

1 CHAIRMAN PALMER: Of what the Staff would believe would be a proper
2 Ordinance if drafted?

3 MR. PRICE: I think we could sit down as a Staff and come up with a
4 recommendation.

5 CHAIRMAN PALMER: I'd like to see that also in our package [inaudible] what
6 the Staff recommends [inaudible]. So does the city look like?

7 MR. PRICE: We had some discussions with the city, the Deputy Zoning
8 Administrator, Jonathan Chambers. Pretty much it's very similar to what we have in that
9 if a – and I'm trying to get a clarification on their zoning districts, but in their C-1 and
10 their G-C, three zoning districts which are, which would be our OI, Office Institutional
11 and General Commercial, they are allowed by special exception. I'll get those, the
12 criteria that may go along with their special exception. And in the other zoning districts,
13 the C-4 and C-5, I believe, would be heavy, and I'll tell you what those mean in just a
14 second, those are heavier commercial zoning districts, those are permitted outright.
15 One of the things that the city has done and actually some of the language that you
16 have before you from the definitions for dormitories, kind of came from the city. They've
17 actually separated into two categories. There's a public dormitory and a private
18 dormitory. I'll give you the reasons for that. The private dormitories were really used
19 for, if you're familiar with the Greek housing by USC, that's what they were primarily
20 designed for. The public dormitories are pretty much what we have, what we're looking
21 at now, and what you're looking at from a dormitory standpoint.

22 MR. MANNING: Can you explain the difference?

23 MR. PRICE: Between a public and a private?

1 MR. MANNING: Uh-huh (affirmative).

2 MR. PRICE: Yes, sir. Just give me [inaudible]. Thought this was a binder it's
3 actually on a clip here. Okay. Just by the definition according to the city, a public
4 dormitory is a building or a part of a building operated by academic institution containing
5 rooms forming one or more habitable units which are used or intended to be used by
6 residents of the institution for living and sleeping, not for cooking and eating purposes.
7 Private dormitory, the definition is pretty much the same, it's just that the locations are
8 different as far as the zoning districts in which they will be located.

9 CHAIRMAN PALMER: So it doesn't go to ownership then?

10 MR. PRICE: It doesn't even really get into that.

11 MR. MANNING: Is there any reference to allowable, in the habitable unit, how
12 many people can stay in a room?

13 MR. PRICE: No, sir. And that was the one that – see what the city, the city
14 actually enforces and ordinance of the number of people in a structure that are
15 unrelated. Actually they will go around to, if there's a potential violation, they will
16 actually go and knock at the door to make determination as to who's living there, are
17 they related or not. Once you get four or more, that's prohibited with the city. What the
18 private dorms allowed them to do was to have more than four people who are unrelated
19 to live in a residential unit.

20 MR. MANNING: The public doesn't have a limitation? I mean, does have a
21 limitation under four to a room?

22 MR. PRICE: [Inaudible], I don't believe that's enforced with this.

1 MR. MANNING: So, there's no reference to a square footage that you could
2 have two people staying in a 400 square foot room and you've got to have so many
3 bathrooms or so many rooms or -

4 MR. PRICE: Well, I think the bathrooms are going to come into place just from a
5 building code anyway, a number of, excuse me, of facilities for bathroom facilities.

6 CHAIRMAN PALMER: I don't understand the difference between private and
7 public in their definition. What's the difference between private and public in their
8 definition?

9 MR. PRICE: Location.

10 CHAIRMAN PALMER: What does that mean, location?

11 MR. PRICE: I'm trying to get through the [inaudible].

12 CHAIRMAN PALMER: That's fine.

13 MR. PRICE: Mr. Manning, also you asked a question at the last meeting, I think I
14 kind of have a better answer for you when you asked what the purpose of a dorm was -

15 MR. MANNING: [Inaudible] I probably forgot it.

16 MR. PRICE: You asked me what would the purpose of a dorm was.

17 MR. MANNING: Okay.

18 MR. PRICE: And I think one of the things to look at when you talk about
19 structures that will be used by people to, I don't want to say live in, but to occupy you're
20 looking at multi-family, you're looking at hotels and motels. Typically with your hotels
21 and motels, they're multi-transient. Usually this, there's going to be time limit to apply to
22 those. And that's one of the things that we're trying to do with the introduction of our, of
23 the definitions now for transient lodging. Also with the City of Columbia, that language

1 is also in their Code. So, then when you got to apartments, people are actually living
2 there but then you get into that number of people living in units, what constitutes a
3 family and also that you, each of the dwelling units actually has to function, excuse me,
4 like a kitchen function or a full bathroom within there, what most of the building codes
5 will require for a dwelling unit to fit into that category. What dormitories allow you to do
6 is, not necessarily to have those features within each unit, you don't have to have a full
7 kitchen, but you're also allowed to allow people to stay there a lot longer than 30 days
8 and it wouldn't fall into the category of a Rooming and a Boarding House because you
9 get into a limit on the number cause once you get up to I believe nine, nine rooms, your
10 no longer considered to be a Rooming and Boarding House. So you had to have
11 another category that would allow a large number of people to reside over a period of
12 time. This way, you get into a dorm.

13 MR. GILCHRIST: Mr. Price, were there any distance limitations? I'm sorry,
14 where there any distance limitations in the city ordinance?

15 MR. PRICE: That's what I'm, I'm just trying to get that.

16 MR. GILCHRIST: Okay.

17 MR. PRICE: Sorry about that. One of the things I know that talking to the City of
18 Columbia, the question came up and I believe it was brought up that there are other
19 dorms, other, some of the academic institutions and in Columbia, actually operate
20 dorms. What they really have and once again, I got this from Jonathan Chambers with
21 the city, they actually, they have developments that are primarily for certain groups,
22 maybe students. If you go down Bluff Road, there are a number of units that are
23 primarily designed for students, USC, whatever the college. But all of the dwelling units,

1 excuse me, developments that are primarily oriented for students are really apartment
2 and multi-family so, they don't have a "dorm" by Code; just that one building with shared
3 bathrooms and kitchens, just rooms.

4 MR. MANNING: I think most of those outside of, say along Bluff Road that are
5 associated with the University, those are private.

6 MR. PRICE: Yes, sir.

7 MR. MANNING: They're not affiliated with the University.

8 MR. PRICE: Right. But when they, regardless of who they're affiliated with,
9 when you come in, that's not something we look at, we have to put you into a category
10 of what type of use it is. And I believe the city is pretty much the same. It's not a matter
11 of ownership, it's what are you; are you multi-family, are you a dorm, are you whatever?
12 So they fell into the category of a multi-family unit. Now how they operate and who it's
13 exclusively for, that's really, that's ownership.

14 CHAIRMAN PALMER: So the only difference between a dorm and apartment is
15 the cooking facilities, and shared restrooms?

16 MR. PRICE: Really, with, apartments it's essentially a smaller residential, it can
17 – the structure itself is designed for a dwelling, for living for each, to function as a unit
18 where people could actually live in, so you have your bathrooms, you have your
19 kitchens, you have room, certain square footage. That's what that apartment is, just a
20 dwelling unit. Whereas say for a dorm, that would not be considered a dwelling unit.
21 It's just a room that you're staying in. Once again, it's very similar to a Rooming and
22 Boarding House it's just that that number, you're allowed a lot more units.

23 MR. MANNING: Is there a code requirement for room size?

1 MR. PRICE: It would be with the building department.

2 MR. MANNING: But that would have been under a hotel. That would've - say a
3 hotel has to have 300 square feet.

4 MR. PRICE: You mean we're talking about a current use or just if somebody
5 was -

6 MR. MANNING: Well, the previous use was a hotel.

7 MR. PRICE: Right.

8 MR. MANNING: And it met whatever the Code was at that time.

9 MR. PRICE: Yes.

10 MR. MANNING: And there - what you're telling me is that there is no Code
11 requirement for dorm room size?

12 MR. PRICE: No, sir. But if it was dwelling, which is a multi-family, it would be.

13 MR. MANNING: Right. What is the dwelling unit size?

14 MR. PRICE: I would have to get that information from our building -

15 MR. MANNING: Or bedroom?

16 MR. PRICE: I would have to get that from our building department.

17 CHAIRMAN PALMER: So again, the difference between private and public?

18 MR. PRICE: [Inaudible] section. The difference is location, zoning. Location.
19 Turning to the section where I can tell you exactly which zoning districts it's allowed in.

20 CHAIRMAN PALMER: So, you have two different labels for the same use and
21 they're just different, in different zoning classifications. The definition for private and the
22 definition for public dormitories are the same definitions?

1 MR. PRICE: Yes, sir. Based on what I just read, yes sir. Yeah, let me give you
2 clarification. Private, a building or part of a building not operated by academic
3 institution. The dormitory public would be operated by an academic - a private "user
4 intended by residents for academic institutions for living, sleeping, cooking or eating."
5 Public is not necessarily for that; for living, for living and sleeping but not for cooking or
6 eating purposes.

7 CHAIRMAN PALMER: It sounds like to me that the public is owned by the
8 University, private is owned by a private institution.

9 MR. PRICE: Right and really just talking to the city this was really kind of tailored
10 for the Greek housing.

11 CHAIRMAN PALMER: Right. Cause they owned their houses.

12 MR. PRICE: Right.

13 CHAIRMAN PALMER: The University is the owner.

14 MR. PRICE: They would own their houses. It's on the property of USC but they
15 own their houses in order to get those numbers to work within there.

16 CHAIRMAN PALMER: And they don't have any distance requirements for any of
17 their zoning as far as how far these things are from campus?

18 MR. PRICE: Yes, sir.

19 CHAIRMAN PALMER: They can have a dormitory out in Harbison.

20 MR. PRICE: No, sir. I have to turn to that page but no, they, from the
21 discussions I've had with the city, they do have limitations. If you'll just give me a
22 moment, let me find that.

1 CHAIRMAN PALMER: Okay. Any other questions about the city other than the
2 distance that we're waiting on?

3 MR. MANNING: I do have some more questions.

4 CHAIRMAN PALMER: I think our biggest thing is that we're having to deal with
5 is the distance from the campus. I don't think that we're actually dealing with private
6 versus public in unincorporated Richland. We could certainly do that, but I don't believe
7 that's an issue for us right now, I don't think we have anybody really desire to do private
8 off-campus housing, as far as a public nature. How many colleges or universities do we
9 have in unincorporated Richland where their campus is unincorporated? We don't have
10 any?

