

RICHLAND COUNTY PLANNING COMMISSION
July 11, 2024

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

6
7 Called to order: 6:05pm
8

9 CHAIRMAN YONKE: Okay, Staff are you ready? You tell me when. Now? Okay.

10 I'd like to call to order the July 11, 2024 Richland County Planning Commission
11 meeting. Staff, please confirm the following: in accordance with the Freedom of
12 Information Act a copy of the Agenda was sent to the news media, persons requesting
13 notification and posted on the bulletin board located in the County administration
14 building, is that correct?

15 MR. PRICE: That's correct.

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

18 MR. PRICE: Alright. Attendance for the Thursday, July 11, 2024 Planning
19 Commission meeting, Yonke?

20 CHAIRMAN YONKE: Here.

21 MR. PRICE: Frierson? Johnson?

22 MR. JOHNSON: Here.

23 MR. PRICE: Duffy? Metts? Durant?

24 MR. DURANT: Here.

25 MR. PRICE: Taylor? Siercks?

26 MR. SIERCKS: Here.

27 MR. PRICE: Grady?

1 MR. GRADY: Here.

2 MR. PRICE: Alright, we have a quorum.

3 CHAIRMAN YONKE: We have a quorum. Thank you, Staff. Ladies and
4 gentlemen, welcome to the July 11th, 2024 Richland County Planning Commission
5 meeting. As Planning Commissioners we are concerned residents of Richland County
6 who volunteer our time to thoroughly review and make recommendations to County
7 Council. Our recommendations are to approve or deny Zoning Map Amendment
8 requests. Per Title VI, Chapter 29 of the *SC Code of Laws* Planning Commission may
9 also prepare and revise plans and programs for the development or redevelopment of
10 unincorporated portions of the County. The County's Land Development Code rewrite
11 process last year is an example of this as well as the Comprehensive Plan we'll be
12 looking at in the future. Once again, we are a recommending body to County Council
13 and they will conduct their own public hearing and take official votes to approve or deny
14 map amendments and text amendments on a future date to be published by the county.
15 The Council typically holds Zoning Public Hearings on the fourth Tuesday of the month.
16 Please check the county's website for updated agendas, dates and times. Please take
17 note of the following guidelines for today's meeting. Please turn off or any silence any
18 cellphones. Audience members may quietly come and go as needed. Applicants are
19 allowed up to two minutes to make statements. Citizens signed up to speak are allowed
20 to two minutes each. Redundant comments should be minimized. Please only address
21 remarks to the Commission and do not expect the Commission to respond to questions
22 from the speaker in a back and forth style, that is not the purpose of the meeting.
23 Please no audience/speaker exchanges. No audience demonstrations or other

1 disruptions to the meeting are permitted nor are comments from anyone other than the
2 speaker at the podium. Please remember the meeting is being recorded so please
3 speak into the microphone and give your name and address. Abusive language is
4 inappropriate and will not be tolerated. Please don't voice displeasure or frustration at a
5 recommendation while the Planning Commission is still conducting business. If you
6 have any questions or concerns you may contact Richland County Planning Department
7 Staff. This moves us on to Item number 3 on our Agenda which is Additions and
8 Deletions. Are there any motions for additions to or deletions from the Agenda today,
9 Commissioners? We'll also deal with any motions to amend the Agenda, Staff?

10 MR. PRICE: Yes, sir.

11 CHAIRMAN YONKE: Yes?

12 MR. PRICE: I guess this is kind of on choosing, but we have a duplicate under
13 the Road Names so it will be the second and the third road names that are in your
14 packet. Sorry they don't have page numbers but those are duplicates but I believe our
15 Addressing Coordinator, Ms. Alfreida Tindall, has handed out to you the, one of the
16 correct ones so your approval or disapproval of the road names should include the
17 latest attachment that she provided to you.

18 CHAIRMAN YONKE: Okay, thank you Staff. I think a motion to approve this
19 page?

20 MR. PRICE: I think to accept that into the Record for your, under Road Names.

21 CHAIRMAN YONKE: Okay. Alright, so as Chair I'm gonna make a motion to
22 accept this additional page of road names I guess under the, should I read out the tax
23 amendment, map amendment number to identify it?

1 MR. PRICE: Aberdale.

2 CHAIRMAN YONKE: Aberdale? Aberdale, thank you. Thank you. Alright. I'm
3 gonna make a motion to accept the proposed Aberdale subdivision into our Agenda for
4 today. Do we have a second?

5 MR. DURANT: Second.

6 CHAIRMAN YONKE: Thank you, a second from Commissioner Durant. Can we
7 have a vote, please Staff?

8 MR. PRICE: Okay, those in favor of the Additions/Deletions to the Agenda,
9 Yonke?

10 CHAIRMAN YONKE: Aye.

11 MR. PRICE: Johnson?

12 MR. JOHNSON: Aye.

13 MR. PRICE: Durant?

14 MR. DURANT: Aye.

15 MR. PRICE: Siercks?

16 MR. SIERCKS: Aye.

17 MR. PRICE: Grady?

18 MR. GRADY: Aye.

19 *[Approved: Yonke, Johnson, Durant, Siercks, Grady; Absent: Frierson, Duffy, Metts.*

20 *Taylor]*

21 MR. PRICE: Alright, motion passes.

22 CHAIRMAN YONKE: Thank you, Staff. That will move us to number 4 in the
23 Agenda, the Approval of Minutes from prior meetings. The Staff provided the

1 Commission with copies of the transcripts of the Commission's May 2024 and June
2 2024 meetings. Do any Commissioner Members have any comments or concerns
3 regarding these transcripts? Okay, hearing none the Chair would like to make a motion
4 to approve the Minutes for both May 2024 and June 2024. Do I have a second?

5 MR. JOHNSON: Second.

6 CHAIRMAN YONKE: Second from Commissioner Johnson. Staff, could you
7 please take a vote?

8 MR. PRICE: Alright, those in favor of the May 6th and June 3rd, 2024 Minutes,
9 Yonke?

10 CHAIRMAN YONKE: Aye.

11 MR. PRICE: Johnson?

12 MR. JOHNSON: Aye.

13 MR. PRICE: Durant?

14 MR. DURANT: Aye.

15 MR. PRICE: Siercks?

16 MR. SIERCKS: Aye.

17 MR. PRICE: Grady?

18 MR. GRADY: Aye.

19 *[Approved: Yonke, Johnson, Durant, Siercks, Grady; Absent: Frierson, Duffy, Metts.*

20 *Taylor]*

21 MR. PRICE: That motion passes.

22 CHAIRMAN YONKE: Thank you, Staff. This will move us on to number 5, the
23 Consent Agenda. The Consent Agenda is an action item that allows the Commission to

1 approve road names and Map Amendment requests where the Staff recommends
2 approval and either no one from the public has signed up to speak against the
3 amendment or no Member of the Commission is in need of further discussion on the
4 request. So [inaudible] second road names since we had an addition here, it was just
5 presented to us now. Commissioners, would anyone like any extra discussion for road
6 names today? Okay, hearing none the road names would stay on the Consent Agenda.
7 Now I'll ask Commissioner Durant who has the sign in sheet right here, are there Map
8 Amendments that need to be pulled off because people have signed up to speak?

9 MR. DURANT: Yes. Case Number 24-013 MA, Case Number 24-017 MA, and
10 Case Number 24-021MA.

11 CHAIRMAN YONKE: And I note that Case Number 24-018 and Case 24-019
12 also have people signed up to speak but they all seem to be signed up for, for this thing.
13 And with the Staff's recommended approval that would allow us to just accept it in the
14 Consent Agenda. Was there anyone out there in the crowd that needed to speak
15 against the 140 Richland Farms Road or Windsorwood Court? Okay, not seeing any. I
16 will speak through the whole Consent Agenda. Staff, Commissioners, I make a motion
17 for Items 5.a. and Items 5.b.3. and 4. to remain on the Consent Agenda making a
18 recommendation from the Planning Commission of approval for County Council. Do I
19 have a second?

