



Agenda

Planning Commission Meeting
July 23, 2018 at 6:00 PM
200 N. 12th Street
West Columbia, SC 29169

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3.6. PC 18-49 A text amendment to the City of West Columbia Zoning Ordinance amending Article 9 Sign Regulations.	19 - 37
4. NEW BUSINESS	

- 4.1. PC 18-50 Relief from the street access standard for a minor subdivision final plat at 455 Beverly Drive (portion of TMS 005748-01-001)
- 4.2. Consider a map amendment to establish the zoning classification of C-2 (General Commercial) for one parcel totaling .36 acres at 2984 Sunset Blvd. (TMS# 004597-09-036).
- 4.3. Consider a map amendment to establish the zoning classification of C-2 (General Commercial) for one parcel totaling 5.937 acres at 2222 Sunset Blvd. (TMS# 004674-01-024).
- 4.4. Consider a map amendment to establish the zoning classification of LM (Light Manufacturing) for one parcel totaling .2 acres on Lott Ct. (TMS# 004596-01-029).
- 4.5. Consider a map amendment to rezone from C-2 (General Commercial) to R-4 (Residential) one parcel totaling .26 acres at 907 Mimosa Crescent (TMS# 004646-02-004).
- 4.6. Consider a map amendment to rezone from C-2 (General Commercial) to C-1 (Intensive Commercial) thirteen parcels totaling 2.19 acres on Meeting Street, State Street and Center Street. (TMS# 004639-04-006, 008, 009, 010, 011, 014, 015, 016, 017, 018, 021, 024, 031). All parcels are located in the Gateway Overlay District.
- 4.7. Consider a text amendment to the City of West Columbia Zoning Ordinance amending Article 9 Sign Regulations.

5. OLD BUSINESS

6. NEXT REGULAR SCHEDULED MEETING

6.1. August 27, 2018

7. ADJOURN



City of West Columbia
Bridging Past, Present and Future

MINUTES
Planning Commission Meeting
June 25, 2018
200 N. 12th Street
West Columbia, SC 29169
6:00 PM

MEMBERS PRESENT:

William G “Gary” Prince, Chairman
William “Bill” S. Mooneyhan, Sr, Vice-chair
Cora Washington
David Yoder
Allison Swygert
Ann Thornley

MEMBERS ABSENT:

Jason Speake

OTHERS PRESENT:

Jimmy Brooks, City Council
Wayne Shuler, Director of Planning and Zoning

MEDIA PRESENT:

The State, Free Times, Lexington County Chronicle, Cayce-West Columbia News, The Columbia Star, COLADaily.com and radio and television stations were all notified by email on June 15, 2018.

- 1. CALL TO ORDER AND DETERMINATION OF QUORUM**
- 2. APPROVAL OF MINUTES FOR PLANNING COMMISSION MEETING HELD**

2.1. May 29, 2018

Chairman Prince called for a motion. A motion was made to approve the minutes as presented

Moved by William "Bill" S. Mooneyhan, Sr., Vice Chairman, seconded by David Yoder.

The motion passed unanimously.

3. PUBLIC HEARING

3.1. Open

Chairman Prince opened the public hearing and explained the public hearing process.

3.2. PC 18-34 A map amendment to establish the zoning classification of C-2 (General Commercial) for one parcel totaling 1.99 acres at 2515 Sunset Blvd. (TMS# 004697-02-003).

Chairman Prince asked Mr. Shuler to provide background information on the request. Mr. Shuler showed a map highlighting the adjacent development and the road network adjacent to the property. Mr. Shuler explained that the property was annexed into the city on April 16, 2018 and that the recommended zoning was consistent with the comprehensive plan.

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Chairman Prince asked if anyone wanted to speak for or against the recommendation. No one approached to speak.

- 3.3. PC 18-35 A map amendment to establish the zoning classification of C-3 (Restricted Commercial) for one parcel totaling .8 acres at 115 W. Hospital Drive. (TMS# 004597-09-015).

Chairman Prince asked Mr. Shuler to give background information. Mr. Shuler asked that if there was no objection, could he address PC 18-35, PC 18-36, PC 18-37, PC 18-38 and PC 18-39 since the parcels are adjacent to each other with similar analysis. Chairman Prince agreed to consider the five parcels at the same time. Mr. Shuler then showed a map of the area highlighting the adjacent development and the road network adjacent to the parcels. The parcels were annexed into the city on May 21, 2018. Mr. Shuler noted that the recommended zoning was consistent with the comprehensive plan.

Chairman Prince asked if anyone wanted to speak for or against the recommendation.

Joel Merrill. 2608 Pine Lake Drive, state that he was the Quail Hollow HOA president and indicated that many in attendance were residents of the neighborhood and the other two neighborhoods that use Fairlane Drive to access their neighborhoods. They were mostly concerned with PC 18-35 and PC 18-36. Their concern was a drive being built by the hospital access Fairlane Drive and the congestion it would create. He was not specifically concerned about the zoning, just what the hospital will do with the property. The appreciate what the hospital does and the challenges that it has.

