



CITY OF COLUMBIA PLANNING COMMISSION

December 5, 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 • FORD TUPPER • 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. ELECTIONS

1. Election of Vice-Chair

III. CONSENT AGENDA

Approval of Minutes

2. Approve [November 7, 2016 Minutes](#)

Site Plan Review

3. [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).

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

4. [ANNEX-2016-0015: 1.06 acres NW/S Patton Circle \(p\), TMS# 09414-01-01\(p\)](#); request recommendation concerning application to annex, assign land use classification of Urban Edge Residential – Large Lot (UER-2) and assign zoning of Development District, -Flood Protective Area (D-1, -FP). The property is currently classified as Neighborhood (Medium Density) by Richland County and zoned RU by Richland County.
5. [ANNEX-2016-0014: 5800 Fairfield Road, TMS# 11708-05-18](#); request recommendation concerning application to annex, assign land use classification of Community Activity Corridor (AC-2) and assign zoning of Neighborhood Commercial District (C-2). The property is currently classified as Mixed Residential (High Density) by Richland County and zoned GC by Richland County.
6. [ANNEX-2016-0016: 25.26 acres S/S Woodcreek Road, formerly known as 140 Coopers Nursery Road, TMS# 28800-01-11](#); request recommendation concerning application to annex, assign land use classification of Urban Edge Residential – Large Lot (UER-2) and assign zoning of Planned Unit Development – Residential District, -Flood Protective Area (PUD-R, -FP). The property is currently classified as Neighborhood (Medium Density) by Richland County and zoned PDD by Richland County.

7. [ANNEX-2016-0017: 3.91 acres S/S Jacobs Mill Pond Road, TMS# 28900-03-09](#); request recommendation concerning application to annex, assign land use classification of Urban Edge Residential – Large Lot (UER-2) and assign zoning of Planned Unit Development – Residential District (PUD-R). The property is currently classified as Neighborhood (Medium Density) by Richland County and zoned PDD by Richland County.

Zoning Text Amendment

8. [TA-2016-0009: Chapter 17, Article III, Division 10, §17-345 \(Reduction of parking requirements for certain uses\)](#); request to amend §17-345 (Reduction of parking requirements for certain uses) to add subsection (h) College and University Public Dormitories.
9. [TA-2016-0010: Chapter 17, Article III, Division 1, §17-55 – Definitions \(Dormitory, public\)](#); request to amend §17-55 – to modify the definition of Dormitory, public.
10. [TA-2016-0011: Chapter 17, Article III, Division 8, §17-258 \(Table of Permitted Uses\)](#); request to amend and clarify off-street parking requirements for public dormitories, fraternity, and sorority houses.

Zoning Map & Text Amendment

11. [ZMA-2016-0016: 2150 Harden Street \(p\), Babcock Building, Female Dining Hall, TMS#11501-01-01 \(p\)](#); request 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.
12. [ZMA-2016-0017: 2150 Harden Street \(p\), Babcock Building, Male Dining Hall, TMS#11501-01-01 \(p\)](#); request 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.

III. REGULAR AGENDA

Zoning Map Amendment

13. [ZMA-2016-0013: 3319 Millwood Avenue, TMS# 13804-03-09](#); request recommendation to rezone the parcel from Planned Unit Development – Commercial District (PUD-C) to Single Family Residential District (RS-2).
14. [ZMA-2016-0014: 2211 Read Street, TMS#11408-02-02](#); request minor amendment to the current PUD-R (Planned Unit Development – Residential District).
15. [ZMA-2016-0015: 1000, 2000, 3000, and 4000 Pavilion Towers Circle and 5000 Thurmond Mall, TMS# 09011-15-01](#); request recommendation to rezone the parcel from Planned Unit Development – Residential District, -Design/Development Overlay District (PUD-R, - DD) to Townhouse and High-Rise Residential District, -Design/Development Overlay District (RG-3, - DD).

Street Name Change Public Hearing

16. [SN-2016-0002: Pavilion Towers Circle, TMS# 09011-15-01](#); request to change Pavilion Towers Circle to Vista Towers Circle.

Site Plan Review

- Deferred** 17. **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).

IV. OTHER BUSINESS

18. 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.