20 MR. DURANT: Second.

21 CHAIRMAN YONKE: I have a second from Commissioner Durant. With that we
22 can take a vote.

1 MR. PRICE: Alright, those in favor of motion for approval of the Consent Agenda,
2 Yonke?

3 CHAIRMAN YONKE: Aye.

4 MR. PRICE: Johnson?

5 MR. JOHNSON: Aye.

6 MR. PRICE: Durant?

7 MR. DURANT: Aye.

8 MR. PRICE: Siercks?

9 MR. SIERCKS: Aye.

10 MR. PRICE: Grady?

11 MR. GRADY: Aye.

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

14 CHAIRMAN YONKE: Thank you.

15 MR. PRICE: Mr. Chair?

16 CHAIRMAN YONKE: Yes, Staff?

17 MR. PRICE: There was one typo on the, under the Map Amendment cases, it's
18 pretty minimal, you know, that will be addressed going forward. But for Case Number
19 5.b.4., which is Case 24-019MA, we have that case as being in District 11 of
20 Councilwoman Chakisse Newton when that case is actually located within District 10
21 which is Cheryl English.

22 CHAIRMAN YONKE: Case Number 04-019 (sic)? Is that what you said?

23 MR. PRICE: 24-019, yes sir.

1 CHAIRMAN YONKE: Yes, okay thank you.

2 MR. PRICE: Also and that will be corrected going forward for Council. And also
3 the Agenda will be corrected that's online.

4 CHAIRMAN YONKE: Thank you, Staff. So I guess in other words we just sent a
5 recommendation of approval for Cases 3., 24-018, and case 4., 24-019, and that's
6 gonna go to County Council as a recommendation of approval. And they will have their
7 meeting the fourth Tuesday of the month which is – can you give a date for that?

8 MR. PRICE: I will. Yes, I wanted to speak on that. All of the cases that you have
9 before you regardless of what your recommendation is will be moved to the September,
10 I have to get that date, the fourth Tuesday of September as the Councilmembers that
11 represent each one of these cases will have some, a town hall or a community meeting
12 to allow the citizens of that, of each of the respective areas to meet with the applicant
13 and to hear a little more detail about the request itself, and then it will be placed on the
14 September 24th, thank you Tommy, Zoning Public Hearing.

15 CHAIRMAN YONKE: Thank you, Mr. Price. Okay, this is gonna move us along
16 on our Agenda today to our Map Amendment cases. We are at 5.b.1., and I'll flip it back
17 over to Mr. Price to explain.

18 **CASE NO. 24-013MA:**

19 MR. PRICE: First case as stated is 24-013MA. The Applicant is Krut Patel. The
20 location is at 2336 Hardscrabble Road. The parcel consists of 33.33 acres and the
21 Applicant is requesting to rezone from Heavy Industrial, HI, to Residential 3, which is
22 R3. Staff recommends approval of this request. This area is within the 2015
23 Comprehensive Plan and it falls within the objectives of the neighborhood medium

1 density zoning district land use designation of the Comprehensive Plan, and as such the
2 requested zoning would be in compliance with the guidelines and recommendations of
3 that designation. So again for those reasons Staff recommends approval.

4 CHAIRMAN YONKE: Okay, thank you Mr. Price. Commissioners, are there any
5 questions for Staff? Hearing none, Commissioner Durant can you please read off the
6 first name who would like to speak for this case, the Applicant?

7 MR. DURANT: Representing the Applicant is Brian Dobe.

8 CHAIRMAN YONKE: Mr. Dobe, you have two minutes to speak and state your
9 name and address.

10 **TESTIMONY OF BRIAN DOBEK:**

11 MR. DOBEK: Brian Dobek, I live 20 Bay Laurel Street here in Columbia. I'm here
12 to represent the client, he couldn't make it today. But like it's been said we're just
13 looking to rezone it from Heavy Industrial down to R3 which we believe is more
14 consistent with the surrounding area, the adjacent neighborhoods there. And we
15 received Staff approval, recommendation for approval I mean, and also we have along
16 with Councilwoman Barron we have had a town hall meeting with them and kind of
17 presented the site and what we're proposing along with it as well. Other than that yeah,
18 we're just trying to get it down to R3 which we believe is more consistent with the area.
19 That's it.

20 CHAIRMAN YONKE: Okay, thank you. Thanks for coming down today. Okay,
21 Commissioner Durant back to you.

22 MR. DURANT: Next we have folks signed up against, the first is Eric
23 Zimmerman.

1 **TESTIMONY OF ERIC ZIMMERMAN:**

2 MR. ZIMMERMAN: Eric Zimmerman, 237 Coldwater Court, Lexington, South
3 Carolina. I'm here representing Weston South Carolina Industrial Properties. We are
4 writing in opposition to the requested rezoning of the above parcel from Heavy Industrial
5 to R3. Our affiliated company, Weston South Carolina Industrial Properties, LLC is the
6 owner of an adjacent parcel located at 209 Flint Lake Road, which is zoned Heavy
7 Industrial. We are very concerned that changing the zoning of the subject property to
8 allow residential use will adversely affect our market value and also our ability to lease
9 our property currently and in the future. Weston has made substantial investments in
10 Richland County. We currently owned 22 assets within the County. We feel that the
11 industrial zoning classification is very important to our business. We believe that the
12 proposed change of zoning for the subject parcel would result in a use that is not
13 compatible with neighboring properties. Thank you.

14 CHAIRMAN YONKE: Thank you.

15 MR. DURANT: Next we have, and I apologize ahead of time for mangling this
16 name, I think it's Ronald Siendle. Swindler.

17 **TESTIMONY OF RONALD SWINDLER, SR.:**

18 MR. SWINDLER: Hello everybody. My name is Ronald Swindler, Sr. I live at
19 2330 Hardscrabble Road. I've been living here for 75 years. The traffic is so bad I can't
20 get out of my driveway. They've been widening Hardscrabble Road for eight years and
21 it looks like it might be eight more years before they finish it. We have housing
22 developments all around us. Hardin Road, Rabon Road, Hardscrabble Road, Legrand
23 Road, if they build more houses they will have two or three cars at each driveway.

1 Please do not change the zoning. Leave us some trees where we can breathe some air.

2 Thank you very much.

3 CHAIRMAN YONKE: Thank you, sir.

4 MR. DURANT: Next we have Faith Sheham.

5 **TESTIMONY OF FAITH SHEHAM:**

6 MS. SHEHAM: Hello, my name is Faith Sheham and I live in Northsprings
7 neighborhood and I also have family members who live over on that
8 Hardscrabble/William Hardin area, and I also work over in that area as well. And I
9 agree, the traffic is very bad as it is and the widening of the road has not been
10 completed yet. They're already building houses on Rabon and William Hardin area
11 which is gonna more congest the Rabon/Farrow intersection along with the Farrow
12 Road and 77 intersection that is already overly congested. So I feel that adding this and
13 potentially putting housing or apartment buildings is only going to create more issues
14 with the roads in that area and the traffic patterns that are not already suitable for what
15 is existing. The Clemson Road and Killian Road and with the Scout coming in, that
16 whole interchange area is well over congested at the moment so I feel that this, again,
17 would just continue that. My recommendation is that when eventually Hardscrabble
18 Road is completed that a new traffic pattern survey is done to reassess the area and
19 have a better understanding of how those traffic patterns are working, because they're
20 already too congested as they are and there is no widening of Rabon Road at the
21 moment either. And there's no widening of William Hardin to account for the additional
22 traffic that will already congest the area. Thank you.