11 MR. PRICE: I don't believe they're any cause [inaudible] all in the city.

12 [Inaudible discussion]

13 MR. PRICE: Actually CIU is in the City of Columbia?

14 MR. TUTTLE: That is?

15 MR. PRICE: Yes.

16 MR. MANNING: Well, do they dormitories out there?

17 MR. PRICE: I believe they do. I know they have, there's also some
18 manufactured homes that are used for the students. I believe they do have a –

19 CHAIRMAN PALMER: We had the one guy that completely renovated his
20 building and then came in for forgiveness rather than permission a couple of times.

21 MR. PRICE: The Rooming and Boarding House, yes sir.

22 CHAIRMAN PALMER: So, is this really an issue for us in unincorporated
23 Richland if we don't even have any colleges or universities?

1 MR. PRICE: Well, I think that really just depends. Depends on do you feel that
2 dormitories need to be located in a certain proximity of the campus. And if your, if it's,
3 you know, the Planning Commission decision that, opinion, that they need to be within
4 whatever that number is, I don't have a magic number for you, but it would have to be
5 located within there, then it probably would not be an issue for Richland County,
6 unincorporated area of Richland County.

7 MS. ALMEIDA: And Mr. Chair, we're also looking at some of the nuances which
8 were the fences that were proposed, the lighting the distance, the landscaping, so I
9 don't know whether you wanted to go through those or whether you thought those were
10 even an issue to discuss in the proposed ordinance that was before you?

11 MR. MANNING: Mr. Chairman, too, if we're going to take all those issues up, I
12 think buffers been in the question, security comes into question, parking certainly is an
13 issue, and I still don't know how many parking spaces are there and I don't know how
14 many people will be occupying those rooms, whether it's one, two, three or four. So, a
15 lot of things like that would have to be discussed, but maybe the first thing we need to
16 come to some consensus on is the distance, cause if we don't meet the distance then –

17 MR. TUTTLE: Well, I guess if we're looking at an ordinance though that's kind of
18 global and not necessarily related to this, then you'd probably have to address all the
19 things to get it into ordinance rather than revisit it each time.

20 MS. ALMEIDA: And would you want it as a special requirement or a special
21 exception?

22 CHAIRMAN PALMER: Yeah, I think what we discussed earlier was even a two
23 tiered approach: one, if you're at a certain radius from the campus, it's special

1 requirement, and if you're a certain distance past that, it would be special exception.
2 But then you've got to come up with what those requirements are.

3 MR. PRICE: Mr. Chair, just, I'm sorry, forgive me for having to kind of go through
4 this a little bit. I'll don't read this Code too often but luckily there was someone here
5 who actually sits on the board for the city, so they were able to help me. Because it's
6 just, our Code actually along with the special exceptions that the Board will approve,
7 there are a number of long criteria that automatically tie to it. It could be something
8 small such as you just have to meet state and federal regulations, or we may actually
9 have other requirements such as distance or certain landscaping just a couple of criteria
10 that the Board has no choice but to apply to any variance that they approve, excuse me,
11 special exception, they approve. With the city, they don't have those criteria attached to
12 their special exceptions. So they're special exceptions are based on just the normal
13 criteria of [inaudible] need from landscaping, noise, fumes, that type. And so, I guess
14 there is no distance requirement [inaudible] for establishing of a dorm. They just have
15 zoning districts.

16 CHAIRMAN PALMER: So, they could put one in Irmo? Could put one out –

17 MR. PRICE: If it would be within the jurisdiction of the City of Columbia, they
18 could.

19 CHAIRMAN PALMER: Yeah, and it's in a zoning district, the University could
20 have a dorm off of Spears Creek Church Road?

21 MR. PRICE: True. Yes.

22 MR. TUTTLE: Mr. Chairman, if I could change, just one second on that.

23 MR. PRICE: If they –

1 MR. TUTTLE: Could I ask Staff to come up with a recommendation as to
2 number of parking spaces per student? I know ULI publishes something it's anywhere
3 from half a space to 1.5 depending upon, you know, your bus system, subways those
4 types of things, but that's certainly going to be a criteria as we move forward to
5 understand to have something that's kind of concrete.

6 MS. ALMEIDA: Well, and I think that's why a lot of the apartment, multi-family
7 units that you see out off of Bluff Road, most students have vehicles but they don't have
8 necessarily the capability on campus to provide those spaces, so they do have these
9 apartment complexes, have shuttles. So, that's how they deal with that even though the
10 complex will have, they normally use the industry standard for multi-family. Okay? So
11 depending on the number of bedrooms, would determine the number of parking spaces.
12 But they provide the shuttle because they're not going to be able to house those cars on
13 campus. So, that's how they deal with that.

14 MR. TUTTLE: No, and I appreciate it. I just haven't been involved in one, you
15 know, the multi-family code address bedrooms?

16 MS. ALMEIDA: Yes.

17 MR. TUTTLE: It's a little awkward in dormitory situations because you could
18 have two, four or six beds in a room, so to speak. So, those ratios would kind of get
19 screwy so most of the college stuff I've seen as it relates to dormitories, relates it back
20 to a student ratio.

21 MS. ALMEIDA: Student.

22 MR. TUTTLE: So if we could just get maybe recommendation from Staff, for
23 when we bring this up?

1 MR. PRICE: Well, we currently, we're looking at our Code right now for off street
2 parking standards. Really a dormitory is more kind of in line with a Rooming and
3 Boarding House, I think I've stated that. And right now I think that would be the
4 [inaudible] to take. The minimum is one for every two rooms, plus one for every
5 resident manager.

6 MR. TUTTLE: So if you have four students to a room, that's only half a space
7 per student.

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

9 MR. PRICE: Right. But, you know, once again it's really how you view a
10 dormitory. If you look at your traditional dormitories, then they're going to be located
11 near the campus, they have a parking space but it sits there for a couple, you know, a
12 few days, a week. Mommy and Daddy may not let you drive it at all except to come
13 home, so it may sit there for the whole semester. But you know, in a case where you're
14 looking at them being out, probably where you [inaudible].

15 MR. TUTTLE: And I know that we're looking at a broad base ordinance but just
16 for edification, can you tell me what the ratio is for hotel? Motel?

17 MR. PRICE: Hotels and motels, one per room, this is the minimum, one per
18 room plus one per 800 square feet of public meeting or restaurant space.

19 CHAIRMAN PALMER: I'm personally of the opinion that anything could be
20 special exception in each case because they're so unique, each individual case,
21 whether someone's looking to renovate a current building or build something new, that
22 each one, and the University puts forth okay, you know, this is how we're going to plan
23 on handling the students, this is how we're going to move them back and forth, so we

1 don't need this many parking spaces. You know, are the students going to know that
2 going in, that they can't bring a car? We have shuttles running every 30 minutes? And
3 those kinds of things can be aired out in front of Board of Zoning Appeals which is the
4 only area that we have to do that. And each case be made in front of them, as to
5 whether or not they think that, you know, they should allow them to have two parking
6 spots or no parking spots or which individual case as each one presents itself because
7 to make a unilateral decision about across the county on an issue, which in my opinion
8 isn't really any issue, and you know, we haven't had it come up here to date and we
9 don't even have any colleges and universities in the unincorporated Richland County. I
10 think it's a prime situation for the Board of Zoning Appeals to handle it on a case-by-
11 case basis and say we agree with you with your plan, go build it or we don't agree with
12 it, you need to change this, you need to have, you know, because you are abutted to a
13 residential area that's single family, you need to have this kind of buffer. But you know,
14 perhaps if you're abutting duplexes, you may not need to have that kind of buffer. It's
15 just each case is so unique that I can see it needing to be addressed individually, you
16 know, and say that in these certain zoning classifications it is special exception but you
17 do have to go in front of the Board of Zoning Appeals and you do have to have a public
18 hearing where the neighborhood gets to come out and voice their opinion on it. That's
19 just the way I personally think right now that each dormitory just needs to be a special
20 exception and prove its case in front of the Board of Zoning Appeals as to what it needs
21 to have go in there. Or even the DRT situation, you know, go in front of the DRT or
22 something have its –

1 MR. PRICE: I guess we could as a Staff talk about this a little bit more. I'm, I
2 don't know if I necessarily agree that just leave it up to the Board and just call it a
3 special exception and let them make certain decisions because I don't know if that's,
4 they have the authority in all cases and I think you can kind of leave them in a position
5 of being kind of subjective when you're looking at what's next door to it. I think it always
6 works better when we have certain standards. Like if you're abutting a certain type of
7 uses or a certain type zoning, this is what you're required to have. Even with the
8 parking spaces, I don't think you can, that can't be tied in with the actual approval of that
9 use and I don't think it should be. So it's either going to be done as a variance which in
10 some cases, unless for some reason they couldn't provide it, [inaudible] Board would
11 approve it or they could, under our previous Land Development Code or the old zoning
12 ordinance they actually allowed by special exception a reduction of parking spaces
13 dependent upon the use. It was more of an industrial or manufacturing, you could ask
14 for a reduction up to 75%, so all of those things would have to be put in place rather
15 than just leaving it up to the Board to make these decisions.

16 CHAIRMAN PALMER: I was looking at treating it almost like a PDD. Where
17 each one has to come in, layout what it wants to do, the specifics, what's it going to look
18 like, you know, how they're going to handle the students, how they're going to handle
19 the meals. And you don't think there's a way to do that? [Inaudible] make his case,
20 because I mean, we've had one, in seven years.

21 MS. ALMEIDA: But I think we need parameters for the Board of Zoning Appeals.
22 They need to be objective criteria so it could be equitable.

1 MR. PRICE: If you look at the special exceptions that we have right now, when
2 you come in for a special exception get any of the additional criteria that's within our
3 Code, the Board is looking at primarily traffic impact, vehicle and pedestrian safety,
4 potential impact of noise, lights, fumes or obstruction of airflow on adjoining properties,
5 adverse impact on the proposed use and the aesthetic character and the environs to
6 include the possible need for screening from view, and orientation that's facing of
7 improvements or buildings. Those –

8 MS. ALMEIDA: I mean, from a Staff prospective, Geo, I think having two
9 different criteria depending on the radius, how close you are to the University or to the
10 institution –

11 MR. PRICE: Right, but I also think you have to look at what you're abutting.

12 MS. ALMEIDA: Because it would impact traffic and it would impact dining
13 facilities and it would impact all those things. The closer you are to the University the
14 less impact.

15 MS. MCDANIEL: And wouldn't the Board of Zoning Appeals also have the ability
16 to impose conditions in granting the special exception?

