CITY OF COLUMBIA
PLANNING COMMISSION

August 5, 2013

5:15 P.M. Regular Session Minutes
EAU CLAIRE PRINT BUILDING
3907 Ensor Avenue ● N. Main Street and Monticello Road ● Columbia, SC

In attendance: Gene Dinkins, Jr., Moryah Jackson, Mark James, John Taylor, Paige Tyler
Absent: Chris Brownlee, Maryellyn Cannizzaro, Richard Cohn, Mary Winter Teaster
Staff: Krista Hampton

I   CALL TO ORDER/ROLL CALL

Meeting called to order at 5:18 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.

II   CONSENT AGENDA

Approval of Minutes

1. Approve **June 3, 2013** minutes.

Annexation with Map Amendment

2. **3806-3810 River Drive**, TMS# 09103-05-04; request recommendation to annex and zone the property C-3 (General Commercial). The property is zoned GC (General Commercial) in Richland County.

Case deferred to the September meeting at request of public to obtain further information and provide clarification for adjoining property.

3. **2145 Apple Valley Road,** TMS# 07502-01-08; request recommendation to annex and zone the properties RG-1 (General Residential). The property is zoned RM-MD (Multi-Family Residential-Medium Density) in Richland County.

Motion by Ms. Tyler to approve Consent Agenda items 1 and 3; *seconded by Mr. Taylor*. **Motion approved 5-0.**

III REGULAR AGENDA

Map Amendments

4. **1531 Senate Street**, TMS# 11401-10-01(p); request to rezone a portion of from C-1 (Office and Institutional) to C-4 (Central Area Commercial District).

Request for C-4 rezoning which is more in keeping with the surrounding area.

Motion by Mr. Dinkins to approve request for 1531 Senate Street to rezone a portion of from C-1 to C-4*; seconded by Ms. Tyler.* **Motion approved 5-0.**

