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**CITY OF COLUMBIA  
PLANNING COMMISSION**



**February 2, 2015**

**Land Use Plan Work Session & Walk Bike Columbia Work Session 4:00 P.M.  
Regular Session 5:15 P.M.  
CITY HALL COUNCIL CHAMBERS  
1737 Main Street • Columbia, SC**

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**In attendance:** Richard Cohn, Gene Dinkins, Jr., Dr. Joshua McDuffie, Dale Stigamier, John Taylor, Craig Waites, Kendora Foster

**Absent:** Brian Stern, Paige Tyler

**Staff:** Krista Hampton, Lucinda Statler

**WORK SESSION – 4:00 P.M.**

**I CALL TO ORDER/ROLL CALL –**

Work session called to order at 4:00 PM by Chairperson, Rick Cohn. Ms. Hampton proceeded with roll call. Walk Bike Columbia – Pedestrian Bicycle Master Plan was presented by Lucinda Statler, Urban Design Planner.

**II PLANNING COMMISSION REVIEW/DISCUSSION**

**2. Walk Bike Columbia – Pedestrian Bicycle Master Plan**

PowerPoint presentation provided an overview of the vision, goals, and objectives of the Walk Bike Columbia – Pedestrian Bicycle Master Plan. Commission members were provided with a full copy of the Master Plan on CD for review.

Proposed schedule: 1) Work session with Planning Commission before the March 2<sup>nd</sup> meeting; and 2) Present the Master Plan in April for recommendation to City Council to adopt the Plan. Another work session can be held if needed, prior to the April Meeting. Questions/ concerns can be discussed to allow for input from Consultants-Alta Planning & Design.

For more information - [www.walkbikecolumbia.org](http://www.walkbikecolumbia.org)

Kendora Foster, new Planning Commission member, was introduced; current Planning Commission members and staff introduced.

Ellen Blundy, concerned citizen, spoke in favor of the Walk Bike Columbia Master Plan.

**1. Land Use Element of Comprehensive Plan**

Ms. Hampton stated the Planning Commission is tasked with making a recommendation to City Council to adopt the resolution of the Land Use Plan. As a Planning Commission member, it is each individual's responsibility to review and recommend The Plan to City Council. Zoning will take a minimum of 18 months to rewrite the Zoning Ordinance. There will be six to twelve groups working on the Ordinance.

The Planning Commission will be involved during the entire process in which the land use map and zoning districts will be incorporated.

Work Sessions ended at 5:10 PM

### **REGULAR SESSION – 5:15 P.M.**

**In attendance:** Richard Cohn, Gene Dinkins, Jr., Dr. Joshua McDuffie, Dale Stigamier, Brian Stern, John Taylor, Craig Waites

**Absent:** Paige Tyler

**Staff:** Krista Hampton, Lucinda Statler

Kendora Foster, new Commission member, sat in the audience to view meeting process.

#### **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, noted changes to the agenda. A request for deferral of item 10, **N/S Buckner Road & E/S Alcott Drive**, was received. Staff will ask for deferral when that item is reached on the Regular Agenda. She proceeded with review of the Consent Agenda.

#### **II CONSENT AGENDA**

##### **Approval of Minutes**

1. Approve **January 5, 2015**.

##### **Annexations with Map Amendment**

2. **4426 Blossom Street**, TMS#13810-02-02, -03, -04, -05, -06, -07; request recommendation concerning application to annex and zone the properties RG-2 (General Residential). The property is zoned RM-HD (Residential, Multi-Family, High Density) in Richland County.
3. **2423 Chappelle Street**, TMS#11605-02-08; request recommendation concerning application to annex and zone the properties RG-1 (General Residential). The property is zoned RM-HD (Residential, Multi-Family, High Density) in Richland County.
4. **1054 Shop Road**, TMS#11211-07-05; request recommendation concerning application to annex and zone the properties M-1 (Light Industrial). The property is zoned M-1 (Light Industrial) in Richland County.
5. **1080 Shop Road**, TMS#11211-07-06; request recommendation concerning application to annex and zone the properties M-1 (Light Industrial). The property is zoned M-1 (Light Industrial) in Richland County.
6. **2751 The Boulevard**, TMS#13511-01-01; request recommendation concerning application to annex and zone the properties M-1 (Light Industrial). The property is zoned M-1 (Light Industrial) in Richland County. **MOVED TO REGULAR AGENDA BECAUSE OF RECUSAL.**

##### **Map Amendment**

7. **816, 818, 822, 824, and 825 Washington Street, & N/S Lady Street**, TMS#09013-13-03, 04, 05, 06, 09, 17; request minor amendment to a PUD-C, -DD (Planned Unit Development – Commercial, Design/Development Area Overlay).

