



CITY OF COLUMBIA PLANNING COMMISSION

MAY 2, 2016

Regular Session 5:15 P.M.

Mayor's Conference Room, 2nd Floor, 1737 Main Street, Columbia, SC 29201

RICHARD COHN • GENE DINKINS, JR. • APRIL JAMES • JOSHUA MCDUFFIE
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 [April 4, 2016 Minutes](#).

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

2. [The Park - Phase Three: 1340, 1334, 1328, 1322, 1316, 1308, 1302, 1296, 1292, 1286, 1341, 1335, 1329, 1323, 1317, 1311, 1303, 1297, 1291, 1285 Beechfern Circle](#); TMS# 25815-01-19, 25815-01-20, 25815-01-21, 25815-01-22, 25815-01-23, 25815-01-24, 25815-01-25, 25815-01-26, 25815-01-27, 25815-01-28, 25815-01-29, 25815-01-30, 25815-02-26, 25815-02-27, 25815-02-28, 25815-02-29, 25815-02-30, 25815-02-31, 25815-02-32, 25815-02-33, 25815-02-34, 25815-02-35, and 25815-05-06; request recommendation concerning application to annex, assign interim land use classification Urban Edge Residential (UER-2) and assign interim zoning of PUD-R (Planned Unit Development-Residential). The property is currently classified as platted land and zoned PDD (Planned Development) in Richland County.

Annexation, Comprehensive Plan Map Amendment, & Zoning Map Amendment

3. [1048 Dreyfus Road](#), TMS#11204-02-01; request recommendation concerning application to annex, assign land use classification of UCMR-2 (Urban Core Mixed Residential-2) and assign zoning of D-1 (Development District), and –FW (Floodway Area) and –FP (Floodplain Area) where applicable. The property is currently classified as M-1 (Industrial) in Richland County.
4. [567 Spears Creek Church Road and 751 Spears Creek Church Road](#), TMS# 28800-01-03, 28800-01-09; request recommendation concerning application to annex, assign land use classifications of UER-1 (Urban Edge Residential Small Lot) for planned residential and open space areas and UEAC-1 (Urban Edge Community Activity Center) for planned commercial areas and assign zoning of PUD-R (Residential Planned Unit Development) for planned residential and open space areas and PUD-C (Commercial Planned Unit Development) for commercial areas, and –FW (Floodway Area) and –FP (Floodplain Area) where applicable. The property is currently classified as PDD (Planned Development) in Richland County.

5. [1501 Saint Andrews Road](#), TMS# 06113-02-33; request recommendation concerning application to annex, assign land use classification of AC-1 (Neighborhood Activity Corridor) and assign zoning of C-3 (General Commercial District) The property is currently classified as GC (General Commercial) in Richland County.

Comprehensive Plan Map Amendment

6. [S. Olmsted Lane](#), TMS#29802-09-01(p); request recommendation to amend the Future Land Use Map for the portion of the property currently designated AC-1 (Neighborhood Activity Corridor) to assign the land use classification of UER-1 (Urban Edge Residential Small Lot).

Site Plan Review

7. [10.44 acres, Dunston Road, 7600 Richard Street, 1320 thru 1326 and 1400 Blaine Street, 1325 and 1405 Dunston Road](#), TMS#16305-02-04, 16309-05-04, 16305-03-01 and -02, 16309-05-02, 16305-04-01, 16309-06-01; request site plan approval for the construction of an ± 63,000 sq. ft. addition (Southern Wine and Spirits of America, Inc.). The property is zoned M-1 (Light Industrial).

III. REGULAR AGENDA

Zoning Map Amendment

Deferred at Applicant Request 8. [2611 Forest Drive, TMS#11416-03-05](#); request recommendation to rezone from C-1 (Office and Institutional) to C-3 (General Commercial).

Deferred at Applicant Request 9. [7011 Garners Ferry Road, TMS#16406-04-01](#); request recommendation to rezone from C-3 (Office and Institutional) to C-3, FS (Office and Institutional, Freeway Sign Overlay).

IV. OTHER BUSINESS

10. 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.