CITY OF COLUMBIA
PLANNING COMMISSION

May 2, 2016
Regular Session 5:15 P.M.
Mayor's Conference Room, 2nd Floor, 1737 Main Street, Columbia, SC 29201

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

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 **April 4, 2016 Minutes**

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

2. **The Park - Phase Three: 1340, 1334, 1328, 1322, 1316, 1308, 1302, 1296, 1292, 1286, 1341, 1335, 1329, 1323, 1317, 1311, 1303, 1297, 1291, 1285 Beechfern Circle**; TMS# 25815-01-19, 25815-01-20, 25815-01-21, 25815-01-22, 25815-01-23, 25815-01-24, 25815-01-25, 25815-01-26, 25815-01-27, 25815-01-28, 25815-01-29, 25815-01-30, 25815-02-26, 25815-02-27, 25815-02-28, 25815-02-29, 25815-02-30, 25815-02-31, 25815-02-32, 25815-02-33, 25815-02-34, 25815-02-35, and 25815-05-06; request recommendation concerning application to annex, assign interim land use classification Urban Edge Residential (UER-2) and assign interim zoning of PUD-R (Planned Unit Development-Residential). The property is currently classified as platted land and zoned PDD (Planned Development) in Richland County.

Annexation, Comprehensive Plan Map Amendment, & Zoning Map Amendment

3. **1048 Dreyfus Road**, TMS#11204-02-01; request recommendation concerning application to annex, assign land use classification of UCMR-2 (Urban Core Mixed Residential-2) and assign zoning of D-1 (Development District), and –FW (Floodway Area) and –FP (Floodplain Area) where applicable. The property is currently classified as M-1 (Industrial) in Richland County.

4. **567 Spears Creek Church Road and 751 Spears Creek Church Road**, TMS# 28800-01-03, 28800-01-09; request recommendation concerning application to annex, assign land use classifications of UER-1 (Urban Edge Residential Small Lot) for planned residential and open space areas and UEAC-1

(Urban Edge Community Activity Center) for planned commercial areas and assign zoning of PUD-R (Residential Planned Unit Development) for planned residential and open space areas and PUD-C (Commercial Planned Unit Development) for commercial areas, and –FW (Floodway Area) and –FP (Floodplain Area) where applicable. The property is currently classified as PDD (Planned Development) in Richland County.

5. **1501 Saint Andrews Road**, TMS# 06113-02-33; request recommendation concerning application to annex, assign land use classification of AC-1 (Neighborhood Activity Corridor) and assign zoning of C-3 (General Commercial District) The property is currently classified as GC (General Commercial) in Richland County.

Comprehensive Plan Map Amendment

6. **S. Olmsted Lane**, TMS#29802-09-01(p); request recommendation to amend the Future Land Use Map for the portion of the property currently designated AC-1 (Neighborhood Activity Corridor) to assign the land use classification of UER-1 (Urban Edge Residential Small Lot).

Site Plan Review

7. **10.44 acres, Dunston Road, 7600 Richard Street, 1320 thru 1326 and 1400 Blaine Street, 1325 and 1405 Dunston Road**, TMS#16305-02-04, 16309-05-04, 16305-03-01 and -02, 16309-05-02, 16305-04-01, 16309-06-01; request site plan approval for the construction of an ± 63,000 sq. ft. addition (Southern Wine and Spirits of America, Inc.). The property is zoned M-1 (Light Industrial).

Recusal from discussion and vote by Mr. Dinkins, Jr. from item 7 as Cox and Dinkins is the engineering firm/surveyor for the project.

Separate motions will be made to approve the Consent Agenda with item 7 removed due to recusal from voting by Mr. Dinkins, Jr.

Request by the public to remove item 4, Spears Creek Church Road, for discussion.

Motion by Mr. Stern to remove item 4 from the Consent Agenda.
***Motion seconded by Mr. McDuffie*. Motion approved 8-0.**

Motion by Mr. Stern to approve the remaining items on the Consent Agenda.
***Motion seconded by Ms. James.* Motion approved 8-0.**

Motion by Mr. Stigamier to approve item 7 on the Consent Agenda.
***Motion seconded by Mr. Stern.* Motion approved 7-0.**

Mr. Cohn recused himself from discussion on the project due to economic interest, therefore vice-chairman, Mr. Dinkins, Jr., presided over the meeting.

Todd Walter, neighboring community resident, was not opposed to the request, however raised questions with regard to the buffer between developments.

Mr. Dinkins, Jr. reminded the Commission and those in attendance that the task for consideration is the request for annexation of these properties; the buffer has no impact on the decision. Any questions or discussion should be taken up with the developer for the project as it is a PUD.

Motion by Mr. Stigamier to recommend approval of the request for annexation and assigned land use classification to 567 Spears Creek Church Road and 751 Spears Creek Church Road.
Motion seconded by Mr. Stern. **Motion approved 7-0.**

III. REGULAR AGENDA

Zoning Map Amendment

Deferred at Applicant Request

8. 2611 Forest Drive, TMS#11416-03-05; request recommendation to rezone from C-1 (Office and Institutional) to C-3 (General Commercial).

Deferred at Applicant Request

9. 7011 Garners Ferry Road, TMS#16406-04-01; request recommendation to rezone from C-3 (Office and Institutional) to C-3, FS (Office and Institutional, Freeway Sign Overlay).

IV. OTHER BUSINESS

The City is in the process of rewriting zoning code and land development ordinances (Z/LDO) into a unified development code. Recommendations for change were provided by the consultants at an earlier session in the year.

Proposed dates for the Commission to meet with the consultants on Module 1 (the administrative potions of the code) were provided. Date chosen was May 23rd at 1:00PM; staff will send a meeting invitation to the Commission.

10. Adjourn
There being no further business, meeting adjourned at 5:35 PM.

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