
CITY OF COLUMBIA
PLANNING COMMISSION



October 6, 2014

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

In attendance: Richard Cohn, Gene Dinkins, Jr., Brian Stern, Dale Stigamier, John Taylor, Paige Tyler, Craig Waites

Absent: Dr. Joshua McDuffie, One vacant position

Staff: Krista Hampton and Brian Cook

I CALL TO ORDER/ROLL CALL

Meeting called to order at 5:15 PM by Chairperson Rick Cohn. Mr. Cohn 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.

II CONSENT AGENDA

Approval of Minutes

1. Approve **September 8, 2014** minutes.

Annexations with Map Amendment

2. **1424 Atlas Road, TMS# 16305-02-08**; request recommendation concerning application to annex and rezone the property M-2 (Heavy Industrial). The property is zoned HI (Heavy Industrial) in Richland County.

Motion by Mr. Dinkins to approve the Consent Agenda as presented; *motion seconded by Mr. Taylor.* Consent Agenda approved 7-0.

III REGULAR AGENDA

Text Amendments

3. **Create §17-297 and Amend §17-258 Table of Permitted Uses** to define and permit category for **Convenience Stores** by special exception.

Mr. Cook presented on the text amendment request sponsored by Councilman Sam Davis. This text amendment would apply to new, expansion on existing, or vacant convenient stores only, 5,000 sq. ft. or less; existing convenience stores would be exempted.

Commission members felt the Good Neighbor Plan portion of the text amendment was unnecessary, and would be difficult to monitor and enforce.

Mr. Cook stated that was added as a way to allow neighborhoods to reach out and communicate with business owners because in neighborhood meetings attended, lack of response from business owners was a key issue and concern.

Motion by Mr. Dinkins to approve the request to create §17-297 and amend §17-258 Table of Permitted Uses to define and permit category for Convenience Stores by special exception for 5,000 sq. ft. or less, with the caveat that the Good Neighbor Plan [portion] be removed; motion seconded by Ms. Tyler.

Mr. Stigamier felt the Good Neighbor Plan portion was necessary and would provide a way for staff to enforce the criteria required.

Motion amended by Mr. Dinkins to approve to allow Convenience Stores by special exception to include item #1.A.3 only of the Good Neighbor Plan [Sign Pledge Program] to address signage concerns of staff; motion seconded by Mr. Taylor.

Motion approved 5-2, with Mr. Stigamier and Mr. Waites in opposition of approval.

4. **Amend §17-321 (Private Dormitory) and §17-258 Table of Permitted Uses** to permit the use in the C-3 zoning district with conditions.

Mr. Cook presented on the text amendment request sponsored by Mayor Steven Benjamin.

A letter from former councilwoman, Frannie Heizer, voicing opposition to the text amendment request was provided to Commission members.

An email from Tom Gottshall, secretary for University Hill Neighborhood Association, requesting deferral of the request was providing to Commission members.

Kathryn Fenner, vice president for the University Hill Neighborhood Association, voiced concerns with over density, requesting deferral of the request to allow further research of C-3 populations in the area.

Jeff Githens, Peak Development, presented on the request.

Mr. Dinkins recused himself from the discussion.

Motion by Mr. Stern to approve the request to Amend §17-321 (Private Dormitory) and §17-258 Table of Permitted Uses to permit the use in the C-3 zoning district with conditions; motion seconded by Mr. Taylor.

Motion approved 6-0; Mr. Dinkins abstained from voting.

IV OTHER BUSINESS

5. **Plan Together / Plan Columbia – Land Use Plan: update, presentation, and discussion.**

It was decided to set up a separate work session to allow for in-depth review and discussion of the Land Use Plan. The meeting will be held before the City-wide open house in November.

Motion by Mr. Waites to discuss the Land Use Plan in a separate work session; motion seconded by Mr. Stigamier. Motion approved 7-0.

This session will be open to members of the public as well.

Ms. Hampton will send out notifications regarding the date and time of the work session.

6. **Adjourn.**

There being no further business, meeting adjourned at 6:05 PM.

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