



CITY OF COLUMBIA PLANNING COMMISSION

January 9, 2017

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. CONSENT AGENDA

Approval of Minutes

1. Approve [December 9, 2016 Minutes](#)

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

2. [ANNEX-2016-0020: 0.14 Acres W/S Woodcreek Farms Road, TMS# 25815-01-01](#); 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 as PDD by Richland County.
3. [ANNEX-2016-0019: 0.19 Acres S/S Buckthorn Court, TMS# 28906-02-03](#); 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 as PDD by Richland County.
4. [ANNEX-2016-0018: 1.07 Acres Red Bay Road, TMS# 28812-03-01](#); request recommendation 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 as PDD by Richland County.
5. [ANNEX-2016-0021: 821 Pepper Street, 831 Pepper Street and 835 Pepper Street & 819 Leesburg Road and 821 Leesburg Road, TMS# 16407-07-06 and 16407-08-04](#); request recommendation concerning application to annex, assign land use classification of Industrial (IND) for TMS# 16407-07-06 and Community Activity Corridor (AC-2) for TMS# 16407-08-04, and assign zoning of M-1 for TMS# 16407-07-06 and C-3 for TMS# 16407-08-04. The property is currently classified as Neighborhood (Medium Density) by Richland County for both

parcels and zoned M-1 by Richland County for TMS# 16407-07-06 and LI by Richland County for TMS# 16407-08-04.

Comprehensive Plan Map Amendment

6. [LUMA-2016-0007: 5243 Forest Drive, 5307 & 5311 Forest Drive, 5417 Forest Drive and 5425 Forest Drive; TMS# 16706-03-35, 16706-03-29, 16706-03-41 and 16706-03-20](#); request recommendation to amend Chapter 8.3 of *The Columbia Plan 2018 – Future Land Use Map* to assign a land use classification of Urban Edge Regional Activity Center (UEAC-2).

Zoning Map & Text Amendment

7. [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(c) to designate structure as a Group II Landmark.
8. [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(c) to designate structure as a Group II Landmark.

Zoning Map Amendment

9. [ZMA-2016-0010: 1100 Holly Street and SW/S Holly Street, TMS# 13703-01-01A and 13703-01-02B](#); request minor amendment to the current PUD-C (Planned Unit Development – Commercial District)

III. REGULAR AGENDA

Site Plan Review

10. **Deferred** [SPLAN-2016-0010: 409 thru 417 and 410 thru 420 South Saluda Street, TMS#11306-14-13 and 11309-15-06](#); request site plan approval to demolish nine duplexes and construct nine duplexes. The property is zoned RG-2 (General Residential District).
11. [SPLAT-2016-0022: 57.39 Acres, N/S Jacobs Mill Pond Road, Woodcreek Farms Parcel A-10B, The Park, Phases 6, 7 and 8, TMS#25800-03-27](#); request site plan approval to construct 109 single-family residences. The property is zoned PUD-R (Planned Unit Development-Residential District)
12. [SPLAN-2016-0006: 875 Catawba Street, TMS#08913-05-03 and 08913-05-05](#); request site plan approval to construct a 141-unit multi-family development and associated retail. The property is zoned M-2, -PD (Heavy Industrial District, -Planned Development District).
 - [Traffic Impact Study for 875 Catawba Street](#)

IV. OTHER BUSINESS

13. 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.