



## PLANNING COMMISSION

October 10, 2016 at 5:15pm

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

### ZONING TEXT AND MAP AMENDMENT CASE SUMMARY AMEND §17-681(C)(3) TO CONSOLIDATE WAVERLY PROTECTION AREAS A & B INTO A SINGULAR WAVERLY PROTECTION AREA

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Council District:	2
Proposal:	Request the adoption of a text amendment to §17-681(c)(3) to consolidate Waverly Protection Areas A& B into a singular Waverly Protection Area, concurrent with the adoption of revised guidelines for the Waverly Protection Area.
Applicant:	Krista Hampton, Planning & Development Services Director, City of Columbia
Staff Recommendation:	Approval
D/DRC Recommendation:	09/08/2016; Approval (6-0)
PC Recommendation:	10/10/2016; Pending

#### DETAIL

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This amendment is to be considered concurrently with a revision to the Waverly Protection Area Guidelines. The guidelines have been revised to treat the Waverly Protection Area as one area, consolidating Areas A and B. A map and text amendment is necessary as both the zoning map and text currently distinguish between Areas A and B.

#### PROPOSED TEXT AMENDMENT

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**Amend §17-681(c)(3), Landmarks and Design Protection Districts, Districts identified, Protection area district as follows:**

The area of the City generally bound by Harden Street, Gervais Street, Millwood Avenue, and Taylor Street and to be identified as Waverly Protection Area and further identified on tax maps ~~Area A~~ as TMS# 11410-01-1 through 17 and 26 through 29; 11410-02-1, 17 through 22; 11411-01-7, 11, 12, 14, 15; 11411-15-2 through 5, 8, 13 through 16; 11411-16-1 through 20; 11411-17-1 through 15; 11406-05-2 through 13; 11406-06-1 through 5 and 8 through 13; 11406-07-1 through 6, 10, 13, 18 through 24; 11406-08-2 through 19; 11407-14-3 through 23; 11407-15-1, 3 through 10; 11407-16-1 through 13; and ~~Area B~~ as TMS# 11410-01-18 through 25; 11410-02-2 through 7, 9, 10, 14 through 16; 11411-01-1 through 3, 13, 16 through 19; 11411-15-1, 6, 7, 9 through 12; 11406-05-1, 14 through 20; 11406-07-7 through 9, 11, 12, 14 through 17; 11406-08-1, 20, 23 through 29; 11407-07-1 through 3; 11407-08-1 through 6; 11407-09-2; 11407-13-1 through 7, 10, 11, 13, 18 through 20, and 22 through 27; 11407-14-1.

## **PLANS, POLICIES, AND LAND USE**

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The Waverly Protection Area was planned for as a part of *A Plan for the Redevelopment of East Central City* (2004). This plan noted the resurgence already underway in the Waverly neighborhood, and recommended the creation of a historic district to enable the neighborhood to better control the type and quality of new development.

### **STAFF RECOMMENDATION**

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Staff recommends Planning Commission recommend to City Council adopt a map and text amendment to consolidate Waverly Protection Areas A and B into a singular Waverly Protection Area as described in §17-681(c)(3). Staff recommends Planning Commission recommend to Council concurrently adopt the revised guidelines for the Waverly Protection Area (§17-681(c)(3)) pursuant to §17-654(b).

# WAVERLY PROTECTION AREA

Existing Map

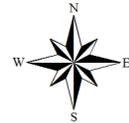
## Legend



City of Columbia  
Planning Department  
09/04  
KMH

PROPOSED MAP

# WAVERLY PROTECTION AREA



*Department of Planning &  
Development Services*

This map was prepared by: Iadeforth  
Date: August 30, 2016