CITY OF COLUMBIA
PLANNING COMMISSION

April 9, 2018
Regular Meeting 5:15 P.M.
City Council Chambers, 3rd Floor, 1737 Main Street, Columbia, SC 29201

In attendance: Richard Cohn, James Frost, LaTrell Harts, Dale Stigamier, John Taylor, Joel "Ford" Tupper
Absent: April James, Craig Waites
Staff: John Fellows, Shane Shaughnessy, Johnathan Chambers, Rachel Bailey, Hannah Slyce, Andrea Wolfe, Krista Hampton

I. CALL TO ORDER/ROLL CALL

Meeting called to order at 5:20PM by Chairperson Rick Cohn. Roll call, quorum established.

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

II. CONSENT AGENDA

Approval of Minutes

1. Approve **March 5, 2018 Minutes**

Annexation, Comprehensive Plan Map Amendment, & Zoning Map Amendment

2. **ANNEX-2018-004: 2716 Shop Road; TMS# 16200-04-31**; annex, assign interim land use classification of Industrial (IND) and assign interim zoning of Light Industrial District (M-1). The property is currently classified as Economic Development Center and zoned M-1 by Richland County.
3. **ANNEX-2018-005: 1321 Piney Grove Road; TMS# 06200-01-15**; annex, assign land use classifications of Urban Edge Mixed Residential (UEMR) and assign zoning of General Residential District (RG-2). The property is currently classified as Mixed Residential - High Density/Mixed Use Corridor and zoned GC by Richland County.

Zoning Map Amendment

4. **ZMA-2018-0002: 42.31 acres N/S Padgett Road, TMS# 22012-01-01;** rezone the parcel from Planned Unit Development – Residential District (PUD-R) to Single-Family Residential District (RS-3).

Minor Amendment to a Planned Unit Development

5. **ZMA-2018-0011: +/- 5.76 acres bounded by Corner Wind Lane, Clif Kinder Road and Hay Meadow Lane, TMS# 19100-06-20(p):** minor amendment to a Planned Unit Development-Large Scale (PUD-LS).

Site Plan Review

6. **SPLAT-2018-0028: ± 5.76 acres bounded by Corner Wind Lane, Clif Kinder Road and Hay Meadow Lane, TMS# 19100-06-20(p)**: request site plan approval to construct a 39-lot single-family residential subdivision. The property is zoned Large-Scale Planned Unit Development (PUD-LS).
7. **SPLAT-2018-0017: ± 52 acres, 3600 Block of Padgett Road, TMS# 22012-01-01, 22109-02-03, 22109-02-04**; request site plan approval to construct a 155-lot single-family residential subdivision.

The property is zoned Planned Unit Development – Residential (Residential Planned Development District).

8. **SPLAN-2018-0001: 334 Harbison Boulevard, TMS#002898-01-013;** request site plan approval to reconstruct a convenience store with gasoline sales. The property is zoned Large-Scale Planned Unit Development (PUD-LS).

No one requested that any item on the Consent Agenda be removed for discussion.

Motion by Mr. Frost to approve the Consent Agenda as presented.
***Motion seconded by Mr. Stigamier.* Motion approved 6-0.**

III. REGULAR AGENDA

Major Amendment to a Planned Unit Development

9. **ZMA-2018-0008: 2.16 acres S/S Caughman Road, TMS# 19100-02-10;** major amendment to a Planned Unit Development- Residential District (PUD-R).

John Fellows, planning administrator, introduced the request. A correction had been made since publication of the packet to the PUD document on page 8 where it stated the second element of the development would include a +/- 6,600 sq ft church. This will actually be a 9,600 sq ft church.

The PUD is very specific with regard to what is allowed on the lot, and without the amendment, the church cannot complete their request. Staff recommends the Commission grant approval of the request.

Mary McNeil, applicant, presented the request.

No one spoke in favor or opposition of the request.

Motion by Mr. Frost to approve the major amendment.
Motion revised by Mr. Frost to include a church up to 9,600 square foot.

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

Zoning Map & Text Amendment

10. **MA_TA-2018-0009: Seminary Ridge Historic District**, amend the text of the City of Columbia's Code of Ordinances to delete §17-681(b)(8) (Districts Identified, Architectural Conservation District) and modify §17-681(c) (Districts Identified, Protection Area District) to add §17-681(c)(7) and amend the City Of Columbia's Official Zoning Map to modify the map label from "Seminary Ridge Architectural Conservation District" to "Seminary Ridge Protection Area".

Amy Moore, preservation planner, presented the request on behalf of the Councilman Sam Davis, applicant. Seminary Ridge has been a historic district since 2013. Recently the neighborhood approached staff for exploration of the district and other options. After numerous meetings and discussions, they expressed interest to simplify the district down to a protection area, which is a slightly less regulated district. The request was driven by the community who asked for this to be reviewed.

