
**CITY OF COLUMBIA
PLANNING COMMISSION**



August 4, 2014

**5:15 P.M. Regular Session Minutes
CITY HALL COUNCIL CHAMBERS
1737 Main Street • Columbia, SC**

In attendance: Richard Cohn, Gene Dinkins, Jr., Dr. Joshua McDuffie, Dale Stigamier, John Taylor, Paige Tyler, Craig Waites

Absent: Moryah Jackson, Brian Stern

Staff: Krista Hampton and Brian Cook

I CALL TO ORDER/ROLL CALL

Meeting called to order at 5:15 PM by Chairperson Rick 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. Krista Hampton, Director of Planning and Development Services, proceeded with review of the Consent Agenda.

Item 3, **1041 South Stadium Road & National Guard Road**, on the Consent Agenda was removed for separate vote due to recusal by Mr. Dinkins.

Item 6, **411 Senate3 Street/410 Gervais Street**, was removed from the Consent Agenda to the Regular Agenda to allow for discussion at the request of adjacent residents.

II CONSENT AGENDA

Approval of Minutes

1. Approve **June 2, 2014** minutes.

Annexations with Map Amendment

2. **O Colony Forest Drive & N/S Beltline Boulevard**, TMS#11610-01-02 & 11605-06-06; request recommendation concerning application to annex and zone the properties RG-2 (General Residential District). The property is zoned RU (Rural District) in Richland County.
3. **1041 South Stadium Road & National Guard Road**, TMS#11201-02-10 & 11100-01-04; request recommendation concerning application to annex and zone the properties M-1 (Light Industrial District). The property is zoned HI and M-I (Heavy Industrial District and Light Industrial District) in Richland County. *[removed for separate vote due to recusal of Mr. Dinkins for this request]*
4. **6904 Welborn Road**, TMS#19203-03-04; request recommendation concerning application to annex and zone the properties RS-1 (Single Family Residential District). The property is zoned RS-LD (Residential, Single Family, Low Density) in Richland County.

Map Amendments

5. **300 Candi Lane**, TMS#07211-01-03; request recommendation concerning application to rezone from M-1 (Light Industrial) to C-3 (General Commercial).
6. **411 Senate Street/410 Gervais Street**, TMS#08912-11-02, -04; request recommendation concerning application to rezone from PUD-C, -DD (Planned Unit Development District, - Design/Development Overlay District) to MX-2, -ID (Mixed Use Urban District, - Innovista Design Overlay District). *[moved to Regular Agenda to allow for discussion]*

Site Plan Review

7. **E side Columbiana Drive +/-200' of Columbia Avenue**, TMS#05002-02-03; request site plan review for construction of a four-story, 98-room hotel with related improvements and parking. The property is zoned PUD-C (Commercial Planned Unit Development District).

Motion by Mr. Dinkins to approve the Consent Agenda as modified; *motion seconded by Ms. Tyler.* Modified Consent Agenda approved 7-0.

Motion by Dr. McDuffie to approve Consent Agenda item 3; *motion seconded by Mr. Stigamier.* Motion approved 6-0.

III REGULAR AGENDA

Map Amendments

6. **411 Senate Street/410 Gervais Street**, TMS#08912-11-02, -04; request recommendation concerning application to rezone from PUD-C, -DD (Planned Unit Development District, - Design/Development Overlay District) to MX-2, -ID (Mixed Use Urban District, - Innovista Design Overlay District).

Rebecca McMillan, president of the City Club Homeowners Association, spoke in opposition of the proposal. Ms. McMillan voiced concerns regarding increased vehicular traffic, as well as issues with bicyclists and pedestrians.

Cynthia Blair with Rogers Townsend represented the applicant and presented on the request to rezone. Ms. Blair said she appreciated comments made, however the request presented today is for consideration of rezoning the PUD to MX-2 which will eliminate the existence of a PUD that was never developed as intended; and bringing the parcel into conformity with the majority of the contiguous parcels.

The request will also present to the D/DRC because of its area and location.

Motion by Mr. Dinkins to approve the request for recommendation to rezone 411 Senate Street/410 Gervais Street from PUD-C, -DD to MX-2, -ID.

***Motion seconded by Ms. Tyler.* Request for recommendation concerning the rezoning approved 7-0.**

8. **710 Brandon Avenue**, TMS#16404-05-21; request recommendation concerning application to rezone from RG-2 (General Residential District) to C-3 (General Commercial).

Mr. Taylor recused himself on this request.

Bob Fuller, Columbia attorney, represented on behalf of the applicant regarding the request for rezoning. All neighbors in the Brandon Acres/Cedar Terrace Neighborhood were contacted regarding the request, and provided a letter in favor of the rezoning.

Motion by Dr. McDuffie to approve the request for recommendation to rezone 710 Brandon Avenue from RG-2 to C-3.

Motion seconded by Mr. Waites. Motion approved 6-0.

9. **2712 Lee Street**, TMS#11316-13-02; request recommendation concerning application to rezone from RG-1, -DP (General Residential, -Design Preservation Overlay District) to C-2, -DP (Neighborhood Commercial, - Design Preservation Overlay District).

Teresa Hodge, Estates Management Company, presented on the request to rezone the property. Attempts to talk with the neighborhood regarding the proposal have been unsuccessful as of this time.

Hoyt Burnette, Old Shandon Neighborhood Association president, represented the neighborhood. Mr. Burnette state there is no support for future commercial in the neighborhood. They are pleased with the renovation of the Whitney Hotel, but feel the current request for rezoning is not the right use for the this property and the neighborhood.

Motion by Mr. Dinkins to deny the request to rezone 2712 Lee Street from RG-1, -DP to C-2, -DP.

Motion to deny seconded by Dr. McDuffie. Motion approved 7-0.

10. **700 Woodrow Street (Back portion of parcel only)**, TMS# 11390-01-01 thru -09; 11390-02-01 thru 11; 11390-03-01 thru 11; 11390-04-01 thru 11; 11390-05-01 thru 11; 11390-06-01 thru 11; 11390-07-01 thru 11; request recommendation concerning application to rezone from RG-2, -DP (General Residential, -Design Preservation Overlay District) to C-2, -DP (Neighborhood Commercial, - Design Preservation Overlay District).

Teresa Hodge, Estates Management Company, presented on the request to rezone the property.

No one spoke in favor or opposition of the request.

Motion by Mr. Dinkins to deny the request for rezoning for 700 Woodrow Street (back portion of parcel only).

Motion to deny seconded by Mr. Taylor. Motion approved 7-0.

IV OTHER BUSINESS

11. Update on Land Use Plan

John Fellows provided an update on the Land Use Plan.

12. Update on Bicycle/Pedestrian Master Plan

John Fellows provided an update on the Bicycle/Pedestrian Master Plan.

13. Adjourn.

There being no further business, motion to adjourn by Mr. Waites adjourned at 6:15 PM.

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