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**CITY OF COLUMBIA  
PLANNING COMMISSION**



**July 11, 2016  
Regular Session 5:15 P.M.  
City Council Chambers, 3<sup>rd</sup> Floor, 1737 Main Street, Columbia, SC 29201**

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**In attendance:** Richard Cohn, Gene Dinkins, Jr., Joshua McDuffie, John Taylor, Brian Stern, Dale Stigamier, Craig Waites, LaTrell Williams (not yet seated)

**Absent:** April James

**Staff:** John Fellows, Johnathan Chambers, Brian Cook, Andrea Wolfe, Staci Richey, Leigh DeForth

**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. John Fellows, Planning Administrator, proceeded with review of the Consent Agenda.

**II CONSENT AGENDA**

**Approval of Minutes**

1. Approve **June 6, 2016 Minutes**

**Comprehensive Plan Amendment**

2. **4202-4206 N. Main Street, 1206-1210 Kinderway Avenue, 4201 -4205 Horry Street; TMS#09215-14-01;** request recommendation to amend the Future Land Use Map for the property currently designated UCMR-1 (Urban Core Mixed Residential -1) to assign the land use classification of SD -5 (Universities/Colleges).

**Zoning Map Amendment**

3. **The Campus of Lenoir-Rhyne University; generally properties Southwest of the Intersection of N. Main Street and Wildwood Avenue, North of Wildwood Avenue, East of Ensor Avenue, and along Duke Avenue, and the Block Bounded by N. Main Street, Lorick Avenue, Horry Street, and Kinderway Avenue; TMS#s 09211-09-01, 09214-01-01, 09214-01-02, 09214-01-03, 09214-01-04, 09214-01-10, 09214-02-04, 09214-02-11, 09214-02-12, 09215-14-01, 09215-15-01, 09215-15-02, 09215-16-01, 09215-17-01, 09215-18-09, 09215-18-10, 09215-18-11, 09215-20-02, 09215-21-01, 09215-22-04, 09215-22-05, 09215-22-06;** request minor amendment to the current PUD-C, Lenoir-Rhyne University.

**Site Plan Review**

4. **4202 North Main Street, TMS#09215-14-01;** request site plan approval to construct a ± 24,000 sq. ft. classroom /office building and associated parking for Lenoir-Rhyne University. The property is zoned PUD-C (Commercial Planned Unit Development).

**Motion by Mr. McDuffie to recommend approval of Consent Agenda items as presented.**  
*Motion seconded by Mr. Waites. Motion to recommend approval granted 7-0.*

### III. REGULAR AGENDA

#### Street Name Change Public Hearing

5. **Gaillard Street, TMS#09016-02;** request to change Gaillard Street to Cottontown Way.

Johnathan Chambers, Land Development Administrator, presented on the request.

**Motion by Mr. Stern to recommend approval of street name change to Cottontown Way.**  
*Motion seconded by Mr. Waites. Motion to recommend approval granted 7-0.*

#### Zoning Map Amendment

6. **2210 Rosewood Drive, TMS# 11313-17-03;** request recommendation to rezone from C-1 (Office and Institutional District) to C-2 (Neighborhood Commercial District).

*The Rosewood Plan* recommends that the subject parcel be rezoned to Urban Transitional District (UTD). Based upon the recommendations of both the comprehensive plan and the area and corridor plan, staff recommends the denial of the request to rezone the parcel from C-1 to C-2.

Tony Moreland, applicant, presented on the request.

**Motion by Mr. Dinkins, Jr. to approve the request to rezone the parcel from C-1 to C-2.**  
*Motion seconded by Mr. Waites. Motion approved 7-0.*

7. **1012 Woodrow Street, TMS# 11413-05-20;** request recommendation to rezone from C-1 (Office and Institutional District) to C-2 (Neighborhood Commercial District).

As the Old Shandon Valley Park Neighborhood Plan recommended that the parcel remain zoned C-1 and the land use plan considers small format business as a tertiary use which is allowed in the C-1, staff recommends the denial of the request to rezone the parcel from C-1 to C-2, as the C-2 has additional uses that are more intense.

Tammy Meetze, business owner and renter of the property, presented on the request.

Sharon D. Kerr, property owner, was available for questions.

Mr. McDuffie left the meeting at this time, 5:45PM. Quorum was still retained.

Atlas Parrot, secretary of the Old Shandon Association, spoke in support of upholding staff recommendation to deny rezoning.

**Motion by Mr. Dinkins, Jr. to deny the request to rezone the parcel from C-1 to C-2.**  
*Motion seconded by Mr. Stern. Motion approved 6-0.*

Mr. Cohn stated a vote of the West Gervais District Plan and Design Guidelines for the West Gervais Historic Commercial District and the West Gervais Protection Area District would probably not be made to allow Commission members sufficient time to review the documents.

Both the Plan Amendment and the Text Amendment were presented for discussion, and will be presented at the August 1<sup>st</sup>, 2016 Planning Commission for a vote for recommendation to City Council.

**Comprehensive Plan Amendment**

8. **West Gervais District Plan;** request recommendation to adopt the West Gervais District Plan as an addendum to the City of Columbia's Comprehensive Plan.

Leigh DeForth, comprehensive planner, presented on the Comprehensive Plan Amendment.

**Zoning Text Amendment**

9. **Design Guidelines for the West Gervais Historic Commercial District and the West Gervais Historic Protection Area District;** request recommendation to adopt revised guidelines for the West Gervais Historic Commercial District (§17-681(d)(1)) and the West Gervais Historic Protection Area District (§17-681(c)(6)) pursuant to §17-654(b).

Staci Richey, preservation planner, presented on the Zoning Text Amendment.

Dale Marshall, chair of the development committee for the Congaree Vista Guild, thanked City staff for their assistance and efforts in this process by setting up meetings and presentations; and allowing for feedback from all parts of the community. It is felt staff has been very receptive at taking comments offered, making multiple revisions and incorporating them into the documents. The Vista feels this is a proposal that now moves things forward while still retaining the design guidelines fought very hard for in the early 1990's, and is a document that reflects a positive outlook and move forward for the neighborhood. Staff has been incredibly hardworking at getting feedback from all aspects and all parts of the neighborhood community.

Mr. Marshall stated they would like to encourage the Planning Commission, when they consider the request, to move forward as there are some very positive things, in terms of how it re-enforces those patterns they would like to see happen in terms of residential focus and pedestrian focus. As this happens, it will continue to develop the Vista in a more positive way stating once again that they are very appreciative of what staff has done, and feel this is a great step forward.

Jim Caldwell, resident and treasurer of the Vista Neighborhood Association, echoed Mr. Marshall's comments.

Steve Hinson, resident and member of the Vista Neighborhood Association, echoed Mr. Marshall's comments as well.

**Motion by Mr. Taylor to defer item 8 and 9 to the August 1<sup>st</sup> meeting.  
Motion seconded by Mr. Stern. Motion approved 6-0.**

**IV. OTHER BUSINESS**

**10. Adjourn**

**There being no further business, meeting adjourned by the Chairman at 6:25 PM.**

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