMAN MANNING: Somebody knows.

16 MR. NOONKESTER: I, if I could jump in just to, we did meet with Richland
17 County Utilities one, one afternoon and that's where we got a lot of the information like
18 the Master Plans and things. One of the issues that we've had with sewer lines and this
19 is not un, uncommon anywhere else we've done is, especially post 911, getting that
20 information and wanting to map it has been a challenge.

21 MR. PALMER: That's what we found out about two or three years ago when we
22 tried to do this was some Homeland Security junk, they don't want you to know where
23 the lines are. They don't want to give the information out. We, we've had some -

1 CHAIRMAN MANNING: What we ought to do is just have a county by county
2 map, I mean a, the jurisdiction, whoever, if it's East Richland, if it's Palmetto, if it's the
3 City of Columbia or Richland County, at least have a map with them on it separately just
4 to look at. And I, you can go down to the City of Columbia and see what they've got, it's
5 on the wall. I know DHEC's got it. Central Midlands has got it. We, we need that kind
6 of information to apply it in the land use element. I mean, how are we gonna know -

7 MR. PALMER: Well the water and sewer lines are critical for knowing where,
8 where they plan to put them at is perhaps where we plan to have future growth at.

9 CHAIRMAN MANNING: Right, right.

10 MR. PALMER: But they don't want to give it to you.

11 MS. WILKIE: What I can tell you is that these lines, that even though they're
12 from 2001, and I know that's pretty old, it does include all the public and private
13 providers in the state. And, yeah, and in the county. Well I did have them for the whole
14 state, but we just pulled them out for the county, but like I said, you know, I went back
15 and forth with Brenda and Betty a lot about it to sort of try to find the most recent data
16 that they had available and according to them this data here is what the COG has also.

17 CHAIRMAN MANNING: Any recommendations Mr. Kocy on -

18 MR. KOCY: Getting data from various agencies is extremely difficult as Mr.
19 Palmer pointed out since post 911 utility companies are very reluctant to give out large,
20 I mean, I mean, talk about their total service areas.

21 MR. PALMER: Especially the water lines.

22 MR. KOCY: Right.

1 CHAIRMAN MANNING: Well is that just trunk lines? Or is that lateral, I mean
2 lateral? Is it, what are we talking about here?

3 MR. PALMER: I think it's both.

4 MR. KOCY: We're talking about getting a map like that today from a utility
5 provider is almost impossible to do because they would like a specific -

6 CHAIRMAN MANNING: Okay, so you could you not get a map to the City of
7 Columbia that shows, okay, we've got a [inaudible], we already know areas that are
8 developed, but we've got a trunk line that's 16" and it runs out into Lower Richland
9 Boulevard and, you know, whatever [inaudible]? So we know that, that it's there.

10 MR. KOCY: The City of Columbia will provide us a map that shows lines, but it
11 does not indicate size, line size or a line capacity.

12 MR. PALMER: That's very helpful. [Laughter]

13 MS. WILKIE: I can tell you one other thing that, like I said that Jeff Frick is
14 working on getting me. He was out for Thanksgiving, so I just talked to him today, but
15 they did maps in their comprehensive plan that showed their water service areas
16 projected out for the next 10 years and it's not the lines, but it is kind of a buffer type
17 area where they project service would be available and he said that he thinks he can
18 gets us those shape file so that we can create our own maps. And I know it's not the
19 lines, but it's still nice to have.

20 CHAIRMAN MANNING: Do you think we ought to have a top secret meeting
21 here and bring all the utility directors in and lock the door and -

22 MR. KOCY: We'd have to give you all security clearances before they'll release
23 those maps to you.

1 MR. PALMER: At least have them sent out their little [inaudible]. [Laughter]

2 CHAIRMAN MANNING: Well, that is something I think you need to have a little
3 better handle on for the land use element. I know y'all are trying.

4 MS. WILKIE: And right now this is the best we can come up with.

5 MR. PALMER: That's something I'd like to get a hold of personally and see
6 where they're going.

7 CHAIRMAN MANNING: You can go down there, they'll give you an indication of
8 where they're going.

9 MR. PALMER: That, that's [inaudible] -

10 CHAIRMAN MANNING: Well I think they'll give you a conditional [inaudible]
11 whether or not you can get into the lines, but the individual [inaudible]. Okay.