23 MR. DURANT: Next we have Ava Swindler.

TESTIMONY OF AVA SWINDLER:

MS. A. SWINDLER: Good evening, my name is Ava Swindler and my grandparents live on Hardscrabble Road and I was raised in Northeast Richland County. I'm 20 years old and my entire life Hardscrabble has been a mess with terrible traffic and road conditions. And I'm always nervous for my grandparents and when I visit my grandparents because I think the driving conditions are pretty dangerous and, excuse me sorry, there are always wrecks and first responders have a hard time getting to people who are in need. You can barely get out of their driveway. And we're hoping that things will be better if construction's ever complete, but we aren't confident because of the large number of homes currently under construction and we fear things may be bad or worse in the future. Everyone I have discussed this issue with feels the quality of life in this area has decreased because of the lack of infrastructure to support the area's growth and I feel that adding more houses in this location makes a bad problem even worse and has a very negative impact on the area and the people living there. What we really need is more businesses and industrial jobs in this area and we are very hopeful that you keep the current zoning so this area can be developed to bring permanent jobs to Richland County and improve the quality of life for residents like my grandparents who've lived on Hardscrabble Road for over 60 years. Thank you for your consideration.

CHAIRMAN YONKE: Thank you.

MR. DURANT: Next we have Vanessa Swindler.

TESTIMONY OF VANERA SWINDLER:

MS. V. SWINDLER: Good evening. You know, that property borders this hunk of square, it borders Farrow Road, Hardscrabble Road, William Hardin Road and Rabon

1 Road. There is always Farrowood, already Farrowood on the left, lots of homes. There's
2 a huge trailer park down William Hardin Road. When we – oh and the railroad track also
3 borders this property which makes it perfect for industrial, not homes. When we try to
4 leave our driveway we cannot turn left. We have to go right, go down William Hardin
5 Road, turn right on Rabon Road to get back to Farrow Road. If we're on Two Notch
6 Road we come down Rabon Road there's no way to come William Hardin because
7 when you get back to Hardscrabble you cannot get out. We have to go all the way down
8 Rabon Road to Farrow Road to the traffic light, come back up to Hardscrabble to get
9 back to our home. There's Ridgeview High School up that road. There's Rice Creek
10 Grammar School up that road. Lake Carolina, if you know how many homes are at Lake
11 Carolina, multiple businesses. A lotta people come by our house off 77 getting to Lonnie
12 B. Nelson School. We highly recommend keeping it industrial. We feel like there's
13 enough homes in that area, traffic is so congested. We really feel sorry for people that
14 go to the dollar store there on the corner of William Hardin and Hardscrabble. There's
15 lots of accidents there because they try to fight their way out to get into Hardscrabble
16 Road. Flint Lake Road, it does already have industrial there which it borders this
17 property too. I don't agree with this guy back here, it would be feasible to leave that little
18 bit of property for something industrial instead of more homes and more cars.

19 CHAIRMAN YONKE: Thank you, ma'am.

20 MS. V. SWINDLER: Okay.

21 CHAIRMAN YONKE: We do appreciate you. Did we need her name and address
22 again?

23 MR. PRICE: Yes.

1 MS. V. SWINDLER: Vanera Swindler, 2330 Hardscrabble Road.

2 CHAIRMAN YONKE: Thank you so much. Is there anyone else signed up to
3 speak on this property?

4 MR. DURANT: There is not.

5 CHAIRMAN YONKE: Thank you. Commissioners, this Map Amendment is now
6 open on the floor for discussion. And if there's any new questions for Staff.

7 MR. JOHNSON: Mr. Chairman?

8 CHAIRMAN YONKE: Yes, Commissioner Johnson?

9 MR. JOHNSON: One comment I think the second speaker raised, just wanna
10 make sure, correction. Mr. Price, under the zoning district summary, no more than, in
11 written type it says '12' in parenthesis it's '6' but if I do the math it comes back to 198
12 which would be 6 units per acre.

13 MR. PRICE: Yes, sir. The R3 zoning designation allows for 6 units per acre.

14 CHAIRMAN YONKE: Thank you, Commissioner Johnson. Still open for
15 discussion, any other comments?

16 MR. SIERCKS: Mr. Chair?

17 CHAIRMAN YONKE: Yes, Commissioner Siercks?

18 MR. SIERCKS: Question for Staff. Can we see the, as the map is currently laid
19 out, a map of the current zoning? I'm sorry, I meant on the GIS.

20 CHAIRMAN YONKE: Thank you, Commissioner Siercks, I'd like to look at it this
21 way, too.

22 MR. SIERCKS: Any further discussion or a motion is welcome as well.

1 MR. JOHNSON: The property immediately contiguous on the same side of the
2 street is zoned the same but you do have residential zoning across the street. So I
3 mean, I would argue that [inaudible] to support that residential use.

4 CHAIRMAN YONKE: Yes, thank you Commissioner Johnson. I see this as well
5 being very familiar with the area that there's lots of different mixed uses; residential,
6 industrial and commercial, and a lotta congestion. And it's good to note the railroad
7 track that goes straight through there as well, touching, cutting through the property,
8 touching the property. Mr. Grady's giving me the face of maybe a motion?

9 MR. GRADY: Mr. Chair?

10 CHAIRMAN YONKE: Yes, Commissioner Grady.

11 MR. GRADY: So I think I will get on my soapbox for a brief moment and then
12 offer a motion. As I understand the feedback from the members of the public who have
13 spoken, I would say that the – we on many occasions have been forced to choose
14 between severely needed housing development and additional strain on infrastructure.
15 And many times we have grappled with that and sometimes we've ended up on one
16 side or the other. I would say that we are as Commissioners required to follow the
17 Comprehensive Plan as approved by County Council as written so given that, with
18 mixed feelings, I move that we recommend Case Number 24-013 MA to County Council
19 with a motion for approval and a hope that we do not keep doing this.

20 CHAIRMAN YONKE: Okay, we have a motion for approval. Do we have a
21 second?

22 MR. SIERCKS: Second.

1 CHAIRMAN YONKE: I have a second from Commissioner Siercks. So we'll now
2 take this up for a vote.

3 MR. PRICE: Alright, the motions for the approval of Case 24-013 MA. Those in
4 favor, Grady?

5 MR. GRADY: Aye.

6 MR. PRICE: Siercks?

7 MR. SIERCKS: Aye.

8 MR. PRICE: Durant?

9 MR. DURANT: Aye.

10 MR. PRICE: Johnson?

11 MR. JOHNSON: Aye.

12 MR. PRICE: Yonke?

13 CHAIRMAN YONKE: Aye.

14 *[Approved: Yonke, Johnson, Durant, Siercks, Grady; Absent: Frierson, Duffy, Metts.*
15 *Taylor]*

16 MR. PRICE: Alright, that motion passes.

17 CHAIRMAN YONKE: Thank you, Staff. Again, this is a recommendation of
18 approval from the Planning Commission going to County Council. They will have their
19 meeting on September 24th.

20 MR. PRICE: And also, again the Council representative will have a town hall
21 meeting to discuss this case and others within this district. A date and time and location
22 have not been identified yet but notices will be given out prior to the meeting.

1 CHAIRMAN YONKE: Thank you, Staff. We will move on along to our second
2 case, Case Number 24-017 MA. Mr. Price, please explain.

3 **CASE NO. 24-017 MA:**

4 MR. PRICE: Again the next item is Case 24-017 MA. The Applicant is Eric
5 Norton. The location is on Bluff Road. The Applicant is requesting to rezone a 10 acre
6 tract from R4 which is Residential 4, to Residential 5 which is identified as R5. Staff
7 recommends approval of this request. Looking at the location of the subject parcel it
8 falls within the economic development center corridor zoning designation and that
9 particular designation supports multi housing, multi-family housing and as stated it is
10 recommended near activity centers and within priority investment areas with access to
11 roadways with adequate capacity and multi module transportation options. This
12 proposed request does meet those objectives and guidelines of the Comprehensive
13 Plan and thus Staff recommends approval of this request.

