



CITY OF COLUMBIA PLANNING COMMISSION

November 7, 2016

Regular Session 5:15 P.M.

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

**RICHARD COHN • JAMES FROST II • LATRELL HARTS • APRIL JAMES •
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 [October 10, 2016](#)

Annexation, Comprehensive Plan Map Amendment, and Zoning Map Amendment

2. [ANNEX-2016-0013: 113 N. SHORECREST DRIVE, TMS# 16200-04-21](#); request recommendation concerning application to annex, assign land use classification of Industrial (IND) and assign zoning of M-1 (Light Industrial District). The property is currently classified as Economic Development Corridor by Richland County and zoned M-1 by Richland County.
3. [ANNEX-2016-0011: 1500 HALLBROOK DRIVE, TMS# 19100-02-06](#); 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 Neighborhood – Medium Density by Richland County and zoned RS-MD by Richland County.
4. [ANNEX-2016-0012: 3639 BROAD RIVER ROAD AND 3701 BROAD RIVER ROAD, TMS# 06110-02-05 AND 06110-02-04](#); request recommendation to annex, assign land use classification of Community Activity Corridor (AC-2) and assign zoning of C-1 (Office and Institutional District). The property is currently classified as Mixed Use Corridor by Richland County and zoned GC by Richland County.

Site Plan Review

5. [SPLAN-2016-0007: 199 SHOP GROVE ROAD, TMS#16202-03-03](#); request site plan approval to construct a 45,100 sf warehouse. The property is zoned M-1 (Light Industrial).

III. REGULAR AGENDA

Site Plan Review

6. [SPLAN-2016-0006: 875 CATAWBA STREET, TMS#08913-05-03 AND -05](#); request site plan approval to construct a 141-unit multi-family development and associated retail. The property is zoned M-2, -PD (Heavy Industrial within a Planned Development Overlay District).

Zoning Map Amendment

7. **ZMA-2016-0012: 3127 FOREST DRIVE AND 3135 FOREST DRIVE (P), TMS# 14001-04-40 AND #14001-04-39(P)**; request recommendation to rezone the parcel from Planned Unit Development – Commercial District (PUD-C), and- Flood Protective Area where applicable (-FP) to Office and Institutional District (C-1), and -Flood Protective Area where applicable (-FP).

IV. OTHER BUSINESS

8. 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.