12 MS. WILKIE: There's also one other map on page five, the New Facilities
13 Element that Kimberly-Horne got from the COG that shows the public and private
14 providers and kind of their, the area that they serve.

15 CHAIRMAN MANNING: That's in the Facilities?

16 MR. PALMER: Yeah, the New Facilities -

17 MS. WILKIE: Right, the Community Facilities.

18 MR. PALMER: That's just for sewer?

19 MR. NOONKESTER: Just for wastewater, yes, and they, they'll tell you how
20 many customers they have and they'll show you their service area, but like you said it,
21 it's dicey the more you want to come down in detail.

22 CHAIRMAN MANNING: Was all of this in the previous document that we had
23 [inaudible]?

1 MR. NOONKESTER: The map you're looking at now with the service area was.
2 The maps with the lines are new for this, based on your comments from your previous
3 meeting.

4 CHAIRMAN MANNING: You know, there was some discussions at the last, at
5 the work session about how to go forward and improve each element, you know,
6 individually or, or just do them all collectively. Typically what, what do you see at, in the
7 approval process? Do you see one document? One at a time? Or do you?

8 MR. NOONKESTER: Well I, I tell you South Carolina is the first state I've worked
9 in where they don't bring it all forward at one time and the only reason for it is the
10 decision you make in one element, it's a push-pull effect. But if you do do it in order and
11 I think, you know, it's been proven around the state that that's successful, I would still
12 probably say you bring forward first your Land Use Element because from there then
13 you can influence all your other elements. Now you've, you've had a round to go
14 through to get the information, to get a good feel of each of those elements, but if you
15 set forth in your Future Land Use Map and the Goals and Policies in that document how
16 you want to grow, then you can make sure these other ones fall in line with that vision.

17 CHAIRMAN MANNING: Even if you don't have all the pieces for the puzzle to
18 know from a facilities standpoint whether the tools are there to, that will allow them?

19 MR. NOONKESTER: Um-hum (affirmative). What, you know, again I, I think for
20 example what you have in front of you for community facilities, that document is, given
21 the, the data we have available, it's the best document you can have. Now if you
22 decide to wholly take your land use map and turn it on its end before it's adopted, say,
23 just say you want the entire county to be rural or you want the entire county to be urban,

1 that would obviously have a ripple effect that would go through all of the other elements
2 with that decision. That's why when I've worked with other communities we, we first
3 decide what we want to look like and how we want to grow after you've had the initial
4 presentation of all these different factors. You now know where you have water lines,
5 you know you have sewer lines, you know where you have all, your transportation
6 deficiencies and you make a decision on your land use pattern and then just back check
7 and make sure that all the other elements compliment that vision.

8 MR. PALMER: To that point, under the Future Land Use Maps that we have in
9 this current plan, I think we've already voted on the map? Okay.

10 MS. WILKIE: I think you're seeing the map [inaudible], there's been some
11 adjustments made.

12 MR. PALMER: But we actually took a vote from the Planning Commission. I
13 think Carl, you may have even been here on your previous stint when we took those
14 votes several years back when we first started this process.

15 MR. GOSLINE: Yeah, but it changed a lot with the, and the latest version of it
16 [inaudible].

17 MR. PALMER: But I think if, if we had a vote, a formal vote from the Planning
18 Commission of what those maps should look like, how are those maps changed?

19 MS. WILKIE: It's been amended, so you'll have to look at it again. I, I wasn't
20 here, so.

21 CHAIRMAN MANNING: So it's been amended to reflect changes that the
22 Planning Commission has approved or Council has approve? Or, it's been amended?

1 MS. WILKIE: I, you know, I wasn't here to know if you voted on it or how that
2 works, but just based on, you know, I wasn't here when the map was original made and
3 then based on things that we've discovered as we've gone through writing the
4 comprehensive plan, the lines have been changed a little bit.

5 MR. PALMER: I'll look it up and get you the Minutes, but I, I know for a fact there
6 were formal votes taken as far as the suburban line in the Northeast section going out to
7 Langford Road as opposed to just Rimer Pond Road.

8 MS. WILKIE: Say, say that again? I'm sorry.

9 MR. PALMER: That's okay, I'll just get them for you.

10 CHAIRMAN MANNING: I don't, I don't recall that.

11 MR. PALMER: But that was before you.

12 CHAIRMAN MANNING: It was before me?

13 MR. NOONKESTER: But, what I can say at this point in time is that the
14 Community Facilities Element, all the impacts and infrastructure that I calculated are
15 based off of the map that you're seeing in your Land Use Element Map. So, you know,
16 either consistently right or consistently wrong, they're consistent right now.