14 CHAIRMAN YONKE: Thank you, Staff. Commissioner Durant, do we have
15 people signed up to speak?

16 MR. DURANT: Yes, we do. First is Hazel Reese. Commissioners, I will give you
17 time to ask questions of Staff. I know I usually ask that. [Inaudible] the Applicant.

18 **TESTIMONY OF HAZEL REESE:**

19 MS. REESE: Good afternoon. I'm Reverend Hazel Reese and I reside at 4121
20 Holly Hill Drive in the Bluff Estates neighborhood, standing to say that we are against
21 rezoning to an R5 mainly because we are concerned already with the amount of traffic
22 that's in that area. We are concerned with the speeding in the area. We're concerned
23 with the high speed chases and all that stuff that goes on in that area. And we just don't

1 think that that would be to our advantage to bring in more multi-family rather than – we
2 have no problem with single-family because that's what we have there, but multi-family,
3 we foresee it bringing in more traffic, more crime, more everything in that area. And I
4 think that's, first of all we haven't had a town hall meeting to even discuss plans of what
5 they plan to bring in there for us to say yea or nay to rezoning. And we're concerned
6 with the number of children and what have you in that area, and seniors that we look to,
7 we want them taken care of in other words. And we don't see any benefit of rezoning it
8 to an R5 at this point. So we're asking that you all consider – we see approval but we're
9 asking that you revisit this and go back to let it remain an R4, single-family homes.

10 Thank you.

11 CHAIRMAN YONKE: Thank you, ma'am. Commissioner Durant, do we have the
12 Applicant? I think she signed her name under the Applicant, is an Applicant here to talk
13 on behalf of the property?

14 MR. DOBEK: I represent [inaudible] as well.

15 CHAIRMAN YONKE: You do. Okay, come on down then. We usually have the
16 Applicant come down first but we hear you. Thank you.

17 **TESTIMONY OF BRIAN DOBEK:**

18 MR. DOBEK: Yes -

19 CHAIRMAN YONKE: Your name and address again.

20 MR. DOBEK: My name is Brian Dobek, I live at 20 Bay Laurel Place here in
21 Columbia as well. Again, the Applicant couldn't be here today, I'm just here to represent
22 them. We're looking to rezone from R4 to R5, looking to, proposing a multi-family
23 apartments in that area, understanding that the max density is 120 units for this site,

1 which we would also abide by any other County ordinances and regulations as well.
2 We'd have one egress and ingress in-between Pomlin and Flamingo Drive right there
3 on Bluff Road. And yeah, that's, like I said we have Staff recommendation for approval
4 as well and we're just wanting to go from R4 to R5.

5 CHAIRMAN YONKE: Thank you, sir.

6 MR. DOBEK: Yeah.

7 CHAIRMAN YONKE: Back to you, Commissioner Durant. Thank you.

8 MR. DURANT: Next signed up against is Alfonso Boulder?

9 CHAIRMAN YONKE: Come on down. Both podiums are open.

10 **TESTIMONY OF ALFONSO BAKER:**

11 MR. BAKER: Okay, thank you. My name is Alfonso Baker, I reside at 2601
12 Flamingo Drive, Columbia, South Carolina. Rezoning that single-family residential area
13 to a multi-family residential area can have significant impacts on property values and my
14 concern are the negative impacts. The effects often depend on various factors such as
15 local housing market, community perception and the specifics of the rezoning plan. I
16 have been a resident of Bluff Estates community for nearly 55 years as are most of the
17 residents that area being impacted by the specific parcel that is requesting to be
18 rezoned. You may argue that the rezoning of the subject area to multi-family
19 developments can provide more affordable housing options, addressing housing
20 shortage and making housing accessible to a broader range of people. However, I can
21 affirmly attest there is no shortage of affordable housing in our neighborhood as the
22 State Housing Authority owns quite a few abandoned houses, unoccupied, unkempt
23 homes and subject surroundings in the unincorporated community. My petition today is

1 that you deny the approved zoning from R4 to R5. Neighborhood character, rezoning –
2 number one, rezoning can alter the character and the aesthetics of a neighborhood,
3 potentially leading to community pushback and a sense of loss among the long-term
4 residents like my wife and I. Number two, traffic and parking, increased density could
5 result in more traffic congestion in an already heavily congested Bluff Road area which
6 might deter some potential buyers. Number four (sic), infrastructure strain, high
7 population density can put additional strain on local infrastructure such as roads,
8 schools and public services, potentially causing costly upgrades. Number four, potential
9 for overdevelopment, without careful planning and regulation rezoning could lead to an
10 over development, reducing greenspace and negatively impacting the environment.

11 This is the most important concern because the subject area in question is a
12 neighborhood's largest and only greenspace left and diminishing the privacy of our
13 homes currently owned. Rezoning from a single-family to a multi-family residential can
14 have a profound impact on property values in the community. It can be –

15 CHAIRMAN YONKE: Thank you, sir. I'll let you have one final point.

16 MR. BAKER: Yes.

17 CHAIRMAN YONKE: Wrap it up. I like to give people to wrap up their thoughts.

18 MR. BAKER: Yes, I was trying.

19 CHAIRMAN YONKE: I appreciate you.

20 MR. BAKER: Yeah, in conclusion while you may think that rezoning all this
21 development it also poses challenges that need to be carefully managed. Community
22 involvement through planning and addressing potential concerns are crucial for
23 ensuring that rezoning benefits the area and its current residents first. Thank you.

1 CHAIRMAN YONKE: Thank you, sir, appreciate you.

2 MR. PRICE: Mr. Chair, I'm sorry.

3 CHAIRMAN YONKE: Yes, Mr. Price.

4 MR. PRICE: No, they didn't sign up but I think we have one more person who
5 would like to speak on this request. They didn't sign in the sheet but they requested.

6 CHAIRMAN YONKE: Okay, we have people still signed up to speak, right?

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

8 CHAIRMAN YONKE: And then we will add that person to the list. Thank you. Go
9 ahead.

10 MR. DURANT: We have, I think it's Charles Dukes? Brooks, sorry.

11 **TESTIMONY OF CHARLES BROOKS:**

12 MR. BROOKS: Good evening. My name is Brooks, Charles. I'm like Mr. Baker
13 I've been down the Bluff Road area since, God knows how long, 55 years perhaps. But
14 my thing is, man the traffic and stuff is so terrible and bad down there, it's almost
15 impossible to do anything now. And if we add these more houses and stuff and
16 apartments, I mean, it's just tearing us on down. I just don't want it to be rezoned if
17 possible. It sure would be appreciated if we just keep it almost like it is now but maybe
18 develop some business across the street, put more people to work instead of bringing
19 all these apartments in. Cause I don't know where there those people are going, I don't
20 know where they're coming from and it's just so many people. Thank you.

21 CHAIRMAN YONKE: And what's your address, sir?

22 MR. BROOKS: 2629 Flamingo Drive.

23 CHAIRMAN YONKE: Thank you.

1 MR. DURANT: Next we have Frankie Goodwin.

2 **TESTIMONY OF FRANKIE GOODWIN:**

3 MS. GOODWIN: My name is Frankie Goodwin and I reside at 2633 Flamingo
4 Drive and I would like to have this issue just to stay at R4 because I've lived on this
5 street all of my life, I love my neighbors, we have a very good neighborhood. And right
6 now there is a lot more traffic than it used to be, I just witnessed an accident right on
7 Bluff Road this morning and I just feel that if this goes from R4 to an R5 then it's just,
8 just not gonna be good. Thank you.

