



## CITY OF COLUMBIA PLANNING COMMISSION

June 6, 2016

Regular Session 5:15 P.M.

**Change in Meeting Location: Mayor's Conference Room, 2<sup>nd</sup> Floor**

1737 Main Street, Columbia, SC 29201

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RICHARD COHN • 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 [May 2, 2016 Minutes](#)

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

2. [1104 Deerpark Drive](#), TMS# 28900-01-41; request recommendation to annex, assign interim Urban Edge Residential Large Lot (UER-2) Land Use Classification and interim zoning of PUD-R, -FP where applicable. The property is currently classified as Neighborhood (Medium Density) by Richland County and zoned as PDD by Richland County.

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

3. [1606 Blaine Street](#), TMS# 16208-04-02; request recommendation concerning application to annex, assign land use classification of Urban Edge Residential - Small Lot (UER-1) and assign zoning of RS-2, (Single Family Residential District). The property is currently classified as Economic Development Center/Corridor and zoned MH (Manufactured Home Residential) by Richland County.
4. [7709 Ramona Street](#), TMS# 16208-04-04; request recommendation concerning application to annex, assign land use classification of Urban Edge Residential - Small Lot (UER-1) and assign zoning of RS-2, -FP (Single Family Residential District, -Flood Protective Area) . The property is currently classified as Economic Development Center/Corridor and zoned RS-MD (Single Family Residential – Medium Density) by Richland County.
5. [4901 Dale Drive](#), TMS# 09313-03-09; request recommendation concerning application to annex, assign land use classification of Urban Edge Residential - Small Lot (UER-1) and assign zoning of RS-3 (Single Family Residential District). The property is currently classified as Mixed Residential (High Density) and zoned as RS-HD (Single Family Residential – High Density) by Richland County.
6. [108 Bluff Road](#), TMS# 11204-02-38 (p); request recommendation concerning application to annex, assign Urban Core Mixed Residential Type 2 (UCMR-2) and Urban Core Community Activity Center (UCAC-2) Land Use Classification and assign zoning of M-1, -FP (Light Industrial District, -Flood

Protective Area). The property is currently classified as Mixed Residential – High Density by Richland County and zoned as RM - HD by Richland County.

7. [110 Bluff Road](#), TMS# 11204-02-44 (p); request recommendation concerning application to annex, assign Urban Core Community Activity Center (UCAC-2) Land Use Classification and assign zoning of M-1, -FP (Light Industrial District, -Flood Protective Area). The property is currently classified as Mixed Residential – High Density by Richland County and zoned as RM - HD by Richland County.
8. [114 Bluff Road](#), TMS# 11204-02-36 (p); request recommendation concerning application to annex, assign Urban Core Community Activity Center (UCAC-2) Land Use Classification and assign zoning of M-1, -FP (Light Industrial District, -Flood Protective Area). The property is currently classified as Mixed Residential – High Density by Richland County and zoned as RM - HD by Richland County.
9. [118 Bluff Road](#), TMS# 11204-02-35 (p); request recommendation concerning application to annex, assign Urban Core Community Activity Center (UCAC-2) Land Use Classification and assign zoning of M-1, -FP (Light Industrial District, -Flood Protective Area). The property is currently classified as Mixed Residential – High Density by Richland County and zoned as RM - MD by Richland County.

#### Site Plan Review

10. [610 Columbiana Drive](#), TMS# 03914-06-01 (p); request site plan approval for the construction of a hotel (Entegra Hotels, LLC). The property is zoned PUD-C (Planned Unit Development - Commercial).

#### Zoning Map Amendment

11. [301 South Assembly Street](#), TMS# 11204-02-02(p) and 11204-02-06(p); request recommendation to rezone a portion of the parcels from M-1, -FP (Light Industrial District, -Flood Protective Area) to C-3, -FP (General Commercial District, -Flood Protective Area).

#### Zoning Map and Text Amendment

12. [1721 Gadsden Street](#), TMS#09010-10-09; 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 1721 Gadsden Street as a Group III individual historic landmark in the City of Columbia.

### III. REGULAR AGENDA

13. [1702 Budon Court](#), TMS# 14001-04-18(p); request recommendation to rezone from RS-3, -FP (Residential – Single Family District, -Flood Protective Area) to C-1, -FP (Office and Institutional District, -Flood Protective Area).
14. [3100 Main Street](#), TMS# 09111-06-01; request recommendation to rezone from MX-1, -NC, -FP (Mixed Use Corridor/Neighborhood District, -North Main Corridor, -Flood Protective Area) to C-3, -NC, -FP (General Commercial District, -North Main Corridor, -Flood Protective Area).
15. [2611 Forest Drive](#), TMS# 11416-03-05; request recommendation to rezone from C-1 (Office and Institutional District) to C-3 (General Commercial District).

Withdrawn at Applicant Request

- 16. ~~7011 Garners Ferry Road~~, TMS# 16406-04-01; request recommendation to rezone from C-3 (Office and Institutional District) to C-3, -FS (Office and Institutional District, -Freeway Sign Overlay).**  
**Withdrawn at Applicant Request**
- 17. 1211 Greenlawn Drive, TMS# 16414-01-05; request recommendation to rezone the parcel from RS-1 (Single Family Residential District) to UTD (Urban Transitional District).**

#### **IV. OTHER BUSINESS**

- 18. Election of Officers**  
**19. 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.