17 CHAIRMAN MANNING: As far as the Land Element, I know you recommend
18 going to it first, you've got the sewer and water issue, transportation obviously is
19 something that's going to impact that, we have a whole element for that. Is there any
20 way to, if we could get water and sewer on to one map? We don't, don't need the urban
21 lateral, just the trunk, trunk lines where service is available? You know, capacity would I
22 guess have to be an issue that [inaudible]. Could we get transportation, road and, you

1 know, road improvements put on there as well, so that you could see the patterns of
2 where the dollars are already going?

3 MR. NOONKESTER: Now I, I don't want to answer for Staff because they're sort
4 of the shepherds of the Land Use Element, but I'll, I will tell you that they have all the
5 data that you just talked about. In fact, the -

6 CHAIRMAN MANNING: Okay.

7 MS. WILKIE: Except the water and sewer.

8 MR. NOONKESTER: Well I was going to say even the water and sewer, down to
9 what you see in your current draft document, but, you know, to be totally forthcoming
10 those maps for water and sewer lines that were created, because of the grip of the data,
11 our, our company is, didn't even, weren't allowed to create those maps. Julie and her
12 Staff created those maps for us to put in here because they didn't to release it to us.
13 So, just understand you, you all as a county have the data and you have all, to do that
14 layering effect you just talked about to do that.

15 CHAIRMAN MANNING: Right.

16 MR. NOONKESTER: But that's, I, I don't want to answer for Staff doing the Land
17 Use Element that's available.

18 CHAIRMAN MANNING: Did it, did it involve with the City of Columbia in the
19 comp plan? I know that they are going through that process, too, and I'm sure that
20 issue came up with them, not so much as it has an impact to the jurisdiction itself, but,
21 you know, from a monetary standpoint, the water's a big issue with them and I've, they
22 go way out in the county. So how did they, [inaudible]?

1 MR. NOONKESTER: What, I, to answer your first question, we're not the
2 contractor working directly with Chip or anybody at the city on their plans. So in that
3 regard, I'm, I'm just gonna tell you what I see and what I think of that. They have been
4 able to share with us j-pegs or maps, paper maps that show all their lines that they see
5 with that buffer and that buffer is just the, the reasonable assumption of a cost feasible
6 connection.

7 CHAIRMAN MANNING: And the buffer is how big?

8 MS. WILKIE: I think he said it was five miles, eight.

9 MR. NOONKESTER: It's probably, well if I said cost efficient, it's less than that,
10 but I'm -

11 CHAIRMAN MANNING: I mean, yeah, I heard you mention that you call it a
12 service? Well that's really not a service. The service area is prepared by COG or the
13 service is a Public Service Commission.

14 MR. NOONKESTER: Right. I, I, a, again confusion of terms, the service area
15 and, and like for example the map that is in there, those are where, you just, each
16 person bumps into each other and you know the area that you control. With this service
17 area I, I mean service delivery, meaning that if a transmission line runs off in that
18 direction, they ran a buffer off of it and said the laterals to that transmission line
19 reasonably would be this far away before we need a pump station or something else to
20 get it going again. Those maps are available, but not in a format that allows us to layer
21 it on. But if you were to do a workshop, you could have that paper map right there and
22 you'd have to look at two different maps, but the data is somehow available to you.

1 MS. WILKIE: We can do our best to try to get, get that map, with the road
2 improvement, water and sewer lines.

3 CHAIRMAN MANNING: Alright.

4 MR. PALMER: Did ya'll not get at the end of the [inaudible]

5 MS. CARTER(?): There water and sewer lines?

6 MR. NOONKESTER: Uh-huh (affirmative).

7 MS. CARTER: In a previous life I did Water Quality Planning for the region and
8 getting a map of those water/sewer lines with any, any jurisdiction, especially the city is
9 going to be a hard task because back in 2004 it was not digitized. That's the last time I
10 did Water Quality extensions. Now as a Planning Commissioner, we have never, I've
11 never seen them.

