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**CITY OF COLUMBIA  
PLANNING COMMISSION**



**February 3, 2014**

**5:15 P.M. Regular Session Minutes  
CITY HALL COUNCIL CHAMBERS  
1737 Main Street • Columbia, SC**

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**In attendance:** Richard Cohn, Gene Dinkins, Jr., Moryah Jackson, Mark James, John Taylor, Paige Tyler

**Absent:** Maryellyn Cannizzaro, Dr. Joshua McDuffie, and Brian Stern

**Staff:** Krista Hampton, Brian Cook

**I CALL TO ORDER/ROLL CALL**

Meeting called to order at 5:15 PM by Chairperson Mark James. Mr. James explained the purpose and process of the Planning Commission and explained the rules of order for the Planning Commission.

Roll call and quorum established. Krista Hampton, Director of Planning and Development Services, proceeded with review of the Consent Agenda.

**Mr. Cohn recused himself from items 4 and 5, Map and Text Amendment (DP) for 1213 Lady Street due to conflict of interest. Therefore items 4 and 5 were removed from the Consent Agenda for a separate vote.**

**II CONSENT AGENDA**

**Approval of Minutes**

1. Approve **January 6, 2014** minutes.

**Annexations with Map Amendment**

2. **628 Sallie Baxter Drive**, TMS#16404-11-03; request recommendation concerning application to annex and zone the properties RS-1 (Single-Family Residential). The property is zoned RS-LD (Single-Family Residential-Low Density) in Richland County.
3. **W/S Woodcreek Farms Road and E/S Upper Will Lane**, TMS#28902-10-01 and 25800-03-28 (portion); request recommendation concerning application to annex and zone the properties PUD-R (Residential Planned Unit Development). The property is zoned PDD (Planned Development District) in Richland County.

**Cases with Map and Text Amendments (DP)**

4. **MAP -1213 Lady Street**, TMS# 09013-06-08; Request to rezone property from C-5, -DD, S (Central Business District in the Sign and Design Development overlays) to C-5, -DP (Central Business District, in the Sign, Design Development, and Design Preservation overlays), to designate structure as Group II Landmark.
5. **TEXT -Amend §17-691 (c)** to designate **1213 Lady Street**, TMS# 09013-06-08, as a Group II Landmark

Item 2, **W/S Woodcreek Farms Road and E/S Upper Will Lane**, removed for discussion at the request of the public.

**Motion by Mr. Cohn to approve Consent Agenda items 1 and 2; seconded by Ms. Tyler. Motion approved 6-0.**

Paul Barillo adjacent property owner, voiced concerns regarding the rezoning.

Ms. Hampton spoke on the request for annexation by the property owner for **W/S Woodcreek Farms Road and E/S Upper Will Lane**, and provided clarification regarding the rezoning.

**Motion by Mr. Dinkins to approve the request for W/S Woodcreek Farms Road and E/S Upper Will Lane to annex and zone the properties PUD-R; seconded by Mr. Cohn. Motion approved 6-0.**

Ms. Hampton spoke on the **Map and Text Amendment (DP) for 1213 Lady Street** requested by the property owner, and stated the differences between Group I, Group II and Group III Landmark Status.

**Motion by Mr. Dinkins to approve the request to rezone 1213 Lady Street, from C-5, -DD, S to C-5, -DP, to designate structure as Group II Landmark, and request to Amend §17-691 (c) to designate 1213 Lady Street, as a Group II Landmark; seconded by Ms. Tyler. Motion approved 5-0.**

### III REGULAR AGENDA

#### Map Amendments

1. **955 Avondale Drive**, TMS# 09112-04-08; Request to rezone property from C-1 (Office and Institutional) to M-1 (Light Industrial).

Staff recommends denial of this request due to the proximity to residential uses and the potential uses that the M-1 zoning classification would permit. Property has been vacant for over twelve months therefore non-conforming status has expired. If approved, the request for rezoning will be heard at the March 18, 2014 City Council meeting.

Jay Bender, attorney for the applicant, presented.

Jamie White, applicant, spoke on the intended use for a yard maintenance business.

**Motion by Mr. Cohn to approve the request to rezone 955 Avondale from C-1 to M-1 as it is felt the use is appropriate and compliant with surrounding uses; seconded by Mr. Dinkins. Motion passes 5-1, with Ms. Jackson in opposition of the request.**

#### Text Amendments

2. **Amend §17-309** to reduce parking requirements for landmark structures by 50 percent.

**Motion by Mr. Taylor to approve Text Amendment §17-309 to reduce parking requirements for landmark structures by 50 percent; seconded by Mr. Dinkins. Mr. Dinkins felt it will encourage the redevelopment of some of the buildings which are too old to redevelop parking. Motion passes 5-1 with Mr. James in opposition of the amendment.**

3. **Amend §17-287** to permit limited outdoor storage at used merchandise stores.

Ms. Hampton advised that the proposed amendment may be revised next month because of other options being reviewed.

**Motion by Mr. Cohn to defer the discussion of Text Amendment §17-287 to permit limited outdoor storage at used merchandise stores to the March 3, 2014 Planning Commission Meeting until it can be determined if alternatives or additional information can be provided; seconded by Ms. Tyler. Motion to defer approved 6-0.**

#### **Neighborhood Plan Review**

- 4. Devine Street/Ft. Jackson Boulevard Commercial Node Plan** – Request review and recommendation of adoption of plan to City Council.

Kate Pearce, Land Design, consultant for the Devine Street/Ft. Jackson Boulevard Commercial Node Plan, presented. Background on the planning process, the purpose of the plan, the five stages of the planning process, opportunities and challenges were discussed.

Planning Commission members requested an additional meeting with staff and consultants to discuss the plan in more detail.

Mr. Fellows will contact Commission members with a couple of dates and times for a workshop session to be held. He asked members to have items of concern available prior to the meeting to save time.

**Motion by Mr. Cohn to defer the recommendation of adoption of the Devine Street/Ft. Jackson Boulevard Commercial Node Plan to the March 3<sup>rd</sup> Meeting; seconded by Mr. James. Motion approved 6-0.**

### **III OTHER BUSINESS**

- 5. Land Use Plan / Development Code Rewrite Update**

Ms. Hampton stated that the contract for the Land Use Update and Land Development Zoning Regulations is on City Council Agenda for February 4, 2014 for signature.

- 6. Bike Pedestrian Master Plan Update**

Mr. Fellows stated the consultant for the Pedestrian/Bicycle Master Plan and Bike Share Feasibility Study has been selected.

Ms. Hampton stated City Council has deferred consideration of appointments at the next meeting. Rules regarding replacements of members will be reviewed. It is preferred to have new members attend one meeting before being seated on the Commission.

- 7. Adjourn.**

**There being no further business, meeting adjourned at 6:53 PM.**

Respectfully submitted by Andrea Wolfe  
Sr. Admin. Secretary  
Planning and Development Services Department  
City of Columbia