



CITY OF COLUMBIA PLANNING COMMISSION

March 2, 2020

Regular Session 5:15 P.M.

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

In attendance: Brian Dolphin, LaTrell Harts, April James, Isa Mandell, Dale Stigamier, Ford Tupper, Craig Waites

Absent: Harris Cohn, James Frost II

Staff: John Fellows, Shane Shaughnessy, Andrea Wolfe, Krista Hampton, Rachel Bailey, Johnathan Chambers, Hope Hasty, Leigh DeForth

I. CALL TO ORDER/ROLL CALL

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

John Fellows, Planning Administrator, proceeded with review of the Consent Agenda.
Item #3, 206 Lacecap Road, typo noted in TMS# on the agenda, however was properly published on the Legal Ad.

Approval of Minutes

1. Approve February 3, 2020 Minutes

II. CONSENT AGENDA

Comprehensive Plan Map Amendment & Zoning Map Amendment for Pending Annexation

2. **ANNEX-2020-0001: 6728 Wingard Street; TMS# 16407-04-04;** request recommendation to annex, assign land use classification of Urban Edge Residential Large Lot (UER-2) and assign zoning of Single Family Residential District (RS-1). The property is currently classified as Mixed Residential (High Density) and zoned RS-LD by Richland County.

Minor Amendment to a PUD

3. **ZMA-2020-0003: 206 Lacecap Road, TMS# 28904-05-06;** request a minor amendment to a Planned Unit Development – Residential District (PUD-R).

Zoning Map Amendment

4. **ZMA-2020-0005: 2201 Wayne Street, TMS# 09011-01-06;** request to rezone the parcel from Light Industrial District (M-1) to General Residential District (RG-2).

Site Plan Review

5. **SPLAN-2020-0002: 567 Spears Creek Church Road; TMS#28800-01-03(p);** request site plan approval to construct gas station with convenience store (QuikTrip). The property is zoned PUD-C (Planned Unit Development – Commercial District). **DEFERRED**
6. **SPLAN-2020-0004: 165 Columbiana Drive; TMS#001941-01-001;** request site plan approval to construct an automobile service facility (Valvoline). The property is zoned Harbison PUD-C (Planned Unit Development – Commercial District).

7. **SPLAT-2020-0019: 107, 123, 139, 167 Riding Grove Road and 1113 Old National Highway; TMS#28900-01-27 thru 29, -31, -45, and 28904-03-01;** request site plan approval to construct a 96-lot single-family subdivision (The Grove at Woodcreek Farms, Phase 3). The properties are zoned PUD-R (Planned Unit Development – Residential District).
8. **SPLAN-2020-0005: 8 acres, South Side of Daphne Road; TMS#16315-02-02;** request site plan approval to construct a 48-unit multi-family residential development (Dove Place). The property is zoned C-3 (General Commercial District).

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

Recusal by Mr. Waites from discussion and/or vote on item #6 – 165 Columbiana Drive.

Request by Mr. Stigamier for a motion on items 1, 2, 3,4, 7, and 8.

Motion by Ms. James to approve Consent Agenda items 1, 2, 3,4, 7, and 8, along with approval for correction of the minutes to reflect February 3, 2020.

Motion seconded by Ms. Harts. Motion passes 7-0.

Mr. Waites left chambers as the motion for item 6 was made.

Motion by Ms. Mandell to approve item #6 on the Consent Agenda.

Motion seconded by Ms. James. Motion passes 6-0.

III. REGULAR AGENDA

Zoning Map Amendment

9. **ZMA-2020-0004: 4427 Blossom Street, TMS# 13810-03-10;** request to rezone the parcel from General Residential District (RG-2) with a portion in the –Floodplain Area (-FP) to Neighborhood Mixed-Use District (MX-1) with a portion in the –Floodplain Area (-FP).

Mr. Fellows introduced the request for rezoning.

Rachel Bailey, Zoning Administrator, provided background on the proposed project. Ms. Bailey noted for the record that if the rezoning request did not pass, it would not mean that the two buildings had to be automatically demolished as the applicant had a certain unit count allowed and could rehabilitate them.