17 MR. PRICE: I mean, they can always grant – yes, they can.

18 MS. MCDANIEL: Yeah, so I mean, if it looks like they're particular issues with
19 that location or the intended use for a dormitory, then tailor the conditions to what is
20 needed for that purpose?

21 CHAIRMAN PALMER: I mean, just like we used to have the plan review for
22 subdivision review. And we get subdivision in here and we say, no, this lot doesn't look
23 safe enough, we'll take this corner lot out, you know, the same way to have some

1 county board to say, you know, no, this doesn't look safe the way that you've got this
2 egress and egress, you can't do this. I mean, each individual case is kind of specific
3 especially when you're looking to retrofit existing structures. How many people do you
4 plan on housing here, how are you going to get them in and out and all that kind of
5 stuff? Is there not a mechanism to do that, either the Planning Commission or Council
6 or DRT or somebody to have approval over dormitories?

7 MS. ALMEIDA: You're talking about a use. DRT has "authority" over standard
8 operating procedures, they're in our ordinance, we just enforce the ordinance and if they
9 deviate from the ordinance, then they have an appeal; which comes to the Planning
10 Commission for that appeal.

11 MR. PRICE: Yeah, and those criteria on which you could uphold the decision of
12 the DRT if it's already a go.

13 MS. ALMEIDA: Now, the Board of Zoning Appeals is *quasi* judicial, so -

14 CHAIRMAN PALMER: Right.

15 MS. ALMEIDA: - it's a little different. They deal with those special nuances,
16 variances.

17 CHAIRMAN PALMER: So, it could go in front of the Board of Zoning Appeals?

18 MR. PRICE: Sure – no, it could. I guess what I was stating is if that's the case, I
19 think we need to look at, if you're going to establish some criteria, we need to [inaudible]
20 that additional criteria and there may be some cases in which we have to kind of break it
21 up just depending on the potentially zoning districts, we may have to establish some
22 criteria based on the abutting uses, you kind of take all of that into place. You need

1 someone to help with the, guide the Board, to at least have some criteria already
2 established.

3 CHAIRMAN PALMER: What I do like about the Board of Zoning Appeals is it
4 does open it up instead of it being completely outright and the neighborhood not
5 knowing what's going on, the Board of Zoning Appeals does give it that public hearing
6 aspect where the Board of Zoning Appeals may be able to hear stuff about the
7 neighborhood that they wouldn't know just being a normal resident. I mean, they may
8 not know what the neighborhood feels about it. I mean, they would may like it; they
9 would may not like it. And, you know, it just opens that up to an extra avenue to be able
10 to get some more input on it as opposed to just being able to stick something in without
11 people knowing about it.

12 MR. PRICE: But I think if they neighborhood's going to come in in opposition, if
13 you leave it up to the neighborhood to come in, I think they need to really attack each of
14 the criteria that the Board is going to be looking at anyway. It's not really a matter of,
15 well we just don't want it here.

16 MS. MCDANIEL: Well the Board can't make a decision on that any way -

17 MR. PRICE: Well exactly.

18 MS. MCDANIEL: - they would have to do that based on the criteria.

19 MR. PRICE: Exactly.

20 CHAIRMAN PALMER: Correct.

21 MR. PRICE: So, I mean, what I'm saying is if you open up to the public, as least
22 give them something to identify.

1 MS. MCDANIEL: Well, they would know – they would know the criteria for a
2 special exception.

3 MS. ALMEIDA: Right. So, what would the criteria be?

4 MS. MCDANIEL: I think the criteria for determining the special exception of the
5 criteria, I would just like to see the additional requirements that were proposed by the
6 Council added to the section on dormitories.

7 MR. PRICE: Does that include the distance?

8 MS. MCDANIEL: Without the distance requirement. I think they all should be
9 special exceptions except for the RMHD [inaudible].

10 MR. PRICE: Right. I mean, standard.

11 MR. TUTTLE: Those other requirements and also the [inaudible] on the RMHD?

12 MS. MCDANIEL: Um-hum (affirmative). So the requirements that were, that you
13 all are proposing with the exception of the distance, those would be the additional
14 requirements that would be required if you got the special exception and they would be
15 required, or you go the special exception or if you get in an RMHD where it was
16 permitted.

17 MR. TUTTLE: It's already by rights than RMHD with those, putting an additional
18 burden on all dormitories.

19 MS. MCDANIEL: Well, it's just like anything else that has those additional
20 conditions, requirements.

21 MR. TUTTLE: But I'm just saying –

22 MS. MCDANIEL: Yeah, uh-huh (affirmative).

1 MR. TUTTLE: - they're not there now so – I'm not disagreeing or agreeing, I'm
2 just, you're thought would be then to raising the bar on dormitories throughout?

3 MS. MCDANIEL: Right. Right, because regardless of what zoning district you
4 put it in, you may have the – well, for RMHD I think you would still need those additional
5 requirements to address the same problems regardless of [inaudible].

6 MR. PRICE: So if you want the RMHD to also to be a part of the special
7 exception?

8 MS. MCDANIEL: No, I think it can [inaudible] there. Because it already is and
9 I'm fine with that.

10 CHAIRMAN PALMER: Would you limit them to 16 units per acre, though, under
11 RMHD?

12 MS. MCDANIEL: Is it currently?

13 MR. PRICE: No.

14 CHAIRMAN PALMER: They can have a lot more units in there; I don't think it
15 should be flat-out permitted.

16 MS. MCDANIEL: It is now.

17 CHAIRMAN PALMER: Oh, I know.

18 MS. MCDANIEL: Okay.

19 MR. MANNING: They can have 16 units per acre [inaudible].

20 CHAIRMAN PALMER: What Geo is saying is they can, if it's an RMHD zoned
21 piece of property, they can build a dormitory and they don't have the limits of 16 per
22 acre, which is really no limit, I guess.

23 MR. PRICE: Right. I mean –

1 MS. ALMEIDA: Like other than height –

2 MS. MCDANIEL: Is that right?

3 MS. ALMEIDA: Other than height –

4 MR. PRICE: Yeah, other than height.

5 MS. ALMEIDA: - and that limits your units, obviously.

6 MR. TUTTLE: Well, and the parking requirement.

7 CHAIRMAN PALMER: [Inaudible].

8 MS. ALMEIDA: And parking requirement.

9 CHAIRMAN PALMER: You go up five stories then that's a pretty big building.

10 MR. PRICE: I think when you get up to five stories, certain criteria comes into
11 place.

12 MS. ALMEIDA: Yeah.

13 CHAIRMAN PALMER: Over five, it's certain criteria.

14 MR. PRICE: You have four or five special requirements in some districts –

15 CHAIRMAN PALMER: Over five special –

16 MR. PRICE: - six or more, special exceptions.

17 CHAIRMAN PALMER: Right.

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

19 CHAIRMAN PALMER: You could even go up higher than that?

20 MR. PRICE: Yeah, [inaudible] by the Board, yes.

21 MR. TUTTLE: I just want to understand, so let's say somebody wants to go, and
22 we don't have this, this is hypothetical, if somebody wants to go right next door to their
23 University and build a dormitory, we're going to impose higher criteria with, even if it's

1 adjacent to an existing dormitory, we're going to make them put up an eight foot fence
2 and have special lighting and so on and so forth?

3 CHAIRMAN PALMER: We don't have any in the unincorporated Richland.

4 MR. TUTTLE: I understand, but if you're going to put it in place, it needs to work
5 whether, you know, there could be a University come to town tomorrow, or one of these
6 like Phoenix University or somebody may get to the point where they want dormitories
7 or something, I'm just, I mean, in theory, the whole thing's hypothetical.

8 MR. MANNING: Well, if you move –

9 MR. TUTTLE: If you believe in the seven mile rule.

10 MR. MANNING: If you eliminate the seven mile rule then you [inaudible] get
11 some more eventually.

12 MR. TUTTLE: So, my question would be, is there any where by right that you
13 can build a dormitory in any zoning classification whatsoever or are we going just
14 impose these other standards regardless of where people want to build a dormitory?

15 MR. MANNING: Currently, it's under GC isn't it?

16 MR. PRICE: Or under RMHD, you're allowed to do it as an outright, it's
17 permitted use outright.

18 MR. TUTTLE: Now, regardless of what's beside you, if we went with this, you'd
19 have to do the fencing and the lighting and –

20 CHAIRMAN PALMER: I don't see why that would, why was it originally in RMHD
21 and not General Commercial? It seems like it's a General Commercial use as opposed
22 to an RMHD.

1 MR. PRICE: That question has come up, don't have an answer for you, that's
2 what was in the Code.

3 CHAIRMAN PALMER: If it's going to be outright permitted it needs to be in
4 General Commercial, not in RMHD. Where you have people that are living in 16 units
5 per acre in the max and then right next door to them, you stack in a bunch of college
6 students with no limit on how many you put in it. I mean, that's more appropriate for a
7 General Commercial area than it is for a single family residential, I mean, I know it's not
8 single family, but still, family unit residential area.

9 MR. PRICE: You bring up a valid point, I guess the question is if you're taking
10 something to the Board of Zoning Appeals, usually there's not only do you want their
11 review but you're also looking what kind of protection on the surrounding communities.
12 I think you're correct in that that protection would be more warranted in a residential
13 district or area than it would in a General Commercial.

14 CHAIRMAN PALMER: General Commercial's already got those buffers built in
15 between residential and commercial.

16 MR. PRICE: Correct.

17 MR. MANNING: But if you took this situation where its General Commercial
18 abutting a residential neighborhood and then we're converting it into a dormitory, I
19 would think the buffering might need to be more than it was previously.

20 CHAIRMAN PALMER: I don't know because, I mean, under General
21 Commercial, you could build a mall.

22 MR. MANNING: Well, but if you want to revert back to a dormitory, you're going
23 to have to, like you were saying earlier, you might have to meet certain criteria and I

1 think the neighborhood criteria next to a dormitory would be the most stringent. I'd
2 rather see a larger buffer between a neighborhood and a dormitory than I would a office
3 building and a neighborhood, or industrial might be different. But I think you've got to
4 look at each one of them individually.

5 CHAIRMAN PALMER: That's why I was looking for an individual approval
6 process.

7 MR. MANNING: I'm not necessarily fighting you on that, I just –

8 MS. MCDANIEL: So, what that really would be would to have, maybe figure out
9 if we want it [inaudible] apartment unit - that outright and RMHD or GC.

10 CHAIRMAN PALMER: Or neither.

11 MS. MCDANIEL: Or neither. And then just have it by special exception with
12 none of these additional requirements and then allow the Board of Zoning Appeals to
13 impose whatever conditions they felt necessary?

