CITY OF COLUMBIA
PLANNING COMMISSION

March 7, 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., April James, Joshua McDuffie, Brian Stern, Dale Stigamier, Craig Waites
Absent: John Taylor
Not Yet Seated: Ernest Cromartie, III
Staff: John Fellows, Brian Cook

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, noted corrections and changes to the agenda since publication. He then proceeded with review of the Consent Agenda.

An error was noticed in the heading of the February 1, 2016 minutes with regard to the location of the meeting. This will be corrected.

II CONSENT AGENDA

Approval of Minutes

1. Approve **February 1, 2016 Minutes**

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

2. **W/S National Guard Road**, TMS# 11100-01-15; **E/S Congaree River**, TMS# 11100-01-05 and 11100-01-06; and **South of South Stadium Road/Southeast of Vine Street**, TMS# 11201-02-10; request recommendation concerning application to annex, assign interim land use classification SD-1 (Sports/Amusement District) and Interim Zoning as follows: M-1, -FP for TMS#11100-01-15 (Light Industrial District, -Floodplain Area); D-1, -FW, -FP for TMS#11100-01-05 and 11000-01-06 (Development District, -Floodway Area, -Floodplain Area); M-2, -FP for TMS#11201-02-10 (Heavy Industrial District, Floodplain Area); Interim Zoning of – FP (Floodplain Area) and –FW (Floodway Area) where applicable for each parcel. The properties currently have a land use classification of Rural Large Lot/Mixed Residential (High Density) and are zoned RU, M-1 and HI (Rural District, Light Industrial, and Heavy Industrial) in Richland County.

Comprehensive Plan Map Amendment, & Zoning Map Amendment

3. **W/S National Guard Road**, TMS# 11100-01-15; **E/S Congaree River**, TMS# 11100-01-05 and 11100-01-06; and **South of South Stadium Road/Southeast of Vine Street**, TMS# 11201-02-10; request recommendation concerning application to assign land use classification SD-1(Sports/Amusement District) and rezone the properties D-1 (Development District), with zoning of –

DEFERRED AT APPLICANT REQUEST

DRAFT

FW (Floodway Area) and – FP (Floodplain Area) where applicable for each parcel. The properties are currently classified as Rural Large Lot/Mixed Residential (High Density) and zoned RU, M-1 and HI (Rural District, Light Industrial and Heavy Industrial) in Richland County.

Annexation, Comprehensive Plan Map Amendment, & Zoning Map Amendment

4. **825 Abernathy Street and 7660 Garners Ferry Road,** TMS#16314-01-02 and 16314-01-03; request recommendation concerning application to annex, assign land use classification Community Activity Corridor (AC-2) and assign zoning of RG-2 (General Residential). The property is currently classified as undeveloped and zoned RG-2(General Residential) in Richland County.

Zoning Map Amendment

5. **1100 S. Holly Street,** TMS#13703-01-01A and 13703-01-02B; request minor amendment to the current PUD-C, Memorial Stadium, to rezone to PUD-C.

WITHDRAWN AT APPLICANT REQUEST

Zoning Map & Text Amendment

6. **1634 Main Street**, TMS#09014-04-19; request to rezone from C-5, -DD (Central Business District, Design Development) to C-5, -DD, -DP (Central Business District, Design Development, Design Preservation). Amend Sec. 17-691 (d) to establish 1634 Main Street as a Group III individual historic landmark in the City of Columbia.

Mr. Cohn, chairperson, noted that separate motions would be made regarding cases on the Consent Agenda due to recusals by various members.

Motion by Mr. Dinkins to approve items 1 and 6 on the Consent Agenda.
***Motion seconded by Ms. James*. Motion approved 7-0.**

Motion by Mr. McDuffie to approve item 2 on the Consent Agenda.
***Motion seconded by Mr. Stern*. Motion approved 6-0. Mr. Dinkins recused from voting.**

Motion by Mr. Dinkins to approve item 4 on the Consent Agenda.
***Motion seconded by Mr. McDuffie*. Motion approved 6-0. Mr. Waites recused from voting.**

III. REGULAR AGENDA

Zoning Map Amendment

7. **1829, 1859 and 1863 West Buchanan Drive,** TMS#13907-03-28, -29, and -30; request recommendation to rezone from RS-1, -FP (Single-Family Residential, Floodplain Area) to RS-2, -FP (Single-Family Residential, Floodplain Area).

Staff recommended denial for rezoning as there is a large portion of the area that remains RS-1 and based as well as the future land use designation.

John Blackmon, applicant, presented on behalf of the property owners Ms. Carol Marshall, owner of 1859 West Buchanan, and Mr. and Mrs. Harry Smithson, owners of 1863 West Buchanan. Mr. Blackmon provided an exhibit of the property to Commission members.

The lot fronting on Beltline Boulevard is known as 1829 West Buchanan. The back lot is not buildable and both houses were flooded out, and the CAP for improvements is not feasible. Property owners would like to develop the properties into three lots facing West Buchanan.

DRAFT

Harry Smithson, property owner of 1863, spoke of property damages that occurred with the flooding, and spoke in support of the recommendation for rezoning.

Mr. Fellows reminded Commission members that they were not charged with approving the exhibit provided by Mr. Blackmon as an actual plat as it could be changed, and has not yet been evaluated by the Zoning Administrator.

Brooks Walter, Beltline resident, spoke in support of the recommendation for rezoning.

Linda Cremins, Historic Trenholm-Buchanan Neighborhood Association president, said this came to the neighborhoods attention very late and did not allow time for review. She felt she could speak on their behalf and does not feel there would be any objection to the reorganization of the lots.

Motion by Mr. Stern to approve the request to rezone the parcels from RS-1, -FP to RS-2, -FP.

***Motion seconded by Mr. Stern and Ms. James in unison*. Motion approved 7-0.**

Site Plan Review

DEFERRED

8. 4.6 acres, 100, 200 and 300 Blocks of Northwood Street, TMS#09004-04-34, 09004-04-36 thru 61, 09101-01-08 thru 39; request site plan approval for the construction of a single-family residential cluster housing development (Canal Place Phase 2D3). The property is zoned RG-2 (General Residential).

Mr. Fellow requested a clarification motion for item 4. In reviewing the agenda and the actual evaluation, the actual request for Abernathy Street and Garners Ferry Road was to annex and zone to RG-2 (General Residential) zoning classification. The agenda erroneously states C-3 zoning classification.

Motion by Mr. Dinkins to correct the previous motion to annex and assign the land use classification of AC-2, and assign a temporary zoning of RG-2 which was mistakenly written as C-3.

***Motion re-seconded by Mr. McDuffie*. Motion approved 6-0 with Mr. Waites recused from voting.**

9. OTHER BUSINESS

Newly appointed Planning Commission member, Ernest W. Cromartie, III, was introduced and welcomed. Mr. Cromartie was in attendance to view the March meeting and will be seated at the April meeting.

Adjourn
There being no further business, meeting adjourned at 5:55 PM.

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

DRAFT