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

Trish Jerman, president of the Gills Creek Watershed Association, voiced opposition to the rezoning by reading from a letter sent to the Commission that morning on behalf of the Gills Creek Watershed Association.

John Sullivan presented on behalf of the property owner. Six buildings were originally damaged by the 2015 flood with the two worst removed. Four shell buildings remain and the owner would like to rehabilitate them to clean up the area.

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

Motion by Ms. Mandell to deny the applicant’s request for rezoning of the property.

Motion seconded by Mr. Tupper. Motion fails 3-4 with Mr. Tupper, Ms. Mandell, Mr. Dolphin in favor; Ms. Harts, Mr. Stigamier, Mr. Waites, Ms. James in opposition. Motion fails.

Motion by Ms. James to approve 4427 Blossom Street zoning map amendment District RG-2 with a portion in the -Floodplain Area to MX-1 with a portion in the –Floodplain Area.

Motion seconded by Mr. Waites. Motion passes 4-3 with Ms. Harts, Mr. Stigamier, Mr. Waites, Ms. James in favor; Mr. Tupper, Ms. Mandell, Mr. Dolphin in opposition.

Mr. Fellows stated the next three items, #10, #11, and #12 regarding 2.57 acres S/W Rugby Road(p) and 4802 Brickyard Road(p), requests for rezoning, future land use map amendment, and annexation would be heard as one case as they pertained to same parcels. However, as they are separate requests, would require a separate motion for each item. He then provided a brief review of each request.

Applicants were a consortium who did not wish to speak at this time.

Some issues of concern voiced were with regard to the type of housing proposed, traffic/safety, dumping on the property, ground contamination, and poor schooling.

Individuals who spoke in opposition to the proposed development:

- Bennie Sumter, resident
- Anthony Kelly, resident
- Jada Harris, resident
- Syrecca Parker, resident
- Charles Scott, resident
- Kathy Johnson, resident
- Carl Rodgers, Sr., resident
- Vonda Douglas Wright, resident
- Melissa O'Neal, resident
- Deborah Green, resident
- Henry Parker, resident
- Zupporah Sumpter, resident
- Sandy Bristow, resident

Individuals who spoke in support of the proposed development:

- Angela Bishop Hammond, Director of Operations with Grace Christian Ministries
- Gail Baker, resident
- Latoya Quick, resident
- Nikki Georgia, resident
- Willie Horne, volunteer coach
- Russell Sutton, resident
- Lakea Anderson, resident
- Boudre Thomas, resident
- Myron ? Tony, parks and rec employee

John Lewis, development team, spoke on the request saying the proposed development would be managed by a professional management team. Phase 1 engineering has been completed with Phase 2 in process. Plans are in place to have illegal dumping mitigated.

Mr. Lewis spoke on a similar home site development they completed near this property. Most recent was in the Ridgewood area, a 32-unit townhome complex similar to what is proposed for this project.

Aaron Bishop, applicant, spoke on the request saying he felt there is a need for this housing development as it will be beneficial for current and future residents.

Jennifer Bishop, pastor of Grace Christian Church and director of operations, spoke on the proposal which she felt will be pro-active for the property and community. Development of the land will address existing concerns in the community.

Testimony then closed for board discussion.

Ms. Bailey addressed concerns stating traffic concerns would be addressed if a site plan review was required, though unsure if a traffic impact study would be required. Roughly 8.7 units per acre are allowed, which would result in 84-85 units total. There can be no more than three bedrooms because no

more than three unrelated individuals are allowed in a dwelling. The rezoning is a request only; it is not owner specific.

Chairman Stigamier reminded the Commission that three separate motions would be required.

- 10. ZMA-2020-0006: 2.57 acres S/W Rugby Road(p) and 4802 Brickyard Road(p)** to rezone a portion of the parcels from Single-Family Residential District (RS-2) to (RG-1).

Motion by Ms. James to approve the Zoning Map Amendment for 2.57 acres S/W Rugby Road(p) and 4802 Brickyard Road(p), TMS# 09212-01-01(p) and 09212-02-12(p); request to rezone a portion of the parcels from Single-Family Residential District (RS-2) to General Residential District (RG-1).

