



CITY OF COLUMBIA PLANNING COMMISSION
December 7, 2020
Regular Session 5:15 P.M.
Virtual meeting using video conferencing technology
Columbia, SC

HARRIS COHN • JAMES FROST II • MASON HARPE • LATRELL HARTS •
APRIL JAMES • ISA MANDELL • ANNA DAVIS • FORD TUPPER

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, December 7, 2020 at 5:15pm**

Members of the Commission 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 and participate in the meetings may do so remotely. Public comments are limited to two minutes by phone and voice mail. Written emails, statements, and letters being read into the record should also take 2 min to be read by staff. It is suggested that emails and letters have 200-260 words total to allow the letters to be read within the two-minute time provided.

Participation options during the meeting:

- 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 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: **7637**
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-December>

Correspondence prior to the meeting:

- The public may submit emails, letters, and statements via email to cocboardmeeting@columbiasc.gov prior to the meeting as this emails is monitored prior to the meeting.
- Emails, letters and statements received, prior to noon the day before the meeting will be forward to the Planning Commission for their review and will not be read into the record. Emails, letters,

and statements received after noon the day before the meeting will be read into the record at the meeting.

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 lucinda.statler@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 [November 2, 2020 Minutes](#)

Comprehensive Plan Map Amendment & Zoning Map Amendment for Pending Annexation

1. [ANNEX-2020-0026: 0.509 acres S/S Candi Lane, TMS# 07208-03-02](#); Request recommendation to assign land use classifications of Urban Edge Mixed Residential (UEMR) and Transitional/Sensitive Lands (T/S) and assign zoning of Neighborhood Commercial District (C-2) within a Flood Protective Area (-FP) for a pending annexation. The property is currently classified as Mixed Residential (High Density) and zoned Neighborhood Commercial (NC) by Richland County.

Site Plan Review

2. [SPLAN-2020-0019: 7821 Garners Ferry Road, TMS#19100-06-17](#); Request site plan approval for the construction of an automobile service facility (Mavis Tire Supply, LLC). The property is zoned PUD-C (Commercial Planned Unit Development).
3. [SPLAT-2020-0057: ±32 Acres, 200 Block of Saskatoon Drive, TMS#22012-01-02 thru 04, 22012-01-09, 22016-01-07, and 22109-02-05](#); request site plan approval to construct a 125-lot single-family residential subdivision (Canary Woods, Phase 2). The properties are zoned RS-3 (Single-Family Residential).
4. [SPLAT-2016-0022: 57.39 Acres, N/S Jacobs Mill Pond Road, Woodcreek Farms Parcel A-10B, The Park, Phases 6, 7 and 8, TMS#25800-03-27](#); request site plan approval to construct 139-lot residential subdivision (The Park at Woodcreek Farms Phases 6, 7, and 8). The properties are zoned PUD-R (Planned Unit Development- Residential District).

III. REGULAR AGENDA

Comprehensive Plan Map Amendment & Zoning Map Amendment for Pending Annexation

5. [ANNEX-2020-0024: 103.07 acres B/S Circleview Road and 21.90 acres W/S Circleview Road, TMS# 09203-01-01 and 07415-02-02](#); Request recommendation to assign land use classifications of Urban Edge Mixed Residential (UEMR) and Transitional/Sensitive Lands (T/S) and assign zoning of General Residential District (RG-2) with a portion within a Flood Protective Area (-FP) for a pending annexation. The property is currently classified as Mixed Residential (High Density) and zoned RU and RS-HD by Richland County.
6. [ANNEX-2020-0025: 1 East Broadway Street, 11 Poe Street, 15 East Broadway Street, 12 East Broadway Street, 16 Poe Street, 10 Poe Street, 108 South Evans Street, 108 South Evans Street,](#)

[109 South Evans Street, 202 South Evans Street, 204 South Evans Street, 205 Sumter Street, 214 South Evans Street, 216 South Evans Street, and 130 South Assembly Street; TMS# 11208-01-01, 11301-12-01, 11301-12-04, 11301-13-01, 11301-13-02, 11301-09-07, 11301-10-02, 11301-11-01, 11301-11-02, 11301-11-05, and 11301-04-13](#); Request recommendation to assign land use classifications of Community Activity Corridor (AC-2), Urban Core Neighborhood Activity Center (UCAC-1), and Urban Core Mixed Residential Type 3 (UCMR-3) and assign zoning of Light Industrial District (M-1) with a portion within a Flood Protective Area (-FP) and Neighborhood Commercial District (C-2) with a portion within a Flood Protective Area (-FP) for a pending annexation. The property is currently classified as Mixed Residential (High Density) and zoned Light Industrial (M-1) by Richland County.

Zoning Map Amendment

7. [ZMA-2020-0024: 2030, 2006, and 2010 Oak Street and 2027, 2023, 2015, 2007, 2305, and 2014 Henry Street, TMS# 11505-14-01, 11505-14-02, 11505-14-03, 11505-14-04, 11505-14-05, 11505-14-06, 11505-14-08, 11505-14-09, and 11505-14-10](#); Request to rezone parcels from General Residential District (RG-1), General Residential District (RG-2), and Neighborhood Commercial District (C-2) to Office and Institutional District (C-1).

Site Plan Review

8. [SPLAN-2020-0017: 919 Catawba Street, 312 Lincoln Street, and 320 thru 326 Lincoln Street, TMS#08914-08-02, 08914-08-07, 08914-08-09](#); Request site plan approval for the construction of a 279-unit multifamily residential development (The Lofts on Lincoln). The properties are zoned M-2, -PD (Heavy Industrial within the Planned Development Overlay District). [Traffic Impact Study](#).

IV. OTHER BUSINESS

2021 Planning Commission Calendar

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 ACCOMMODATIONS

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.