**Site Plan Review**

- 8. Village at River's Edge, +/- 28 acres at Rawl Street, Aspinwall Road, McQueen Street, Pearl Street, Valkill Court, McRae Street, and Gibson Street, TMS# 09103-02-01; 09104-01-06; 09104-12-01 through -06; 09104-13-01 and -02; 09104-14-01 through -21; 09104-15-01 through -10; 09104-16-01 through -16; and 09201-01-17 through -22; request site plan approval to construct 5 additional residential units within a previously approved residential development. The property is zoned PUD-R (Planned Unit Development – Residential).**

**Street Name**

- 9. Street Name Approval Request - Request to name streets within the Burnside Farms Subdivision – Village at Burnside Farms Corner Wind Lane, Beaconsfield Road, Hay Meadow Lane, Trading Path Lane, Silage Court, Council Loop, Scribes Lane, Phipps Lane, Holstein Lane, Jersey Court; TMS#19100-06-14 and -09.**

Mr. Waites recused himself from item 9, Street Name Approval Request.

**Motion by Mr. Dinkins, Jr. to approve the Consent Agenda with the removal of items 6 and 9.**

*Motion seconded by Mr. Stern. Motion approved 6-0.*

Vice chair, Gene Dinkins, Jr., took control of the meeting due to recusal of Chairperson Cohn from item 6, **2751 The Boulevard.**

**Motion by Dr. McDuffie to approve the request to annex and rezone 2751 The Boulevard.**

*Motion seconded by Mr. Stigamier. Motion approved 6-0.*

**Motion by Mr. Stern to approve the request for Street Name Approval.**

*Motion seconded by Dr. McDuffie. Motion approved 6-0.*

Control of meeting returned to Chairperson Cohn.

**III REGULAR AGENDA**

**Map Amendment**

- 10. N/S Buckner Road & E/S Alcott Drive, TMS# 11704-03-21, 11704-03-19, 11704-03-20, 11703-01-26, 11703-01-27; request to rezone from M-1 (Light Industrial) to RG-2 (General Residential). **REQUEST TO DEFER BY APPLICANT****

Mr. Stigamier recused himself from voting on this case.

**Motion by Dr. McDuffie to approve the request to defer N/S Buckner Road & E/S Alcott Drive to the March meeting.**

*Motion seconded by Mr. Taylor. Motion to defer approved 6-0.*

- 11. 701 Chester Street, TMS#09012-01-16 and 09012-01-15; request to rezone from PUD-R (Planned Unit Development) to M-1 (Light Industrial).**

Recusal from discussion and voting on this case by Mr. Dinkins.

Jennifer Powers, applicant, was not in attendance/

The proposal is to rezone a PUD-R zoned parcel to M-1 to return the parcels to a manufacturing use. Staff recommends denial as this parcel is within the Elmwood Park Neighborhood and best served with residential uses.

No one spoke in favor or opposition of the request.

**Motion by Mr. Waites to deny the request to rezone 701 Chester Street from PUD-R to M-1.**

***Motion seconded by Dr. McDuffie. Motion to deny request approved 6-0.***

**12. 2931 Devine Street**, TMS# 13804-18-06; request to rezone from C-1 (Office and Institutional) to C-2 (Neighborhood Commercial).

Ralph Garris, property owner at 2927 Devine Street, requested rezoning of his contiguous parcel to C-2 zoning as well. As application for his request had not been completed, the process was explained and Mr. Garris was referred to meet with City staff.

Tom Carlisle, president of the Oakwood Court Neighborhood Association, did not object to the change in zoning, but wanted restrictions places on the type of classifications allowed.

Staff noted that C-2 zoning would allow additional uses, however additional criteria for special exception would need to be met as well. Regarding classifications, South Carolina does not allow conditional zoning. When a zoning classification is allowed, it comes with all of the rights and there cannot be any restrictions on any one use.

Justin Mueller, applicant, presented on his request 2 to allow for a new retail and a +/-500 square foot addition to the east portion of the existing building. The applicant will meet with the neighborhood at the upcoming neighborhood meeting to discuss the project in detail.

Mr. Carlisle felt it best to retain C-1 zoning, and have the applicant request a special exception when the specific use is determined.

