
**CITY OF COLUMBIA
PLANNING COMMISSION**



September 9, 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: Maryellyn Cannizzaro, Richard Cohn, Gene Dinkins, Jr., Moryah Jackson, Mark James, Paige Tyler, Mary Winter Teaster

Absent: Chris Brownlee, John Taylor

Staff: Krista Hampton

I CALL TO ORDER/ROLL CALL

Meeting called to order at 5:15 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 **August 5, 2013** minutes.

Annexation with Map Amendment

2. **2309 Apple Valley Road**, TMS# 07502-01-18; request recommendation concerning application to annex and zone the property RG-1 (General Residential). The property is zoned RM-MD (Multi-Family Residential-Medium Density) in Richland County.
3. **168 Island View Circle**, TMS# 28912-01-06; request recommendation concerning application to annex and zone the property PUD-R (Residential Planned Unit Development District). The property is zoned PDD (Planned Development District) in Richland County.
4. **602 Bush River Road and 101 Arrowwood Road**, TMS# 07304-06-02A and 07304-06-02B; request recommendation concerning application to annex and zone the property C-3 (General Commercial). The property is zoned GC (General Commercial) in Richland County.

Motion by Ms. Tyler to approve Consent Agenda items as presented; *seconded by Ms. Teaster*. **Motion approved 7-0.**

III REGULAR AGENDA

Annexations with Map Amendment

5. **3806-3810 River Drive**, TMS# 09103-05-04; request recommendation concerning application to annex and zone the property C-3 (General Commercial). The property is zoned GC (General Commercial) in Richland County.

Case deferred from the August meeting as citizen concern was expressed regarding the zoning request. Staff verified and there will be no change in zoning. The request for the subject parcel is with regard to water and sewer connections which are required to annex.

Motion by Mr. Cohn to approve request for recommendation of **3806-3810 River Drive** to annex and zone the property C-3; *seconded by Ms. Cannizzaro*. **Motion approved 7-0.**

- 6. NX 1409 Dunston Street**, TMS# 16309-06-01; request recommendation concerning application to annex and zone the property M-1 (Light Industrial). The property is zoned RS-MD (Single-Family Residential-Medium Density) in Richland County.

Item 6 is a request for recommendation to annex and rezone the property located NX 1409 Dunston Street and item 7 is a request to rezone 1400 Blaine Street which is adjacent to that property. Staff voiced concerns with industrial and residential next to each other; however in this configuration, it already exists.

Southern Wine and Spirits, the applicant, met with the neighborhood president who indicated no objection. Once the property on Dunston is developed and expansion begins, they will ensure traffic is detoured up to Blaine to prevent traffic issues.

Frank Robinson, Southern Wine and Spirits, was approached by Mr. Richardson, the property owner, who wished to sell the lot. There is a lot of good history between the applicant and neighborhood.

Motion by Mr. Dinkins to approve the request for recommendation to annex and **rezone NX 1409 Dunston Street**; *seconded by Ms. Teaster*. **Motion approved 7-0.**

Map Amendments

- 7. 1400 Blaine Street**, TMS# 16305-04-01; request to rezone from RS-2 (Single Family Residential) to M-1 (Light Industrial).

Motion by Mr. Dinkins to approve the request for rezoning for 1400 Blaine Street; *seconded by Ms. Tyler*. **Motion approved 7-0.**

- 8. 4001 River Drive**, TMS# 09102-01-02; request to rezone from PUD-LS (Planned Unit Development- Large Scale) to RG-1A (General Residential).

This large, dense PUD was never constructed. There is now a request to develop with specifications different from those required in the PUD; therefore general residential is needed to accommodate that redevelopment.

Stephanie Norris, one of the members of the development team, SDC of North Carolina, LLC from Raleigh, said they are looking at 240 to 250 apartment units. One reason they cannot comply with the PUD is that there will be no commercial on the property. The PUD previously had 500 residential units planned and this redevelopment is so far below, it requires a change in zoning. There will be nine to ten units per acre which will be a better fit for the property and environmental situation in the area.

Ms. Hampton reminded that any site plan would return to the Planning Commission for review.

