



CITY OF COLUMBIA PLANNING COMMISSION

April 4, 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 [March 7, 2016 Minutes](#)

Annexation, Comprehensive Plan Map Amendment, & Zoning Map Amendment

2. [E/S Spears Creek Church Road](#), TMS#25716-02-02; request recommendation concerning application to annex, assign land use classification AC-3 (Regional Activity Corridor), and zone the property PUD-C (Planned Unit Development - Commercial District). The property is currently classified as Neighborhood (Medium Density) and zoned PDD (Planned Development District) in Richland County.

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

3. [The Park - Phase Two: 509, 513, 517, 521, 523, 527, 531, 535 Cordgrass Road; 1346, 1347, 1352, 1353, 1360, 1361, 1366, 1367, 1372, 1373, 1378, 1379, 1384, 1388, 1391, 1392, 1398, 1401, 1404, 1407, 1412, 1415 Beechfern Circle; W/S Woodcreek Farm](#); TMS# 25815-02-06, 25815-02-07, 25815-02-08, 25815-02-09, 25815-02-10, 25815-02-11, 25815-02-13, 25815-02-14, 25815-02-12, and 25815-05-03; 25815-01-17, 25815-02-15, 25815-01-16, 25815-02-16, 25815-01-14, 25815-02-17, 25815-01-13, 25815-02-18, 25815-01-12, 25815-02-19, 25815-01-11, 25815-02-20, 25815-01-10, 25815-01-09, 25815-02-21, 25815-01-08, 25815-01-07, 25815-02-22, 25815-01-06, 25815-02-23, 25815-01-05, 25815-02-24, 25815-01-15, and 25815-05-05; and 25815-01-18; request recommendation concerning application to annex, assign interim land use classification Urban Edge Residential (UER-2) and assign interim zoning of PUD-R (Planned Unit Development-Residential). The property is currently classified as platted land and zoned PDD (Planned Development) in Richland County.
4. **Deferred** The Park - Phase Three: 1340, 1334, 1328, 1322, 1316, 1308, 1302, 1296, 1292, 1286, 1341, 1335, 1329, 1323, 1317, 1311, 1303, 1297, 1291, 1285 Beechfern Circle; TMS# 25815-01-19, 25815-01-20, 25815-01-21, 25815-01-22, 25815-01-23, 25815-01-24, 25815-01-25, 25815-01-26, 25815-01-27, 25815-01-28, 25815-01-29, 25815-01-30, 25815-02-26, 25815-02-27, 25815-02-28, 25815-02-

29, 25815-02-30, 25815-02-31, 25815-02-32, 25815-02-33, 25815-02-34, 25815-02-35, and 25815-05-06; request recommendation concerning application to annex, assign interim land use classification Urban Edge Residential (UER-2) and assign interim zoning of PUD-R (Planned Unit Development-Residential). The property is currently classified as platted land and zoned PDD (Planned Development) in Richland County.

5. **The Park Phases Four and Five: 1712 Woodcreek Farms Road**; TMS# 25800-03-46; request recommendation concerning application to annex, assign interim land use classification Urban Edge Residential (UER-2) and assign interim zoning of PUD-R (Planned Unit Development-Residential). The property is currently classified as platted land and zoned PDD (Planned Development) in Richland County.
6. **The Village: Woodcreek Farms Road and S Olmsted Lane**; TMS# 28902-14-01 and 28902-14-02; request recommendation concerning application to annex, assign interim land use classification Urban Edge Residential Small Lot (UER-1) and assign interim zoning of PUD-R (Planned Unit Development-Residential). The property is currently classified as platted land and zoned PDD (Planned Development) in Richland County.

**Comprehensive Plan Map Amendment,
& Zoning Map Amendment**

7. **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 as follows: D-1 (Development District) for TMS#s 11100-01-05, 11100-01-06, and 11201-02-10 with zoning of –FW (Floodway Area) and –FP (Floodplain Area) where applicable for each parcel; and M-1, -FP (Light Industrial District, Floodplain Area) for TMS# 11100-01-15. 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.

Zoning Map & Text Amendment

8. **1703 Wayne Street**, TMS#09010-11-14; request recommendation to rezone from RG-3, -DD (Townhouse and High Rise Residential District, -Design/Development Overlay District) to RG-3, -DD, -DP (Townhouse and High Rise Residential District, -Design/Development Overlay District, -Design Preservation); and Amend Sec. 17-691 (d) to establish 1703 Wayne Street as a Group III individual historic landmark in the City of Columbia.
9. **1608 Main Street**, TMS#09014-04-14; request recommendation to rezone from C-5, -DD (Central Area Commercial District, -Design/Development Overlay District) to C-5, -DD, -DP (Central Area Commercial District, -Design/Development Overlay District, -Design Preservation); and Amend Sec. 17-691 (d) to establish 1608 Main Street as a Group III individual historic landmark in the City of Columbia.

III. REGULAR AGENDA

Site Plan Review

10. **4.1 acres, 100, 200 and 300 Blocks of Northwood Street, 200 and 201 Canal Place Drive**, TMS#09004-04-34 thru -61, 09004-05-01, 09101-01-08 thru 39, and 09101-05-06; 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).

Zoning Map Amendment

11. **N/S Devine Street, 2801 Devine Street**, TMS#11316-13-12, 11316-04-21; request recommendation to rezone from C-1 (Office and Institutional) to C-2 (Neighborhood Commercial); **and 720 Maple Street**, TMS#11316-04-22; request recommendation to rezone from RG-1 (General Residential) to C-2 (Neighborhood Commercial).

Deferred at Applicant Request **12. 1611 Forest Drive**, TMS#11416-03-05; request recommendation to rezone from C-1 (Office and Institutional) to C-3 (General Commercial).

Deferred at Applicant Request **13. 7011 Garners Ferry Road**, TMS#16406-04-01; request recommendation to rezone from C-3 (General Commercial) to C-3, FS (General Commercial, Freeway Sign Overlay).

14. **2634 St. Phillips Street**, TMS#11513-07-22; request recommendation to rezone from RG-2 (Single Family Residential) to C-1 (Office and Institutional).

Text Amendment

15. Recommendation to City Council to **Amend § 17-283 (Wireless Communication Facilities – Cell Tower)** with a version that reflects current technology and law.

IV. OTHER BUSINESS

16. **Walkable 29203 Plan**
17. **Capital City Mill District Area Plan**
18. **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.