
**CITY OF COLUMBIA
PLANNING COMMISSION**



**May 6, 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, Mark James, Mary Winter Teaster, Paige Tyler

Absent: John Taylor

Staff: Krista Hampton

I CALL TO ORDER/ROLL CALL

Meeting called to order at 5:16PM 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. Ms. Hampton noted that item 3, **305 Veterans Road**, was erroneously placed on the Consent Agenda and staff requests that be put on the Regular Agenda; therefore the Consent Agenda consists of items 1 and 2.

II CONSENT AGENDA

APPROVAL OF MINUTES

1. Approve **April 1, 2013** minutes.

SITE PLAN REVIEW

2. **5000 Forest Drive**, TMS# 16701-05-01 and 16701-05-02; Request site plan review of an 166,000 sq. ft. multi-family/office use development. The property is zoned C-2 (Neighborhood Commercial).

Motion to approve Consent Agenda items as presented by Mr. Cohn, motion seconded by Mr. Browlee. Consent agenda approved 8-0.

III REGULAR AGENDA

MAP AMENDMENT

1. **1428 Heidt Street**, TMS# 11411-01-11; request to rezone from RG-2, -DP to C-1, -DP.

Clifford Bush, III for The Law Office of Clifford Bush, III, LLC, presented on the request.

Rasheen Green, son of Clifford Bush, III, spoke on the request asking for approval.

Eric Porter, resident, spoke in favor of the request.

Dr. William Rutherford, Waverly Neighborhood Association representative, spoke in opposition of the request.

Robin Waites, Executive Director of Historic Columbia Foundation, requested denial.

Nathaniel Cantrell, resident, spoke in favor of request.

James Baker, Waverly Protection and Improvement Committee representative, spoke in opposition of the request.

Doris Hildebrand, Waverly Community Neighborhood president, voiced strong opposition to the request.

Motion by Ms. Cannizzaro to deny the request to rezone 1428 Heidt Street from RG-2, -DP to C-1, -DP; motion seconded by Ms. Teaster. Motion to deny the request passes 6-2 with Mr. Cohn and Mr. Brownlee in opposition.

CASES WITH MAP AND TEXT AMENDMENTS (DP/LANDMARK DESIGNATION)

Map Amendments

2. **DEFER: 2150 Harden Street** (TMS# R11501-01-01(portion)); Request to rezone property from PUD-LS to PUD-LS, -DP to designate the **north and south wings of the Babcock Building** as a Group I Landmark.
3. **2150 Harden Street** (TMS# R11501-01-01(portion)); Request to rezone property from PUD-LS to PUD-LS, -DP to designate the **Williams Building** as a Group II Landmark.
4. **DEFER: 2150 Harden Street** (TMS# R11501-01-01(portion)); Request to rezone property from PUD-LS to PUD-LS, -DP to designate **Male and Female Dining Halls** as a Group II Landmark.
5. **2150 Harden Street** (TMS# R11501-01-01(portion)); Request to rezone property from PUD-LS to PUD-LS, -DP to designate the **Ensor Building** as a Group II Landmark.
6. **2150 Harden Street** (TMS# R11501-01-01(portion)); Request to rezone property from PUD-LS to PUD-LS, -DP to designate the **Bakery Building** as a Group II Landmark.
7. **2150 Harden Street** (TMS# R11501-01-01(portion)); Request to rezone property from PUD-LS to PUD-LS, -DP to designate the **Laundry Building** as a Group II Landmark.
8. **DEFER: 2150 Harden Street** (TMS# R11501-01-01(portion)); Request to rezone property from PUD-LS to PUD-LS, -DP to designate the **Chapel of Good Hope** as a Group II Landmark.
9. **WITHDRAWN: 2150 Harden Street** (TMS# R11501-01-01(portion)); Request to rezone property from PUD-LS to PUD-LS, -DP to designate the **Mattress Shop** as a Group II Landmark.
10. **DEFER: 2150 Harden Street** (TMS# R11501-01-01(portion)); Request to rezone property from PUD-LS to PUD-LS, -DP to designate the **Parker Annex** as a Group II Landmark.

Text Amendments

11. **DEFER: Amend §17-691 (b)** to designate the **north and south wings of the Babcock Building** located at **2150 Harden Street** (TMS# R11501-01-01(portion)) as a Group I Landmark.
12. **Amend §17-691 (c)** to designate the **Williams Building** located at **2150 Harden Street** (TMS# R11501-01-01(portion)) as a Group II Landmark.
13. **DEFER: Amend §17-691 (c)** to designate the **Male and Female Dining Halls** located at **2150 Harden Street** (TMS# R11501-01-01(portion)) as Group II Landmarks.
14. **Amend §17-691 (c)** to designate the **Ensor Building** located at **2150 Harden Street** (TMS# R11501-01-01(portion)) as a Group II Landmark.
15. **Amend §17-691 (c)** to designate the **Bakery Building** located at **2150 Harden Street** (TMS# R11501-01-01(portion)) as a Group II Landmark.
16. **Amend §17-691 (c)** to designate the **Laundry Building** located at **2150 Harden Street** (TMS# R11501-01-01(portion)) as a Group II Landmark.