Mr. Dinkins said he is generally not in favor of approval of any sort of commercial encroachment or upgrading of parcels that may be zoned C-1 or C-2, and taking them for a more intensive use for adjacent neighborhoods. In this situation, Gunvalson and Bike has operated for so long as a permitted non-conforming use, it is questionable if the property is zoned correctly. He is not in favor of non-conforming uses operating, and is in favor of rezoning this parcel to the more intensive use as he feels it fits the property.

Mr. Cohn stated that the Commission has been very sensitive to neighborhoods in similar conditions. He agreed with Mr. Dinkins comments, as he felt this is a different situation.

**Motion by Mr. Dinkins to approve the request for 2931 Devine Street to rezone from C-1 to C-2.**

***Motion seconded by Mr. Stigamier. Motion approved 7-0.***

**13. 315 S. Maple Street**, TMS#11313-04-02; request to rezone from RS-3, CC (Single Family Residential, Community Character) to C-3 (General Commercial).

Property has been operating as a civic/social organization for many years at the location. It is a non-conforming use that is allowed and can continue to operate as is. Staff has recommended denial of the

request because of concerns with potential uses that would be allowed in a C-3 with the property being adjacent to a residential district.

Carlton Sagers, certified general appraiser, presented on the request on behalf of the Grand Lodge of Ancient Free Masons of SC, the applicants who would like to bring the property into conforming use. Mr. Sagers felt the building is in bad shape, and has been vacant for a number of years which can be a neighborhood safety issue. One use suggested was for parking for the adjacent restaurant across the street.

Jesse Burke of Burke Engineering and member of the Shandon Neighborhood Council, voiced opposition to the request.

Dr. Ron Burns, president of the Shandon Neighborhood Council, voiced opposition to the request.

Brainerd Cooper, neighborhood resident, voiced concerns with a business opening, but feels a parking lot would be allowable.

Basil Garzia, owner of Rosewood Market, voiced support the change to allow the possibility of a parking lot in the future.

Dr. Joanne Morton, neighborhood resident, voiced opposition to rezoning.

**Motion by Mr. Dinkins to deny the request to rezone for 315 S. Maple Street.**

***Motion seconded by Dr. McDuffie. Motion to deny approved 6-1; Mr. Stern in opposition to denial.***

Ms. Hampton noted that this case would move on to City Council Zoning Public Hearing on March 17<sup>th</sup>.

#### **Comprehensive Plan**

**14. Land Use Element:** Request recommendation to amend the City of Columbia Comprehensive Plan to replace the Land Use Element.

Ms. Hampton reviewed the Land Use Element.

Thanks were given to John Fellows, Planning Administrator, Consultants McBride, Dale, Clarion, and Planning Next for all the work provided.

Phase I – update land plan

Phase 2 – rewrite zoning and land development ordinance

Step 1:

Current at the Planning / Drafting / Approval Stage

Numerous meetings, forums, workshops held

Open-houses held for feedback and to adjust The Plan

Plan includes: Plan Framework, Land Use Plan, Development Types, and Additional Recommendations

Established vision and eight guiding principles, development strategies

Context of Urban Core and Urban Edge guides remainder of recommendations

Vision for Land Use Plan – neighborhood, community, regional

Maps

This is the City's vision for the use of land. This will guide the writing of the Zoning Ordinance, it will not dictate it. Work will then be on creating the new zoning districts, writing the standards for those, and working with the Commission and the Community – over at least the next 18 months – to get that adopted.

Chairperson Cohn provided thanks to Mr. Fellows and the consultants as well.

Ms. Hampton reminded the Commission that the motion would be to approve or deny the resolution recommending the Plan to City Council.

**Motion by Mr. Cohn to approve the resolution of the City of Columbia Planning Commission to recommend to the City of Columbia City Council the adoption of an amendment to The Columbia Comprehensive Plan 2018 by replacing the existing and future land components with the Plan Columbia Land Use Plan putting the pieces in place.**

***Motion seconded by Mr. Taylor. Motion approved 6-1 with Mr. Dinkins in opposition.***

#### **IV OTHER BUSINESS**

Commission members were reminded of the 3.0 hours continuing education requirement for calendar year 2015. Information regarding sessions offered by CMCOG will continue to be provided, in addition to a listing of pre-certified groups by Ms. Hampton.

#### **15. Adjourn**

**There being no further business, meeting adjourned at 6:16 PM.**

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