Members of the public were invited to speak in favor or opposition of the request.

Lance Folsom, resident, in favor of the request
Gregory Hildebrand, resident, in favor of the request
Robert Hendrix, resident, opposed to the request
Bryan Burgen, resident, in favor of the request

As no one else spoke, testimony closed for board discussion.
Motion by Mr. Stigamier to recommend approval for the amendment of the text of the City of Columbia's Code of Ordinances to delete §17-681and modify §17-681to add "Seminary Ridge Architectural Conservation District" to "Seminary Ridge Protection Area".

Motion seconded by Mr. Taylor. **Motion approved 6-0.**

Mr. Fellows said that item 12 should be heard before item 11, and requested a motion be made to hear item 12 first followed by item 11.

Motion by Ms. Harts to move item 12 to item 11.

Motion seconded by Mr. Frost. **Motion approved 6-0.**

Zoning Map Amendment

11. ~~12.~~-- **ZMA-2018-0003: 700 Gervais Street, TMS# 08916-11-02;** rezone the parcel from Light Industrial District (M-1), Heavy Industrial District (M-2), -Design/Development Area (-DD), –Innovista Design District (-ID) and -Design and Preservation Area (-DP) to Mixed-Use Urban District (MX-2), –Innovista Design District (-ID) and -Design and Preservation Area (-DP).

John Fellows, planning administrator, introduced the request for rezoning. Numerous parcels in the area are under the same ownership and it is the intent of the property owner to consolidate all of the properties into the same zoning districts.

Bob Fuller, Columbia attorney, represented Ben Arnold, the property owner. Mr. Fuller presented the request.

As no one spoke in favor or opposition of the request, testimony closed for board discussion.

Motion by Mr. Stigamier to approve the request to rezone the parcel from M-1, M-2, -DD,-ID and –DP to MX-2, -ID and -DP.

Motion seconded by Mr. Frost. **Motion approved 6-0.**

12. ~~11.~~-- **MA_TA-2018-0007: Modification of Innovista Design District and Guidelines and rezoning of 1100 Wayne Street, TMS# 08916-11-04A;** rezone a portion of 1100 Wayne Street from Mixed-Use Urban District (MX-2), -Design/Development Area (-DD), –Innovista Design District (-ID) and -Design and Preservation Area (-DP) to Mixed-Use Urban District (MX-2), –Innovista Design District (-ID) and -Design and Preservation Area (-DP); and amend Innovista Design District Guidelines to reflect proposed changes to the boundaries and height requirements in the buffer areas and for clarification purposes; and amend the City of Columbia's Official Zoning Map to extend the boundaries of the –ID zoning district and remove the –DD zoning district from the same area; and amend City of Columbia's Code of Ordinances §17-291 (-ID Innovista Design) and §17-325 (-ID Innovista Design District) to reflect proposed changes to the Innovista Design District Guidelines and the Official Zoning Map.

John Fellows, planning administrator, introduced the request which consisted for four individual sub-proposals. The Innovista Design District is very specific on a boundary. By expansion of the boundary, a number of issues in the document are difficult to enforce and create some difficult situations. All of these issues are detailed in the staff report.

Mr. Taylor voiced concerns with what he felt were extreme height limitations in areas; for example, up to 150 feet.

As no one spoke in favor or opposition of the request, testimony closed for board discussion.

Motion by Mr. Stigamier to recommend approval to rezone a portion of 1100 Wayne Street from Mixed-Use Urban District, -Design/Development Area, –Innovista Design District and -Design and Preservation Area to Mixed-Use Urban District, –Innovista Design District and -Design and Preservation Area; and 2) to amend Innovista Design District Guidelines to reflect proposed changes to the boundaries and height requirements in the buffer areas; and 3) to amend the City of Columbia's Official Zoning Map to extend the boundaries of the –ID zoning district and remove the –DD zoning district from the same area; and 4) amend City of Columbia's Code of Ordinances §17-291 and §17-325 to reflect proposed changes to the Innovista Design District Guidelines and the Official Zoning Map.

Motion seconded by Mr. Tupper. **Motion approved 5-1 with Mr. Taylor in opposition.**

IV. OTHER BUSINESS

Mr. Fellows reminded Commission member of the work session which is scheduled on April 19th from 12PM-1:30PM.

V. ADJOURN

There being no further business, motion by Mr. Frost to adjourn the meeting.
Motion seconded by Mr. Tupper. **Motion approved 6-0.**

Meeting adjourned at 5:58 PM.

Respectfully submitted by Andrea Wolfe
Land Use Board Coordinator
Planning and Development Services Department
City of Columbia