12 MR. PALMER: Now did, really? Now when you -

13 MS. CARTER: Yeah, now when we, we have a service area or I guess with a big
14 issue for the county which, for the city which we kind of took into account as an area
15 where they are going to be targeting to grow lines, with that growth boundary, unsaid
16 growth boundary or an annexation area.

17 MR. PALMER: We should, that would be very helpful for us to look at that -

18 MS. CARTER: And I think, we as a county have that because we, the city
19 shared the information with us.

20 MS. ALMEIDA: And I also would like to let you know that we have met, Joe and
21 several Staff members have met with the city, Chip, and Mark McMalott(?) and others
22 and we've discussed where the city wants to go, in the future what they're proposing
23 and by no means does that mean that that's where the county wants to grow. I mean,

1 there are areas in which we, as Staff have looked at and said they need to be rural and
2 of course the city is in the business of getting patrons, but that is not where we want to
3 grow. We have often talked on this Commission about direction in which the county
4 wants to go and, and I believe that's what we're kind of gearing ourselves towards
5 putting that Land Use Map together, saying these areas will remain rural, this will be the
6 zoning type in these areas, our services will be rural, irregardless of where the, the city
7 may want to go. So you need to be cognizant of that. Just because the city's proposing
8 a water line or -

9 CHAIRMAN MANNING: Well I mean, you know, we've got the whole issue of
10 annexation number one, but number two, [inaudible] you've got existing services
11 [inaudible] services to go out there and if the infrastructure is not there, that's one thing.
12 If it is there, it's another. But I, I don't know what kind of reception you got [inaudible] by
13 their curtailing their branch of the water system, but I, I doubt it [inaudible], so.

14 MS. ALMEIDA: Well they understood our position because they've laid out some
15 lines that frankly, as far as Staff's concerned doesn't make a lot of logistical sense.

16 CHAIRMAN MANNING: Well I mean, that, that would be something y'all need to
17 tell us at whatever point, you know, we get that [inaudible] the infrastructure or growth,
18 whether it's sufficient or not. So it's the county's desire to do that?

19 MS. ALMEIDA: Absolutely, correct.

20 [Inaudible]

21 CHAIRMAN MANNING: Hum?

22 MR. PALMER: I'd like to see that.

1 CHAIRMAN MANNING: I would, too. Does anybody have any questions for
2 Matt? Thank you.

3 MR. NOONKESTER: Of course.

4 CHAIRMAN MANNING: I, I guess going back to the question I did ask about
5 [inaudible] if y'all need a work session to kind of bring this process to a head now that
6 we've got all the elements? I, I don't anticipate any other revisions at this point. I, I
7 mean everything is -

8 MS. ALMEIDA: Correct.

9 CHAIRMAN MANNING: And we had some discussion last month about one
10 document or certain elements together, what's, what's the consensus of the
11 Commission, how they'd like it? I personally feel like the Utilities and Priority Investment
12 have got to go together. The Land Use should be by itself. You know, I think it would
13 be easier to take the, the elements and connect [inaudible] and go forward that way and
14 then propose to pass it if we can. I think Staff has been responsive in getting to us
15 more information than we probably wanted to take on at the moment, given some other
16 things that we're working on and I think we need to expedite the process on this end.

17 MS. ALMEIDA: So will you be, is it your pleasure to bring back the Priority and
18 Community Facilities Element and vote on that in the January meeting?

19 CHAIRMAN MANNING: I, what I personally would like to do is to have a work
20 session to vote on it between now and then so we can sit down and say by line by line
21 if anybody's got any changes, change it. If we don't, we vote it up or down right then.
22 Correct it and be done with it.

23 MR. PALMER: Let's -

1 MS. WILKIE: How about land use? Do you want to incorporate that one in as
2 well?

3 CHAIRMAN MANNING: I think what I'm, I mean, is it more important to you to
4 have the Priority and the Community Facilities out of the way because of budgetary
5 issues?

6 MS. ALMEIDA: Well if, if these two elements are being driven by the land use,
7 then I would suggest we tackle the land use because if there are any modifications,
8 obviously they will have to be reflected in that Priority Element and the Community
9 Facilities.

10 CHAIRMAN MANNING: You know, going back on the Land Use, I mean if, if we
11 had a huge block of rural and we had a huge block of urban and, you know, I, I don't
12 know what kind of change you're gonna get on this map or create change in either one
13 of these, it would be, do y'all agree or disagree?