14 CHAIRMAN PALMER: That's the way I would set it.

15 MR. BROWN: That's sounds good.

16 MR. PRICE: And you would tie the –

17 MR. MANNING: So who creates the requirements for special exception? Do we
18 create that or do they create that?

19 MR. PRICE: Text Amendment. You could actually, you can -

20 MS. ALMEIDA: You create it.

21 MR. PRICE: You can create this and then forward it to Council.

22 MR. MANNING: I wouldn't be in favor of just saying here's a blank slate, create
23 your own criteria and we've opened it up to everything.

1 MS. MCDANIEL: Well, to get a special exception, there are, you know, listed off
2 the –

3 MR. MANNING: Right.

4 MS. MCDANIEL: I'm sure you have to meet. And I would think those would be
5 the only criteria that they would have to speak to and then it would be up to the Board or
6 just whatever additional. Isn't that what you're saying?

7 MR. PRICE: I believe, and if I'm correct, please Amelia please help me with this
8 one, I don't believe that they're any special exceptions in our Code that don't have some
9 criteria attached to them.

10 MS. ALMEIDA: That is correct. I mean, for instance, if you were a certain, I'm
11 just throwing this out there and it might be a little wild but, if you were beyond a certain
12 radius, you know, there could be a condition that the University or the school would
13 have to provide a shuttle. That's not unheard of. Or a dining facility or, you know, some
14 sort of area that would have to have so many resident – what do they call them?

15 MR. PRICE: Resident directors.

16 MS. ALMEIDA: Directors, in house depending on the amount of students that
17 are housed in that facility. I mean, that's not unheard of because they're not close to
18 the University, they're not close to dining facilities, they're not close to transportation. I
19 mean, it could go in that direction, not just lighting and, I mean, and sometimes that
20 could assist in not having so many so far away from the actual university.

21 MR. PRICE: We're just, right now we're talking about using the RMHD district as
22 it currently is as a permitted use outright. When you definitely, I agree, you would need
23 to impose those kind of conditions on there at least the Board would need to look into

1 that. But if you're looking at, let's say for example, moving that to a special exception,
2 which you also outlined what that distance from that main campus would be, that may
3 not necessarily, that may not be something – I don't know if a special exception would
4 be necessary if you're going to require they be within a certain distance of the campus
5 anyway.

6 MS. MCDANIEL: Well, don't we already require it? I mean, right now?

7 MR. PRICE: In the GC and the IO districts we do, but in RMHD they're permitted
8 outright.

9 MS. MCDANIEL: Right.

10 MR. PRICE: What I'm saying is, you know, for I think we were looking at you
11 took the RMHD district and you also made that a special exception, now the question
12 comes, okay, well if you aren't going to make is seven miles or two miles or three miles
13 or whatever that is, say you keep it at half a mile, you know, I guess the question
14 becomes why do you then need the special exception. I'm assuming that, once again, I
15 don't know if that's a big issue for the unincorporated area of Richland County. I mean,
16 we can always keep it there for, as a safe guard.

17 CHAIRMAN PALMER: In case Phoenix University wanted to put dormitories.

18 MR. PRICE: Okay.

19 MR. TUTTLE: Or, I mean, in theory you could have a preparatory high school
20 who chose to start taking boardings.

21 MR. PRICE: True.

22 MR. TUTTLE: I mean, it's not just on the collegiate realm.

1 MR. PRICE: But this is, I'm assuming that part of the dialogue y'all are having
2 takes into account the proposed definitions that we have for dormitories in which they
3 are tied to an academic institution.

4 MR. MANNING: Maybe, going back to high school it's highly unlikely that a high
5 school build a dormitory [inaudible]. That's - you know, if you go to the university,
6 they're trying to get all their students there, obviously they don't, but their policy is to
7 keep freshmen in the dorms that first year and they know that the potential, grades and
8 everything else are better opposed if they aren't on campus.

9 MR. TUTTLE: Mr. Price, I have a question. What is the difference between a
10 dormitory and an apartment building mixed use with a restaurant on the main floor?

11 MR. PRICE: I'm sorry?

12 MR. TUTTLE: What is the difference between a dormitory and an apartment
13 complex that may be mixed use with restaurants on the main floor?

14 MR. PRICE: You say mixed use?

15 MR. TUTTLE: What is the difference – let me try it again, between a dormitory
16 and an apartment building that has restaurants on the first floor?

17 MS. ALMEIDA: Well, all the apartments have cooking facilities. All the
18 apartments have a kitchen; you can't have an apartment complex, an apartment unit by
19 building code without a kitchen.

20 MR. TUTTLE: Okay.

21 MR. PRICE: High density dwelling units.

22 MS. ALMEIDA: And a bathroom.

23 MR. TUTTLE: Okay, so that's the difference between a –

1 MS. ALMEIDA: Kitchen and bath.

2 MR. TUTTLE: - motel and an apartment is they don't have kitchen facilities in
3 each of those rooms.

4 MS. ALMEIDA: That's correct.

5 CHAIRMAN PALMER: What about a dormitory and am assisted living facility?

6 MS. ALMEIDA: Well, you have some of those –

7 MR. PRICE: Continued Care Retirement Community. We use like an NAICS for
8 certain definitions. Continued Care Retirement Community, Assisted Living Facility,
9 establishments primarily engaged in providing a range of residential and personal care
10 services with onsite nursing care facilities for the elderly and other persons who are
11 unable to fully care for themselves and/or the elderly and other persons who do not
12 desire to live independently. Individuals live in a variety of residential settings with
13 meals, housekeeping, social and leisure and other services available to assist residents
14 in daily living.

15 CHAIRMAN PALMER: And I suppose we define elderly by –

16 MS. ALMEIDA: Fifty-five and older. Isn't that AARP, I think?

17 MR. PRICE: We'll look at the, and there is some case we'll look at the standard
18 dictionary meaning of elderly. And then, of course, you know, you want to tie that in
19 with onsite nursing and there are some other definitions that would define assisted
20 living.

21 CHAIRMAN PALMER: I would be okay with throwing a short distance on them
22 and– my personal opinion is on this issue we're making a mountain out of mole hill
23 because we don't have universities and colleges in unincorporated Richland County.

1 And if one wants to come into unincorporated Richland County and build a campus,
2 maybe their dormitories a certain distance, two miles or whatever from the campus and
3 if it becomes an issue, we'll readdress it later, I mean, it's we start getting an influx of
4 universities in unincorporated Richland County, we can address it or something.

5 MR. PRICE: I think the closest that you might come to that and once again,
6 [inaudible], just talking about all the colleges and dorms that we have, take for example,
7 CIU, Columbia International, that campus is within the City of Columbia, however, if they
8 go across the street to where the property is undeveloped at this time, that would be the
9 unincorporated area of Richland County. So, if they came in and said, we want to put a
10 dorm there, which is across the street but it would be within our jurisdiction, you know,
11 they have a couple of choices, they could come through us and whichever that criteria
12 is, would apply or they could ask the City of Columbia for annexation/that's rezoning.

13 CHAIRMAN PALMER: Or they could put it on their current campus.

14 MR. PRICE: Right, and that would have nothing to do with us. But, I'm just
15 potentially they could go across the street.

16 CHAIRMAN PALMER: Yeah. I don't see this [inaudible] for us to [inaudible].

17 MR. WESTBROOK: Mr. Chairman, we seem to have a lot of issues here and we
18 don't seem to be addressing each one. Number one, I really don't see a distance from
19 the campus being a problem. If I build a dorm 20 miles away from the campus, it would
20 be the school's responsibility to get the students there. I would like to know what's the
21 problem with seven miles, five miles or three miles?

22 MR. BROWN: Mr. Chairman, I think that the issue is the impact on the
23 neighborhoods themselves and the subdivisions. The residential areas, that's the issue.

1 Whether dormitories away from the school campus in effect and seven miles from the
2 school campus in a neighborhood can have a detrimental impact upon those
3 neighborhoods, their property values and the interest of those communities, that's I
4 think the principle issue. It's gotten through all the rest of it and so I think the problem
5 for us is, the University of South Carolina for example, yes, they've got residential units
6 but if you take a look at the distance from the campus, they're right at the campus for all
7 intents and purposes. They're not all over the county, they're within the beltway itself,
8 they're within walking distance of the campus. In the instance what we're dealing with
9 here is a institution who wants to go at least, how many mile is it? Is it seven?

10 MR. WESTBROOK: I believe it's seven.

11 CHAIRMAN PALMER: Probably, right at seven.

12 MR. BROWN: Seven miles from the campus into a residential area where the
13 community itself, the residents themselves have come to us and basically said, they
14 have been there, they're asking for this, they've not only not discussed it with us, but
15 we've seen the detrimental impact. So this does not come again, the discussion was to
16 limit it to one mile. That's basically what it comes down to.

17 CHAIRMAN PALMER: And I think what both the real difference is is that when
18 you have hotel, if you have a multi-family 16 units per acre, that's one thing, but when
19 you have an unlimited number of residents who live there on a daily basis and who are
20 away from the activities of the university, and once they are back on site, it's a large
21 number of people living in one area that aren't by the campus activities, facilities, once
22 you're 20 miles away say, you're not going back to campus for a community meeting or
23 a fraternity meeting or whatever. I mean, it's living there on a permanent basis not on a

1 transient basis, on a permanent basis putting a lot of people into one area that we don't
2 allow; the most we allow is 16 per acre. But this would allow a lot more than 16 people
3 per acre.

4 MR. WESTBROOK: I hear your statement. Then let's handle the situation. We
5 can talk about it all night. We have to do something about it.

