



# CITY OF COLUMBIA PLANNING COMMISSION

February 2, 2015

Land Use Plan Work Session 4:00 P.M./Regular Session 5:15 P.M.  
City Council Chambers, 3<sup>rd</sup> Floor, 1737 Main Street, Columbia, SC 29201

RICHARD COHN • GENE DINKINS, JR. • JOSHUA MCDUFFIE  
BRIAN STERN • DALE STIGAMIER • JOHN TAYLOR • PAIGE TYLER • CRAIG WAITES

**PRIOR TO ENTERING COUNCIL CHAMBERS, PLEASE TURN ALL ELECTRONIC DEVICES (CELL PHONES, PAGERS, ETC.) TO THE SILENT, VIBRATE, OR OFF POSITION.**

## WORK SESSION – 4:00 P.M.

### I CALL TO ORDER/ROLL CALL

### II PLANNING COMMISSION REVIEW/DISCUSSION

1. [Land Use Element of Comprehensive Plan](#)
2. [Walk Bike Columbia – Pedestrian Bicycle Master Plan](#)

## REGULAR SESSION – 5:15 P.M.

### I CALL TO ORDER/ROLL CALL

### II CONSENT AGENDA

#### Approval of Minutes

1. Approve [January 2, 2015](#).

#### Annexations with Map Amendment

2. [4426 Blossom Street](#), TMS#13810-02-02, -03, -04, -05, -06, -07; request recommendation concerning application to annex and zone the properties RG-2 (General Residential). The property is zoned RM-HD (Residential, Multi-Family, High Density) in Richland County.
3. [2423 Chappelle Street](#), TMS#11605-02-08; request recommendation concerning application to annex and zone the properties RG-1 (General Residential). The property is zoned RM-HD (Residential, Multi-Family, High Density) in Richland County.
4. [1054 Shop Road](#), TMS#11211-07-05; request recommendation concerning application to annex and zone the properties M-1 (Light Industrial). The property is zoned M-1 (Light Industrial) in Richland County.
5. [1080 Shop Road](#), TMS#11211-07-06; request recommendation concerning application to annex and zone the properties M-1 (Light Industrial). The property is zoned M-1 (Light Industrial) in Richland County.
6. [2751 The Boulevard](#), TMS#13511-01-01; request recommendation concerning application to annex and zone the properties M-1 (Light Industrial). The property is zoned M-1 (Light Industrial) in Richland County.

#### Map Amendment

7. [816, 818, 822, 824, and 825 Washington Street, & N/S Lady Street](#), TMS#09013-13-03, 04, 05, 06, 09, 17; request minor amendment to a PUD-C, -DD (Planned Unit Development – Commercial, Design/Development Area Overlay).

#### Site Plan Review

8. [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 site plan approval to construct 5 additional residential

units within a previously approved residential development. The property is zoned PUD-R (Planned Unit Development – Residential).

#### **Street Name**

9. **Street Name Approval Request** - Request to name streets within the Burnside Farms Subdivision – Village at Burnside Farms Corner Wind Lane, Beaconsfield Road, Hay Meadow Lane, Trading Path Lane, Silage Court, Council Loop, Scribes Lane, Phipps Lane, Holstein Lane, Jersey Court; TMS#19100-06-14 and -09.

### **III REGULAR AGENDA**

#### **Map Amendment**

10. **N/S Buckner Road & E/S Alcott Drive**, TMS# 11704-03-21, 11704-03-19, 11704-03-20, 11703-01-26, 11703-01-27; request to rezone from M-1 (Light Industrial) to RG-2 (General Residential).
11. **701 Chester Street**, TMS#09012-01-16 and 09012-01-15; request to rezone from PUD-R (Planned Unit Development) to M-1 (Light Industrial).
12. **2931 Devine Street**, TMS# 13804-18-06; request to rezone from C-1 (Office and Institutional) to C-2 (Neighborhood Commercial).
13. **315 S. Maple Street**, TMS#11313-04-02; request to rezone from RS-3, CC (Single Family Residential, Community Character) to C-3 (General Commercial).

#### **Comprehensive Plan**

14. **Land Use Element**: Request recommendation to amend the City of Columbia Comprehensive Plan to replace the Land Use Element.

### **IV OTHER BUSINESS**

15. **Adjourn**

#### **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.

#### **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.