
**CITY OF COLUMBIA
PLANNING COMMISSION**



August 3, 2015

Regular Session 5:15 P.M.

City Council Chambers, 3rd Floor, 1737 Main Street, Columbia, SC 29201

In attendance: Brian Stern, Dale Stigamier, John Taylor, Richard Cohn, Gene Dinkins, Jr., April James, Craig Waites, Joshua McDuffie

Absent: Kendora Foster

Staff: John Fellows, 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. John Fellows, Planning Administrator, proceeded with review of the Consent Agenda.

II CONSENT AGENDA

Approval of Minutes

1. Approve **June 1, 2015 Minutes**

**Annexation, Comprehensive Plan Map Amendment,
& Zoning Map Amendment**

2. **1030 Andrews Road**, TMS#11211-06-76; request recommendation concerning application to annex, assign land use classification SD-1 (Sports/Amusement District), and zone the property M-1 (Light Industrial). The property is currently classified as Mixed Residential and zoned M-1 (Light Industrial) in Richland County.
3. **2102 South Beldline Boulevard**, TMS#13606-02-01; request recommendation concerning application to annex, assign land use classification IND (Industrial), and zone the property M-2 (Heavy Industrial). The property is currently classified as Mixed Residential and zoned HI (Heavy Industrial) in Richland County.
4. **7011 Garners Ferry Road**, TMS#16406-04-01; request recommendation concerning application to annex, assign land use classification AC-2 (Community Activity Corridor), and zone the property C-3 (General Commercial). The property is currently classified as Mixed Residential zoned M-1 (Light Industrial) in Richland County.

Motion by Mr. Dinkins to approve the June 1, 2015 Minutes and Consent Agenda items as presented.

Motion seconded by Mr. Stigamier. Motion approved 8-0.

Mr. Fellows noted changes to the agenda since publication. Cases 7, 8 and 11 were deferred at the request of the applicant.

Mr. Waites recused himself from cases 5 and 6 due to economic interest in the case.

III REGULAR AGENDA

Comprehensive Plan Map Amendment

5. **121/201 Moore Hopkins Lane**, TMS#07309-02-06, 07309-02-19; request to amend comprehensive land use plan from UCAC-3 (Urban Core Activity Center – 3) to EC (Employment Campus).

Gary Morris, attorney with Haynsworth Sinkler Boyd, represented the applicant.

Greg Creswell, Dominion Resources, spoke on the request to rezone the properties for location of a corporate headquarters office in the Columbia Region. Mr. Creswell spoke on the intended use of the properties.

Brian Cook, Zoning Administrator, stated that some of the outside components required by the applicants would not work in C-3 zoning. The property was properly posted and no opposition has been received at this time.

Motion by Mr. Dinkins, Jr. to approve the request to amend the comprehensive land use plan.

Motion seconded by Mr. Stern. Motion approved 7-0.

Zoning Map Amendment

6. **121/201 Moore Hopkins Lane**, TMS#07309-02-06, 07309-02-19 (p); request to rezone from C-3 (General Commercial District) to M-1 (Light Industrial District).

Motion by Mr. Dinkins, Jr. to approve the request to rezone from C-3 to M-1.

Motion seconded by Ms. James. Motion approved 7-0.

7. **875 Catawba Street, NE/S Lincoln Street**, TMS#08913-05-03, 08913-05-05; request to rezone **DEFERRED** from M-2, PD (Heavy Industrial District, Planned Development Overlay District) to MX-2, ID (Urban Mixed Use District, Innovista Design Overlay District).
8. **919 Catawba Street, 312 and 318-326 Lincoln Street**, TMS#08914-08-02, 08914-08-07, **DEFERRED** 08914-08-09; request to rezone M-2, PD (Heavy Industrial District, Planned Development Overlay District) to MX-2, ID (Urban Mixed Use District, Innovista Design Overlay District).
9. **1221 Huger Street**, TMS#08912-13-02; request a major amendment to a PUD-C, -DD (Planned Unit Development-Commercial, Design/Development Overlay District).

Request to make modifications to an existing PUD approved many years ago. The Executive Summary for the traffic impact study was provided to Commission members at the beginning of the meeting as it was received earlier that day. Staff comments/concerns noted in the case summary have been addressed satisfactorily and are redlined in the information as provided to Commission.

Mr. Dinkins, Jr. recused himself due to involvement of Cox & Dinkins Engineers and Surveyors with the request.

Robert Fuller, Columbia attorney, represented applicants Homes Urban of Greenville SC and Russ Davis, principal.

Mr. Davis spoke on the request with regard to the traffic impact study.

Tony Shepherd, senior transportation engineer, discussed the traffic site and addressed concerns voiced by the Commission.

Motion by Mr. Stigamier to approve the request to a major amendment to PUD-C, -DD for 1221 Huger Street.

Motion seconded by Mr. Stern.

For clarity, Mr. Cook recommended approval be subject to submitted documents by the applicant.

Motion by Mr. Stigamier to approve the request to a major amendment to PUD-C, -DD with staff recommendations and documents included.

Motion seconded by Mr. McDuffie. Motion approved 7-0.

- 10. 315 South Maple Street**, TMS#11313-04-02; request to rezone from RS-3, CC-1 (Single Family Residential District, Community Character) to C-1 (Office and Institutional District).

Request to convert an existing lodge into a duplex. Staff recommends denial of the request.

The applicant was not in attendance, though was aware of the meeting through interaction with staff, and the proper posting of the property.

Commission members voiced concerns with the various uses allowed in C-1 zoning.

Jesse Burke, Burke Engineering, was unsure what use his client planned for the property.

Ron Burns represented the Shandon Neighborhood Council, stating they objected to commercial zoning of the lot. As there are no workable plans at this time, he suggested deferral of the request.

Motion by Mr. McDuffie to deny the request for rezoning for 315 South Maple Street.

Motion seconded by Mr. Dinkins. Motion approved 8-0.

Toby Ward, Columbia attorney, represented the applicants for item 7, **875 Catawba Street, NE/S Lincoln Street**, item 8, **919 Catawba Street, 312 and 318-326 Lincoln Street**, and item 11, **Text Amendment**. Mr. Ward spoke to the Commission regarding the decision for deferral of these items.

Text Amendment

- DEFERRED 11. Amend §17-321 (Private Dormitory) and §17-258 Table of Permitted Uses** to permit the use in MX-2 with a reduced distance from residentially zoned lots based on certain criteria.

IV OTHER BUSINESS

12. Adjourn

There being no further business, meeting adjourned at 6:03 PM.

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