9 CHAIRMAN YONKE: Thank you, ma'am.

10 MR. DURANT: We have Jeffrey Thompson.

11 **TESTIMONY OF JEFFREY THOMPSON:**

12 MR. THOMPSON: Good evening. My name is Jeff Thompson and I'm currently
13 at 2621 Flamingo Drive. I've been there my entire life and I'm 57, I've been there 54
14 years since the inception of the neighborhood. There is, I don't wanna hop on a bad
15 thing, but there has been a very, very large increase in traffic there coming from the fact
16 that going further down Bluff Road another mile and a half you have a bunch of new
17 buildings or manufacturing plants that's going up, which is terribly increasing traffic.
18 Traffic begins now at 4:00 in the morning that once used to start at 7:00, 8:00, so. And it
19 goes till late in the evenings and it makes it difficult to get out of Bluff Estates now
20 because of so much traffic going back and forth. And that's constantly throughout the
21 day. And I would like to see it stay at an R4. Bringing in additional multi-family homes,
22 yeah I mean, single-families would be great but not multi-family. It would definitely tear
23 the traffic up. Or I would also like to know what are the plans for the current residents

1 down there? Are they planning on doing any enhancements, any neighborhood
2 beautification projects, actually introducing any grants that could be used for the elderly
3 there? I mean, you gotta also think about the elderly that's been there for their entire
4 life. So I would like to know more about what you guys are gonna do for us there as well
5 as just inconveniencing. Thank you for your time.

6 CHAIRMAN YONKE: Thank you, sir. Ms. English is gonna have a, a meeting for
7 this before the September 24th, whatever recommendation maybe. Anymore names?

8 MR. DURANT: No more names.

9 CHAIRMAN YONKE: So one additional name then? Mr. Price, someone who
10 came in late? You wanna come on down? You can come on down. Just state your
11 name and address slowly so we can write it down for the Record.

12 **TESTIMONY OF DARRELL JACKSON:**

13 SENATOR JACKSON: Thank you very much. My name is Darrell Jackson and I
14 live at 608 Motley Road in Hopkins, South Carolina. I am a lifelong resident of the Bluff
15 Road area. I represent this community in the South Carolina Senate and I also serve as
16 the pastor of the Bibleway Church of Atlas Road. Grew up right across the street in the
17 Eastway Park neighborhood. I have watched the development of this area. I think the
18 concerns that the citizens are bringing to the forefront are very, very valid and the
19 reason, and I'm not against multi-family homes, as a matter of fact our church is
20 developing, have developed a senior community multi-family homes and we have a 200
21 waiting list of seniors who are waiting to be there. But the difference is that this, this
22 project is in the midst of a community. It is right in the midst of a residential community,
23 unlike what we're doing on Atlas Road, which is on Atlas Road behind a gas station,

1 behind a, right next door to a school. The other difference is what happened on Atlas
2 Road got the buy-in of the citizens. The citizens on Atlas Road did support that. There
3 were hearings before we actually asked for the project. What concerns me is that this
4 project has a plan and then it wants to share its plan with the people that live in the
5 neighborhood without asking them how it impacts them. And think about where it lies, it
6 lies in the midst of a residential neighborhood, not on the outskirts. You have to go into
7 that neighborhood. The last thing I would say is that that space was greenspace, it was
8 once donated if I'm not mistaken by the late Burrell Manning so that the community
9 could enjoy it. It has since been taken back and I think Mr. Manning would probably turn
10 over in his grave to think that multi-family housing would be in the place where
11 greenspace was intended. Thank you.

12 CHAIRMAN YONKE: Thank you, sir.

13 MR. PRICE: Excuse me, Mr. Chair?

14 CHAIRMAN YONKE: Yes.

15 MR. PRICE: I believe we have one more person that would like to speak.

16 CHAIRMAN YONKE: Sure. Come on down, state your name and address.

17 **TESTIMONY OF ENGA BLACK:**

18 MS. BLACK: Thank you. Good evening, my name is Inga Black. I reside at 2629
19 Flamingo Drive. That's my father, Charles Brooks. I was born and raised in that
20 community. To piggyback on everything like the Senator just spoke about, that's in the
21 midst of a neighborhood. It's not on the outskirts, in the midst of it. If anything bring
22 some single homes in there to help enhance that community. There's a lotta issues
23 going on in that community and that area. If anything bring somebody to help enhance

1 the houses that got boarded up, there's a lotta boarded up homes in there. Get these
2 grants to help get these people into the community. Stop bringing these, don't bring a
3 multi-family community in there, if anything bring single-family that's gonna bring people
4 in there that's willing to buy, not continue to rent but to buy and upkeep the
5 neighborhood. We need to improve the neighborhood and that to me is gonna take it
6 down cause there's gonna be more traffic, you done forgot about the neighborhood
7 itself that needs to be worked on. We need to try to figure out what can we do to better
8 that, improve that area and that's not gonna do it. Single-family homes would be better
9 or leave it like it is, but not no apartment building in the middle. I've never of that, to
10 bring an apartment building in the middle of a neighborhood. So yeah, it would not be
11 good for the traffic. We need somebody to come in and help improve the neighborhood.
12 We got a lotta investors out here buying up property that's not even in our community,
13 they don't care about our community, they just want money. They don't care about the
14 people, it's all about the money. Let's care about the people sometimes. Thank you.

15 CHAIRMAN YONKE: Thank you. Anyone else out there that didn't get a chance
16 to speak that would like to? Okay, this is now open on the floor for discussion as well
17 as questions for Staff since I missed that earlier.

18 MR. DURANT: Mr. Chair?

19 CHAIRMAN YONKE: Yes, Commissioner Durant?

20 MR. DURANT: A couple of questions for Staff. Staff, what do we know about the
21 City of Columbia property bordering this area? Is that going to R4 or R5?

22 MR. PRICE: You recall looking in the general area there's no property that's
23 abutting the property that's in the City of Columbia. But I believe that that RM zoning

1 designation for the City if it's, should be kinda comparable to some of our previous
2 zoning designations would be a multi-family zoning designation also.

3 MR. DURANT: Second question, the R5 zoning rating, that's essentially multi-
4 family apartment buildings, correct?

5 MR. PRICE: Well, so the, one of the distinctions that's been made with the
6 adoption of the new Land Development Code was that we have actually created truly
7 single-family zoning designations and truly multi-family zoning designations. Under our
8 previous Code you would do multi-family but you could also do single-family within that
9 same zoning designation. With the adoption of the current Land Development Code we
10 have the R4 is the highest density single-family zoning designation that we have. It only
11 allows for single-family, no multi-family, duplexes, tri-plexes, townhomes. However, the
12 R5 and also the R6 zoning designation is where you're able to have more than single-
13 family detached uses. So as I think Mr. DeLage just pulled this up, it's also in your
14 packet, you can see that four family units, multi-family units which we typically consider
15 to be apartments, three family units, tri-plexes, townhomes and duplexes are allowed in
16 the R5 and R6 but they are not allowed in the R4.

17 CHAIRMAN YONKE: I wanna piggyback off that question cause I'm looking at
18 R4 on page 18 and with the special requirement you can do a townhouse dwelling.

19 MR. PRICE: Okay.

20 CHAIRMAN YONKE: Two family. What's the difference there?

21 MR. PRICE: Sorry about that. Go back to that one, Tommy. Alright, so I'm sorry, I
22 was looking at the R3. So the R4 I think because that is such a high density it does
23 allow for, you know, for again like you stated, two family townhomes, three family, so

1 that's incorrect. Okay, so yeah, I was correct. This particular chart needs to be updated
2 so it does not allow for any of those uses. I think this was when the last, the changes
3 the Planning Commission recommended to Council, so yes, so -

4 CHAIRMAN YONKE: Do you mind pulling up the Code?

5 MR. PRICE: Yes, sir.

6 CHAIRMAN YONKE: Thank you.

7 MR. PRICE: Tommy, do you have that section –

8 CHAIRMAN YONKE: Go to the website, bring it down real fast? Appreciate it.
9 Cause I remember as we went through the restart process that there was a distinction
10 of density where 1, 2 and 3 had a lot of the single-family homes, but 4 and 5 already did
11 have townhomes and multi-family. I may be wrong, I just wanna look at the Code itself.
12 And now I give the mic back to him, Commissioner Durant, I'm sorry.

