



## CITY OF COLUMBIA PLANNING COMMISSION

July 11, 2016

Regular Session 5:15 P.M.

City Council Chambers, 3<sup>rd</sup> Floor, 1737 Main Street, Columbia, SC 29201

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RICHARD COHN • GENE DINKINS, JR. • LATRELL HARTS • 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.**

**\*\* A brief training for the new equipment in City Council Chambers will be held at 5:00PM  
prior to the Regular Session.**

**All Planning Commission members are asked to be in attendance for this training. \*\***

### I. CALL TO ORDER/ROLL CALL

### II. CONSENT AGENDA

#### Approval of Minutes

1. Approve [June 6, 2016 Minutes](#)

#### Comprehensive Plan Amendment

2. [4202-4206 N. Main Street, 1206-1210 Kinderway Avenue, 4201 -4205 Horry Street; TMS#09215-14-01](#); request recommendation to amend the Future Land Use Map for the property currently designated UCMR-1 (Urban Core Mixed Residential -1) to assign the land use classification of SD -5 (Universities/Colleges).

#### Zoning Map Amendment

3. [The Campus of Lenoir-Rhyne University; generally properties Southwest of the Intersection of N. Main Street and Wildwood Avenue, North of Wildwood Avenue, East of Ensor Avenue, and along Duke Avenue, and the Block Bounded by N. Main Street, Lorick Avenue, Horry Street, and Kinderway Avenue; TMS#s 09211-09-01, 09214-01-01, 09214-01-02, 09214-01-03, 09214-01-04, 09214-01-10, 09214-02-04, 09214-02-11, 09214-02-12, 09215-14-01, 09215-15-01, 09215-15-02, 09215-16-01, 09215-17-01, 09215-18-09, 09215-18-10, 09215-18-11, 09215-20-02, 09215-21-01, 09215-22-04, 09215-22-05, 09215-22-06](#); request minor amendment to the current PUD-C, Lenoir-Rhyne University.

#### Site Plan Review

4. [4202 North Main Street, TMS#09215-14-01](#); request site plan approval to construct a ± 24,000 sq. ft. classroom /office building and associated parking for Lenoir-Rhyne University. The property is zoned PUD-C (Commercial Planned Unit Development).

### III. REGULAR AGENDA

#### Street Name Change Public Hearing

5. [Gaillard Street, TMS#09016-02](#); request to change Gaillard Street to Cottontown Way.

#### **Zoning Map Amendment**

6. **2210 Rosewood Drive, TMS# 11313-17-03**; request recommendation to rezone from C-1 (Office and Institutional District) to C-2 (Neighborhood Commercial District).
7. **1012 Woodrow Street, TMS# 11413-05-20**; request recommendation to rezone from C-1 (Office and Institutional District) to C-2 (Neighborhood Commercial District).

#### **Comprehensive Plan Amendment**

8. **West Gervais District Plan**; request recommendation to adopt the West Gervais District Plan as an addendum to the City of Columbia's Comprehensive Plan.

#### **Zoning Text Amendment**

9. **Design Guidelines for the West Gervais Historic Commercial District and the West Gervais Historic Protection Area District**; request recommendation to adopt revised guidelines for the West Gervais Historic Commercial District (§17-681(d)(1)) and the West Gervais Historic Protection Area District (§17-681(c)(6)) pursuant to §17-654(b).

### **IV. OTHER BUSINESS**

#### **10. 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.