



CITY OF COLUMBIA PLANNING COMMISSION

May 4, 2020

Regular Session 5:15 P.M.

Virtual meeting using video conferencing technology

Columbia, SC

In attendance: Harris Cohn, James Frost II, LaTrell Harts, Isa Mandell, Dale Stigamier, Ford Tupper, Craig Waites

Absent: Brian Dolphin, April James,

Staff: John Fellows, Shane Shaughnessy, Andrew Livengood, Krista Hampton, Rachel Bailey, Johnathan Chambers, Leigh DeForth

I. CALL TO ORDER/ROLL CALL

Meeting called to order at 5:41 PM by chairman Dale Stigamier.
Roll call, quorum established.

The Chairman reviewed the format and ways to communicate during the virtual meeting.
John Fellows, Planning Administrator, proceeded with review of the Consent Agenda

II. CONSENT AGENDA

Approval of Minutes

1. Approve **March 2, 2020 Minutes**

Comprehensive Plan Map Amendment & Zoning Map Amendment for Pending Annexation

2. **ANNEX-2020-0005: 940 Gracern Road, TMS# 07301-02-01;** request recommendation to annex, assign land use classification of Employment Campus (EC) and assign zoning of General Commercial (C-3). The property is currently classified as Mixed Residential (High Density) and zoned RS-LD by Richland County.

Interim Comprehensive Plan Map Amendment & Interim Zoning Map Amendment for Pending Annexation

3. **ANNEX-2020-0004: 215 Bush River Road; TMS# 07308-01-07;** request recommendation to annex, assign interim land use classification of Urban Core Regional Activity Center (UCAC-3) and assign interim zoning of General Commercial District (C-3). The property is currently classified as Mixed Residential (High Density) and zoned General Commercial (GC) by Richland County.

Zoning Map Amendment

4. **ZMA-2020-0008: +/- 2.66 acre portion of S/S Ft. Jackson Blvd., TMS# 16503-05-04(p);** request to rezone a +/- 2.66 acre portion of the parcel from Single-Family Residential District (RS-1) and General

Commercial District (C-3) with a portion in the Floodplain Area (-FP) to General Commercial District (C-3) with a portion in the Floodplain Area (-FP).

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). **Traffic Impact Study**
6. **SPLAN-2020-0007: 201 Lake Murray Boulevard, TMS#05005-01-02, -05, and -06;** request site plan approval to construct a church expansion. The property is zoned PUD-LS (Planned Unit Development – Large Scale).
7. **SPLAT-2020-0030: 37.41 acres, 105 Sparkman Drive, TMS#16200-04-18;** request site plan approval for the construction a commercial subdivision. The property is zoned M-1 (Light Industrial).

New Street Name

8. **SN-2020-0003: Street Name Request -** Name streets within the Bull Street Planned Unit Development **Matilda Evans Street and Sabal Street, TMS#09113-16-04 and 09113-16-02 (p).**

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

Request by Mr. Stigamier for a motion to approve the Consent Agenda, accepting all staff conditions.

Motion by Mr. Frost.

Second by Mr. Waites.

Motion passed unanimously (7-0)

Mr. Waites recused himself for Item #9, mutes audio, and removes video from screen.

III. REGULAR AGENDA

Comprehensive Plan Map Amendment & Zoning Map Amendment for Pending Annexation

9. **ANNEX-2020-0003: 14.4 acres N/S Garners Ferry Road, 17.91 acres N/S Garners Ferry Road, 11.08 acres W/S Benson Road (Parcel E), 11.08 acres W/S Benson Road (Parcel F), 17.2 acres W/S Benson Road, 4.96 acres E/S Benson Road, 44.55 acres, N/S Garners Ferry Road and 45.15 acres, N/S Garners Ferry Road, TMS# 19100-04-15, -25, -28, -29, -30, -31, -19 and -22;** request recommendation to annex, assign land use classification of Community Activity Corridor (AC-2), Urban Edge Residential Small Lot (UER-1), and Urban Edge Residential Large Lot (UER-2) and assign zoning of General Commercial (C-3), Office and Institutional (C-1), Single Family Residential (RS-3), and Single Family Residential in a Flood Protective Overlay (RS-3, -FP). The property is currently classified as Neighborhood (Medium Density) and zoned General Commercial (GC) and Rural (RU) by Richland County.

David Lockwood, applicant, is the COO for Colliers International, SC. Joining via telephone conference is David Burnside, the owner of the property. Colliers is representing the applicant. Mr. Fellows reviewed the proposed future land use for the property, as well as the proposed zoning, for the Planning Commission. Mr. Lockwood indicated he's happy to answer any questions, as is Mr. Burnside, but they desire an annexation due to proximity to the City, but have not identified a specific use for this property at this time.

Ms. Mandell asked if they had communicated with the adjoining property owners, and had received any negative and positive feedback. Mr. Lockwood indicated that letters were distributed to 50 nearby property owners, and they only received one question back. John indicated Planning had received no feedback. Rachel Bailey also indicated they have not received any calls regarding this annexation.

Mr. David Burnside indicated he would be happy to try to answer any questions the Board has. No other individuals are in the queue. One other caller is on the line, but has not indicated they wish to speak. Mr. Fellows indicated no additional public comment was pending.

Motion to approve by Mr. Frost

Second by Ms. Harts

The motion passed unanimously (6-0). (Craig Waites recused)

IV. OTHER BUSINESS

None

V. ADJOURN

There being no further business, motion by Mr. Frost to adjourn the meeting.
Meeting adjourned at 6:09M