



CITY OF COLUMBIA PLANNING COMMISSION

May 4, 2020

Regular Session 5:15 P.M.

Virtual meeting using video conferencing technology
Columbia, SC

HARRIS COHN • JAMES FROST II • LATRELL HARTS • APRIL JAMES •
ISA MANDELL • DALE STIGAMIER • FORD TUPPER • CRAIG WAITES

In the interest of public health and as authorized by City Council Ordinance 2020-032, the City of Columbia Planning Commission will conduct a virtual meeting using video conferencing technology on **Monday, May 4, 2020 at 5:15pm.**

Members of the Board will have the ability to remotely participate in voting and operational procedures via telephone or other means of electronic communication.

Accordingly, members of the public and/or media who want to observe the meetings may do so remotely by:

- a. Watch: The public may stream the meetings through CityTV accessed at <https://www.youtube.com/user/ColumbiaSCGovernment>.
- b. Email: The public may submit letters and statements via email to cocboardmeeting@columbiasc.gov leading up to and/or during the meeting as this account will be monitored during the meetings.
- c. Phone: The public may participate via phone. You may call: **855-925-2801**. When prompted please enter the meeting code: **8552**. Those participating by phone will receive three options on how to participate:
 - (star one) *1 will allow you to listen
 - (star two) *2 will allow you to record a voice mail message that will be read into the record.
 - (star three) *3 will allow a participant to be placed in a queue, so they may speak live when prompted.
- d. Virtual participation via the web: The public may join the virtual meeting on the web at <https://publicinput.com/COCPC>

As this is an ever-evolving situation, please continue to monitor www.columbiasc.gov for [additional information](#).

Review of applications prior to release of the final hyperlinked agenda can be requested by calling 803.545.3333 or by email to john.fellows@columbiasc.gov. For additional information please visit our website at www.columbiasc.net/planning-boards-commissions.

I. CALL TO ORDER/ROLL CALL

II. CONSENT AGENDA

Approval of Minutes

1. Approve [March 2, 2020 Minutes](#)

Comprehensive Plan Map Amendment & Zoning Map Amendment for Pending Annexation

2. [ANNEX-2020-0005: 940 Gracern Road, TMS# 07301-02-01](#); request recommendation to annex, assign land use classification of Employment Campus (EC) and assign zoning of General Commercial (C-3). The property is currently classified as Mixed Residential (High Density) and zoned RS-LD by Richland County.

Interim Comprehensive Plan Map Amendment & Interim Zoning Map Amendment for Pending Annexation

3. [ANNEX-2020-0004: 215 Bush River Road; TMS# 07308-01-07](#); request recommendation to annex, assign interim land use classification of Urban Core Regional Activity Center (UCAC-3) and assign interim zoning of General Commercial District (C-3). The property is currently classified as Mixed Residential (High Density) and zoned General Commercial (GC) by Richland County.

Zoning Map Amendment

4. [ZMA-2020-0008: +/-2.66 acre portion of S/S Ft. Jackson Blvd., TMS# 16503-05-04\(p\)](#); request to rezone a +/- 2.66 acre portion of the parcel from Single-Family Residential District (RS-1) and General Commercial District (C-3) with a portion in the Floodplain Area (-FP) to General Commercial District (C-3) with a portion in the Floodplain Area (-FP).

Site Plan Review

5. [SPLAN-2020-0002: 567 Spears Creek Church Road, TMS#28800-01-03\(p\)](#); request site plan approval to construct gas station with convenience store (QuikTrip). The property is zoned PUD-C (Planned Unit Development – Commercial District). [Traffic Impact Study](#)
6. [SPLAN-2020-0007: 201 Lake Murray Boulevard, TMS#05005-01-02, -05, and -06](#); request site plan approval to construct a church expansion. The property is zoned PUD-LS (Planned Unit Development – Large Scale).
7. [SPLAT-2020-0030: 37.41 acres, 105 Sparkman Drive, TMS#16200-04-18](#); request site plan approval for the construction a commercial subdivision. The property is zoned M-1 (Light Industrial).

New Street Name

8. [SN-2020-0003: Street Name Request](#) - Name streets within the Bull Street Planned Unit Development Matilda Evans Street and Sabal Street, TMS#09113-16-04 and 09113-16-02 (p).

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III. REGULAR AGENDA

Comprehensive Plan Map Amendment & Zoning Map Amendment for Pending Annexation

9. [ANNE-2020-0003: 14.4 acres N/S Garners Ferry Road, 17.91 acres N/S Garners Ferry Road, 11.08 acres W/S Benson Road \(Parcel E\), 11.08 acres W/S Benson Road \(Parcel F\), 17.2 acres W/S Benson Road, 4.96 acres E/S Benson Road, 44.55 acres, N/S Garners Ferry Road and 45.15 acres, N/S Garners Ferry Road, TMS# 19100-04-15, -25, -28, -29, -30, -31, -19 and -22](#); request recommendation to annex, assign land use classification of Community Activity Corridor (AC-2), Urban Edge Residential Small Lot (UER-1), and Urban Edge Residential Large Lot (UER-2) and assign zoning of General Commercial (C-3), Office and Institutional (C-1), Single Family Residential (RS-3), and Single Family Residential in a Flood Protective Overlay (RS-3, -FP). The property is currently classified as Neighborhood (Medium Density) and zoned General Commercial (GC) and Rural (RU) by Richland County.

IV. OTHER BUSINESS

V. 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.

PUBLIC MEETING ACCOMODATIONS

It is the policy of the City of Columbia that all City-sponsored public meetings and events are accessible to people with disabilities. If you need assistance in participating in this meeting or event due to a disability as defined under the ADA, please call the City's ADA Coordinator at (803) 545-3009 or e-mail Gardner.Johnson@columbiasc.gov as soon as possible but no later than 48 hours before the scheduled meeting or event to request an accommodation.