13 MR. DURANT: No, it's fine.

14 MR. PRICE: So as you're looking at it it is the R4 that only allows for the single-
15 family detached, it does not allow for the two family townhomes, three family or multi-
16 family or four family units. Tommy, I think you can, I don't know if you can drag from the
17 top but, this one.

18 CHAIRMAN YONKE: Thank you for clarifying that.

19 MR. PRICE: Yes, sorry about that.

20 CHAIRMAN YONKE: Back to Commissioner Durant.

21 MR. DURANT: One last question, Mr. Chair, for Staff. If I'm looking at this map
22 correctly the surrounding areas from the property at issue is zoned R4 which is
23 residential high density.

1 MR. PRICE: Yes, sir.

2 MR. DURANT: And if we approve this Map Amendment request it clearly has the
3 potential to increase the density of that, that area, is that correct?

4 MR. PRICE: Well I mean, it's a 10 acre tract and the difference between the
5 densities, between the R4 and the R5, the R4 is nine units per acre and the R5 is 12
6 units per acre. So you know, would there be a density change if you took into the totality
7 of the area, yes, but it would probably be minimal when you consider that this is just a
8 10 acre tract.

9 MR. DURANT: Thank you.

10 CHAIRMAN YONKE: Thank you, Commissioner Durant. I have a question for
11 Staff then, whoever's good with math. What's the dwelling unit difference then since it's
12 such a large tract of land?

13 MR. PRICE: Thirty.

14 CHAIRMAN YONKE: Thirty?

15 MR. PRICE: Thirty difference between the R4 and R5.

16 CHAIRMAN YONKE: Okay. Thank you.

17 MR. PRICE: I love the fact that it was a 10 acre tract, easier to do the math.

18 CHAIRMAN YONKE: Perfect, thank you. I would like to comment and I think I
19 might get Mr. Price upset. But that broad paintbrush, just remind us, page 17, where this
20 whole area is considered an economic development corridor, and then you also see that
21 the City of Columbia comes in and kinda divides these areas as well. That's just a broad
22 paintbrush of that pink. Like I understand closer to Shop Road and Pineview there's
23 some economic development there for businesses, but this does appear to be an

1 established neighborhood to me. I've been in the area for 16 years and without hearing
2 form people out in the crowd just that the area has been very [inaudible] established. So
3 is that an economic corridor?

4 MR. PRICE: Yes, sir. I think that – alright so there are two parts to this, one is
5 just looking at that particular stretch of Bluff Road, like you were stating that this often is
6 broadly painted when you're applying the designations from, of the Comprehensive
7 Plan. So looking at that they took into account that this section of Bluff Road, and I
8 believe that may actually go over – Tommy, can you zoom in a little bit? Yeah, it kinda
9 goes to Air Base Road, so that area there's a lot of manufacturing in those areas so it
10 didn't go parcel by parcel where it actually peaked out what was residential. It just really
11 peaked out this particular section, again going from Bluff Road all the way to Air Base
12 Road as an economic development center corridor. And it also, you would take note
13 that this also falls within a priority investment area so it just happened to fall within
14 there, again not going and taking, going parcel by parcel but just looking at the area in
15 general. And I think often this is a time when Planning Commission and ultimately
16 Council can kinda zero in on these particular areas and see if the Comprehensive Plan
17 is actually correct in its recommended guidelines for future development.

18 CHAIRMAN YONKE: Thank you, Staff. And as you explained that I noticed how
19 there's some areas across the County where there's priority investment areas that
20 overlap with a community or neighborhood but this one appears to just be a priority
21 investment area. Not that it's specifically done like a neighborhood node, like the Lower
22 Richland Boulevard area and others that you see in the northeast. Okay. I wanna pass
23 this to my Commissioners, comments, motions?

1 MR. DURANT: Mr. Chair?

2 CHAIRMAN YONKE: Yes, Commissioner Durant?

3 MR. DURANT: I move that we forward Case 24-017 MA to County Council for a
4 recommendation of disapproval on the basis that it has the potential to increase traffic
5 and increase congestion.

6 CHAIRMAN YONKE: Thank you, Commissioner Durant. Do we have a second? I
7 will go ahead and second. And I would add to that that it would change the character of
8 this neighborhood. So with that we will take a vote.

9 MR. JOHNSON: Chairman?

10 CHAIRMAN YONKE: Yes.

11 MR. JOHNSON: From a rationale standpoint if the motion is for disapproval is
12 different zoning adjacent across the street but it's completely surrounded by the existing
13 same zoning [inaudible] other zoning present but it is completely on three sides
14 [inaudible].

15 CHAIRMAN YONKE: Yes, Commissioner Johnson. As I see it it's already R4,
16 they wanna change this to R5.

17 MR. JOHNSON: Right, that's what I'm saying. It's three sides of the, would
18 remain, if we did change it it would leave it completely surrounded by R4 which I'm
19 saying is just another justification for your motion.

20 CHAIRMAN YONKE: Yes, thank you. We're saying the same thing.

21 MR. JOHNSON: Yes.

22 CHAIRMAN YONKE: Okay. Okay, so we have a motion and a second on the
23 floor. So Staff you need to take a vote, please.

1 MR. PRICE: I'm taking notes.

2 CHAIRMAN YONKE: Oh, thank you.

3 MR. PRICE: Alright, so we have a motion for the disapproval of Case 24-017

4 MA. Those in favor of that motion, Durant?

5 MR. DURANT: Aye.

6 MR. PRICE: Johnson?

7 MR. JOHNSON: Aye.

8 MR. PRICE: Siercks?

9 MR. SIERCKS: Nay.

10 MR. PRICE: Grady?

11 MR. GRADY: Nay.

12 MR. PRICE: Yonke?

13 CHAIRMAN YONKE: Aye.

14 MR. PRICE: So that motion passes 3/2 for disapproval.

15 *[Approved to deny: Yonke, Johnson, Durant; Opposed: Siercks, Grady; Absent:*

16 *Frierson, Duffy, Metts. Taylor]*

17 CHAIRMAN YONKE: Thank you, Staff. We do have a quorum so that is our
18 recommendation today. That will go to September 24th after a neighborhood meeting.

19 MR. PRICE: Yes. And so Councilwoman English will be reaching out to all of the
20 residents and the people in the area to hold a town hall meeting to allow the Applicant to
21 come in and maybe discuss further their project and for the community to get additional
22 questions that, you know, were not addressed here or maybe just wasn't the

1 appropriate area to address. And more than likely it will be held at the Bluff Road Park,
2 we just don't have a date and time for that meeting.

3 CHAIRMAN YONKE: Thank you, Staff. Someone who spoke mentioned
4 something about it being designated open space at one point. I would like to know if we
5 have any history on that for other parcels in the future. Cause I know sometimes cluster
6 development identifies open space and that sometimes that can go away. Very nervous.
7 Alright, we'll move on to the next final case for today, right?

8 MR. PRICE: Yes, sir.

9 CHAIRMAN YONKE: In our Agendas we are on 5.b.5., Case Number 24-021 MA
10 and we can take our time getting started to allow our friends to exit quietly, please, and
11 have your conversations outside the door. Thank you.

12 **CASE NO. 24-021 MA:**

13 MR. PRICE: Alright, I'll go ahead and get started. Our next case is Item 24-021
14 MA. The Applicant is requesting to rezone 83.75 acres from Light Industrial which is M1
15 to R4. Staff, sorry, Staff recommends approval of this request. Very similar to previous
16 rezoning requests in area and also similar to what you had previously. Just a moment,
17 please. So Mr. Chair, I apologize, so I was looking back at the conclusion, we need to
18 address that but Staff's recommendation again is for approval. The language is
19 incorrect as this property does fall within the economic development center corridor
20 according to the 2015 Comprehensive Plan and the requested zoning designation of R4
21 would be supported by the Comprehensive Plan which states that medium and high
22 density residential uses are some of the appropriate land use designs if you look at the

1 Comprehensive Plan, Plans and Policy on page 42 of your project. So again for those
2 reasons Staff recommends approval of this request.

