



CITY OF COLUMBIA PLANNING COMMISSION

October 10, 2016

Regular Session 5:15 P.M.

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

**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.**

I. CALL TO ORDER/ROLL CALL

II. CONSENT AGENDA

Approval of Minutes

1. Approve [September 12, 2016](#)

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

2. [ANNEX-2016-0009: WOODCREEK FARMS ROAD \(P\), TMS# 25800-03-47\(P\)](#); request recommendation concerning application to annex, assign land use classification of Neighborhood Activity Corridor (AC-1) and assign zoning of PUD-R (Planned Unit Development – Residential District). The property is currently classified as Neighborhood (Medium Density) by Richland County and zoned PDD by Richland County.
3. [ANNEX-2016-0010: N/S WOODCREEK FARMS ROAD, TMS# 25800-03-27](#); request recommendation concerning application to annex, assign land use classification of Urban Edge Residential – Large Lot (UER-2), and assign zoning of PUD-R (Planned Unit Development – Residential District). The property is currently classified as Neighborhood (Medium Density) by Richland County and zoned PDD by Richland County.

Comprehensive Plan Map Amendment

4. [LUMA2016-0005: 3403 LYLES STREET, TMS# 09107-13-08](#); request recommendation to amend Chapter 8.3 of *The Columbia Plan 2018 – Future Land Use Map* to assign a land use classification of Urban Core Residential – Small Lot (UCR-1).
5. [LUMA2016-0004: 1917 WILEY STREET, TMS# 11212-17-07](#); request recommendation to amend Chapter 8.3 of *The Columbia Plan 2018 – Future Land Use Map* to modify the land use classification from Employment Campus (EC) to Urban Core Residential – Small Lot (UCR-1).

Zoning Map Amendment

6. **ZMA-2016-0005: 1917 WILEY STREET, TMS# 11212-17-07**; request recommendation to rezone the parcel from Light Industrial District (M-1) to General Residential District (RG-2).
7. **ZMA-2016-0006: 1409 HUGER STREET AND NX409 GERVAIS STREET (P), TMS# 09009-13-01 AND #08912-13-01(P)**; request recommendation to rezone the parcels from Heavy Industrial District, -Design/Development District (M-2, -DD) to General Commercial District, -Design/Development District (C-3, -DD).
8. **ZMA-2016-0008: 2150 HARDEN STREET, BABCOCK BUILDING WINGS, TMS# 11501-01-01(P)**; request recommendation to rezone a portion of the parcel from PUD-LS to PUD-LS, -DP and Amend Chapter 17 – Article V, Division 3 - §17-691(b) to designate structure as a Group I Landmark.

Site Plan Review

9. **SPLAN-2016-0005: 350 WAYNE STREET, TMS#08913-04-01, 08913-03-06 and -07**; request site plan approval for the construction of a ± 50,000 sq. ft. building. The property is zoned M-2, -PD (Heavy Industrial within the Planned Development Overlay District).

III. REGULAR AGENDA

Comprehensive Plan Map Amendment

10. **LUMA-2016-0006: 3319 MILLWOOD AVENUE, TMS# 13804-03-09**; request recommendation to amend Chapter 18 – Article V, Division 3 - §18-691(b) to modify the land use classification from Urban Core Residential – Small Lot (UCR-1) to Civic/Institutional District (SD-2).
Withdrawn at Applicant Request

Zoning Map Amendment

11. **ZMA-2016-0007: 3319 MILLWOOD AVENUE, TMS# 13804-03-09**; request recommendation to amend Chapter 18 – Article V, Division 3 - §18-691(b) to modify the land use classification from Urban Core Residential – Small Lot (UCR-1) to Civic/Institutional District (SD-2).
Withdrawn at Applicant Request
12. **ZMA-2016-0011: 720 MAPLE STREET, N/S, 2801, 2813 & 2835 DEVINE STREET (TMS# 11316-04-19 through -22, 11316-13-12)**; request recommendation to rezone parcels from Neighborhood Commercial & General Residential (C-2 & RG-1) to PUD-C (Planned Unit Development -Commercial) and **724 MAPLE STREET (TMS# 11316-04-23)** from General Residential, -Design Preservation District (RG-1, -DP) to Planned Unit Development- Commercial, -Design Preservation District (PUD-C, -DP).
13. **ZMA-2016-0009: WAVERLY PROTECTION AREAS A & B**; request recommendation to amend §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.

Zoning Text Amendment

14. **TA-2016-0008: WAVERLY PROTECTION AREA GUIDELINES**; request recommendation to adopt revised guidelines for the Waverly Protection Area (§17-681(c)(3)), concurrent with the consolidation of Area A and Area B into a singular Waverly Protection Area.

IV. OTHER BUSINESS

15. **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.