
**CITY OF COLUMBIA
PLANNING COMMISSION**



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

In attendance: Richard Cohn, James Frost II, April James, Brian Stern, Dale Stigamier, John Taylor, Ford Tupper, Craig Waites

Absent: LaTrell Harts

Staff: John Fellows, Johnathan Chambers, Brian Cook, Andrea Wolfe

I. CALL TO ORDER/ROLL CALL

Meeting called to order at 5:15 PM by Chairman Richard 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. ELECTIONS

1. Election of Vice-Chair

Motion by Mr. Stigamier to nominate Brian Stern as vice-chairperson.

Motion seconded by Mr. Waites. Motion carries 8-0.

III. CONSENT AGENDA

Approval of Minutes

2. Approve November 7, 2016 Minutes

Site Plan Review

3. **SPLAN-2016-0007: 199 Shop Grove Road, TMS#16202-03-03;** request site plan approval to construct a 45,100 sf warehouse. The property is zoned M-1 (Light Industrial).

Recusal by Mr. Cohn and Mr. Taylor from discussion and vote on item 3.

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

4. **ANNEX-2016-0015: 1.06 acres NW/S Patton Circle (p), TMS# 09414-01-01(p);** request recommendation concerning application to annex, assign land use classification of Urban Edge Residential – Large Lot (UER-2) and assign zoning of Development District, -Flood Protective Area (D-1, -FP). The property is currently classified as Neighborhood (Medium Density) by Richland County and zoned RU by Richland County.

5. **ANNEX-2016-0014: 5800 Fairfield Road, TMS# 11708-05-18;** request recommendation concerning application to annex, assign land use classification of Community Activity Corridor (AC-2) and assign zoning of Neighborhood Commercial District (C-2). The property is currently classified as Mixed Residential (High Density) by Richland County and zoned GC by Richland County.
6. **ANNEX-2016-0016: 25.26 acres S/S Woodcreek Road, formerly known as 140 Coopers Nursery Road, TMS# 28800-01-11;** request recommendation concerning application to annex, assign land use classification of Urban Edge Residential – Large Lot (UER-2) and assign zoning of Planned Unit Development – Residential District, -Flood Protective Area (PUD-R, -FP). The property is currently classified as Neighborhood (Medium Density) by Richland County and zoned PDD by Richland County.
7. **ANNEX-2016-0017: 3.91 acres S/S Jacobs Mill Pond Road, TMS# 28900-03-09;** request recommendation concerning application to annex, assign land use classification of Urban Edge Residential – Large Lot (UER-2) and assign zoning of Planned Unit Development – Residential District (PUD-R). The property is currently classified as Neighborhood (Medium Density) by Richland County and zoned PDD by Richland County.

Zoning Text Amendment

8. **TA-2016-0009: Chapter 17, Article III, Division 10, §17-345 (Reduction of parking requirements for certain uses);** request to amend §17-345 (Reduction of parking requirements for certain uses) to add subsection (h) College and University Public Dormitories.
9. **TA-2016-0010: Chapter 17, Article III, Division 1, §17-55 – Definitions (Dormitory, public);** request to amend §17-55 – to modify the definition of Dormitory, public.
10. **TA-2016-0011: Chapter 17, Article III, Division 8, §17-258 (Table of Permitted Uses);** request to amend and clarify off-street parking requirements for public dormitories, fraternity, and sorority houses.

Zoning Map & Text Amendment

11. **ZMA-2016-0016: 2150 Harden Street (p), Babcock Building, Female Dining Hall, TMS#11501-01-01 (p);** request to rezone a portion of the parcel from PUD-LS to PUD-LS, -DP and Amend Chapter 17 – Article V, Division 3 - §17-691(b) to designate structure as a Group I Landmark.
12. **ZMA-2016-0017: 2150 Harden Street (p), Babcock Building, Male Dining Hall, TMS#11501-01-01 (p);** request to rezone a portion of the parcel from PUD-LS to PUD-LS, -DP and Amend Chapter 17 – Article V, Division 3 - §17-691(b) to designate structure as a Group I Landmark.

Chair position turned over to vice-chairperson Brian Stern.

