

City of Columbia
MUNICIPAL PLANNING COMMISSION
February 28, 2022
Special Called

1. CALL TO ORDER:

Vice-Chairman Randy McBroom called the special called session of the Planning Commission for the City of Columbia to order at 4:01 p.m. The meeting was held in Council Chambers at City Hall.

2. ROLL CALL:

Quorum present and included the following:

Present were: Mr. Thomas Hutto
Mr. Randy McBroom
Mayor Chaz Molder
Mr. Ray Pace

Absent were: Dr. Rose McClain
Councilman Ken Wiles
Mr. Charlie Goatz

Other attendees: Mr. Austin Brass, City Planner
Mr. Glenn Harper, City Engineer
Mr. Paul Keltner, Director of Development Services
Mr. Kevin McCarthy, Planning Associate II
Mrs. Sandra Richardson, Secretary
Mrs. Melissa Sanders, Planning Associate I
Mr. Douglas Toney, Assistant City Engineer

3. Welcome of Visitors/Rules of Conduct

Mr. McBroom welcomed the audience and stated that staff would review all the previously submitted comments and then the Commission would invite new comments.

4. Case # 21-0273

Request from Development Services for review and recommendation of a new Columbia Development Code.

Mr. McBroom began the review of the submitted questions and comments and asked Mr. Keltner, Development Services Director, to address. These included the transition of current districts to the proposed, discrepancies, and the procedure(s) to address any submitted requests for rezoning or inconsistency. Other items of discussion included previous corrections of text, landscaping requirements, mobile

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vending, short-term rentals and time periods, deck encroachments, density, setbacks, and open space. Mayor Molder requested the short term rental information be sent to the Commission and also asked about future amendments to the proposed ordinance after any adoption. Mr. Eddie Campbell stated he is not against the proposed ordinance. He had questions about the draft zoning map, nonconformities, landscaping, reference tables, additional opportunity for discussion by scheduling a pre-application meeting, short term rentals, commercial opportunity on Riverside Drive and Carter Street, and also signage. Mr. Steve Hill had questions concerning density transitions from GCS to CD-4C and from RS-10 to CD-3, public awareness, and property rights. Next, the Commission reviewed previous questions regarding signage including real estate signs, time period allowances, electronic message signs and frequency standards, large projecting signs, setbacks, sight distance triangles, concealment of electrical lighting, internal illumination, non-conforming signs, historic signage, signage calculations, sign mounting, raceways, band signs, abandoned sign removal time period, options of lighting for black letters, changeable letter boards, and murals. Mr. Charles Stofel, Columbia Neon, presented hand-outs to the Commission. He thanked the Commission for their consideration and wanted to make further suggestions. Discussion included billboards, electronic message boards and frequency period of three seconds, off premise signage, changeable letter boards, sight distance triangles with setbacks and sign separation, square footage differences for monument and pylon signs, monument signs having a solid base, multi-tenant signage, downtown district CD-5 being amended, nonconforming properties in CBD, band signs, and expensive halo lighting. Mr. Keltner stated everything in the proposed code will be the Commission's preference. Mayor Molder asked how to amend any wanted changes. Mr. Eddie Campbell suggested the current signs on his property provide extra lighting for safety and that black out signs are difficult to see, and the request for changeable letter board signs. George Stofel, Columbia Neon, followed up Mr. Campbell's request for the changeable letter board signs. He also stated out of all the jurisdictions they serve, there are not blanket regulations such as these. He questioned the professional expenses. These were explained as a possible second review of a project. One last request was to reiterate the electronic message board frequency periods. Mr. Pace asked about the process to appeal a sign code. Mr. McBroom made the motion to defer to allow the Commission time to address the additional questions. Mayor Molder seconded. He also inquired if Council will have an updated final draft. Mr. Mark Curry, 1021 New Lewisburg Hwy, expressed concern for the zoning of his property limiting his business options at 26 N. James Campbell Blvd. Mr. Robert Albritton, 604 Bear Creek Pike, questioned his property's residential zoning and thoughts of the best use being commercial. The motion to defer passed four to zero.

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5. ADJOURNMENT:

Mr. McBroom made the motion to adjourn. Meeting adjourned at 6:03 p.m.

Planning Commission Chairman

Date