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**CITY OF COLUMBIA  
PLANNING COMMISSION**



**September 14, 2015  
Regular Session 4:00 P.M.  
City Council Chambers, 3<sup>rd</sup> Floor, 1737 Main Street, Columbia, SC 29201**

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**In attendance:** Richard Cohn, Gene Dinkins, Jr., April James, Joshua McDuffie, Dale Stigamier

**Absent:** Kendora Foster, Brian Stern, John Taylor, Craig Waites

**Staff:** John Fellows, Brian Cook

**I CALL TO ORDER/ROLL CALL**

Meeting called to order at 4:08 PM by Chairperson Rick Cohn. 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. John Fellows, Planning Administrator, proceeded with review of the Consent Agenda.

**II CONSENT AGENDA**

**Approval of Minutes**

1. Approve **August 3, 2015 Minutes**

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

2. **NE/S Spears Creek Church Road, TMS#28800-01-10 (p);** request recommendation concerning application to annex, assign land use classification UEMF (Urban Edge Multi-Family), and zone the property PUD-R (Planned Unit Development-Residential). The property is currently classified as Neighborhood and zoned PDD (Planned Development District) in Richland County.

**Site Plan Review**

3. **4211 Devine Street, TMS#13811-03-13;** request site plan approval for the construction of a single-family cluster housing development. The property is zoned RS-1 (Single-Family Residential).

**Motion by Mr. Stigamier to approve the Consent Agenda items as presented.**

***Motion seconded by Mr. McDuffie. Motion approved 5-0.***

Mr. Fellows noted changes to the agenda since publication. Cases 4, 5 and 7 were deferred for the second time at the request of the applicants to the October meeting.

**III REGULAR AGENDA**

**Zoning Map Amendment**

4. **875 Catawba Street, NE/S Lincoln Street, TMS#08913-05-03, 08913-05-05;** request **DEFERRED** recommendation to rezone from M-2, PD (Heavy Industrial District, Planned Development Overlay District) to MX-2, ID (Urban Mixed Use District, Innovista Design Overlay District).

DEFERRED

5. **919 Catawba Street, 312 and 318-326 Lincoln Street**, TMS#08914-08-02, 08914-08-07, 08914-08-09; request recommendation to rezone M-2, PD (Heavy Industrial District, Planned Development Overlay District) to MX-2, ID (Urban Mixed Use District, Innovista Design Overlay District).
6. **3513 North Beltline Boulevard**, TMS#11613-06-07; request recommendation to rezone from RS-2 (Single Family Residential District) to C-1 (Office and Institutional District).

Staff recommends denial based on the future land use plan which recommends this area for UER-1.

Cathy Jordan represented on behalf of the property owner to rezone the property as it is surrounded by commercial on all sides. The property owner would like to sell the property and he feels it will be more desirable as commercial property instead of single family residential.

Mr. Fellows stated the subject parcel is designated "Urban Edge Residential Small Lot (UER-1)" in The Columbia Plan 2018 Future Land Use Map, and if zoned C-1, would not be consistent with the future land use plan. There is a small pocket of commercial to the west of the property; however the property to the east is zoned residential. As of this time, no comments have been received from the neighborhood regarding the request.

**Motion by Mr. McDuffie to deny the request to rezone the property from RS-2 to C-1.**  
**Motion seconded by Mr. Dinkins. Motion for denial deny approved 5-0.**

**Text Amendment**

- DEFERRED
7. Recommendation to City Council to **Amend §17-321 (Private Dormitory) and §17-258 Table of Permitted Uses** to permit the use in MX-2 with a reduced distance from residentially zoned lots based on certain criteria.

**IV OTHER BUSINESS**

**South Assembly/ Mill Village Area Plan**

This plan will begin in the Fall, and is a joint project with Richland County. The Whaley, Granby, Olympia area, as well as the South Assembly corridor down to Rosewood Drive will be reviewed. A series of public meetings and discussions as standard items for public the meetings will be held.

**People First Design Service**

This particular project is being funded by the Knight Foundation, and kicked off today. The Service will look at a fine grain level of public spaces within the City to see how they can be improved and how some of the good public spaces can be linked together. The area to be looked at is from the entrance at the Bull Street Development Campus down to Main Street, thru the Vista and to the Riverfront. Public meetings will be held toward the end of October and many surveys will be done to review public spaces and how they are being used so they can be improved upon.

Mr. Fellows updated Commission members on the deferrals for 875 Catawba and 919 Catawba Streets.

**There being no further business, motion to adjourn by Mr. Stigamier, seconded by Ms. James, Meeting adjourned at 4:21 PM.**

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