6 CHAIRMAN PALMER: Well, we can't do anything today about it; we're just here
7 to talk about it.

8 MR. WESTBROOK: Well, I don't think we need to talk about it for the rest of the
9 meeting.

10 CHAIRMAN PALMER: Well, that's what the meeting's about.

11 MR. PRICE: Mr. Chair, Brenda Carter and Betty – one of the things that they did
12 to kind of assist you on what we're looking at the distances was they took the colleges
13 the universities within I guess the City of Columbia, but in Richland County, what they
14 have shown the different radius it to show you what – I think it can be within a half a
15 mile, two miles and seven miles; whatever, to kind of show you what they would
16 encompass from the campus when you take that into perspective. This is Benedict
17 going out to seven miles. USC, a half a mile [inaudible] in this general area. [Inaudible]
18 hills all –

19 CHAIRMAN PALMER: Go back to the half mile from the University; and the two
20 mile?

21 MR. PRICE: You're looking at, that's almost to Fort Jackson and Colonial Drive.

22 CHAIRMAN PALMER: And how do you measure that? It's obviously not two
23 miles from the furthest point.

1 MS. ETHERIDGE: It's a buffer around the parcels that you see highlighted.

2 MR. PRICE: Campuses and stuff.

3 CHAIRMAN PALMER: And where's the stadium at on that one? I can't see it
4 from here.

5 MS. ETHERIDGE: This is Rosewood.

6 MR. PRICE: Come down, you see right there. Cause that's the city right?

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

8 MR. PRICE: So, it would be right there near the edge of the city.

9 MR. PRICE: Is that not part of the campus?

10 MS. ETHERIDGE: Just the red. Williams-Brice Stadium is not on campus.

11 MR. BROWN: I can't hear you, I'm sorry.

12 MS. ETHERIDGE: Williams-Brice Stadium is not the campus of USC.

13 MR. BROWN: That's part of the campus, is it not?

14 CHAIRMAN PALMER: It's owned by the University. It's not controlled by
15 campus police? I know I've seen a couple of my buddies get taken out by campus
16 police.

17 MR. PRICE: During games?

18 CHAIRMAN PALMER: Yeah.

19 MR. PRICE: Y'all are wild boys. Now, I just, I don't think that that's, I think they
20 offer the service there but, it's not part of the main campus.

21 CHAIRMAN PALMER: Is it privately held?

22 MR. PRICE: We could pull it up.

23 CHAIRMAN PALMER: It's owned by the University.

1 MR. PRICE: I think you have to be careful if you start getting into ownership, I
2 mean, if USC bought a, you know, had a parcel near Fort Jackson are we now saying,
3 okay, well that's part of the primary campus?

4 CHAIRMAN PALMER: Well, how do you say where the campus is?

5 MS. ALMEIDA: Where the dining halls are, where most of the classroom
6 facilities are –

7 MR. PRICE: Residential, the dorms.

8 MS. ALMEIDA: - yeah, I mean, that's your basic area.

9 MR. BROWN: Mr. Chairman, the training facilities for the football team, the new
10 baseball field, all of that owned by the University of South Carolina is all part of the
11 University of South Carolina. Those kids that play on those teams get grades. So, as a
12 result, that's like being in a classroom and it's the same thing with respect to where all
13 those, even on Rosewood, where all that's all part of the campus.

14 MS. MCDANIEL: But I think there's a distinction between the campus and the
15 primary campus.

16 MR. BROWN: What - campus is campus. It's all right there together.

17 CHAIRMAN PALMER: I guess what we're saying is campus has to be all
18 contiguous and it can't be any, I mean, is that right? Cause now, we start going
19 distances from campus, you've got to define what a campus is.

20 MS. ALMEIDA: Well, because I mean, you could have an equestrian team and
21 obviously if you're going to house horses, you're not going to house them in certain
22 areas of the city and, I mean, you have Universities that have that and, I mean, you
23 have agricultural schools that have farming and pigs and they do veterinarian research

1 so you're not going to have that in necessarily that – I mean, you have to take
2 everything in context.

3 MR. BROWN: But in the City of Columbia, University of South Carolina is in the
4 City of Columbia, is that right?

5 MS. ALMEIDA: That's correct.

6 MR. BROWN: Do they own the property that they're on?

7 MS. ALMEIDA: I wouldn't know that.

8 MR. TUTTLE: It depends on which building or which parcel you're talking about.

9 MS. ALMEIDA: Yeah, we wouldn't be able to get that.

10 MR. PRICE: The information that you have there, that was supplied by USC as
11 what their campus was. That came from USC.

12 CHAIRMAN PALMER: Well, they have Staff at the stadium, that's where the
13 football coaches office is, I mean, all I'm saying is if we start going by distances from
14 campus, you've got to define how you define the campus.

15 MR. PRICE: Okay, well that may be something we need to do. But this just
16 gives you a good general idea.

17 MS. ALMEIDA: Right. Well, actually in the definition of the ordinance, it says, the
18 primary campus. So, but yes, we'd have to define the primary campus.

19 MR. BROWN: What – I mean, are you saying that the athletic program which is
20 the largest part of the University of South Carolina is not primary?

21 MR. PRICE: I wouldn't consider it to be part of the academic part of the school,
22 but once again, we can get that clarified. I mean, we can debate that, but clearly, I
23 mean, if anything that's up for debate, we can define. But this just kind of gives you a

1 general idea if you look at where the primary academic institutions are, the dormitories,
2 you know, the regular students what they use, that's the campus.

3 MR. TUTTLE: Still need to define it.

4 MR. MANNING: You really do need to define that because the property where
5 the State Farmers' Market was will become an area for dormitories to be built on.

6 MR. PRICE: Right.

7 MR. BROWN: The USC School of Medicine, is out at the Veterans' Hospital –

8 MR. PRICE: Garners Ferry.

9 MR. BROWN: Okay, is that part of the campus?

10 MS. ALMEIDA: I think that's the campus of medicine, I mean.

11 MR. PRICE: I'd say no.

12 MS. ALMEIDA: You have universities that have various campuses.

13 MR. BROWN: No, I'm not talking about universities, I'm saying –

14 MS. ALMEIDA: No, you have –

15 MR. BROWN: - the University of South Carolina cause we're dealing with
16 Richland County and the City of Columbia.

17 MS. ALMEIDA: But what happens is many times when a university is growing in
18 that direction where they have a medical school, a veterinarian school, and there are
19 such universities, you will have different campuses that will focus on those different
20 studies, engineering campus, medical campus, it's not unheard of.

21 CHAIRMAN PALMER: Okay, we know that's an issue –

22 MS. ALMEIDA: Yes.

1 CHAIRMAN PALMER: And primary campus has to be defined. We'll define
2 what a campus is. And the next issue I guess on the table is going to be the distance.
3 Do we think that, the two things that I've heard so far is that possibly have certain
4 requirements for one distance, for a shorter distance and more requirements for a
5 longer distance or just only allow them in a certain distance? I mean, what do people
6 think? Do you think we should have two different standards; closer than further?

7 MR. TUTTLE: Potentially, I think you could have a problem if you had a donor
8 who wanted to give land to their university and the university was financial struggling
9 and they had a free parcel that may be 6.8 miles or 7.2 miles and they did everything
10 right and there could be no problems with the adjoining properties and so forth. To
11 pigeon hole them to where they couldn't go and use that property; it would be tough on
12 somebody wouldn't it?

13 MR. BROWN: Well, the university, the college under discussion had a piece of
14 property very valuable on waterfront in Beaufort; that's 150 miles from here.

15 MR. TUTTLE: Yeah, I'm sorry, I was under the impression that we were talking
16 about an ordinance, I didn't know we were talking about a specific example.

17 MR. BROWN: No, I understand what you're saying. But I'm just saying if, you
18 know, you talk about people donating, you have people donating property all the time to
19 colleges and universities all over the place and all over the nation. And they either sell
20 that property or they use that property.

21 MR. TUTTLE: Right.

22 MR. BROWN: But here we're talking about dormitories.

23 MR. TUTTLE: Right – but, well okay.

1 MR. BROWN: You know, special purposes [inaudible].

2 MR. TUTTLE: Well back to your – well, alright we're good.

3 MR. MANNING: Mr. Chairman, I mean, you offered us two things we've got to
4 think about.

5 CHAIRMAN PALMER: Right.

6 MR. MANNING: One, does the distance remain the same, does it change to
7 some degree or do we deal with special exception? You know, and I guess the
8 Commission's got to come to some consensus on that so why don't we just take that
9 and just –

10 CHAIRMAN PALMER: Right.

11 MR. MANNING: I personally am in favor of a limited distance because I think the
12 further you move students out, the more problems you're going to have educationally,
13 the neighborhoods, so on and so forth. So, I think that the criteria should be very
14 stringent. I mean, educators will tell you, they need their students as close as possible.
15 If you want to move children a long distance, you've transportation issues, you've got
16 public safety issues so I –

17 CHAIRMAN PALMER: Congestion.

18 MR. MANNING: I'm in favor of a shorter distance and –

19 CHAIRMAN PALMER: I would agree with that and the only way I'd be in favor of
20 it even being allowed in a larger [inaudible] area would be if we limited the number of
21 students per dormitory. Not give them an unlimited – I mean, if they got a, you know, a
22 100 piece of land, they could put 2,000 students on it or something. That could be –
23 and that's the only problem I have with it, is we don't limit the number of students that

1 are on a site. It's really unlimited. So, even if we did that, I would still like to see a limit.
2 I mean, we limit the size of the homes; we limit the size of the number of units per acre.
3 I mean, we limit the square footage you can put on a site, I mean, if you've a one acre
4 piece of commercial property, there's a certain amount of square footage you can put
5 on it because of the limitation of the setbacks and whatnot and the height restriction.
6 So, I mean, for us not to limit the number of students you can put in a dorm seems
7 crazy to me. But I guess what you're saying is its limited by the fire marshal. We don't
8 know what those are; or by the building code.

9 MR. PRICE: Well, I think it's going to be limited by what they propose, on the
10 acreage, the type of development.

11 CHAIRMAN PALMER: You go something to say to me?

12 MR. GILCHRIST: No, I think I was going to say exactly what you're saying that if
13 in fact we're going to expand the distance, then we need to have some requirements in
14 terms of how many lots can be on that particular site. And the other thing that I was just
15 thinking about and I know we're talking about dormitories, but if someone wanted to
16 donate land for purposes of what, just, I want to donate land to the University of South
17 Carolina, can we limit what can be place on that land at a specific distance? I mean,
18 that's something we can at least have some conversation to think about. And I know
19 we're talking about dorms, but if we wanted to allow for some donor to do something of
20 that nature but I, you know, we can talk about it.

21 CHAIRMAN PALMER: I'm okay with specifically limiting to a certain distance,
22 two miles, three miles whatever. And I really believe that if it's a dorm that's owned by
23 the university, it needs to be, although it may be a long walk, but it needs to be within

1 walking distance if someone needs to get to campus, they can get to campus without
2 the help of the university. Because the shuttles or whatever may not run or whatever,
3 but if somebody needed to they could get to campus to get to class that needs to be -
4 dormitories owned by the university need to be within walking distance. I know it's a
5 long walk because I have friends that lived in Bates Hall and it was a long walk to the
6 business school but they could do it, they had to leave early but it's long walk.