Motion seconded by Mr. Tupper. Motion passes 5-2 with Ms. Mandell and Mr. Waites in opposition.

Comprehensive Plan – Future Land Use Map Amendment

- 11. LUMA-2020-0001: 2.57 acres S/W Rugby Road(p) and 4802 Brickyard Road(p), TMS# 09212-01-01(p) and 09212-02-12(p);** request to amend Chapter 8.3 of The Columbia Plan 2018 – Future Land Use Map to modify the land use classification of a portion of the property from Urban Core Residential Small Lot (UCR-1) to Urban Edge Residential Large Lot (UER-2).

Motion by Ms. James to approve the Comprehensive Plan – Future Land Use Map Amendment for 2.57 acres S/W Rugby Road(p) and 4802 Brickyard Road(p), item 11.

Motion seconded by Mr. Tupper. Motion passes 5-2 with Ms. Mandell and Mr. Waites in opposition.

Comprehensive Plan – Future Land Use Map Amendment & Zoning Map Amendment for Pending Annexation

ANNEX-2020-0002: 2.74 acres S/W Rugby Road (portion), 0.31 acres E/S Rugby Road, 4802 Brickyard Road (portion), 320 Club Road, 0.38 acres W/S Rugby Road, 4848 Rugby Road, and 4860 Rugby Road; TMS# 09212-01-01 (portion), 09212-02-01, 09212-02-12 (portion), 09305-04-18, 09305-04-19, 09309-15-08, and 09309-15-11; request recommendation to annex, assign land use classification of Urban Edge Residential Large Lot (UER-2) and assign zoning of General Residential District (RG-1). The property is currently classified as Mixed Residential (High Density) and zoned RS-HD by Richland County.

Motion by Ms. James to approve the Comprehensive Plan – Future Land Use Map Amendment & Zoning Map Amendment for Pending Annexation for 2.74 acres S/W Rugby Road (portion), 0.31 acres E/S Rugby Road, 4802 Brickyard Road (portion), 320 Club Road, 0.38 acres W/S Rugby Road, 4848 Rugby Road, and 4860 Rugby Road.

Motion seconded by Ms. Hart. Motion passes 5-2 with Ms. Mandell and Mr. Waites in opposition.

Five-minute break called by Chairman Stigamier at 6:48PM. Meeting resumed at 6:53PM.

Comprehensive Plan Amendment

- 12. COMPLAN-2020-0001: *Columbia Compass*;** request recommendation to adopt *Columbia Compass* as the 10-year update to the City of Columbia's comprehensive plan, replacing *TCP2018: The Columbia Plan*.

Leigh DeForth, Comprehensive Planner, provided a brief overview of the process for the *Columbia Compass* and on all nine elements of the Comprehensive Plan.

The draft plan includes 125 recommendations which were broken down by element, by priority, and by duration.

The process going forward is for the Planning Commission to make a recommendation to City Council, and City Council is anticipated to take up the item on April 21st.

Amplify Columbia will present to City Council concurrently with the Columbia Compass.

It is anticipated the Plan will be a beneficial tool for the Commission in the future. The current draft will be updated to include final formatting and pagination, as well as the completion of the thematic index, in advance of City Council's review of the Plan.

Ms. DeForth thanked the Commission for all their time and efforts put into the preparation and compilation of the Plan.

Mr. Stigamier thanked Mr. Fellows, Ms. DeForth and other staff on the team in the development of the Plan.

Mr. Fellows stated for clarification that statute states the Planning Commission actually makes a resolution to recommend the plan to City Council as part of their motion. City Council will adopt the Plan via ordinance.

**Motion by Ms. Mandell to support the resolution to move forward with the City of Columbia Comprehensive Plan barring substantive changes (meaning minor edits).
Motion seconded by Ms. James. Motion passes 7-0.**

IV. OTHER BUSINESS
None

V. ADJOURN

**There being no further business, motion by Mr. Tupper to adjourn the meeting.
Motion seconded by Mr. Waites. Meeting adjourned at 7:00M**

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