14 MS. ALMEIDA: But we could take all three elements at the same time then,
15 Land Use, Priority and Community and make it one package. It would be cleaner.

16 MR. FURGESS: So we need to do all three of them together?

17 MS. ALMEIDA: Correct.

18 MS. WARD: [Inaudible]

19 MR. PALMER: Or we could take a stab at it and see how far we get. What
20 about putting all three of them on the agenda and seeing how far we get?

21 CHAIRMAN MANNING: If we get through it, I, you know, it would suit me. What
22 about -

1 MS. ALMEIDA: I just, I just want to let you all know Mr. Gosline here reminded
2 me we are on a strict timeline. Council needs this document by February, so time is of
3 the essence.

4 MS. WILKIE: Actually Mr. Kocy wants them to have it at their retreat in January.
5 He wants them to be able to take it with them.

6 MR. FURGESS: When do they, what, what is the date in January?

7 MS. WILKIE: I don't know when their date.

8 MS. ALMEIDA: I believe it's the second week in January.

9 MR. PALMER: What's driving the February deadline?

10 MS. ALMEIDA: The May adoption date.

11 MR. PALMER: The what?

12 MS. ALMEIDA: The May adoption date, May 5th.

13 CHAIRMAN MANNING: So you've got to go through about a three month in, in
14 order to get it there?

15 MS. ALMEIDA: Absolutely, public input, if they have modifications, yeah. So we
16 need to -

17 CHAIRMAN MANNING: Well it would be our goal to give it to them by February?
18 And I don't know about your dates in January on what, you know, when they want to
19 have it. But, I would like to schedule a work session in the next couple of weeks to take
20 up the Land Use and Priority Investments.

21 MR. FURGESS: Mr. Chairman, I think we, we might be running into a problem.
22 Don't we have to do something that we have to do before January also?

1 MS. HAYNES: We have to do our training, but we're gonna do that anytime,
2 whether it be at night or during the day, we've got to go in for three hours of training.

3 CHAIRMAN MANNING: Can you break that up? I mean, if, you know if I wanted
4 to come in for an hour and a half on Tuesday and an hour and a half on Thursday, could
5 I do that?

6 MR. PALMER: Could somebody be doing the training in the background while
7 we're doing this meeting?

8 MS. ALMEIDA: I'm sorry?

9 MR. PALMER: Could somebody be training in the background while we're
10 having this meeting?

11 MS. ALMEIDA: Yeah, sure. Could we set up a work session date today?

12 MR. FURGESS: Yeah, because we need to, no, we have to get that out before
13 January.

14 MS. WILKIE: Also before you guys set up a work session that, you know, there's
15 also six other elements that have to go also and how, how do you?

16 CHAIRMAN MANNING: If we get through these three, we're gonna, we're gonna
17 speed right through the rest.

18 MS. WILKIE: okay, alright.

19 CHAIRMAN MANNING: So a date in December?

20 MS. ALMEIDA: Right.

21 MR. PALMER: You know what would be?

22 MS. ALMEIDA: The 30th?

1 MR. PALMER: What would be great? Would be for Suzie, maybe you could
2 shoot out two dates that we could get a facility tomorrow to everybody on email and
3 have them respond to you via email to all of the people up here? That way we know we
4 could get either the fourth floor or this room to do it in.

5 MS. ALMEIDA: Well we can find the place, it's a matter of getting all of you in
6 one place.

7 MR. PALMER: Okay, can just shoot out two dates maybe? Does that suit you
8 guys? And then we'll see if we can't, the most that can attend for one of those two
9 dates?

10 MR. FURGESS: Well which one are we gonna be working first?

11 MS. HAYNES: Well, we do have a County Council Meeting tomorrow at 3:30. If
12 I can hear back from y'all before 3:30, I can get that set up.

13 CHAIRMAN MANNING: Alright, so we're looking to get two dates from you to
14 have a work session in December?

15 MS. ALMEIDA: Can we set up two work sessions in December?

16 MR. PALMER: Are you guys gonna start paying us or what?

17 MS. ALMEIDA: I'm sorry?

18 MR. PALMER: Are you guys gonna start paying us?

19 CHAIRMAN MANNING: What's your date in January?

20 MS. ALMEIDA: I believe it's the second week in January. But I will, I will get you
21 that retreat date.

22 MS. MATTOS-WARD: Now that is for the retreat for County Council?

23 MS. ALMEIDA: Correct.

1 CHAIRMAN MANNING: Well what we'll do is a work session on those three
2 elements and that will take up, what do we have left? The population?