7 MR. PRICE: What was that distance?

8 CHAIRMAN PALMER: It's a long walk. It's a good 30 minutes. Bates House to
9 the business college?

10 MR. PRICE: I don't know, I was just asking.

11 CHAIRMAN PALMER: So, I think that you know, two miles two and a half miles
12 from the campus. I mean –

13 MS. MCDANIEL: Personally, I wouldn't want this to get more than one mile.

14 CHAIRMAN PALMER: Well, that's fine.

15 MS. MCDANIEL: But I could live with two.

16 CHAIRMAN PALMER: I mean, you can walk two miles, I mean, if you really had
17 to.

18 MS. MCDANIEL: You can.

19 MR. WESTBROOK: Yeah, you can walk three.

20 MR. TUTTLE: Guys, when you start talking about being in an urban core and
21 limiting yourself to properties within a half mile of a particular campus, you're so
22 restricting the university's ability to be able to do something economical. Not to mention
23 that everybody in that radius knows if they can't go across the street and buy a piece of

1 property, I just – if you're going to restrict it, I would just use a little bit of discretion to
2 make sure you get an opportunity to get the appropriate land [inaudible].

3 CHAIRMAN PALMER: We're not in an urban setting, we're in the unincorporated.
4 City of Columbia has their own, you can go anywhere in the city and do what you want
5 to do under their guidelines.

6 MR. TUTTLE: Well – okay. The stuff on Bluff Road is less than two miles from
7 the campus. Much of that's not in the city.

8 MR. MANNING: But most of those were developed as single family residence
9 [inaudible] or apartments that were not affiliated with the University that was a private
10 developer coming under a specific zoning classification, limited to so many units per
11 acre and they provided the transportation themselves. The University didn't do that,
12 although I would prefer to have students within walking distance, if that was allowable
13 under –

14 MR. TUTTLE: Yeah, but back to Ms. Almeida's point, I mean, you could certainly
15 require as a special exception once you get past X, you have to provide transportation
16 as rule.

17 CHAIRMAN PALMER: But those aren't dorms.

18 MR. TUTTLE: But my point is that the University – if we were sitting here and the
19 University came to said they wanted to build a dorm on Bluff Road, I doubt we'd have
20 anybody object to that.

21 MR. BROWN: Yes, they would.

22 MR. TUTTLE: Under what basis?

1 MR. BROWN: I would base it again on the distance itself and they would own it.
2 Whereas this is not.

3 MR. MANNING: And that would be okay. I mean, but I guess if a college came
4 to us and said, you know, we want to locate a campus here to have research and
5 development and student housing here and did it with a PUD that laid out all the criteria
6 that we're concerned about putting in an ordinance, I wouldn't have a problem with it, if
7 it was acceptable even. I mean, you know, obviously somebody might not agree with
8 the criteria but –

9 MR. BROWN: Plus they're not going to put it south of that beltway.

10 MR. MANNING: [Inaudible] It doesn't have to be –

11 CHAIRMAN PALMER: I think one thing we're missing is that dorms are different
12 than private. When you take a look at this stuff of Bluff Road, parents and students get
13 to look at that and say, okay we know what we got to do to get our child to campus, and
14 it doesn't have to be a student who lives there. A 30 year old man can live there that
15 doesn't go to the University; he just wants to be with college kids, which you know,
16 whatever. [laughter] But, when you're talking about dorms, a student applies to the
17 University and they assign them a dorm. You know, they may not be assigned to the
18 one they want to be assigned to; they're assigned seven miles away from campus,
19 that's completely different than you making an independent decision to live seven miles
20 away from campus. The dorms are different than when you know all the facts going in
21 up front and when it's owned by the University and they – it's completely different than
22 what's going on out at the University. And if the University wanted to put a dorm seven

1 miles away, yeah, I'd have a problem with them doing that, just a complete isolated
2 dorm.

3 MR. WESTBROOK: What if they wanted to put class rooms seven miles away?

4 CHAIRMAN PALMER: Yeah, like for example with MUSC, and if they wanted to
5 put a dorm that the students from MUSC lived in that dorm, that's fine. And that's where
6 they went to school at, I have no problem with that.

7 MR. TUTTLE: Well, and I'll be quiet after this but just if we follow your logic
8 about the distance from students to the classroom, then all of our primary education,
9 middle schoolers and high schoolers should all live within two miles of the school. They
10 shouldn't get on a bus everyday and have to come to school.

11 CHAIRMAN PALMER: No, that's different.

12 MR. WESTBROOK: And they're required to.

13 MR. TUTTLE: So, I mean, you know, I get both sides of this argument but I
14 mean, so say that you can't have a well managed facility three miles from campus that
15 works in conjunction with a particular neighborhood because children can't walk to
16 campus, I just – something breaks down in my head with logic. But I mean, [inaudible].

17 CHAIRMAN PALMER: One's mandated and one's not. Primary education's
18 mandated. Secondary is –

19 MR. BROWN: Not only that but those students are under the supervision of their
20 parents and their parents are liable for those children.

21 MR. TUTTLE: I just –

22 MR. BROWN: In a dorm in the college, the college should be, the question is are
23 they? Because at 18 they're pretty well emancipated.

1 MR. GILCHRIST: Are we locked into the whole discussion about whether or not
2 seven miles from a certain, from a college has to be a dorm or can it be some other
3 educational whatever? Just cause, cause –

4 MS. ALMEIDA: I believe dorm.

5 MR. WESTBROOK: Dorm, okay. Alright.

6 CHAIRMAN PALMER: It's my personal opinion but I don't, you know, I'm not –
7 [Inaudible discussion]

8 CHAIRMAN PALMER: But we've just got to give direction on –

9 MR. TUTTLE: Let's throw something out and we'll worry –

10 MR. GILCHRIST: That's the other point that we need to have some discussion
11 about, where's the seven miles coming from?

12 CHAIRMAN PALMER: It's an arbitrary number.

13 MR. BROWN: But it maybe it's only 3.5.

14 MR. MANNING: I think it would be the distance from the Benedict Campus to
15 that site is seven miles.

16 MR. PRICE: That – I mean, it's just out – that number was because we all know
17 why the ordinance was originally designed and so that mileage would stretch up to –

18 CHAIRMAN PALMER: Right past the beltway.

19 MR. PRICE: Horseshoe.

20 MR. WESTBROOK: Now, we can talk about the project.

21 CHAIRMAN PALMER: I'm okay with two miles. The dorm has to be within two
22 miles of the main campus and we need to define campus.

1 MR. WESTBROOK: We can't talk about the project but we can talk about it
2 being seven miles from the project? How much sense does that make? Gosh!

3 MR. MANNING: The existing ordinance is what?

4 MS. MCDANIEL: Half.

5 MR. MANNING: Half mile.

6 MR. TUTTLE: Except in RMHD, you can have it any –

7 MS. MCDANIEL: Right.

8 MS. ALMEIDA: Right.

9 MR. TUTTLE: - where in unincorporated county.

10 MS. MCDANIEL: Exactly, exactly. That's right.

11 MR. TUTTLE: Any size you want, with no further requirements.

12 MS. MCDANIEL: That's right, that's right.

13 MR. WESTBROOK: Let's talk about the project.

14 CHAIRMAN PALMER: I'm putting out two miles. That it's permitted within two
15 miles of the main campus and we need to define campus. I mean, what's the thoughts
16 on that?

17 MR. MANNING: Mr. Chairman, I say that's fine, but I have no reason to offer
18 anything else up because I don't have the where-with-all to know the ramifications of the
19 project. That's what I'm talking about. [laughter]

20 CHAIRMAN PALMER: I'm looking at dormitories as it applies to the county.

21 MR. MANNING: So, I would say that would make sense that they could locate
22 within two miles.

1 MR. GILCHRIST: Well, Mr. Chairman, since I don't have a lot of knowledge
2 about the project, I have to agree with you.

3 CHAIRMAN PALMER: I'm not looking at any specific college, any specific
4 university; I'm looking at it on a general basis. That if what I personally think, and I am
5 not an expert in this, it's crazy that they ask a board of nine people to tell them where
6 dormitories should be in the county, cause none of us work for any university, but all
7 that being aside, I personally think that two miles from the campus is plenty distance for
8 students who are at an educational facility and are there to get an education, stay away
9 from campus that's sponsored by the university. That when parents send their children
10 away to college, they don't expect them to live 10 miles off campus and to be
11 completely isolated from campus once they get home. And to be taken away from any
12 activities that go on, on campus or to be 10 miles away from them and it would be a
13 hardship to get back and forth to them. I just don't see that as what the college
14 experience is about for on campus dormitories, for dorms owned by the university. I
15 don't see that. My personal opinion is two miles is plenty distance and if somebody
16 wants to build a private something and it's not owned by the University, they're free to
17 do that like they do for the University, people do it all over the country. But something
18 that's a dormitory from the university, in my opinion, two miles is fine. Now, that might
19 be too small, too big; what's some thoughts, we got to get something moving on this
20 thing [inaudible].

21 MR. GILCHRIST: Do we have to vote on something or how do we handle that?

22 CHAIRMAN PALMER: We need to give them instruction as to what to kind of
23 bring back to us.

1 MR. TUTTLE: With all due respect, I don't think you want to get into ownership, I
2 think that's just going to create a –

3 CHAIRMAN PALMER: No, no, I'm just saying –

4 MR. TUTTLE: - somebody's just going to come in and do the same thing and –

5 CHAIRMAN PALMER: I'm not saying ownership, I'm saying from the campus.

6 MR. TUTTLE: [Inaudible] and be done with it.

7 MR. MANNING: I agree with you.

8 CHAIRMAN PALMER: I know, I'm not saying that its ownership, I'm saying that
9 a dormitory –

10 MR. MANNING: A dormitory.

11 CHAIRMAN PALMER: It doesn't need to be more than two miles from the
12 campus.

13 MR. MANNING: Well, I agree with you.

14 MS. MCDANIEL: And that would apply regardless of whether it's permitted
15 outright or by special exception?

16 CHAIRMAN PALMER: Correct.

17 MS. MCDANIEL: I agree with that.

18 MR. WESTBROOK: I don't.

19 MR. GILCHRIST: I'm inclined to agree with that too.

20 MS. MCDANIEL: You don't?

21 MR. WESTBROOK: No.

22 MS. MCDANIEL: Why not, what would you want?

1 MR. WESTBROOK: I think they have a right, an institution has a right to buy or
2 build a dormitory, forget about distance, that's not my only concern. I'm not concerned
3 with whether it's two miles or seven miles, I think it's the school's responsibility to get
4 their students to the classroom or to the school and I don't believe a thriving school
5 would make an offer on a piece of property to say that we're going to have a dormitory
6 here, and not consider how they're going to get the kids there. And kids have a right of
7 refusal also, if they don't want to live there, they don't have to.

