
**CITY OF COLUMBIA
PLANNING COMMISSION**



October 10, 2016

Regular Session 5:15 P.M.

City Council Chambers, 3rd Floor, 1737 Main Street, Columbia, SC 29201

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

Absent: April James

Staff: John Fellows, Johnathan Chambers, Brian Cook, Krista Hampton, Andrea Wolfe

I. CALL TO ORDER/ROLL CALL

Meeting called to order at 5:19 PM by Chairman Richard 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.

Mr. Dinkins, Jr. recused himself from discussion and vote of item 9, Site Plan Review - 350 Wayne Street as Cox and Dinkins is the civil engineering firm for the project.

Item 9, **350 Wayne Street, TMS#08913-04-01, 08913-03-06 and -07**, removed from Consent Agenda for separate vote with Mr. Dinkins, Jr. recused.

Motion by Mr. Waites to approve item 9, 350 Wayne Street.

Motion seconded by Mr. Stern. Motion approved 7-0.

Review of remaining Consent Agenda items by Mr. Fellows.

II. CONSENT AGENDA

Approval of Minutes

1. Approve **September 12, 2016 Minutes**

**Annexation, Interim Comprehensive Plan Map Amendment,
And Interim Zoning Map Amendment**

2. **ANNEX-2016-0009: WOODCREEK FARMS ROAD (P), TMS# 25800-03-47(P)**; request recommendation concerning application to annex, assign land use classification of Neighborhood Activity Corridor (AC-1) and assign zoning of PUD-R (Planned Unit Development – Residential District). The property is currently classified as Neighborhood (Medium Density) by Richland County and zoned PDD by Richland County.
3. **ANNEX-2016-0010: N/S WOODCREEK FARMS ROAD, TMS# 25800-03-27**; request recommendation concerning application to annex, assign land use classification of Urban Edge Residential – Large Lot (UER-2), and assign zoning of PUD-R (Planned Unit Development – Residential District). The property is currently classified as Neighborhood (Medium Density) by Richland County and zoned PDD by Richland County.

Comprehensive Plan Map Amendment

4. **LUMA2016-0005: 3403 LYLES STREET, TMS# 09107-13-08**; request recommendation to amend Chapter 8.3 of *The Columbia Plan 2018 – Future Land Use Map* to assign a land use classification of Urban Core Residential – Small Lot (UCR-1).
5. **LUMA2016-0004: 1917 WILEY STREET, TMS# 11212-17-07**; request recommendation to amend Chapter 8.3 of *The Columbia Plan 2018 – Future Land Use Map* to modify the land use classification from Employment Campus (EC) to Urban Core Residential – Small Lot (UCR-1).

Zoning Map Amendment

6. **ZMA-2016-0005: 1917 WILEY STREET, TMS# 11212-17-07**; request recommendation to rezone the parcel from Light Industrial District (M-1) to General Residential District (RG-2).
7. **ZMA-2016-0006: 1409 HUGER STREET AND NX409 GERVAIS STREET (P), TMS# 09009-13-01 AND #08912-13-01(P)**; request recommendation to rezone the parcels from Heavy Industrial District, -Design/Development District (M-2, -DD) to General Commercial District, -Design/Development District (C-3, -DD).

Zoning Map and Text Amendment

8. **ZMA-2016-0008: 2150 HARDEN STREET, BABCOCK BUILDING WINGS, TMS# 11501-01-01(P)**; request recommendation to rezone a portion of the parcel from PUD-LS to PUD-LS, -DP and Amend Chapter 17 – Article V, Division 3 - §17-691(b) to designate structure as a Group I Landmark.

Site Plan Review

9. **SPLAN-2016-0005: 350 WAYNE STREET, TMS#08913-04-01, 08913-03-06 and -07**; request site plan approval for the construction of a ± 50,000 sq. ft. building. The property is zoned M-2, -PD (Heavy Industrial within the Planned Development Overlay District).

Motion by Mr. Waites to approve the Consent Agenda as presented. Motion seconded by Mr. McDuffie. Motion approved 8-0.

III. REGULAR AGENDA

Comprehensive Plan Map Amendment

10. **LUMA-2016-0006: 3319 MILLWOOD AVENUE, TMS# 13804-03-09**; request recommendation to amend Chapter 8.3 of *The Columbia Plan 2018 – Future Land Use Map* to modify the land use classification from Urban Core Residential – Small Lot (UCR-1) to Civic/Institutional District (SD-2).
Withdrawn at Applicant Request

Zoning Map Amendment

11. **ZMA-2016-0007: 3319 MILLWOOD AVENUE, TMS# 13804-03-09**; request recommendation to rezone the parcel from Planned Unit Development – Commercial District (PUD-C) to Office and Institutional District (C-1).
Withdrawn at Applicant Request
12. **ZMA-2016-0011: 720 MAPLE STREET, N/S, 2801, 2813 & 2835 DEVINE STREET (TMS# 11316-04-19 through -22, 11316-13-12)**; request recommendation to rezone parcels from Neighborhood Commercial & General Residential (C-2 & RG-1) to PUD-C (Planned Unit Development -Commercial) and **724 MAPLE STREET (TMS# 11316-04-23)** from General Residential, -Design Preservation District (RG-1, -DP) to Planned Unit Development- Commercial, -Design Preservation District (PUD-C, -DP).