Chairman Prince said that the PC considers how the property would be zoned and that the city's zoning would be stricter than what the county had, however, the zoning would not impact whether the road would or would not be constructed.

Mr. Merrill asked why commercial was recommended when most sides of the parcels were residential and asked that it be reconsidered. Mr. Shuler showed the county's zoning classification adjacent to the parcels which was Intensive Development and reiterated that the recommendation was consistent with the comprehensive plan.

Mr. Merrill asked what zoning would prevent a road from being built. They had been through many battles with SCDOT regarding Carolina Crossroads. Chairman Prince said that none of zoning classifications would prohibit the road.

Jim Carter. 2200 Bob White Lane, said that the hospital was not a tax payer but those in attendance were tax payers and were opposed to a road.

Glenn Robinson, with the HOA for Easton Estates on Fairlane Drive, supported comments made by the Quail Hollow representatives.

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John Culp, 2108 Bob White Lane, concerned about the storm water runoff that would impact the pond in their neighborhood.

Jimmy Brooks, city council representative. Commented that PC was making a recommendation to council and that the zoning was probably the most restrictive they could put on the property. He suggested that the residents contact the SCDOT commissioner about the proposed road. He wasn't sure if there was enough clearance to allow traffic onto Fairlane Drive. He commented about the new school being built on Cougar Drive and felt better about it being in the city.

Lori Ritter, 209 Blackhawk Terrace, also expressed concern about traffic. She lives in the back of the neighborhood and said that it takes her 15 minutes to get to the traffic light were there are already 30 cars waiting. She has to wait several more minutes to get through the intersection. She had already called SCDOT and given her comments and encouraged others to do that as well.

Ms. Swygert asked for clarification that the C-3 (restricted commercial) is more restrictive than the county's designation of ID. Mr. Shuler said that was correct.

No one else asked to speak.

- 3.4. PC 18-36 A map amendment to establish the zoning classification of C-3 (Restricted Commercial) for one parcel totaling .616 acres at 511 Hulon Lane. (TMS# 004597-09-030).
- 3.5. PC 18-37 A map amendment to establish the zoning classification of C-3 (Restricted Commercial) for one parcel totaling 2.39 acres on Hulon Lane. (TMS# 004597-09-057).
- 3.6. PC 18-38 A map amendment to establish the zoning classification of C-3 (Restricted Commercial) for one parcel totaling 2.33 acres on Fairlane Drive. (TMS# 004597-09-020).
- 3.7. PC 18-39 A map amendment to establish the zoning classification of C-3 (Restricted Commercial) for one parcel totaling 1.31 acres at 2988 Sunset Blvd. (TMS# 004597-09-035).
- 3.8. PC 18-40 A map amendment to establish the zoning classification of C-2 (General Commercial) for one parcel totaling .87 acres at 109 Midlands Ct. (TMS# 004596-01-048).

Chairman Prince asked Mr. Shuler to provide background information. Mr. Shuler said that he would cover PC 18-40 and PC 18-41. Mr. Shuler showed a map of the parcels highlighting the adjacent development and the road network. Mr. Shuler explained that the recommended zoning was partially consistent with the comprehensive plan which recommended Light Manufacturing.

Chairman Prince asked if anyone wanted to speak for or against the request. No one asked to speak.

- 3.9. PC 18-41 A map amendment to establish the zoning classification of C-2 (General

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Commercial) for one parcel totaling .8 acres at 103 Midlands Ct. (TMS# 004596-01-047).

- 3.10. PC 18-42 A map amendment to establish the zoning classification of C-2 (General Commercial) for one parcel totaling 1.61 acres at 2729 Sunset Blvd. (TMS# 004597-10-069).

Chairman Prince asked Mr. Shuler to provide background information. Mr. Shuler began by showing a map of the area highlighting the adjacent development and the road network. Mr. Shuler explained that the parcel was annexed on May 21, 2018 and that the recommended zoning was consistent with the comprehensive plan.

Chairman Prince asked if anyone wanted to speak for or against the recommendation. Bill Spell, the building supervisor, asked when the process started. Mr. Shuler said based on when it was annexed, the process probably started in April. Mr. Spell then asked about the differences in the commercial districts. Mr. Shuler explained each of the districts. Mr. Spell asked about police services. Mr. Shuler said that they would receive police service, but encouraged Mr. Spell to speak to the Economic Development Director about the services. Mr. Spell asked about the large wooded lot next to their building, Chairman Prince suggested that he speak to the Economic Development Director about the plans to annex that lot.

No one else asked to speak.

- 3.11. PC 18-43 A map amendment to establish the zoning classification of C-2 (General Commercial) for one parcel totaling 1.24 acres at 103 Cromer Rd. (TMS# 004596-04-040).

Chairman Prince asked Mr. Shuler to provide background information. Mr. Shuler showed a map of the area highlighting the development and the road next work. Mr. Shuler said that the property was annexed on May 21, 2018 and the recommendation is consistent with the comprehensive plan.

Chairman Prince asked if anyone wanted speak. No one approached.