Motion by Ms. Teaster to approve the request to rezone **4001 River Drive**; *seconded by Mr. Dinkins*. **Motion approved 7-0.**

- 9. 919 and 921 True Street**, TMS# 16408-01-03; request to rezone from M-1 (Light Industrial) to C-1 (Office and Institutional).

James H. Carr, owner of James H Carr and Associates, presented. Mr. Carr stated they owns several different businesses throughout the City and are in need of building expansion. He explained the nature of the business and building uses.

Motion by Mr. Dinkins to approve the request to rezone **919 and 921 True Street**, *seconded by Ms. Cannizzaro*. **Motion approved 7-0.**

Text Amendments

10. Amend §17-258 Table of Permitted Uses to modify SIC number and permitted locations for Temporary Help Supply Services.

Two changes are proposed. The first is a housecleaning change consisting of a heading correction and a misspelling correction; personal should actually be personnel. The second is a permitted location change; as a primary issue of temporary help services the large amount of job candidates congregating outside of the businesses. Therefore, staff is proposing to modify district permissions removing temporary labor from neighborhood commercial districts and permit the use in light industrial. If these types of businesses were next to single family residential, it would be an issue. This is not an issue yet, however a precaution before it may happen.

Motion by Mr. Dinkins to approve the request to correct the heading and misspelling, and deny the request for permitted location change where the temporary help supply services are located.

Mr. James suggested the motion be amended to two separate motions for clarification.

Motion clarified by Mr. James to approve the request to correct the heading and misspelling of SIC# 736 from “Personal Supply Services” to “Personnel Supply Services”; *seconded by Ms. Tyler*. **Motion approved 7-0.**

Motion by Mr. Dinkins to deny the request for permitted location change; no second to the motion, therefore the motion fails.

Mr. Cohn asked that the motion be repeated.

Mr. James stated the motion was to deny modifying the zoning code to remove from neighborhood commercial districts, but add the use in light industrial zoning.

There was some confusion regarding approval of item 10, so Mr. James clarified the need for two separate motions.

Motion by Ms. James to approve the request to remove it from neighborhood commercial districts (C-1, C-2 and MX-1) and permit the use in light industrial (M-1) which would be a use which is more applicable to the type of service; *seconded by Ms. Teaster*. **Motion approved 6-1 with Mr. Dinkins in opposition.**

11. Amend §17-112 to add/delete special exception criteria for the Board of Zoning Appeals.

This was reviewed at the August 5, 2013 Planning Commission meeting with conditional approval subject to reinstating language for added impact of environmental factors and adjoining properties; and criteria regarding orientation and spacing of properties. Other substantive changes were made, and some language changes were made for further clarification.

Motion by Mr. Cohn to approve the request to amend §17-112; seconded by Mr. Dinkins. Motion approved 7-0.

IV OTHER BUSINESS

12. Planning Department Project Update – Devine St./ Ft. Jackson Blvd. Commercial Node Study

John Fellows, planning administrator, presented on the project, and outlined the area that will be impacted. The project began with a RFP to consultants, and was awarded to Land Design Consultants out of Charlotte. CD Smith, Kimberly Horne, and Quakenbush are the sub-consultants for the project. Preliminary meetings have been held stakeholders and advisory members, and public meetings have been held. Additional public meetings will be held in September and October, and the will be finalized in October. The adoption process should begin in November to the first of the year. The process engaged a large amount lot of community involvement, the commercial area, and outside group involvement. Information on the project has been added to the City website, and will be updated as it becomes available.

The Planning Commission will review something similar to the Rosewood Neighborhood Plan – land use, visions for the area, a series of recommendations. It is anticipated development will be similar to the Whole Foods development with some multifamily such as townhome housing. There will be a rewrite of the zoning code and informative land use plan. The Planning Commission will be asked to recommend adoption of the plan to City Council.

Ms. Hampton invited Commission members to attend the meeting on October 17th if available.

Mr. James strongly encouraged staff to include Planning Commission members when developing these groups and teams; and not just have the information presented to Commission members for recommendations.

13. Continuing Education

Update on continuing education courses

14. Adjourn

Mary Winter Teaster announced resignation from the Planning Commission.

**There being no further business, motion to adjourn by Ms. Teaster, seconded by Mr. Cohn.
Meeting adjourned at 6:12 PM.**

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