
CITY OF COLUMBIA
PLANNING COMMISSION



June 2, 2014

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

In attendance: Richard Cohn, Gene Dinkins, Jr., Brian Stern, Dale Stigamier, John Taylor, Paige Tyler

Absent: Dr. Joshua McDuffie, Moryah Jackson, Craig Waites

Staff: Krista Hampton

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. The Map Amendment and Text Amendment for 1401 Hampton Street were removed from the Consent Agenda due to recusals.

II CONSENT AGENDA

Approval of Minutes

1. Approve **May 5, 2014** minutes.

Annexations with Map Amendment

2. **3403 Lyles Street**, TMS# 09107-13-08; request recommendation concerning application to annex and zone the properties RG-2, -DP (General Residential District, Design Preservation Overlay). The property is zoned RM-HD (Multi-Family Residential-High Density) in Richland County.

Map and Text Amendments

3. **A. MAP AMENDMENT: 1401 Hampton Street**, TMS# 11402-03-03; request recommendation concerning application to rezone from C-4, -DD (Central Area Commercial District, Design/Development overlay) to C-4, -DD (Central Area Commercial District, Design/Development overlay with a Design Preservation overlay).
B. TEXT AMENDMENT: Amend §17-691 (c) Buildings and Sites List to designate **1401 Hampton Street**, TMS#11402-03-03 as a Group II Landmark.

Motion by Mr. Stern to approve the Consent Agenda as presented; seconded by Mr. Dinkins. Motion approved 6-0.

Mr. Dinkins recused himself from items 3A and 3B due to involvement with the developer. Mr. Stigamier also recused himself due to involvement with the development.

III REGULAR AGENDA

Map and Text Amendments

3. **A. MAP AMENDMENT: 1401 Hampton Street**, TMS# 11402-03-03; request recommendation concerning application to rezone from C-4, -DD (Central Area Commercial District, Design/Development overlay) to C-4, -DD, -DP (Central Area Commercial District, Design/Development overlay with a Design Preservation overlay).

Motion by Mr. Taylor to approve the request for Map Amendment for 1401 Hampton Street; seconded by Ms. Tyler. Motion approved 4-0.

- B. TEXT AMENDMENT: Amend §17-691 (c) Buildings and Sites List** to designate **1401 Hampton Street**, TMS#11402-03-03 as a Group II Landmark.

Motion by Mr. Taylor to approve the request for Map Amendment for 1401 Hampton Street; seconded by Ms. Tyler. Motion approved 4-0.

Map Amendment

4. **1012-14 Broad River Road**, TMS# 07311-06-04 and -05; request to rezone portion from RS-2 (Single Family Residential) to C-3 (General Commercial).

Robert Fuller, Columbia attorney, presented on behalf of the applicant on the request to rezone a portion of this parcel for use as a used car lot.

The neighborhood association had not been contacted by the applicant.

The following individuals spoke in opposition and requested denial of request to rezone:

Michael Haigler, neighborhood association president
Ina Forte, property owner and resident
Brett Flashnick, resident
Timothy Easter, resident
Tom Fort, resident and past president of the neighborhood association
Jeanne Byrd, resident

Motion by Mr. Taylor to deny the request to rezone portion from RS-2 to C-3 at 1012-14 Broad River Road; seconded by Ms. Tyler. Motion to deny approved 4-0.

Request will move forward to the July 15th Zoning Public Hearing.

III OTHER BUSINESS

5. **Plan Columbia Update**

Workshops will be held June 24th, June 25th and June 26th at the Convention Center. Ms. Hampton stressed the importance of attending the workshops as this process is the rewriting of the land use element of the Comprehensive Plan. This process has not been done in a very long time. Input provided will have heavy impact on future rewrites.

Mr. Stigamier was thanked for being the only Commission member in attendance at the last session.

Mr. Fellows provided packets of information cards to all members to distribute. Attendees are encouraged to RSVP. A template dialogue will be provided to the Commission use for distribution of invitations to attend the workshops.

6. Adjourn.

There being no further business, motion to adjourn by Mr. Stigamier, seconded by Mr. Stern; meeting adjourned at 6:20 PM.

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