3 MS. WILKIE: There are six others.

4 CHAIRMAN MANNING: Transportation.

5 MS. WILKIE: Housing.

6 CHAIRMAN MANNING: Housing?

7 MS. WILKIE: Cultural Resources, Natural Resources, Economic Development.
8 Is that six?

9 CHAIRMAN MANNING: Sixish?

10 MS. WILKIE: Yeah, sixish.

11 CHAIRMAN MANNING: Well, I mean if we need to we, we'll certainly set one up.

12 MR. FURGESS: How is the 18th of December?

13 MS. MATTOS-WARD: No, [inaudible].

14 MR. PALMER: Well I know that's the goal to have it done by January, I
15 understand that.

16 MS. ALMEIDA: We'll send, we'll send out two meeting requests.

17 MR. FURGESS: How about the 15th or the 22nd of December?

18 MS. ALMEIDA: And we can try for next week and one for the following week
19 after that, the week of the 8th and the 15th?

20 CHAIRMAN MANNING: You know, well we may not have everybody here. I
21 mean it just -

22 MS. ALMEIDA: Yeah, anything later than that is, you're getting into the holiday.

1 CHAIRMAN MANNING: [Inaudible] meeting. But we will take up whatever we
2 don't get to take up in December at our January meeting and, you know, if we need one
3 more work session, [inaudible]. So Suzie if you could just send us some dates we'll get
4 back with you and -

5 MS. HAYNES: For our January meeting we have no map amendments again.

6 MR. PALMER: You do have a certain amount of time to notice for our votes for
7 public, if you have to take votes.

8 CHAIRMAN MANNING: How long do you need? Yeah, I think we ought to be
9 able to vote.

10 MR. PALMER: I do, too.

11 MS. LINDER: [Inaudible] point of order. If you're planning to vote and you can
12 have a Special Called Meeting, you cannot take votes during a work session.

13 MS. ALMEIDA: Okay, and how long? What's the timeframe?

14 MS. HAYNES: Twenty-four hours.

15 MS. ALMEIDA: Twenty-four hours for a Special Called Meeting? Oh, okay.

16 CHAIRMAN MANNING: Two dates for a Special Called Meeting?

17 MS. ALMEIDA: Yeah.

18 MR. PALMER: We've still got to have enough people there.

19 MS. ALMEIDA: A quorum.

20 CHAIRMAN MANNING: Alright, I'll make that note that we need everybody
21 there.

22 MS. HAYNES: It's mandatory.

23 CHAIRMAN MANNING: No more lunches if you don't come.

1 MR. FURGESS: I'm not gonna have to set up to do something through my email
2 or something?

3 MS. ALMEIDA: Right, well – Suzie will email it tomorrow.

4 MR. PALMER: Amelia? Does non-attendance in a Special Called Meeting count
5 towards your absences for the Commission?

6 MR. FURGESS: No.

7 MS. LINDER: I'm not sure, I believe so, but I can go, I can get back to you on
8 that.

9 MR. PALMER: Okay.

10 MS. ALMEIDA: We'll try for those two weeks, the 8th and the 15th.

11 MR. PALMER: And you'll include that in the email? Can you get that to Suzie
12 [inaudible] maybe let her put that in the e-mail that they will count, they will or will not
13 count towards your absences?

14 MS. LINDER: I'll look into that.

15 MR. PALMER: Thanks.

16 MS. WILKIE: One more thing if I could, at our last meeting you requested some
17 maps to show the, I guess well we're not gonna talk about Land Use today right?

18 CHAIRMAN MANNING: - to see that.

19 MS. ALMEIDA: Yeah, I got it right here.

20 CHAIRMAN MANNING: Okay.

21 MR. PALMER: Is that in email form for you? Can you email that to Chris
22 Anderson? Thanks.

23 MS. MATTOS-WARD: Now how long would these Special Meetings [inaudible]?

1 MR. FURGESS: Four hours, four hours.

2 MR. PALMER: Can you get me a map up there [inaudible]>

3 CHAIRMAN MANNING: Bring a plat and half [inaudible]

4 [Inaudible/irrelevant discussion]

