
**CITY OF COLUMBIA
PLANNING COMMISSION**



**January 7, 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: Chris Brownlee, Maryellyn Cannizzaro, Richard Cohn, Gene Dinkins, Jr., Moryah Jackson, John Taylor, Mary Winter Teaster

Absent: Mark James, Paige Tyler

Staff: Krista Hampton

I CALL TO ORDER/ROLL CALL

Meeting called to order at 5:20PM by Vice-chairperson Brownlee. Mr. Brownlee 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 **December 3, 2012** minutes.

Annexation with Map Amendment

2. **121 Clemson Road**, TMS# 25705-07-20; request recommendation concerning application to annex and zone the property C-3 (General Commercial). The property is zoned GC (General Commercial) in Richland County.
3. **2121, 2129, 2141, 2114, 2118, 2122, and 2130 Apple Valley Road**, TMS# 07502-01-02, 07502-01-04, 07502-01-07, 07502-07-03, 07502-07-04, 07502-07-05, and 07502-07-07; request recommendation concerning application to annex and zone the properties RG-1 (General Residential). The property is zoned RM-MD (Multi-Family Residential-Medium Density) in Richland County.
4. **2225 and 2306 Apple Valley Road**, TMS# 07502-01-15 and 07502-07-12; request recommendation concerning application to annex and zone the properties RG-1 (General Residential). The property is zoned RM-MD (Multi-Family Residential-Medium Density) in Richland County.
5. **1501 Hallbrook Drive and NX1501 Hallbrook Drive**, TMS# 19100-02-04 and 19100-02-08; request recommendation concerning application to annex and zone the property C-3 (General Commercial). The property is zoned GC (General Commercial) in Richland County.

Map Amendments

6. **4402 and 4404 Fair Street**, TMS# 09211-05-01 and 09211-05-14; request to rezone from RS-3 (Single Family Residential) to C-1 (Office & Institutional).
7. **1 Rice Court**, TMS# 11307-09-15; request to rezone from RS-3 with DP overlay (Single Family Residential) to RG-2 without DP overlay (General Residential).

Minor Amendment to a PUD and Site Plan Review

8. **601 Greenlawn Drive, Hampton Forest Phase 3B**, TMS# 16308-07-01; the property is zoned PUD-R (Planned Unit Development – Residential).
 - a. **Minor Amendment to PUD**; request minor amendment to a PUD to allow the construction of single-family residences.
 - b. **Site Plan Review**; request site plan review to allow the construction of 41 single-family residences.

Motion by Mr. Dinkins to approve Consent Agenda items 1 through 8 as presented; *seconded by Mr. Cohn. Consent Agenda items approved 7-0.*

III REGULAR AGENDA

Map Amendments

9. **101 Wayne Street being the block bounded by Whaley Street, Wayne Street, Heyward Street and Church Street**, TMS# 08913-16-05; request to rezone from M-1(Light Industrial) with -PD (Planned Development) overlay to MX-1 (Mixed Use) without -PD overlay.

Property is adjacent to Olympia and Granby Mills, and is surrounded on some by some residential and industrial. Request is to rezone for redevelopment of additional multi-family housing. The MX-1 district is intended to accommodate the development of a wide range of residential and compatible non-residential uses along corridors and in neighborhood commercial contexts. There is no site plan for review because this is a request for rezoning only.

Gary Morris, attorney with Haynesworth Sinkler Boyd, P.A., for Heyward Street Associations, LLC, presented. Plans are to develop 200 multi-family units with 6,500 square feet for retail space. The 5.85 acres is currently used as parking lot which is not necessary because other parking available. Daniel Rothschild and Scott Garvin both attended primary neighborhood meetings.

Scott Garvin of Garvin Design Groups said some meetings were held with neighborhood. It is proposed to have 200 one-bedroom units, 10% will be two-bedroom with retail, such as sandwich shops, family businesses, on the bottom. Three hundred on-site parking spaces will be reconfigured to accommodate residents. The main entry to the development will be on Whaley Street. Discussions were held with SCDOT and engineers, and it was decided that other access points to the property will be eliminated because they are problem areas.

The initial design has been revised based on neighborhood input. The corner of the parcel will have a park, and some mild development with benches and walkways. The development team will consort with the neighborhoods for input.

Bob Guild of Granby Mills, and representing Olympia stated the neighborhoods are pleased with the project, and are in complete approval of the project. They are glad the developer is working with the neighborhoods who have always wanted this type of development. In addition, the saving of trees and public space is very favorable.

Mr. Dinkins felt this is a very good use for the property. It is appropriate with the surrounding area and neighborhoods; a positive use of the property.

Motion by Ms. Teaster to approve 101 Wayne Street being the block bounded by Whaley Street, Wayne Street, Heyward Street and Church Street, request to rezone from M-1(Light Industrial) with - PD (Planned Development) overlay to MX-1 (Mixed Use) without -PD overlay request; *seconded by Mr. Cohn. Motion to rezone approved 7-0.*

Ms. Hampton stated the site plan review will be presented at the February Planning Commission meeting and the Public Hearing for the map amendment will be heard by City Council in March.

IV OTHER BUSINESS

10. Adjourn.

There being no further business, motion to adjourn by Ms. Teaster; meeting adjourned at 5:35 PM.

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