



CITY OF COLUMBIA PLANNING COMMISSION

March 7, 2016

Regular Session 5:15 P.M.

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

**RICHARD COHN • ERNEST CROMARTIE III • GENE DINKINS, JR. • APRIL JAMES • JOSHUA McDUFFIE
BRIAN STERN • DALE STIGAMIER • JOHN TAYLOR • CRAIG WAITES**

**PRIOR TO ENTERING COUNCIL CHAMBERS, PLEASE TURN ALL ELECTRONIC DEVICES
(CELL PHONES, PAGERS, ETC.) TO THE SILENT, VIBRATE, OR OFF POSITION.**

- I. CALL TO ORDER/ROLL CALL**
- II. CONSENT AGENDA**

Approval of Minutes

- 1. Approve [February 1, 2016 Minutes](#)

Annexation, Interim Comprehensive Plan Map Amendment, & Interim Zoning Map Amendment

- 2. [W/S National Guard Road, TMS# 11100-01-15; E/S Congaree River, TMS# 11100-01-05 and 11100-01-06; and South of South Stadium Road/Southeast of Vine Street, TMS# 11201-02-10](#); request recommendation concerning application to annex, assign interim land use classification SD-1 (Sports/Amusement District) and Interim Zoning as follows: M-1, -FP for TMS#11100-01-15 (Light Industrial District, -Floodplain Area); D-1, -FW, -FP for TMS#11100-01-05 and 11000-01-06 (Development District, -Floodway Area, -Floodplain Area); M-2, -FP for TMS#11201-02-10 (Heavy Industrial District, Floodplain Area); Interim Zoning of – FP (Floodplain Area) and –FW (Floodway Area) where applicable for each parcel. The properties currently have a land use classification of Rural Large Lot/Mixed Residential (High Density) and are zoned RU, M-1 and HI (Rural District, Light Industrial, and Heavy Industrial) in Richland County.

Comprehensive Plan Map Amendment, & Zoning Map Amendment

- 3. [W/S National Guard Road, TMS# 11100-01-15; E/S Congaree River, TMS# 11100-01-05 and 11100-01-06; and South of South Stadium Road/Southeast of Vine Street, TMS# 11201-02-10](#); request recommendation concerning application to assign land use classification SD-1 (Sports/Amusement District) and rezone the properties D-1 (Development District), with zoning of –FW (Floodway Area) and –FP (Floodplain Area) where applicable for each parcel. The properties are currently classified as Rural Large Lot/Mixed Residential (High Density) and zoned RU, M-1 and HI (Rural District, Light Industrial and Heavy Industrial) in Richland County.

Annexation, Comprehensive Plan Map Amendment, & Zoning Map Amendment

- 4. [825 Abernathy Street and 7660 Garners Ferry Road](#), TMS#16314-01-02 and 16314-01-03; request recommendation concerning application to annex, assign land use classification Community Activity Corridor (AC-2) and assign zoning of C-3 (General Commercial). The property is currently classified as undeveloped and zoned RG-2 (General Residential) in Richland County.

Zoning Map Amendment

5. **1100 S. Holly Street**, TMS#13703-01-01A and 13703-01-02B; request minor amendment to the current PUD-C, Memorial Stadium, to rezone to PUD-C.

Zoning Map & Text Amendment

6. **1634 Main Street**, TMS#09014-04-19; request to rezone from C-5, -DD (Central Business District, Design Development) to C-5, -DD, -DP (Central Business District, Design Development, Design Preservation). Amend Sec. 17-691 (d) to establish 1634 Main Street as a Group III individual historic landmark in the City of Columbia.

III. REGULAR AGENDA

Zoning Map Amendment

7. **1829, 1859 and 1863 West Buchanan Drive**, TMS#13907-03-28, -29, and -30; request recommendation to rezone from RS-1, -FP (Single-Family Residential, Floodplain Area) to RS-2, -FP (Single-Family Residential, Floodplain Area).

Site Plan Review

8. **4.6 acres, 100, 200 and 300 Blocks of Northwood Street**, TMS#09004-04-34, 09004-04-36 thru 61, 09101-01-08 thru 39; request site plan approval for the construction of a single-family residential cluster housing development (Canal Place Phase 2D3). The property is zoned RG-2 (General Residential).

DEFERRED

9. OTHER BUSINESS

Adjourn

MEETING FORMAT

Applicants with requests before the Planning Commission are allotted a presentation time of 10 minutes. This time should include but is not limited to an overview of the project, case history, and any pertinent meetings held regarding the request. This time also includes all persons presenting information on behalf of the applicant such as attorneys, engineers, and architects. This time limit does not include any questions asked by the Planning Commission or staff regarding requests. Members of the general public are given the opportunity to address their concerns in intervals of 2 (two) minutes. The Planning Commission reserves the right to amend these procedures on a case-by-case basis.

CONSENT AGENDA

The Planning Commission uses the consent agenda to approve non-controversial or routine matters by a single motion and vote. Examples of such items include approval of site plans, annexations, and street names. If a member of the Planning Commission or the general public wants to discuss an item on the consent agenda (at the beginning of the meeting), that item is removed from the consent agenda and considered during the meeting. The Planning Commission then approves the remaining consent agenda items.