
**CITY OF COLUMBIA
PLANNING COMMISSION**



November 4, 2013

**5:15 P.M. Regular Session Minutes
CITY HALL COUNCIL CHAMBERS
1737 Main Street • Columbia, SC**

In attendance: Maryellyn Cannizzaro, Richard Cohn, Gene Dinkins, Jr., Moryah Jackson, Dr. Joshua McDuffie

Absent: Mark James, Brian Stern, John Taylor, Paige Tyler

Staff: Krista Hampton, Johnathan Chambers

I CALL TO ORDER/ROLL CALL

Meeting called to order at 5:15 PM by Planning Commission member Richard Cohn serving as Chairperson for the meeting. Mr. Cohn explained the purpose and process of the Planning Commission and explained the rules of order for the Planning Commission.

Roll call and quorum established. Krista Hampton, Director of Planning and Development Services, proceeded with review of the Consent Agenda.

II CONSENT AGENDA

Approval of Minutes

1. Approve October 7, 2013 minutes.

Site Plan Review

2. **281 and 301 Park Terrace Drive**, TMS#02763-01-010(p), -015,-016; Request site plan review of an 116,000 sq. ft. retail development. The property is zoned PUD-C (Commercial Planned Unit Development District).

Motion by Mr. Dinkins to approve Consent Agenda items subject to staff comments; *seconded by Ms. Cannizzaro.* Motion approved 5-0.

III REGULAR AGENDA

Map Amendments

Village at River's Edge, +/- 28 acres at Rawl Street, Aspinwall Road, McQueen Street, Pearl Street, Valkill Court, McRae Street, and Gibson Street, TMS# 09103-02-01; 09104-01-06; 09104-12-01 through -06; 09104-13-01 and -02; 09104-14-01 through -21; 09104-15-01 through -10; 09104-16-01 through -16; and 09201-01-17 through -22; request to rezone from PUD-R (Planned Unit Development-Residential) to RG-2 (General Residential).

Property originally developed as PUD-R and has sold since rezoning. Amended plans for the development do not comply with current PUD regulations, and would require a major amendment to the

PUD. Because this is a single-use PUD which is no longer allowed, it would need to go through a based zoning district as opposed to an amendment of the PUD.

The new owner plans to potentially develop under the RG-2 requirements with a cluster housing component instead of a less dense district due to the specific requirements within the cluster subdivision requirements, namely distance between buildings and open space requirements. The existing lots and units may become non-conforming with the approval of this request. The possible non-conformities have implications for any new units or future replacement of existing unit if substantially destroyed.

The Columbia Housing authority provided a letter of agency for the applicant, Reginald Barner for VRE II, LLC, to present on their behalf.

Motion by Mr. Dinkins to approve the request to rezone Village at River's Edge, +/- 28 acres at Rawl Street, Aspinwall Road, McQueen Street, Pearl Street, Valkill Court, McRae Street, and Gibson Street , from PUD-R (Planned Unit Development-Residential) to RG-2 (General Residential); *seconded by Ms. Cannizzaro*. Motion approved 5-0.

3. Adjourn.

There being no further business, motion to adjourn by Ms. Cannizzaro, seconded by Mr. Cohn. Meeting adjourned at 5:30 PM.

Respectfully submitted by Andrea Wolfe
Sr. Admin. Secretary
Planning and Development Services Department
City of Columbia