- 3.12. Close

Chairman Prince closed the public hearing.

4. NEW BUSINESS

- 4.1. Consider a map amendment to establish the zoning classification of C-2 (General Commercial) for one parcel totaling 1.99 acres at 2515 Sunset Blvd. (TMS# 004697-02-003).

Chairman Prince called for a motion. A motion was made to recommend the C-2 zoning designation.

Moved by William "Bill" S. Mooneyhan, Sr., Vice Chairman, seconded by Allison Swygert.

The motion passed unanimously.

- 4.2. Consider a map amendment to establish the zoning classification of C-3

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(Restricted Commercial) for one parcel totaling .8 acres at 115 W. Hospital Drive. (TMS# 004597-09-015).

Jilly Libby asked to speak saying they are one of the largest tax paying areas and they elect the PC to represent them. She hoped the decision was in the best interest of the people who elected the PC.

Chairman Prince called for a motion on PC 18-35 to 18-39. A motion was made to recommend C-3. Chairman Prince commented that this was the best zoning for the property blending the existing uses in the area.

Moved by William "Bill" S. Mooneyhan, Sr., Vice Chairman, seconded by Cora Washington.

The motion passed unanimously.

- 4.3. Consider a map amendment to establish the zoning classification of C-3 (Restricted Commercial) for one parcel totaling .616 acres on Hulon Lane. (TMS# 004597-09-030).
- 4.4. Consider a map amendment to establish the zoning classification of C-3 (Restricted Commercial) for one parcel totaling 2.39 acres on Hulon Lane. (TMS# 004597-09-057).
- 4.5. Consider a map amendment to establish the zoning classification of C-3 (Restricted Commercial) for one parcel totaling 2.33 acres on Fairlane Drive. (TMS# 004597-09-020).
- 4.6. Consider a map amendment to establish the zoning classification of C-3 (Restricted Commercial) for one parcel totaling 1.31 acres at 2988 Sunset Blvd. (TMS# 004597-09-035).
- 4.7. Consider a map amendment to establish the zoning classification of C-2 (General Commercial) for one parcel totaling .87 acres at 109 Midlands Ct. (TMS# 004596-01-048).

Chairman Prince called for a motion for PC 18-40 and 18-41. A motion was made to recommend C-2.

Moved by William "Bill" S. Mooneyhan, Sr., Vice Chairman, seconded by Allison Swygert.

The motion passed unanimously.

- 4.8. Consider a map amendment to establish the zoning classification of C-2 (General Commercial) for one parcel totaling .8 acres at 103 Midlands Ct. (TMS# 004596-01-047).
- 4.9. Consider a map amendment to establish the zoning classification of C-2 (General Commercial) for one parcel totaling 1.61 acres at 2729 Sunset Blvd. (TMS# 004597-10-069).

Chairman Prince called for a motion. A motion was made to recommend the C-2 designation.

Moved by William "Bill" S. Mooneyhan, Sr., Vice Chairman, seconded by David Yoder.

The motion passed unanimously.

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- 4.10. Consider a map amendment to establish the zoning classification of C-2 (General Commercial) for one parcel totaling 1.24 acres at 103 Cromer Rd. (TMS# 004596-04-040).

Chairman Prince called for a motion. A motion was made to recommend the C-2 designation. Mr. Mooneyhan talked about the status of the annexation and how it impacted the future municipal sign in the area and where the Town of Lexington's boundary. Mr. Shuler said that the Town of Lexington annexed the right-of-way adjacent to the parcel they annexed, just as the City of West Columbia does.

Moved by Allison Swygert, seconded by David Yoder.

The motion passed unanimously.

5. OLD BUSINESS

- 5.1. Draft Zoning Ordinance

Mr. Shuler asked the PC to review the draft ordinance for discussion at the next meeting.

6. NEXT REGULAR SCHEDULED MEETING

July 23, 2018

7. ADJOURN

- 7.1. The meeting adjourned at 6:53 PM

Chairman Prince called for a motion. A motion was made to adjourn.

Moved by William "Bill" S. Mooneyhan, Sr., Vice Chairman, seconded by David Yoder.

The motion passed unanimously.

Respectfully Submitted,

Director of Planning and Zoning

West Columbia Planning Commission Case Evaluation

Case Number: PC 18-44

Tax Map Number: 004597-09-036

Property Address: 2984 Sunset Blvd

Previous Zoning: ID (Intensive Development) under Lexington County Zoning Ordinance

Recommended Zoning: C-2 (General Commercial)

Use of properties: Car wash

Reason for Request: The parcel was annexed into the City of West Columbia on July 10, 2018. A zoning classification must be established for the properties to comply with S.C. law and the City's zoning ordinance.

Road Frontage: Sunset Blvd: 5-lane arterial. There is no traffic count station near the property. The closest station (189) had a 2017 AADT of 26,500 trips

Character of Area: The parcel is adjacent to the intersection of Sunset Blvd and Fairlane Drive which had commercial development in all four quadrants.

Analysis: The recommended zoning is not consistent with the city's comprehensive plan which recommends Restricted Commercial.