5. **Rosewood Community**, TMS# 11211-01-01, 02, 11211-02-02 thru 12, 11211-03-01 thru 05, 11211-04-01 thru 17, 11211-05-01 thru 09, 11211-06-01 thru 14, 11212-03-02 thru 05, 11212-04-01 thru 03, 11212-05-01, 02, 06, 07, 11212-08-01 thru 10, 12, 18 thru 20, 11212-09-01 thru 16, 11212-10-01 thru 11, 11212-11-01 thru 08, 11212-12-01 thru 11, 11212-13-01 thru 06, 11212-14-01 thru 06, 11212-15-01 thru 04, 05 (p), 06 thru 14, 11212-16-01 thru 03, 10 thru 14, 11212-17-01, 02, 08 thru 13, 15, 11212-18-01 thru 04, 06 thru 08, 11212-19-05 thru 07, 11215-01-01 thru 16, 11215-02-01 thru 22, 11215-03-01 thru 06, 11215-04-01 thru 24, 11215-05-01 thru 06, 11215-06-01 thru 14, 27 thru 42, 11215-09-01 thru 20, 32 thru 34, 36 thru 42, 11216-01-01 thru 07, 11216-02-01 thru 18, 11216-03-01 thru 11, 13 thru 17, 11216-04-01 thru 18, 11216-05-01 thru 24, 11216-06-01 thru 05, 07 thru 12, 11216-07-01 thru 10, 11216-08-01 thru 10, 11216-09-01 thru 19, 11216-10-01 thru 12, 11216-11-01 thru 12, 11216-12-01 thru 10, 11216-13-01 thru 05, 07 thru 14, 11216-14-01 thru 16, 11216-15-01, 02, 04 thru 11, 13 thru 15, 11216-16-01 thru 14, 11216-17-02, 04 thru 07, 09 thru 11, 13 thru 21, 11216-18-01 thru 09, 11 thru 15, 11216-19-01 thru 08, 11216-20-01 thru 08, 11216-21-01 thru 13, 11216-22-01 thru 04, 07 thru 12, 11216-23-01 thru 07, 09 thru 30, 11216-24-01 thru 06, 08 thru 17, 11309-11-06 thru 16, 11309-12-01 thru 07, 11309-13-04 thru 16, 11309-14-05 thru 11, 13, 16, 17, 11309-15-06 thru 09, 11309-16-03, 04, 11313-05-02, 11313-06-10 thru 12, 14, 15, 17 thru 21, 23, 25, 26, 11313-07-01 thru 05, 07 thru 16, 18, 20, 11313-08-01 thru 16, 11313-09-01 thru 07, 09 thru 15, 11313-10-01 thru 24, 11313-11-01 thru 11, 13 thru 27, 11313-12-01 thru 25, 11313-13-01 thru 16, 18, 11313-14-01 thru 13, 15 thru 19, 11313-15-01 thru 13, 15, 16, 11313-16-01 thru 06, 08, 10, 11, 11313-17-06 thru 15, 11313-18-05 thru 15, 11313-19-07 thru 16, 11313-20-08 thru 20, 13701-02-01 thru 07, 10, 13702-01-02 thru 29, 13702-02-01 thru 11, 13702-03-01 thru 26, 13702-04-01 thru 15, 18 thru 21, 13702-05-01 thru 07, 13702-06-01 thru 06, 13702-07-01 thru 16, 13702-08-01 thru 21, 13703-01-03, 04, 06 thru 09, 13703-02-01 thru 16, 13703-03-01 thru 09, 13703-04-01, 02, 09, 13704-01-01 thru 10, 15, 13704-02-01, 03 thru 10, 12 thru 28, 13704-03-01 thru 15, 13704-04-01, 03 thru 14, 16 thru 18, 13704-05-01 thru 15, 13704-06-01 thru 08, 13704-07-01, 02, 13704-08-01 thru 10, 13704-09-01 thru 11, 13704-10-01 thru 10, 13704-11-01 thru 38, 13704-12-01 thru 28, 13704-13-01 thru 28, 13704-14-01, 13704-15-01 thru 15, 13704-16-01 thru 09, 11 thru 14, 13705-01-01 thru 10, 13705-02-01 thru 06, 13705-03-01 thru 19, 13705-04-01 thru 18, 13705-05-01 thru 07, 13705-06-01, 09 thru 14, 13705-14-01, 02, 16, 13705-15-01 thru 03, 08, 10 thru 15, 13706-01-01, 13706-02-03 thru 09, 13706-03-01 thru 08, 10 thru 13, 13706-04-01 thru 09, 11, 13706-05-01 thru 14, 13706-06-01 thru 16, 13706-07-01 thru 09, 13706-08-01, 03 thru 07, 13706-09-01 thru 03, 06 thru 10, 13706-11-01 thru 08, 13706-12-01 thru 18, 13706-13-01 thru 09, 16 thru 21, 13706-14-01 thru 16, 13706-15-01 thru 09, 13706-16-01 thru 05, 13706-17-01 thru 21, 13706-18-01 thru 07, 13706-19-01 thru 23, 13707-01-01 thru 06, 13707-02-01 thru 27, 13707-03-01 thru 15, 13707-04-01, 13707-05-01 thru 20, 13707-06-02 thru 05, 07, 08, 10, 12 thru 18, 13707-07-02 thru 08, 13707-08-01 thru 08, 13707-09-01 thru 08, 13707-10-01 thru 22, 13707-11-01 thru 05, 07 thru 09, 11 thru 13, 13707-12-02 thru 05, 07 thru 11, 13 thru 18, 13707-13-01 thru 13, 15, 16, 13707-14-01 thru 12, 13707-15-01 thru 05, 07 thru 16, 13707-16-01 thru 07, 09, 11 thru 16, 13707-17-02, 03, 05, 07 thru 19, 13707-18-02 thru 08, 10 thru 12, 13707-19-01 thru 12, 15, 13707-20-02 thru 06, 13707-23-01 thru 09, 13707-24-07 thru 10, 20, 13708-04-02 thru 05, 13708-06-02, 13708-07-10, 18, 13708-08-03, 05, 10, 11, 15, 17 thru 21, 13708-09-01, 15, 18, 19, 23, 13708-10-01 thru 08, 13708-11-01 thru 08, 13708-12-01 thru 07, 13708-13-01 thru 07, 10 thru 16, 13708-14-01 thru 06, 13708-15-01 thru 06, 13708-16-01 thru 15, 13708-17-01 thru 12, 13708-18-01 thru 09, 12, 14, 13708-19-01 thru 12, 13708-20-01 thru 09, 13708-21-01 thru 09, 13708-22-01 thru 06, 13711-01-01 thru 12, 13711-03-01 thru 05, 07, 09 thru 12, 13712-01-03, 11 thru 22, 26, 35, 13784-01-01, 03 thru 08, 13784-02-01 thru 08, 13801-01-12 thru 16, 18 thru 20, 22 thru 29, 13801-02-01, 04, 06 thru 08, 10, 13801-03-01 thru 13, 15