3 CHAIRMAN YONKE: Commissioners, do we understand that adjustment? I see
4 head nods. Alright, thank you. Okay, Commissioner Durant do we have anyone signed
5 up to speak?

6 MR. DURANT: Yes, we have one person, I think Doug Gamberg.

7 **TESTIMONY OF DOUG GAMBERG:**

8 MR. GAMBERG: Alright, is there anyone to speak for? The gentleman that was
9 presenting –

10 CHAIRMAN YONKE: We did have a name that was an Applicant but it looks like
11 it was scratched out.

12 MR. PRICE: Yeah, I want to say, I'm not sure I think it was the Applicant, they
13 may have walked out.

14 CHAIRMAN YONKE: Come on down and tell us – you have the floor for two
15 minutes. Your name and address, please.

16 MR. GAMBERG: Thank you for the opportunity to speak. My name is Douglas
17 Gamberg, I live at 238 Ida Lane adjacent to Hardscrabble. There is a present
18 development by D.R. Hardin which has R3 which is in the stages of completion now. I
19 don't wanna reiterate the same tune that's been sung all night between development
20 density and infrastructure inadequacy, but there definitely is a disparity that exists on
21 Hardscrabble Road. It's a cut through from Farrow Road to 21, Highway 21. You cannot
22 get on 21, there's speeding around there, let me just – all of the things that I could
23 reiterate that's already been said tonight and I understand your position trying to weigh

1 the infrastructure inadequacy with the development density. I don't object to the
2 rezoning from mixed use but I do object to the density of R4. We're talking about the
3 difference between six units per acre and nine units per acre which may sound
4 inconsequential on the surface but when you have a traffic pattern study at two to three
5 vehicles per home or per unit it does make a difference. And we're already strained to
6 capacity on Hardscrabble Road. Coming out of, I live on a loop which is to Ida Lane and
7 getting out of Ida Lane onto Hardscrabble you risk your life every time every time you try
8 to make a turn. And so I just, I'm pleading with the Commission to take into
9 consideration that there already is an R3 development going on that's going to have
10 about 200 units on it, this is adding additional units next door to that and I feel like that
11 R3 certainly would serve the purpose of the developer and the R4 simply adds more
12 value for the development, it's a matter of additional income but it's certainly going to
13 hurt our neighborhood and our community. Thank you.

14 CHAIRMAN YONKE: Thank you, sir. Anyone else, Commissioner Durant?

15 MR. DURANT: No.

16 CHAIRMAN YONKE: Okay. Commissioners, any questions for Staff or any
17 comments, discussion?

18 MR. GRADY: Mr. Chair?

19 CHAIRMAN YONKE: Yes, Commissioner Grady.

20 MR. GRADY: Question for Staff. So I was looking at the Comprehensive Plan
21 and under the list of recommended land uses multi-family housing is listed by single
22 family housing is not and an R4 designation would be single-family homes. So I'm
23 curious, is that an error in the Comprehensive Plan or, clarification would be helpful.

1 MR. PRICE: Thank you, Commissioner Grady. So looking at the full
2 Comprehensive Plan under the Economic Development Center Corridor, so it's broken
3 down into different sections, so under the Land Use and Character, and I'll kinda read
4 this first sentence at least, "Concentrated areas of high quality employment facilities
5 integrated with or adjacent to complementary retail and commercial uses and/or
6 medium and high density residential uses." So just kind of looking at just that, it doesn't
7 specify multi-family or single-family, it refers to medium and high density residential
8 uses. And also under the existing zoning districts of similar character, it identifies single-
9 family medium density and single-family high density as zoning designations that would
10 help meet the recommendations of that economic development center corridor.

11 MR. GRADY: Okay, I did see those so I, there appears to be some inconsistency
12 but obviously we're about to consider a rewrite to the Plan so we can bring that up at
13 that time.

14 MR. PRICE: Yes.

15 MR. GRADY: So obviously it's, so I will stipulate I was not here in 2015 so I will
16 ask a question and hopefully Staff can opine on this. When I see something labeled an
17 economic development corridor it's very hard for me to reconcile a, an 87 acre
18 subdivision, or 83 and $\frac{3}{4}$ acre subdivision with a, an area in which there is designed to
19 be a concentration of employment opportunities and related amenities. So I guess the
20 question that I have is, is how, how do we square that circle of seemingly a difference
21 between the plain language intent and the way that it is stated and would be
22 implemented if we adopt this amendment?

1 MR. PRICE: Yes, sir, and I understand, you know, where you're going with your
2 questions here cause we've had this same discussion as a Staff. So right, this does
3 again broadly painted along Interstate 77, this was identified as an economic
4 development corridor. You know, one of the things that we did look at, and we've had a
5 couple of other rezonings right in this general area, actually one east of this subject
6 property across I-77 recently came before you, essentially the same request. One of the
7 things that we looked at is those properties, even though they fall within the economic
8 development corridor, they don't have access onto 77 so all of that access would have
9 to come out onto Hardscrabble Road which would then have to navigate either back
10 toward Wilson Boulevard or back toward Farrow Road to then go back up to the
11 interstate. And so we did take those in, you know, looking at it, again we follow the
12 recommendations of the Comprehensive Plan but from a Staff standpoint during our
13 discussions those were some of the things that we looked at that the likelihood of a, of
14 economic development taking place, especially you're talking more of your light
15 industrial, heavy industrial uses, that that's not appropriate because of their ability to,
16 you know, freely access or gain access onto the interstate.

17 MR. GRADY: Helpful, thank you.

18 MR. PRICE: Yes, sir.

19 CHAIRMAN YONKE: Thank you, Commissioner Grady. Commissioners, any
20 other comments or motions? This discussion right here is just what was going on in my
21 head about the broadly painted and knowing that this area doesn't actually have access
22 to 77. Could we go back to the County map? Also Staff, are we looking at the newest

1 imagery? I know there's 2024 now available. Thank you. You could see that
2 development under construction.

3 MR. PRICE: And so again we can, kinda just talking about just the general
4 development in this area, so the development that's west of this site that's being
5 developed currently – Tommy, zoom back in a little bit, go west, no I mean, just highlight
6 the west part here. Yeah, so that portion is actually designated as R1 and so when this
7 particular request came before the Planning Commission our recommendation was for
8 denial because we felt it didn't meet the recommendations and the guidelines of the
9 Comprehensive Plan for a parcel in the economic development corridor. However, this
10 is one the Applicant felt would be something that they could get a rezoning for and so
11 they actually what we call under-zoned this development. However, the parcel that is
12 east of the parcels that we had before you today that are on the other side of 77, which
13 kind of mirror it, those came in and asked for the R4 and we did make a
14 recommendation for approval for this particular request. And actually if you zoom out a
15 little more, Tommy, and go up toward the car dealerships, so click that. Those parcels
16 actually came before you for rezonings to General Commercial and I believe there was
17 another, yeah for General Commercial and I think there was another zoning designation
18 –

19 CHAIRMAN YONKE: Staff, what happened with those?

20 MR. PRICE: Those were approved.

21 CHAIRMAN YONKE: Council approved them?

22 MR. PRICE: Yes. Council approved those in that area and we do have plans
23 submitted for the development of that site; a lotta townhomes which would be permitted

1 through the, is it General Commercial over here? Yeah, through the General
2 Commercial zoning designation. So it's kind of a bit of an overview and that's something
3 we're trying to prepare a little more of so you can kind of see some of the – especially in
4 some of these areas where there's been a number of rezonings and Tommy if you
5 zoom out a little bit more, recently if you go to Rabon Road? Okay, if you remember we
6 just recently had a rezoning off of Rabon Road to go to R5 also. So there's been, you
7 know, a good bit of high density development in this area recently, you know, especially
8 from a rezoning standpoint.