Motion by Mr. Waites to approve item 3 on the Consent Agenda.
Motion seconded by Mr. Stigamier. Motion approved 6-0.

Chair position turned back over to chairperson Rick Cohn.

Motion by Mr. Frost to approve the remaining Consent Agenda items.
Motion seconded by Mr. Stern. Motion approved 8-0.

IV. REGULAR AGENDA

Zoning Map Amendment

- 13. ZMA-2016-0013: 3319 Millwood Avenue, TMS# 13804-03-09;** request recommendation to rezone the parcel from Planned Unit Development – Commercial District (PUD-C) to Single Family Residential District (RS-2).

John Fellows, planning administrator, introduced the request for rezoning of the parcel.

Brian Cook, zoning administrator, clarified the rezoning process for Commission members.

Doug Quackenbush, architect for the project, presented the request. Numerous meetings have been held with neighborhoods and parents.

Raymond Perkins, Director of facilities for the district, spoke on improvements and updates that will be done throughout the school district.

Members of the public spoke in favor and opposition of the request.

Support of the request:

Michael Burkett, president of the athletic booster club
Vance Stricklin, Dreher graduate
Matthew Campbell, Dreher student
Tymea Boles, Dreher student
Sheila Myers, parent of Dreher student
Liz Dalzell, parent of Dreher student
Bobby Dan McGlohorn, football coach and teacher at Dreher
Chris Crabtree, Dreher student
Maxwell Ward, Dreher student
Charles Reid, resident
Steve Austermiller, parent of Dreher student
Beatrice King, Richland County School District 1
Karen Campbell, parent of Dreher student
?? did not state name

Opposed to the request:

Cravens Ravenel, resident
Jeff Brooker, Dreher graduate
Susan Fulmer, resident
Jim Gregory, resident
Mickey Mauldin, resident
Mary Bascombe Waters, Historic Heathwood Neighborhood Association
John Montague, resident
Jim McCoy, resident
Fred Easley, president of Melrose neighborhood
Hamilton Osborne, Jr., former graduate
Foster Haselden, resident
Russell (Rusty) Miller, resident
David Adams, Richland County Treasurer
David Shea, Shandon resident
?? did not state name
Charles Appleby, past president of Shandon neighborhood

Will Thomas, resident
Wade Mullins, resident
Billy Cantey, resident

Mr. Cohn commended students, parents, and all who spoke in favor and/or opposition of the request.

Mr. Stern thanked everyone as well, especially the students.

Motion by Mr. Stern to deny the request to rezone the parcel PUD-C to RS-2.

Motion seconded by Mr. Stigamier. Motion passes 6-2 (Ms. James and Mr. Taylor in opposition).

- 14. ZMA-2016-0014: 2211 Read Street, TMS#11408-02-02;** request minor amendment to the current PUD-R (Planned Unit Development – Residential District).

Johnathan Yates of Hellman, Yates, and Tisdale, applicant, presented the request.

Motion by Ms. James to approve the request.

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

- 15. ZMA-2016-0015: 1000, 2000, 3000, and 4000 Pavilion Towers Circle and 5000 Thurmond Mall, TMS# 09011-15-01;** request recommendation to rezone the parcel from Planned Unit Development – Residential District, -Design/Development Overlay District (PUD-R, - DD) to Townhouse and High-Rise Residential District, -Design/Development Overlay District (RG-3, - DD).

Wes Lyles, Studio 2LR, presented on the request. Mr. Lyles spoke on item #16 as well as both items coincide.

Motion to approve the request by Mr. Stigamier.

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

Street Name Change Public Hearing

- 16. SN-2016-0002: Pavilion Towers Circle, TMS# 09011-15-01;** request to change Pavilion Towers Circle to Vista Towers Circle.

Motion to approve the request by Mr. Waites.

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

Site Plan Review

- Deferred 17. SPLAN-2016-0006: 875 Catawba Street, TMS#08913-05-03 AND -05;** request site plan approval to construct a 141-unit multi-family development and associated retail. The property is zoned M-2, -PD (Heavy Industrial within a Planned Development Overlay District).

Item deferred at the request of applicant to the January meeting.

V. OTHER BUSINESS

18. Adjourn

There being no further business, meeting adjourned by Mr. Cohn at 7:02PM.

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