
**CITY OF COLUMBIA
PLANNING COMMISSION**



**November 7, 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, LaTrell Harts, Brian Stern, Dale Stigamier, John Taylor, Ford Tupper (not yet seated)

Absent: April James, Craig Waites

Staff: John Fellows, Johnathan Chambers, Brian Cook, Shane Shaughnessy, Tabitha Proffitt, Krista Hampton, Andrea Wolfe

I. CALL TO ORDER/ROLL CALL

Meeting called to order at 5:14 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. CONSENT AGENDA

Approval of Minutes

1. Approve October 10, 2016

Annexation, Comprehensive Plan Map Amendment, and Zoning Map Amendment

- 2. ANNEX-2016-0013: 113 N. SHORECREST DRIVE, TMS# 16200-04-21;** request recommendation concerning application to annex, assign land use classification of Industrial (IND) and assign zoning of M-1 (Light Industrial District). The property is currently classified as Economic Development Corridor by Richland County and zoned M-1 by Richland County.
- 3. ANNEX-2016-0011: 1500 HALLBROOK DRIVE, TMS# 19100-02-06;** request recommendation concerning application to annex, assign land use classification of Urban Edge Residential-Small Lot (UER-1) and assign zoning of RS-2 (Single Family Residential District). The property is currently classified as Neighborhood – Medium Density by Richland County and zoned RS-MD by Richland County.
- 4. ANNEX-2016-0012: 3639 BROAD RIVER ROAD AND 3701 BROAD RIVER ROAD, TMS# 06110-02-05 AND 06110-02-04;** request recommendation to annex, assign land use classification of Community Activity Corridor (AC-2) and assign zoning of C-1 (Office and Institutional District). The property is currently classified as Mixed Use Corridor by Richland County and zoned GC by Richland County.

To be heard at the end of the Regular Agenda.

- 5. 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).

Motion by Mr. Stern to approve Consent Agenda items 1 through 4 as presented.

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

III. REGULAR AGENDA

Site Plan Review

6. **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).

Johnathan Chambers, land development administrator, introduced the request for a project that entails the demolition of a commercial building and the construction of an 113,000 sq. ft., 4-story, multi-family building on 1.88 acres. The proposed multi-family building consists of 141-units, with a parking garage and associated retail. The required number of parking spaces for this development is 282 whereas the applicant is proposing to provide 161 parking spaces through a combination of a parking garage and off-street. The applicant also plans to install 17 on-street parking spaces within the Catawba Street right-of-way.

This request will also require a variance through the Board of Zoning Appeals, as well as a special exception through the Board of Zoning Appeals (BoZA) for the use.

Presented to the Commission is the site plan.

Exhibits were received after submission of the agenda, and will be entered into the record according:

- **Exhibit A** – a letter and large packet of information from the Simmons law Firm signed by Derek Shoemake submitted to the BoZA regarding the special exception, however members of the Planning Commission are cc'd.
- **Exhibit B** – a letter from the Capital City Mill District Alliance submitted by Ryan Nevius. That letter is addressed to Ms. Teresa Wilson in support of the development.

Brad Brown of BET Investments, applicant, presented the request for site plan approval. Schooley Caldwell Architects out of Columbus, Ohio designed the project. Mr. Brown spoke on location / area study of the project, demographics and lifestyle, types of housing units /micro units, market trend, and design objectives.

Individuals who spoke in opposition of the request:

Don Tomlin
Derek Shoemake
Jim Daniel

Mr. Cohn said the Commission had the option to vote on the request as presented or review additional information received regarding parking that has not been reviewed, as well as the Exhibits received today.

Motion by Mr. Taylor to defer the request to the December meeting pending review of the additional information and the Board of Zoning Appeals meeting decision to be held tomorrow.

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

Mr. Fellows received a message from Commissioner Craig Waites who would not be able to attend the meeting. Therefore quorum would not be retained due to recusals of two members for item 5, **199 SHOP GROVE ROAD**, request for site plan approval. Deferral of the request was recommended.

Motion by Mr. Stigamier to defer Consent Agenda item 5 to the December Planning Commission meeting.

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

Zoning Map Amendment

- 7. ZMA-2016-0012: 3127 FOREST DRIVE AND 3135 FOREST DRIVE (P), TMS# 14001-04-40 AND #14001-04-39(P);** request recommendation to rezone the parcel from Planned Unit Development – Commercial District (PUD-C), and- Flood Protective Area where applicable (-FP) to Office and Institutional District (C-1), and -Flood Protective Area where applicable (-FP).

John Fellows, Planning Administrator, introduced the request.

Tony Thompson, general contractor and property owner, presented the request.

Mike Arnold, previous property owner, spoke on the rational of the zoning request.

Mr. Cohn recused himself because of involvement in the area, turning over the chair position to Mr. Taylor.

Charles Thompson, neighborhood resident, said he is neither in opposition or support of the request. However wanted it noted for the record that any zoning change, if made, is strictly adhered to and that there is some concern of grief of commercial zoning further up the street, and particularly to the corner of Boyer and Forest Drive.

Motion by Mr. Stern to approve the request the parcel from PUD to C-1.

Motion seconded by Mr. Stigamier. Motion approved 4-1 with Ms. Harts in opposition.

Mr. Cohn resumed the chair position.

IV. OTHER BUSINESS

Mr. Fellows introduced new Commission member, Mr. Frost, seated for today's meeting, and Mr. Tupper who will be seated at the December meeting.

Mr. Stigamier requested that proposed land use added on site plan review cases. Mr. Fellows said that will be done.

8. Adjourn

There being no further business, Mr. Cohn called for a motion to adjourn.

Motion to adjourn by Mr. Stern, seconded by Mr. Waites. Meeting adjourned at 6:15 PM.

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