9 CHAIRMAN YONKE: Thank you, Staff. And I may have time for some comments.
10 I see this area as a pretty complicated spot, especially as we're zoomed out. Like you
11 zoom back in to Killian Road to the property that was approved by Council, that area
12 has access to the freeway being on the south side. We've had many requests for the
13 north side of Killian as well but it felt like it had a different feel to the neighborhood,
14 different characteristics. So then when you scroll south to where we are today, 77 acts
15 like a boundary; if you're east of it I can see how one was approved for R4 going down
16 to Hardscrabble and down to the freeway. It's denser looking to me. But there is a
17 natural, again being familiar with this area, once you go under the bridge of 77 there's
18 more of a rural neighborhood characteristic as you continue to drive, what is that
19 Wilson, to go west.

20 MR. PRICE: Yeah, and you'd be going on Hardscrabble going toward Wilson,
21 excuse me, going along Hardscrabble going toward Wilson Boulevard. And so even that
22 parcel that Mr. DeLage has the mouse over is part of a planned development
23 designation that was done a number of years ago, I wanna say maybe 2004 or '05, it

1 goes back a good bit, that was designated for a mixture of high density and medium
2 density development along there.

3 CHAIRMAN YONKE: Yeah, to me that would look like a different animal as well
4 because it would come out to Wilson Boulevard.

5 MR. PRICE: Yes.

6 CHAIRMAN YONKE: But the, again back to the one that's in question today is
7 tucked right next to 77 but there's no access to it, already touching a very busy
8 Hardscrabble Road and then going to the side that's naturally less dense. I mean,
9 that's just what I'm seeing with the map. Again, I'll say it, I'm the map guy, I enjoy that
10 aspect of this and so I will hand this back over to my Commissioners for more
11 comments, questions. I did learn something new today before I guess I pass, the
12 reminder that the R4 is single-family even though it may be denser. That has me looking
13 at the other end of why this could be approved. Commissioners, anyone ready for a
14 motion or comments?

15 MR. SIERCKS: Mr. Chair?

16 CHAIRMAN YONKE: Yes, Commissioner Siercks?

17 MR. SIERCKS: At this time I'd make a motion to forward Map Amendment 24-
18 021 MA to County Council with a recommendation for approval.

19 CHAIRMAN YONKE: Do we have a second?

20 MR. DURANT: Second.

21 CHAIRMAN YONKE: We have a motion for approval and a second. Staff, would
22 you please take a vote? With a motion we have to take a vote but is there more
23 information the Staff can provide?

1 MR. PRICE: No, sir. You know, again just to kinda bring you into our little
2 discussion, we were just looking at how this particular request kinda connects to the
3 parcels north, but from a connectivity standpoint there is none other than just the fact
4 that they happen to have the same property line borders because of the Crane Creek
5 that runs between those so there won't be any ability for connectivity for roads or for the
6 development to allow access to go out to that portion of Killian Road.

7 CHAIRMAN YONKE: So that is an interesting piece of this that the, you're saying
8 that the northern part of this parcel pretty much all of it would not be connected to
9 Hardscrabble but up towards Killian.

10 MR. PRICE: Yeah, so north of the Crane Creek, those parcels, that development,
11 their access will be along Killian and everything south of Crane Creek would come on to
12 Hardscrabble.

13 CHAIRMAN YONKE: Thank you, Staff. That's turn on these environmental layers
14 as we go into it before we get to the motions cause they'll probably help, it helps me.
15 With a motion on the floor I think we need to take a vote.

16 MR. PRICE: Yes. So we have a motion for the approval of Case 24-021 MA.
17 Those in favor of that motion, Siercks?

18 MR. SIERCKS: Aye.

19 MR. PRICE: Durant?

20 MR. DURANT: Aye.

21 MR. PRICE: Grady?

22 MR. GRADY: Nay.

23 MR. PRICE: Johnson?

1 MR. JOHNSON: Aye.

2 MR. PRICE: Yonke?

3 CHAIRMAN YONKE: Aye.

4 MR. PRICE: So that motion passes 4/1.

5 *[Approved: Yonke, Johnson, Durant, Siercks; Opposed: Grady; Absent: Frierson, Duffy,*
6 *Metts. Taylor]*

7 CHAIRMAN YONKE: A recommendation of approval. September 24th County
8 Council meeting but they're gonna have a, what are we calling this?

9 MR. PRICE: Town hall.

10 CHAIRMAN YONKE: Town hall, thank you. And that now concludes Item number
11 5. on our Agenda today. Puts us at number 6, Other Items for discussion.

12 Commissioners, are there any other items for discussion today? Hearing none, I'll move
13 on to the Chairman's Report. Thank you again, great conversation today. Thanks for
14 coming out in July, it seems to be historically a tough time to get a quorum but we're
15 here, thank you. Thank you for all the time, traveling you do to look into cases,
16 appreciate that. It's still heavy on my heat to try to plan a Commissioner's retreat this
17 year/training cause I always walk away from them learning a lot more. If this is
18 something we can't pull together in the summer, maybe in the fall just – Staff I'm here to
19 help with whatever we can do for that. And I also have not forgotten about the Olympia
20 Mills tour cause earlier this year we were doing a lotta discussions on the neighborhood
21 and their plan, and I think getting eyes there together could be helpful.

22 MR. PRICE: Yes, and I know there was a lot going on and also we understand
23 with the holidays coming up but we will be reaching out to you sometime next week to

1 try to schedule something, to actually get that tour schedule. We're just hoping to
2 capture as many Planning Commission Members as we can for the trip, so we'll send
3 out a couple of dates and times. I mean, I guess right could ask is there a preference for
4 the Planning Commission Members, at least the ones that are here, morning or
5 afternoon or evening, is there a preference for any of you?

6 MR. DURANT: No evening.

7 MR. PRICE: No evening? Okay.

8 CHAIRMAN YONKE: I'm pretty flexible throughout the day, depending on the
9 date.

10 MR. SIERCKS: Evenings would be preferable for me. If not during evenings then
11 a Friday would be my preference. But I understand that I might be alone in that.

12 MR. PRICE: Are you looking at potentially mornings or afternoons?

13 MR. SIERCKS: If it's a, if it's on a Friday it really doesn't matter all that much. I
14 guess Thursdays, or excuse me, afternoons on Fridays would be preferable generally
15 speaking.

16 MR. PRICE: Just throwing that out there. But we'll definitely send those dates out
17 to you and the most consensus we can get then we'll probably try to schedule it around
18 that time.

19 CHAIRMAN YONKE: Thank you. There's still a spreadsheet out there for
20 scheduling if you guys have the link from one of my old emails. And Staff you should
21 have access to that to look at it. That's it for the Chairman's Report, so number 8., the
22 Planning Director's Report. Mr. Price?

1 MR. PRICE: There's nothing at this time other what you have in your package,
2 the Report of Council that's on page 53.

3 CHAIRMAN YONKE: So County Council did some approvals and some
4 deferrals, looks good. Anything else, Mr. Price?

5 MR. PRICE: At this time, no sir.

6 CHAIRMAN YONKE: Okay. With that we would move on to Item number 9,
7 which is Adjournment. So the Chair would like to make a motion for adjournment. Do I
8 have a second?

9 MR. DURANT: Second.

10 CHAIRMAN YONKE: Got a second from Commissioner Durant. We could do a
11 show of hands.

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

14 MR. PRICE: It's unanimous.

15 CHAIRMAN YONKE: Alright, thank you Staff, thank you Commissioners.

16

17

[Meeting Adjourned at 7:30pm]