- 17. DEFER: Amend §17-691 (c) to designate the Chapel of Good Hope located at 2150 Harden Street (TMS# R11501-01-01(portion)) as a Group II Landmark.**
- 18. WITHDRAWN: Amend §17-691 (c) to designate the Mattress Shop located at 2150 Harden Street (TMS# R11501-01-01(portion)) as a Group II Landmark.**
- 19. DEFER: Amend §17-691 (c) to designate the Parker Annex located at 2150 Harden Street (TMS# R11501-01-01(portion)) as a Group II Landmark.**

Mark Binkley, Deputy Director for the Department of Mental Health who is the property owner, spoke in opposition of the requests.

Tiaa Rutherford, past chair and member of the Planning Commission, gave background on the Bull Street Campus, Andres Duany, and his preservation plan for the Bull Street Campus, voicing support of the requests for landmark status.

Isa Mandell, past member of the Planning Commission, resident and business owner in the area, echoed Ms. Rutherford's comments, and voiced support of the requests for landmark status

Lydia Brant, Assistant Professor of Art History at USC, led a group of students who researched the Bull Street Campus. Dr. Brant provided background on all buildings of the campus, voicing support of the requests for the larger group of buildings.

Kim Campbell, master student of public history at USC and former student of Dr. Brant, supported the landmark of these three structures, as well as the other structures.

Dr. John Dozier, neighborhood resident and business owner, voiced strong support of landmark status for all of the structures on the Campus.

Kristin Steele, USC Art / History student, spoke on the Ensor Building, voicing support of landmark status of all structures.

Maggie Disher, senior at USC and former student of Dr. Brandt, spoke on the Bakery Building, voicing support of landmark status of all structures.

Elizabeth Fagan, USC student and former student of Dr. Brandt, spoke on the Parker Annex, and voiced support of landmark status of all structures.

Rodger Stroup, past director of Archives and History, and past director of Historic Columbia Foundation, spoke on the importance of all of the buildings on the Bull Street Campus. He is in support of landmark status for all of the buildings and urged the Planning Commission to preserve them.

Elizabeth Marks, represented the Robert Mills Historic District, and supports landmark of the three designated buildings, and feels useful dialogue should be held with the developer and all involved parties regarding landmark of the other buildings.

Michael Bedenbaugh, Palmetto Trust Historic Preservation, said preservation works and feels preservation of these buildings is an important issue, and necessary.

Jim Daniel, commercial real estate broker, watched the progressive development of the Gervais Street corridor for the Vista, and feels Mr. Hughes should be allowed to do what the same with the Bull Street Campus property.

Robin Waites, Executive Director of Historic Columbia Foundation, said it is clear by comments made of this historic village that it is a vital component in telling the story of the community, and that each building proposed meets no fewer than five of the six required criteria for landmark status. She urged the Planning Commission to take the steps necessary to ensure that this historic village is an integral part of the community's past and also play a role in the future of this historic site.

Motion by Ms. Teaster to defer decisions and actions for the requests for Map Amendments and Text Amendments for 2150 Harden Street request to rezone property from PUD-LS to PUD-LS, -DP to designate the *Ensor Building, the Bakery Building, and the Laundry Building* as a Group II Landmark; and Text Amendments to Amend §17-691 (c) to designate *the Ensor Building, the Bakery Building, and the Laundry Building located at 2150 Harden Street* (TMS# R11501-01-01(portion)) as a Group II Landmark; motion seconded by Mr. Brownlee. Motion to defer passes 8-0.

Mr. James thanked the University students for all the information provided which proved beneficial to Commission members.

Text Amendments

- 1. Amend §17-401 Definitions and §17-407 Signs on Public Property to permit weekend directional signs.**

Rebecca Best, realtor, spoke on the reasoning and need for weekend directional signs.

Motion by Mr. Brownlee to approve the Text Amendment to Amend §17-401 Definitions and §17-407 Signs on Public Property to permit weekend directional signs; motion seconded by Ms. Tyler. Motion approved 8-0.

IV OTHER BUSINESS

- 2. Adjourn.**

There being no further business, motion to adjourn by Mr. Cohn; seconded by Mr. James. Meeting adjourned at 7:02 PM.

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