



CITY OF COLUMBIA PLANNING COMMISSION
June 1, 2020
Regular Session 5:15 P.M.
Virtual meeting using video conferencing technology
Columbia, SC

**HARRIS COHN • BRIAN DOLPHIN • 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, June 1, 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: **8947**. 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.
- o Virtual participation via the web: The public may join the virtual meeting on the web at <https://publicinput.com/COCPC-June2020>

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 [May 4, 2020 Minutes](#)

Comprehensive Plan Map Amendment
& Zoning Map Amendment for Pending Annexation

2. [ANNEX-2020-0006: 2125 Apple Valley Road; TMS# 07502-01-03](#); Request recommendation to annex, assign land use classification of Urban Edge Residential Large Lot (UER-2) and assign zoning of General Residential District (RG-1). The property is currently classified as Mixed Residential (High Density) and zoned RM-MD by Richland County.
3. [ANNEX-2020-0007: 4521 Broad River Road; TMS# 06205-02-11](#); Request recommendation to annex, assign land use classification of Community Activity Corridor (AC-2) and assign zoning of Light Industrial District (M-1). The property is currently classified as Mixed Use Corridor and zoned GC by Richland County.
4. [ANNEX-2020-0008: 120 Metal Park Drive; TMS# 16200-04-12](#); Request recommendation to annex, assign land use classification of Industrial (IND) and assign zoning of Light Industrial District (M-1). The property is currently classified as Economic Development Corridor and zoned M-1 by Richland County.
5. [ANNEX-2020-0009: 810 Sparkleberry Lane; TMS# 25705-11-09](#); Request recommendation to annex, assign land use classification of Regional Activity Corridor (AC-3) and assign zoning of General Commercial District (C-3). The property is currently classified as Neighborhood (Medium Density)/Mixed Use Corridor and zoned GC by Richland County.
6. [ANNEX-2020-0010: 156 Island View Circle; TMS# 28907-01-09](#); Request recommendation to annex, assign land use classification of Urban Edge Residential Large Lot (UER-2) and assign zoning of Planned Unit Development-Residential District (PUD-R). The property is currently classified as Neighborhood (Medium Density) and zoned PDD by Richland County.
7. [ANNEX-2020-0011: 1.70 acres, County Line Trail; TMS# 31700-01-06](#); Request recommendation to annex, assign land use classification of Urban Edge Residential Large Lot (UER-2) and assign zoning of Development District (D-1). The property is currently classified as Neighborhood (Medium Density) and zoned RU by Richland County.
8. [ANNEX-2020-0012: 18.02 acres, County Line Trail\(p\); TMS# 31700-01-04\(p\)](#); Request recommendation to annex, assign land use classification of Urban Edge Residential Small Lot (UER-1) and assign zoning of Planned Unit Development-Residential District (PUD-R). The property is currently classified as Neighborhood (Medium Density) and zoned M-1 by Richland County.
9. [ANNEX-2020-0013: 20.74 acres, County Line Trail; TMS# 28900-01-35](#); Request recommendation to annex, assign land use classification of Urban Edge Residential Small Lot (UER-1) and assign zoning of Planned Unit Development-Residential District (PUD-R). The property is currently classified as Neighborhood (Medium Density) and zoned PDD by Richland County.

Site Plan Review

10. **SPLAT-2020-0043: ±86.30 acres, Intersection of Shady Oaks Road and County Line Trail, TMS#28900-01-18, 31700-01-04(p)** and **1190-01-01** Request site plan approval to construct a 160-lot single-family residential development (The Ellington Subdivision, Phase I). The properties are zoned PUD-R (Residential Planned Unit Development) and RU (Rural) in Richland County.