8 CHAIRMAN PALMER: I don't know that that's so true.

9 MS. MCDANIEL: Yeah, when it comes to dormitories, they may not have that
10 right of refusal, they may not be able to afford living in an off-campus apartment and a
11 dormitory would be their only option.

12 CHAIRMAN PALMER: Or just not go to the university.

13 MR. WESTBROOK: Well, again, they have an option, a right of refusal.

14 CHAIRMAN PALMER: Right. I just -

15 MR. WESTBROOK: I don't want to live over on this side, I don't live.

16 CHAIRMAN PALMER: I think that's an extreme option, I guess, just not to go the
17 university but I think the people have certain expectations that when they go to a college
18 and the dorms are within the proximity of the college, not that the college, not that the
19 dorms are 10, 20, 30 miles away. Just because there's a shuttle that's going there at
20 8:00 o'clock in the morning and it goes back at 10:00 o'clock at night, yeah you have the
21 ability to get the students back and forth, but it's not reasonable. It's not reasonable and
22 in what the expectations are for a university of college.

23 MR. WESTBROOK: Are we on the University's trustee board?

1 CHAIRMAN PALMER: No.

2 MR. WESTBROOK: We're not. That's what I figured, so, I think that's a decision
3 they can make. But –

4 CHAIRMAN PALMER: They can as long as they abide by the county's zoning
5 ordinance.

6 MR. WESTBROOK: But we're telling this school where they can build and where
7 they can't build.

8 CHAIRMAN PALMER: We tell people that all the time.

9 MS. MCDANIEL: We tell everybody that.

10 MR. WESTBROOK: I know. It's still an issue. That's all –

11 MS. ALMEIDA: Do you want to take an informal vote? Consensus?

12 MS. LINDER: If you could take an informal vote, I can see if there's a
13 consensus; if there's a consensus -

14 MS. ALMEIDA: We could move on.

15 MS. LINDER: - we could draft the ordinance that way.

16 MR. TUTTLE: Yeah, I just want to get clarity though. How does that relate to
17 RMHD? Are we going to change the rules as they apply to that?

18 CHAIRMAN PALMER: I think we should.

19 MR. MANNING: I think we should vote.

20 CHAIRMAN PALMER: I think we should. I think that it should be, you should not
21 put a dormitory more than two miles away from the campus. That's just my personal
22 opinion.

23 MR. WESTBROOK: And it's just my personal opinion, it can go seven.

1 CHAIRMAN PALMER: What are y'all thinking? I'm going to put my hand up for
2 two miles?

3 MS. ALMEIDA: For two miles? One, two, three, four, five.

4 CHAIRMAN PALMER: Further than two miles?

5 MS. ALMEIDA: Okay, so the two miles. We have a consensus of two miles.

6 CHAIRMAN PALMER: No matter what zoning district?

7 MS. ALMEIDA: No matter what zoning district.

8 MS. LINDER: Are you looking at making the RMHD either a special exception or
9 special requirements? Are you moving these to special exceptions, with the same
10 standards?

11 CHAIRMAN PALMER: I think we can take a look at special requirements within
12 two miles and have then we can have a discussion about what zoning classifications to
13 allow them at. I think we'd like to see, I would like to see some recommendations from
14 the Staff as to what those special requirements may be now that we know we're looking
15 at maybe a two mile distance. What they feel like those should be.

16 MR. TUTTLE: I just want to be clear, so we're going to have no more by rights, if
17 the university wants to build a half mile from their main campus –

18 CHAIRMAN PALMER: No, I think –

19 MR. TUTTLE: - or a 100 yards, and there's a piece of RMHD, you're still saying
20 that they have to do this special requirement?

21 CHAIRMAN PALMER: There should be some requirements for a dorm. So, but
22 it's still by right but you just have to do special, or just a couple steps you got to do but.

23 MR. TUTTLE: Okay.

1 CHAIRMAN PALMER: I mean, it's just like building any other facility, I mean, if
2 you're building a, you know, we have a lot of stuff that has to have special requirements.
3 You know, for example, tattoo parlors got to be 1,000 yards away from a church. That's
4 just a special requirement.

5 MR. GILCHRIST: What's the process from this point on, now Mr. Chairman?

6 MS. LINDER: Well, I think we still need some guidance on some other issues.

7 CHAIRMAN PALMER: I think they should be outright permitted with special
8 requirements in GC and –

9 MS. LINDER: They're not outright permitted if they have special exceptions or
10 special requirements.

11 CHAIRMAN PALMER: But they should be a special requirement in General
12 Commercial and a special exception in RMHD, that's my personal opinion.

13 MR. PRICE: Also, the OI district also?

14 MR. MANNING: I think it ought to include OI.

15 MR. PRICE: OI should also be a special requirement?

16 CHAIRMAN PALMER: I don't have any problem with that.

17 MR. PRICE: Just taking what –

18 MR. MANNING: Mr. Chairman, what are the differences between General
19 Commercial and RMHD?

20 CHAIRMAN PALMER: I think one is because you're dealing with something that
21 we use as a buffer. RMHD is used as a buffer between commercial land and single
22 family detached land. And you're starting to get really close to the single family
23 detached and typically you don't see General Commercial about up to an RSLD. But we

1 do see RMHD abutted to RSLD, so I think that's where we need to start having the
2 public hearing and meeting other requirements because we used that as a buffer zoning
3 from the heavy commercial areas that we're talking about.

4 MR. MANNING: Okay.

5 CHAIRMAN PALMER: That's just my theory.

6 MR. MANNING: Would – going back to Mr. Tuttle's point about two miles and if
7 you've got something three miles out and it was planned properly it may have other
8 facilities other than just dorms upon it, what about the PDD?

9 MR. PRICE: Not a mixed use. The PDD cannot be applied because it's not a
10 mixed use.

11 MR. MANNING: Well, it could have a mixed use in it.

12 CHAIRMAN PALMER: You could have a dorm and an educational facility, and a
13 classroom.

14 MS. MCDANIEL: Would those all still be considered the same school use?

15 MR. PRICE: It would seem like the dorms would then be a more of an accessory
16 for the school.

17 MR. TUTTLE: But I believe, if I'm not mistaken, that the Allen University
18 dormitories had a PDD.

19 MR. PRICE: Right. Under the City of Columbia.

20 MR. TUTTLE: Right.

21 MR. PRICE: And, different.

22 MR. TUTTLE: So, they don't requirement a mixed used component on there?

1 MR. PRICE: Well, I'm sure at that time, I believe that state law now requires that
2 it should be a mixed use but during that time, they may have [inaudible]. Alright, so this
3 question's going to come up, just for me. And I know someone's going to ask this
4 question: why two miles?

5 CHAIRMAN PALMER: It's a reasonable distance that if a student wanted to get
6 back to campus on their own, they could; in my opinion.

7 MS. MCDANIEL: I think it's a compromise between walkability and giving the
8 school more area to work with.

9 MR. BROWN: It's also a safety and security issue.

10 MR. PRICE: We don't - this is one instance, has you know, kind of created this.
11 We, the half mile we had previously wasn't a big issue. You're looking at one instance,
12 a half mile, two miles so right now if it doesn't go seven, it really doesn't help out anyone
13 else. I mean, I guess that's kind of my question. We're going from half a mile, let's say
14 two miles, normally these, usually when, you know, when a text amendment is
15 proposed to you, it's usually something from Staff, we've noticed, you know, a trend,
16 issues have been coming up that we feel, our Code doesn't address that, so we
17 probably should. This is one where I know there's a certain situation that occurred,
18 which is kind of like going from a half mile to two miles, I just –

19 CHAIRMAN PALMER: What was the reason for the half mile?

20 MR. MANNING: Well, you know, Mr. Price, the Council came back to us with
21 seven and we asked the question, how'd you come with seven?

22 MR. GILCHRIST: Exactly.

1 MR. MANNING: And so, now you're asking us how we came up with two, and
2 you got a response.

3 MR. PRICE: Okay, I was just asking.

4 MR. MANNING: You know, it seemed like someone thought we needed to
5 address this issue –

6 MR. PRICE: Um-hum (affirmative).

7 MR. MANNING: - and we're here today having a work session addressing it and
8 so I think the response was legitimate.

9 MR. PRICE: That's just – pointing out.

10 CHAIRMAN PALMER: Okay, so we're going to look at a two mile distance and
11 we're going to take a look at what areas, I think it's still open for discussion, I think the
12 three areas right now that are on the table are General Commercial, OI and RMHD to
13 allow these in and if you allow them in these certain districts, what does Staff
14 recommend those requirements be in those in different districts? I know that there's
15 been things thrown out like security, fencing, lighting, landscaping, buffering, you know,
16 those kind of things. Do we want to get into parking? Is that an issue that –

17 MR. MANNING: I think you have to have the necessary parking –

18 CHAIRMAN PALMER: We're [inaudible] two miles then.

19 MR. MANNING: Well, I know but you look at – they're still going to have to park
20 and you've got to have some requirement they meet either per square feet or so many
21 units or something, you know, in this other situation that we're really not addressing
22 today, we don't know how many parking spaces were on that site. I mean, what if

1 you've got four students per room, and they all showed up with car? Not enough
2 spaces. I think you've got to have that kind of –

3 MR. BROWN: But Mr. Chairman if the two mile radius, rule becomes the
4 ordinance, it won't matter how many parking spaces [inaudible]. The two miles, if you
5 go with the two miles, how many parking spaces really would not matter because
6 whatever they do would have to be within the range of campus and they have to have
7 so much parking now, no matter which institution of higher learning you're talking about.

8 MS. MCDANIEL: Isn't there usually like with on campus dormitories, isn't there,
9 is there parking, isn't it normally sort of like a general parking lot somewhere away from
10 the dormitory?

11 MR. TUTTLE: But they're still allocating on some basis per student.

12 MS. ALMEIDA: Yeah, um-hum (affirmative). It doesn't have to be right by the –

13 MR. TUTTLE: I mean, if you go to any of the national parking stuff, they've
14 studied colleges and like I said before, it's anywhere from a half a space per student to
15 almost two, well, a space per student, depending on -

16 CHAIRMAN PALMER: I think since it's a certain – it is within two miles, I mean,
17 you know, I think that we should do with the higher of the two because there would be a
18 greater desire to drive that two miles as opposed to walk it.

