CITY OF COLUMBIA
PLANNING COMMISSION

December 1, 2014

5:15 P.M. Regular Session Minutes
CITY HALL COUNCIL CHAMBERS
1737 Main Street • Columbia, SC

In attendance: Richard Cohn, Gene Dinkins, Jr., Dr. Joshua McDuffie, Dale Stigamier, Paige Tyler,
Absent: John Taylor, Craig Waites, Brian Stern, one (1) vacancy
Staff: Krista Hampton and 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. Krista Hampton, Director of Planning and Development Services, proceeded with review of the Consent Agenda.

II CONSENT AGENDA

Approval of Minutes

1. Approve **November 3, 2014 Minutes**.

Annexations with Map Amendment

2. **125 Cort Road,** TMS#11704-03-24; request recommendation concerning application to annex and zone the properties M-1 (Light Industrial). The property is zoned M-1 (Light Industrial) in Richland County.
3. **18 Hampton Trace Court,** TMS#13616-02-08; request recommendation concerning application to annex and zone the properties RS-2 (Single-Family Residential). The property is zoned RS-MD (Single Family-Residential, Medium Density) in Richland County.
4. **6816 Welborn Road,** TMS#19203-03-03; request recommendation concerning application to annex and zone the properties RS-1 (Single-Family Residential). The property is zoned RS-LD (Single-Family Residential, Low Density) in Richland County.
5. **1840 Columbia College Drive,** TMS#11606-07-07; request recommendation concerning application to annex and zone the properties C-3 (General Commercial). The property is zoned GC (General Commercial) in Richland County.
6. **5501 Forest Drive, 5505, 5525, 5511 Old Forest Drive**, TMS#16706-02-05, 16706-02-01, 16706-02-02 & 16706-02-04; request recommendation concerning application to annex and zone the properties C-3 (General Commercial). The property is zoned GC (General Commercial) in Richland County.

Site Plan Review

7. **151 Shop Grove Drive,** TMS#16202-01-02; request site plan approval for a +/- 52,000 sq. ft. expansion of an existing distribution facility (Fed Ex). The property is zoned M-1 (Light Industrial).

Dr. McDuffie requested that item 5, **1840 Columbia College Drive**, be removed from the Consent Agenda and placed on the Regular Agenda.

Motion by Mr. Dinkins to approve Consent Agenda items minus item 5; *motion seconded by Ms. Tyler.* Motion approved 5-0.

III REGULAR AGENDA

5. **1840 Columbia College Drive,** TMS#11606-07-07; request recommendation concerning application to annex and zone the properties C-3 (General Commercial). The property is zoned GC (General Commercial) in Richland County.

As requested at the November Planning Commission meeting, Staff spoke with the applicants to see if they were willing or desired acceptance of a residential zone for this property, to which the applicants declined. Discussion was also held regarding potential for C-2 zoning however the applicants again desired to maintain the C-3 zoning at this location. The zoning classifications are not identical however GC zoning (General Commercial) in the County is a similar zoning classification to C-3 in the City, which is the desired zoning by the applicants.

Dr. McDuffie voiced concerns with facilitating commercial development into an area that is vacant or residential away from the main streets. He has not been asked by any neighborhood residents to speak on these concerns.

Staff stated no comments have been heard from adjacent property owners in favor or opposition to the request at this time. The property is posted and adjacent property owners will receive letters in advance of the City Council Zoning Public Hearing.

No one spoke in favor or opposition of the request.

Motion by Mr. Dinkins to approve the request for recommendation for 1840 Columbia College Drive to annex and zone the properties C-3; *motion seconded by Mr. Stigamier*.

Motion approved 4-1 with Dr. McDuffie in opposition to approval of the recommendation.

Site Plan Review

8. **1239 Harden Street, 1225 Harden Street, 2015 Gervais Street, 1220 Laurens Street, Lady Street,** TMS#11406-13-01, -02, -03, -04; request site plan approval for the construction of a private dormitory with a +/- 212,000 sq. ft. associated parking deck parking deck. The property is zoned C-3 (General Commercial).

Johnathan Chambers, Land Development Administrator, spoke on the request for proposed development of 218-units, 660 bedrooms private dormitory. The required number of parking spaces is 495, and the applicant proposes to provide 557 within the parking garage, as well as along Lady Street. The required number of bicycle parking spaces is 165 which the applicant proposes to provide.

The proposed site plan largely meets requirements, though there are several standard staff comments. There is a text amendment being considered by Council which would allow the dormitory at this location. A Special Exception by the BOZA will be required to go up in density for the 660 bedrooms being requested by the applicant. Staff also requests that the applicant continue to work with staff regarding the landscape design, the plaza, courtyard, sidewalks, and street lighting.

Mr. Dinkins recused himself from discussion and voting on this request.

Jeff Githens, Peak Campus Development, presented on the request. Mr. Githens reiterated staff comments, and responded to concerns voiced by Mr. Cohn regarding increased traffic. Two means on ingress to the parking deck are on Lady and Laurens Streets, and the parking garage will provide more than adequate number of parking spaces. A lot of the traffic into the building will be pedestrian, there will be some form of shuttle service provided to alleviate traffic, and a traffic study indicated that there will be no increase or change in traffic at these four intersections with the proposed project at this site. Servicing will be at the rear of the parking deck.

Motion by Dr. McDuffie to approve the request for site plan approval for 1239 Harden Street, 1225 Harden Street, 2015 Gervais Street, 1220 Laurens Street, Lady Street, for the construction of a private dormitory with a +/- 212,000 sq. ft. associated parking deck parking deck; *motion seconded by Mr. Stigamier and Ms. Tyler.*

Motion approved 4-0.

Map Amendment

9. **Intersection of Atlas Road and Greenlawn Drive,** TMS#16307-06-01; request to rezone from C-1, C3, RG-2 (Office and Institutional, General Commercial, General Residential) to C-3 (General Commercial).

Mr. Cohn recused himself from discussion and voting on this request.

Mr. Dinkins, vice-chairperson, presided over this portion of the meeting.

Many Commission members were familiar with the property and felt it a beneficial use for the location even though it is close to residential; no concerns were voiced regarding the request.

No one spoke in favor or opposition of the request.

Motion by Ms. Tyler to approve the request to rezone the Intersection of Atlas Road and Greenlawn Drive, from C-1, C3, RG-2 (Office and Institutional, General Commercial, General Residential) to C-3 (General Commercial); *seconded by Mr. Stigamier*.

Motion approved 4-0.

At this time, Mr. Cohn resumed the role of chairperson for the remainder of the meeting.

IV OTHER BUSINESS

1. **Plan Columbia – Plan Together: Land Use Plan Update**

John Fellows, Planning Administrator, provided updates from the November 5th Open House. A draft document is being reviewed by staff, and will be provided to Commission members for review about one week prior to the Workshop.

2. **Adjourn**

There being no further business, meeting adjourned at 5:46 PM.

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