John Fellows, planning administrator, presented on the request. Staff recommends approval with conditions of this request, as the proposed PUD-C meets the intent of the AC-2 and UCR-1 future land use classification for the subject property and as it incorporates the existing –DP guidelines.

Brian Cook, zoning administrator, spoke on the surrounding area zoning and compatibility for the request.

Theresa Hodge, representing Devine Station, LLC, presented the request.

No one spoke in favor or opposition of the request.

Motion by Mr. Dinkins, Jr. to approve the request to rezone 720 Maple Street and the other parcels to the PUD zoning designation.

Motion seconded by Mr. McDuffie. Motion approved 8-0.

Mr. Fellows advised anyone in attendance for items 10 and 11, 3319 Millwood Avenue (the Dreher High School) that the requests had been withdrawn by the applicants at this time and will present at a later meeting.

Mr. Fellows requested items 13, map amendment and 14, a modification to the design guidelines for the Waverly Protection Area be combined to be heard as one request.

Motion by Mr. Dinkins, Jr. to combine items 13 and 14.

Motion seconded by Mr. Stigamier. Motion approved 8-0.

- 13. ZMA-2016-0009: WAVERLY PROTECTION AREAS A & B;** request recommendation to amend §17-681(c)(3) to consolidate Waverly Protection Areas A& B into a singular Waverly Protection Area, concurrent with the adoption of revised guidelines for the Waverly Protection Area.

Zoning Text Amendment

- 14. TA-2016-0008: WAVERLY PROTECTION AREA GUIDELINES;** request recommendation to adopt revised guidelines for the Waverly Protection Area (§17-681(c)(3)), concurrent with the consolidation of Area A and Area B into a singular Waverly Protection Area.

Staci Richey, preservation planner, presented on the request. Ms. Richey provided background on the existing design guidelines for the Waverly Protection Area.

The Waverly Protection Area was planned for as a part of A Plan for the Redevelopment of East Central City (2004). This plan noted the resurgence already underway in the Waverly neighborhood, and recommended the creation of a historic district to enable the neighborhood to better control the type and quality of new development.

This amendment is to be considered concurrently with a zoning map and text amendment. As the guidelines have been revised to treat the Waverly Protection Area as one area, consolidating Areas A and B, a map and text amendment is necessary as both the zoning map and text currently distinguish between Areas A and B.

Staff recommends City Council adopts a map and text amendment to consolidate Waverly Protection Areas A and B into a singular Waverly Protection Area as described in §17-681(c)(3). Staff recommends City Council concurrently adopt the revised guidelines for the Waverly Protection Area (§17-681(c)(3)) pursuant to §17-654(b).

Frank Houston, president and long-time resident of Historic Waverly, spoke on the background and history of the neighborhood. Mr. Houston asked Planning Commission to support the requests.

Individuals who spoke in support of the request of the map and text amendments:

Louie Dessau, neighborhood resident

Tina Marshall Bradley, neighborhood resident
Malcolm Harris, neighborhood resident
Robin Waites, Executive Director of Historic Columbia Foundation

In opposition of the requests:

William Pye, representing First Nazareth Baptist Church
A number of church members were also in attendance

Ms. Richey provided clarification on the protection areas for the Commission.

Mr. McDuffie felt having an overlay with the same standards for review would be of benefit to the area.

No one else spoke in favor or opposition of the request.

Motion by Mr. McDuffie to approve item 13 and 14, the consolidation of Waverly Protection Areas A and B, and adoption of the revised Waverly Protection Area Guidelines.

Motion simultaneously seconded by Ms. Harts and Mr. Taylor. Motion approved 8-0.

IV. OTHER BUSINESS

Chairman Rick Cohn thanked Joshua McDuffie and Gene Dinkins, Jr. for their service on the Board. This was their last meeting as Planning Commission members.

On behalf of staff, Mr. Fellows thanked Mr. McDuffie and Mr. Dinkins, Jr. for their service on the Board as well.

15. Adjourn

There being no further business, Mr. Cohn called for a motion to adjourn.

Motion to adjourn by Mr. Stern, seconded by Mr. Waites. Meeting adjourned at 6:15 PM.

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