19 MS. MCDANIEL: Well, if somebody's already, if there is some institution that's
20 already figured out what the parking requirements would be based on certain criteria,
21 maybe Staff could just look at that guidance document and tell us what would be
22 recommended.

1 MR. TUTTLE: Yeah, and what was done with my limited experience over here is
2 they took the overall parking of the entire campus then allocated based on Code to each
3 building and then they showed how many spaces they had. For instance, in the Food
4 Lion parking lot that the dormitory students could use because they actually none of the
5 students could even park at the dormitory, they have to park in the ancillary parking lot.

6 MS. MCDANIEL: Uh-huh (affirmative). Right.

7 MR. TUTTLE: So, I think that's important, I mean, I don't know how you could
8 figure out what size building you could put if you didn't –

9 MR. MANNING: You know, we're not addressing public and private and we're
10 assuming for a minute this is a university allocating so much parking across their
11 campuses and building the garages, but what if a private developer comes in and builds
12 a dormitory?

13 MR. BROWN: But isn't it also true that all of the facilities we're talking about are
14 in the city limits of Columbia? So the City of Columbia basically governs all of that. Is
15 that not true?

16 MR. TUTTLE: Well, certainly on any property located in the city, the city would
17 have jurisdiction. But what we're addressing is the fingers and maybe outside for
18 instance, I'm involved with a piece of property that's adjacent to the medical college
19 that's a donut hole for the county.

20 MR. BROWN: Okay, no I understand that. I understand that. But in this case,
21 looking at Richland County and looking at the City of Columbia, you look at the
22 campuses as they're structured here. You're talking about two miles from that campus,
23 right?

1 MR. TUTTLE: Right.

2 MR. BROWN: Alright, so, if you're talking about two miles from that campus, all
3 of it's within the City of Columbia. It is not outside the City of Columbia.

4 MS. MCDANIEL: That's not necessarily so.

5 CHAIRMAN PALMER: Well, you can look at that map right there and it will tell
6 you how much we would actually be determining what goes on. All the stuff that's not
7 grey that's inside one of those circles, is within the two miles of a college.

8 MR. BROWN: Okay.

9 CHAIRMAN PALMER: So –

10 MR. TUTTLE: So, clearly based upon that exhibit that there're plenty of
11 occasions where this could come up and in an unincorporated part of Richland County
12 versus the city having jurisdiction.

13 MR. BROWN: Building, you're talking about building garages and/or parking
14 spaces?

15 MR. TUTTLE: Yeah, they could be surface parking spaces on the parcel, but
16 yeah.

17 MR. BROWN: Okay, alright.

18 CHAIRMAN PALMER: So, parking needs to be addressed. I think
19 recommendations for Staff as far as that's concerned, and I'd also like to see if anybody
20 else limits the number of students per acre, to the site. Is any other unincorporated
21 area, you know, do that? Where you can actually have a limit of how many students are
22 on site. If you have a five acre site, you can have this amount of dormitories, if you
23 have a 10 acre site, you can have this many.

1 MR. TUTTLE: Yeah, I mean, don't you think there's a certain efficiency
2 associated with a dormitory by getting a disproportionate number of students on a piece
3 of property than you could have to conventional zoning? Isn't that kind of what the
4 dormitory concept is about?

5 CHAIRMAN PALMER: I'm not saying the number shouldn't be higher, I'm just
6 saying that there should be some sort of limit that the community knows about.

7 MR. TUTTLE: I mean, I'm just saying that's a product of the parking –

8 CHAIRMAN PALMER: Yeah.

9 MR. TUTTLE: - and the buffers –

10 CHAIRMAN PALMER: Yeah.

11 MR. TUTTLE: - and the height limitations. I mean, that's going to finitely
12 determine what you could have. Right?

13 MR. MANNING: It should.

14 CHAIRMAN PALMER: Well, you have special exceptions you can go up higher
15 than – for example, in RMHD, you can go up 10 stories, you can go up 20 stories.

16 MR. TUTTLE: Right, but you'd have to off-set the parking somewhere, so you'd
17 have to, you know, in theory, you'd have to build a garage adjacent –

18 CHAIRMAN PALMER: Underneath it.

19 MR. TUTTLE: - or underneath it or something.

20 CHAIRMAN PALMER: Yeah, but I'm just saying, I mean, that's something that
21 somebody could build.

1 MR. TUTTLE: And in theory, I mean, I'm not trying to delay this but in theory,
2 why would you be opposed to a south tower in an appropriate spot that was zoned
3 appropriate, why couldn't you build another south tower?

4 CHAIRMAN PALMER: Well, it's according to where you're going to allow to be
5 at.

6 MR. TUTTLE: Well, it's going to be anywhere that you have these zoning within
7 two miles.

8 CHAIRMAN PALMER: Well, that's what I'm saying; I don't think that a south
9 tower would be appropriate in RMHD zoned piece of property.

10 MR. MANNING: That would be, as you suggested, special exception, maybe
11 you don't have that.

12 MR. TUTTLE: Alright, but I mean, on GC, if you allow it in GC, you'd have to
13 allow the height, right?

14 CHAIRMAN PALMER: Right and I wouldn't. I would be able to allow more
15 students in a GC zoned piece of property than I would the amount of students that I
16 would like to see on an RMHD piece of property. That's what I'm saying. Cause you're
17 already in a commercialized area.

18 MR. TUTTLE: Well, then in that theory then all you want to do is just limit the
19 density per acre per dormitory on an RMHD. It might not be 16; it could be some other
20 arbitrary number –

21 CHAIRMAN PALMER: Right, right – that's what I'm saying. There needs to be
22 less students in RMHD than there are in GC, that's what I'm saying. Anything else we
23 want to take a look at in two weeks?

1 MR. MANNING: And so, PDD, what was consensus on that? That it should not
2 be included?

3 CHAIRMAN PALMER: Geo's saying that he would think the dormitories would
4 be an accessory use to, like for example, if what you're thinking about is MUSC or
5 something.

6 MR. MANNING: Right. I mean, if you took the piece out on Veterans' Hospital –

7 CHAIRMAN PALMER: Right.

8 MR. MANNING: - they came in there, they've got classrooms, they've got some
9 other commercial component and they want to put dormitories on it. I think in the right
10 setting, the right size those, kinds of things should be reviewed.

11 MR. TUTTLE: I mean, that's like the best case scenarios, you're absolutely
12 guaranteed every component of what you're getting.

13 CHAIRMAN PALMER: Right. If we look for a special requirements in PDD as
14 well? We can't put special requirements in, PDD's are special requirements.

15 MR. TUTTLE: Right.

16 CHAIRMAN PALMER: But just permit it.

17 MR. PRICE: It's its own zoning district.

18 CHAIRMAN PALMER: Okay.

19 MR. PRICE: But you can attach some type of standards to it or some guidelines.

20 CHAIRMAN PALMER: Okay, you can attach whatever the minimum standards
21 are in our current Code. Right?

1 MR. PRICE: Yes, from a development standpoint. The thing with a PDD but
2 usually you can create your own density also. I guess that kind of goes the way with
3 what you were looking at, trying to control it to a limited number.

4 CHAIRMAN PALMER: I think that's a one in a million shot, isn't it?

5 MR. PRICE: We'll look into a PDD that would, to allow campus educational and
6 residential.

7 CHAIRMAN PALMER: Yeah. And we need to define what a campus is. How do
8 you define the –

9 MS. MCDANIEL: Primary campus.

10 CHAIRMAN PALMER: Right. Anything else? Alright, thank you guys. Got
11 anything else? You want anything else from us?

12 MR. PRICE: You said that, I just want to make sure we're going to look at the
13 GC, OI and RMHD districts, special requirements or are we to just look as [inaudible]?

14 CHAIRMAN PALMER: Special requirement.

15 MS. MCDANIEL: That is special exception, right?

16 CHAIRMAN PALMER: Special requirements and the possibility of a special
17 exception in RMHD.

18 MR. PRICE: Okay, so GC and OI, special requirements.

19 CHAIRMAN PALMER: Right.

20 MR. PRICE: RMHD special exception.

21 CHAIRMAN PALMER: Or –

22 MR. PRICE: I'm asking.

23 MS. MCDANIEL: [Inaudible] I was thinking.

1 MR. PRICE: I'm asking.

2 MR. MANNING: I think the special exceptions were –

3 MS. MCDANIEL: That it would not –

4 MR. MANNING: - that there wouldn't be any special requirements or special
5 exceptions.

6 CHAIRMAN PALMER: Special exceptions in all of them?

7 MS. MCDANIEL: Except for GC or RMHD.

8 CHAIRMAN PALMER: Well, that's what I was saying. Those are special
9 requirements in GC and OI. And special exceptions in RMHD.

10 MS. MCDANIEL: That would be permitted outright in two?

11 CHAIRMAN PALMER: Right. As long as they meet those requirements; they
12 got to be two miles from campus and whatever else comes up with it was far as
13 buffering and parking and number of students and all that stuff, and two mile radius.
14 You can do it as long as you meet these guidelines. In RMHD because we do use that
15 to buffer residential stuff, I'd like to the input of the neighborhoods. But to David's point,
16 I mean, I think, you know, if in a General Commercial zoning classification, people are
17 already used to the commercial applications, you know, all the hustle and bustle that
18 goes along with that. We can always, I mean, it's open for –

19 MR. PRICE: All of these would be within two miles regardless of a special
20 exception or a special requirements; two miles?

21 CHAIRMAN PALMER: Correct. [Inaudible] that's not what y'all were thinking?

22 MR. MANNING: I was trying to make it less cumbersome than General
23 Commercial.

1 CHAIRMAN PALMER: That's what special requirements are. You don't have to
2 go in front of the Board of Zoning Appeals.

3 MR. MANNING: Well, I guess I was looking at it, you didn't have to [inaudible].

4 CHAIRMAN PALMER: Special requirements means you can do it without
5 anybody's permission as long as meet the guidelines.

6 MR. PRICE: Yes.

7 CHAIRMAN PALMER: Special exceptions, you got to get the approval from the
8 Board of Zoning Appeals.

9 MR. PRICE: Correct. Right.

10 CHAIRMAN PALMER: So, that's what I was thinking.

11 MR. MANNING: That's fine.

12 CHAIRMAN PALMER: Anything else? We can always change it.

13 MS. MCDANIEL: I can live with it.

14 CHAIRMAN PALMER: Okay. Anybody else? See y'all in a couple of weeks.

15

16

[Meeting Adjourned at 5:37 pm]