thru 29, 13801-04-01 thru 18, 13801-05-02 thru 11, 13801-06-01 thru 09, 11 thru 16, 13801-07-01 thru 17, 13801-08-01, 02, 04 thru 09, 11 thru 16, 13801-09-01 thru 06, 08 thru 13, 13801-10-01 thru 13, 13801-11-01 thru 12, 13801-12-01 thru 14, 13801-13-01, 13801-14-01 thru 14, 13801-15-01 thru 06, 08 thru 17, 13801-16-01 thru 15, 13801-17-01 thru 10, 13801-18-01 thru 26, 13801-19-01 thru 09, 13801-20-01 thru 09, 13801-21-01 thru 21, 13805-01-06 thru 10, 13805-02-05, 07 thru 09, 13805-07-18, 13805-08-01, 02, 13805-09-01 thru 12, 13805-10-01 thru 10, 13805-11-01 thru 06, 13805-12-01 thru 08, 13805-13-01 thru 15, 13805-14-01 thru 12, 13805-15-01 thru 08, 13805-16-01 thru 10; rezone to extend -CC overlay (Community Character – Interim) to all zoning classifications.

Request to extend interim measures for this community; will be third renewal of measures. Staff discouraged community from applying for permanent measures because of rewrite which may have tools that will better apply for use instead of permanent overly.

Motion by Mr. Taylor to approve request for Rosewood Community rezone to extend –CC overlay to all zoning classifications; *seconded by Ms. Tyler.* **Motion approved 5-0.**

Cases with Map and Text Amendments (Landmark Designation)
6. **(TEXT) Amend §17-691 (d)** to designate structure located at **1600 Main Street** (TMS# R09014-04-13) as a Group III Landmark.

7. **(MAP) 1600 Main Street**, TMS# R09014-04-13; request to rezone from C-5 (Central Business District) to C-5, -DP (Central Business District, Design Preservation Overlay District).

Motion by Mr. Dinkins to approve 1600 Main Street map amendment request to rezone from C-5 to C-5, -DP and text amendment Amend Amend §17-691 (d) to designate structure located at 1600 Main Street (TMS# R09014-04-13) as a Group III Landmark**;** *seconded by Ms. Tyler.* **Motion for map amendment and text amendment approved 5-0.**

Text Amendments
8. **Amend §17-112** to add/delete special exception criteria for the Board of Zoning Appeals.

Commission members felt it important to retain special exception criterion 4 regarding orientation and spacing of improvements, buildings and structures because of possible impact to surrounding areas.

Motion by Mr. Dinkins to approve the text amendment request to **Amend §17-112** to add/delete special exception criteria for the Board of Zoning Appeals retaining criterion 4 regarding orientation and spacing of improvements, buildings and structures*; seconded by Mr. Taylor.* **Motion approved 5-0.**

IV OTHER BUSINESS

The September meeting will be held September 9th due to the Labor Day holiday; location TBD.

1. **Adjourn.**

There being no further business, motion to adjourn by Mr. Taylor. Meeting adjourned at 5:49 PM.

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