5 MR. PALMER: I make a motion to approve road names.

6 CHAIRMAN MANNING: We've got a motion. Is there a second?

7 MR. FURGESS: Second.

8 CHAIRMAN MANNING: A motion and second. All those in favor, please raise
9 your hands? All those opposed?

10 *[Vote: All approved]*

11 MS. ALMEIDA: Okay, on page 31, you have THE choice to approve either right
12 direction lane or direction lane.

13 CHAIRMAN MANNING: Right direction or direction?

14 MR. PALMER: Our own direction.

15 MS. ALMEIDA: It is right direction lane or direction lane.

16 MR. FURGESS: Which way are they going?

17 MS. ALMEIDA: This is a private road off of Broad River Road leading to -

18 CHAIRMAN MANNING: Let's call it direction.

19 MS. ALMEIDA: Right. Leading to Right Direction Christian Center.

20 MR. PALMER: It makes more sense than for it to be the right direction.

21 MR. FURGESS: Right direction.

22 CHAIRMAN MANNING: Somebody please make a motion.

23 MR. PALMER: I make a motion to approve Right Direction Lane.

1 MR. MURRAY: I'll second it.

2 CHAIRMAN MANNING: I have a motion and second. All those in favor please
3 raise your hand? All those opposed?

4 *[Vote: All approved]*

5 CHAIRMAN MANNING: There's one item I'd like to take up that was brought to
6 my attention a few minutes ago by [inaudible], there was some question as to what the
7 intent of the Planning Commission vote was regarding a storm water ordinance at the
8 last meeting. Mr. Palmer made the motion that the upper width should be 25' and I've
9 actually mailed [inaudible] that I thought the intent was [inaudible] feet and that it wasn't
10 at least and Mr. Palmer brought up we may need to have clarification to the Minutes. I
11 went through the Minutes and did not see any reflection of at least 25', so maybe, you
12 know, do we, if you want to make a motion to clarify what -

13 MR. PALMER: My stab at this would be, and tell me if I'm wrong, would be for
14 me to, I think at this point we'd have to make a motion to reconsider the Minutes
15 because we did make a motion to approve the Minutes.

16 MS. ALMEIDA: Um-hum (affirmative), we had members missing.

17 MR. PALMER: So we, but we have enough here as, because I voted for the
18 approval of the Minutes, I can make a motion to reconsider the approval of the Minutes?
19 Is that correct?

20 MS. LINDER: That is correct.

21 MR. PALMER: Okay, then I make a motion to reconsider the October and
22 November Minutes that we voted for approval previously in a meeting, just because

1 they're together. So I'm gonna make a motion to reconsider the Minutes and then once
2 we reconsider the Minutes, yeah.

3 CHAIRMAN MANNING: [Inaudible]

4 MR. PALMER: That we, we previously voted to approve the October and
5 November Minutes. I'll make a motion to reconsider the approval of the October and
6 November Minutes.

7 CHAIRMAN MANNING: I've got a motion and a second. All those in favor
8 please raise your hand? All those opposed?

9 MR. PALMER: As a point of clarification for my motion, which was in the
10 November Minutes as it opposed, as, as it applied to the Storm Water Management
11 Plan for the county, it was my intent to not have the county regulate any land beyond
12 the 25', that the county's regulations would simply apply only up until 25' and not
13 beyond 25'. And so if we need clarification on that matter, that would be the motion that
14 I would make that the county's regulation simply apply up to 25' and not beyond that.

15 CHAIRMAN MANNING: And I, I understood it to say that.

16 MR. PALMER: That was my understanding as well, but I think just simply to
17 clarify.

18 CHAIRMAN MANNING: So do you want to, do we need to make another motion
19 or do the Minutes, do you feel the Minutes properly reflect that?

20 MS. LINDER: [Inaudible] of the Planning Commission, I would take a vote on
21 that understanding and I would relay your recommendations to County Council.

22 MR. PALMER: Okay.

23 CHAIRMAN MANNING: Okay.

1 MR. PALMER: Then I would make that in the form of a motion.

2 CHAIRMAN MANNING: Okay, we have a motion on the floor.

3 MR. FURGESS: I second.

4 CHAIRMAN MANNING: We have a second. All those in favor please raise your
5 hand? All those opposed?

6 *[Vote: All approved]*

7 CHAIRMAN MANNING: Thank you. I don't think we have any other business,
8 so without going too much further, we are adjourned.

9

10

[Meeting Adjourned at 4:35 p.m.]