
**CITY OF COLUMBIA
PLANNING COMMISSION**



**August 1, 2016
Regular Session 5:15 P.M.
City Council Chambers, 3rd Floor, 1737 Main Street, Columbia, SC 29201**

In attendance: Richard Cohn, Gene Dinkins, Jr., LaTrell Harts, April James, Joshua McDuffie, Brian Stern, Dale Stigamier

Absent: John Taylor, Craig Waites

Staff: John Fellows, Johnathan Chambers, Brian Cook, Andrea Wolfe, Staci Richey, Leigh DeForth

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 July 11, 2016 Minutes

Staff noted a typographical error on the minutes which will be corrected.

Annexation, Comprehensive Plan Map Amendment, & Zoning Map Amendment

- 2. 523 Winmet Drive, TMS# 11702-02-12;** request recommendation concerning application to annex, assign land use classification of Urban Core Community Activity Center (UCAC-2) and assign zoning of RG-1 (General Residential District). The property is currently classified as Mixed Residential (High Density) and zoned RM-MD by Richland County.
- 3. N/S Amberley Rd, TMS# 11702-02-21;** request recommendation concerning application to annex, assign land use classification of Urban Edge Residential - Small Lot (UER-1) and assign zoning of RS-1 (Single Family Residential District). The property is currently classified as Mixed Residential (High Density) and zoned RM-MD by Richland County.

Patricia Brown, president of the Northwood Hills Neighborhood Association, requested 523 Winmet Drive and N/S Amberley Road be removed from the Consent Agenda to the Regular Agenda for discussion.

Motion by Mr. Stern to remove item 2 and item 3 from the Consent Agenda as requested.
Motion seconded by Ms. James. Motion approved 6-0.

Motion by Mr. Stern to approve the July minutes with correction.
Motion seconded by Ms. James. Motion approved 6-0.

2. **523 Winmet Drive, TMS# 11702-02-12;** request recommendation concerning application to annex, assign land use classification of Urban Core Community Activity Center (UCAC-2) and assign zoning of RG-1 (General Residential District). The property is currently classified as Mixed Residential (High Density) and zoned RM-MD by Richland County.

Ms. Brown asked for clarification regarding the land use and zoning classification.

Mr. Fellows explained what would uses are allowed within the RG-1 zoning district and the UCAC-2 land use classification.

Ms. Brown thanked him stating the explanation satisfied the neighborhood's concerns.

Motion by Mr. Dinkins to approve 523 Winmet Drive request for recommendation to annex, assign a UCAC-2 land use classification and RG-1 zoning.

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

3. **N/S Amberley Rd, TMS# 11702-02-21;** request recommendation concerning application to annex, assign land use classification of Urban Edge Residential - Small Lot (UER-1) and assign zoning of RS-1 (Single Family Residential District). The property is currently classified as Mixed Residential (High Density) and zoned RM-MD by Richland County.

Ms. Brown said all concerns had been answered with the earlier clarification provided by Mr. Fellows.

Motion by Mr. Dinkins to approve N/S Amberley Road request for recommendation to annex, assign a UER-1 land use classification and assign RS-1 zoning.

Motion seconded by Ms. James. Motion approved 6-0.

Mr. Stigamier arrived after these cases were heard at 5:30 PM.

III. REGULAR AGENDA

Comprehensive Plan Amendment

4. **West Gervais District Plan;** request recommendation to adopt the West Gervais District Plan as an addendum to the City of Columbia's Comprehensive Plan.

Leigh DeForth, comprehensive planner, presented on the Comprehensive Plan Amendment reviewing the components and recommendations of the Comprehensive Plan.

Ms. DeForth invited Commission members to participate in Parking Day which will be held on Friday, September 19th. PARK(ing) Day is an annual worldwide event where artists, designers and citizens transform metered parking spots into temporary public parks. Applications are being accepted.

Board discussion was held regarding the Plan.

James Bennett, Area Executive for First Citizens Bank, and Paul Rizzardi of the corporate real estate office commented on concerns and recommendations First Citizens had with regard to the plan. They requested that the Bank property located at Park and Lady Street be removed from the Plan.

Dale Marshall, chair of the development committee for the Congaree Vista Guild, said this is not a zoning change and the Plan will help guide zoning. Mr. Marshall feels "this is a strong positive for improving the

neighborhood” and voiced full support of the Ordinance and Plan.

Rosie Craig, business owner and preservationist, said she is supportive of staff and the process has been clarified.

Rick Rowe, president of the Vista Neighborhood Association, voiced support of the Plan.

Jim Caldwell, Vista resident, spoke in support of the Plan.

Motion by Mr. McDuffie to recommend City Council adopt the West Gervais District Plan as presented.

Motion seconded by Ms. James.

Motion fails 3-4 with Mr. Stern, Mr. Cohn, Mr. Dinkins, Ms. James in opposition.

Motion by Mr. Dinkins to recommend City Council approve the West Gervais District Plan with the removal of the First Citizens parcel at Lady and Park Streets.

Motion seconded by Mr. Stern.

Motion passes 6-1 with Mr. McDuffie in opposition.

Zoning Text Amendment

5. Design Guidelines for the West Gervais Historic Commercial District and the West Gervais Historic Protection Area District; request recommendation to adopt revised guidelines for the West Gervais Historic Commercial District (§17-681(d)(1)) and the West Gervais Historic Protection Area District (§17-681(c)(6)) pursuant to §17-654(b).

Staci Richey, preservation planner, presented on the West Gervais Design Guidelines. The Guidelines are based on The Secretary of the Interior’s Standards.

Dale Marshall, chair of the development committee for the Congaree Vista Guild, spoke in support of staff and the Guidelines.

Motion by Ms. James to recommend City Council adopt the revised Design Guidelines.

Motion seconded by Mr. McDuffie.

Motion approved 6-1 with Mr. Stern in opposition.

IV. OTHER BUSINESS

6. Adjourn

There being no further business, meeting adjourned by the Chairman at 6:35 PM.

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

Due to technical issues with equipment, only video of the meeting with no audio recorded is available.