Street Names

11. **SN-2020-0004: Street Name Request – Name streets within the Ashcroft Residential Subdivision =** - Ashcroft Circle, Nolton Way, Midbrook Drive, Solandra Drive, Snead Lane, Verona Way, Semoran Way, Larkner Drive, Brockway Drive, Underhill Drive, Clairmeade Drive, Durwin Way, Appian Way, Ludlow Lane, Kearce Drive, Garwood Drive, Calluna Lane, TMS#25700-02-03.
12. **SN-2020-0005: Street Name Request – Name a street within the Shop Grove Commercial Subdivision - Ranger Point Court, TMS#16200-04-18.**

III. **REGULAR AGENDA**

Zoning Map Amendment

13. **ZMA-2020-0010: Wheeler Hill PUD** (0.23 acres E/S Rice St., 426 Pickens St., 425 Henderson St., 423 Henderson St., 421 Henderson St., 419 Henderson St., 1615 Rice St., 1613 Rice St., 1611 Rice St., 1605-07 Rice St., 1603 Rice St., 416 Pickens St., 418 Calway Aly., 429 Calway Aly., 424 Calway Aly., 428 Calway Aly., 0.12 acres N/S Calway Aly., 427 Calway Aly., 425 Calway Aly., 423 Calway Aly., 400 Calway Aly.(p), 407 Pickens St., 0.63 acres N/S Phelps St., 0.71 acres N/S Catawba St., 312 Pickens St., 314 Pickens St., 318 Pickens St., and approx. 0.5 acre of portion of Phelps St); TMS# 11307-12-09, 11307-13-01, 11307-13-03, 11307-13-04, 11307-13-05, 11307-13-06, 11307-13-14, 11307-13-15, 11307-13-16, 11307-13-17, 11307-13-18, 11307-13-21, 11307-13-22, 11307-13-23, 11307-13-24, 11307-13-25, 11307-13-26, 11307-13-27, 11307-13-28, 11307-13-29, 11307-13-30(p), 11307-14-07, 11307-18-05, 11307-19-01, 11307-19-06, 11307-19-07, 11307-19-08, and 11307-21-01(p); Request to rezone the parcels from Planned Unit Development-Residential District (PUD-R) to General Residential District (RG-2).
14. **ZMA-2020-0012: 3209 N. Beltline Blvd., TMS# 14004-01-09;** Request to rezone the parcel from Single-Family Residential District (RS-2) to Office and Institutional District (C-1).
15. **ZMA-2020-0013: 1527 Lyon Street, NX1513 Lyon Street and 1510 Ontario Street (1513 Lyon Street), TMS# 11411-03-01, 11411-03-02, and 11411-03-03;** Request to rezone the parcel from General Commercial District (C-3) to General Residential District (RG-2).

Site Plan Review

16. **SPLAN-2020-0009: 2440 thru 2484 Forest Drive, 1513 and 1519 McDuffie Avenue, 2401 thru 2501 Washington Street, 1400 thru 1522 Lincoln Street, 1503 thru 1527 Garden Plaza, and 1502 thru 1526 Garden Plaza, 1505 Lyon Street, 1510 Lyon Street, 1527 Lyon Street, 2377 Washington Street, TMS#11411-04-01 thru 46, 11411-05-01 thru 21, 11411-05-22 thru 30, 11411-03-01 thru 03, and 11411-03-10;** request site plan approval for the construction of a group residential development (Gonzales Gardens Redevelopment). The properties are zoned RG-1 (General Residential) and C-3 (General Commercial).

17. [SPLAN-2020-0010: 2.74 acres S/W Rugby Road \(portion\), 0.31 acres E/S Rugby Road, 4802 Brickyard Road \(portion\), 320 Club Road, 0.38 acres W/S Rugby Road, 4848 Rugby Road, and 4860 Rugby Road, TMS# 09212-01-01 \(portion\), 09212-02-01, 09212-02-12 \(portion\), 09305-04-18, 09305-04-19, 09309-15-08, and 09309-15-11](#); request site plan approval to construct a 91-Unit Multifamily Development (Greater Columbia CDC). The properties are currently zoned RG-1 (General Residential) and RS-HD (Residential, Single-Family - High Density) in Richland County.
[Phase I Environmental Study.](#)
[Phase II Environmental Study Analysis.](#)

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.