CITY OF COLUMBIA PLANNING COMMISSION

December 2, 2019

Regular Session 5:15 P.M.

City Council Chambers, 3rd Floor, 1737 Main Street, Columbia, SC 29201

In attendance: Brian Dolphin, James Frost II, April James, Isa Mandell, Dale Stigamier, Ford Tupper, Craig Waites
Absent: Richard Cohn, LaTrell Harts
Staff: Leigh DeForth, Johnathan Chambers, Shane Shaughnessy, Hope Hasty, Krista Hampton, Andrea Wolfe

I. CALL TO ORDER/ROLL CALL

Meeting called to order at 5:15 PM by vice-chairman Dale Stigamier.
Roll call, quorum established.

Leigh DeForth, Comprehensive Planner, proceeded with review of the Consent Agenda.

II. CONSENT AGENDA

Approval of Minutes

1. **Approve November 4, 2019 Minutes**

Comprehensive Plan Map Amendment
& Zoning Map Amendment for Pending Annexation

2. **ANNEX-2019-0022: 7347 Garners Ferry Road; TMS# 16409-05-04;** request recommendation to assign interim land use classification of Community Activity Corridor (AC-2) and assign interim zoning of General Commercial District (C-3). The property is currently classified as Neighborhood (Medium Density) and zoned General Commercial (GC) by Richland County.

Street Name

3. **SN-2019-0002: Street Name Request –** Name streets within The Paddocks at Woodcreek Farms Subdivision **Bustling Branch Lane, Lace Carol Lane, Calming Creek Way, Ray Cannon Court, and Cedar Ledge Drive**, TMS#28900-01-11.
4. **SN-2019-0003: Street Name Request –** Name streets within The Stables at Woodcreek Farms Subdivision **Woodland Rest Lane, Sovereign Grace Drive, and Peaceful Pines Way,** TMS#28900-01-11.

There were no requests to have any items removed from the Consent Agenda for discussion.

Motion by Ms. James to recommend approval of the Consent Agenda as presented. Motion seconded by Mr. Frost. Motion approved 7-0.

III. REGULAR AGENDA

Site Plan Review

5. **SPLAT-2019-0013: 200 and 300 Blocks of Bull Street, 1300 and 1400 Blocks of Whaley Street; TMS#11302-07-02, 11302-08-02, 111302-09-02, 11306-12-01, 11306-12-02, and 11306-13-01;** request site plan approval to construct a 4-building, 1808-bed public dormitory development (UofSC Campus Village). The properties are zoned C-1 (Office and Institutional District).

Johnathan Chambers, Land Development Administrator, introduced the UofSC Campus Village project which is comprised of seven parcels all of which are zoned C-1 (Office and Institutional).

The applicant is proposing to construct a four building public dormitory that will contain 560 units with a total of 1808 beds; a transportation hub / parking garage for short term use and remote off-site long term parking; sidewalks, landscaping and street lighting adjacent to the development; and the provision of a railroad crossing gate at the intersection of Bull and Marion Streets.

Though there are several comments throughout the case summary, however from a staff prospective, the proposed site plan largely meets staff requirements.

Ms. Mandell reminded of the staff comments and stated for awareness to the applicant that should a motion for approval be made, approval would be contingent upon all staff comments being included.

Derek Gruner, university architect for the UofSC, stated staff comments had been reviewed and they will continue to work to meet staff comments as required.

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

Motion by Mr. Waites to approve the Site Plan for the UofSC Campus Village as outlined in the request subject to staff conditions.
Motion seconded by Mr. Frost. Motion approved 6-0.

Zoning Map Amendment

6. **ZMA-2019-0014: 3915 Devine Street, TMS# 13808-09-16**; request to rezone the parcel from General Residential District (RG-1) to Office and Institutional District (C-1).

Ms. DeForth introduced the request for rezoning.

John Whitaker, agent for the applicant, stated he had spoken with residents surrounding the property, the neighborhood association president, and other individuals in the area who voiced some concerns regarding traffic and signage for his business. However, he felt feedback received was positive.

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

Motion by Mr. Frost to approve the request.
Motion seconded by Ms. James. Motion approved 7-0.

7. **ZMA-2019-0015: 0.66 acres S/S Hampton Street, TMS# 09009-10-01 (p);** request to rezone the eastern portion of the parcel from Planned Unit Development-Residential District (PUD-R), -City Center Design/Development Area (-DD) to Office and Institutional District (C-1), -City Center Design/Development Area (-DD).

Ms. DeForth introduced the request for rezoning. Ms. DeForth stated no comments had been received from the public.

The applicant was not in attendance.

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

Motion by Mr. Waites to approve the Zoning Map Amendment request for 0.66 acres S/S Hampton Street.
Motion seconded by Ms. James. Motion approved 7-0.

IV. OTHER BUSINESS

V. ADJOURN

There being no further business, motion by Ms. James to adjourn the meeting.
Motion seconded by Mr. Frost. Meeting adjourned at 5:25PM

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