



CITY OF COLUMBIA PLANNING COMMISSION
February 1, 2021
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, February 1, 2021 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 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 during the meeting as this account will be monitored during the meetings. (Please see submittal guidance at the end of the agenda).
- c. Phone: The public may participate via phone. You may call: **855-925-2801**. When prompted please enter the meeting code: **9456**
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 played for 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/COCP-February>

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 [January 4, 2021 Minutes](#)

Site Plan Review

2. [SPLAN-2021-0001: 316 North Beltline Boulevard, TMS# 13810-04-01](#); request site plan approval for the construction of an educational building (Midlands Technical College). The property is zoned C-3 (General Commercial).
3. [SPLAN-2021-0002: 7451 Garners Ferry Road, TMS# 16312-01-01, -08, and -09](#); request approval for a group development sign (Caliber Collision). The properties are zoned C-3 (General Commercial).

III. REGULAR AGENDA

Reconsideration

4. Reconsideration of ANNEX-2020-0027: 1307 Mason Road, TMS# 11813-01-02 in order to incorporate input of members of the public unable to comment during the January 4, 2021 meeting of the Planning Commission.

Comprehensive Plan Map Amendment

& Zoning Map Amendment for Pending Annexation

5. [ANNEX-2020-0027: 1307 Mason Road, TMS# 11813-01-02](#); Request recommendation to assign land use classification of Urban Edge Multi-Family (UEMF) and assign zoning of General Residential District (RG-2) for a pending annexation. The property is currently classified as Mixed Residential (High Density); a portion is within a Community Activity Center Node and zoned RU by Richland County.

Site Plan Review

6. [SPLAT-2021-0001: North and South Side 400 Block of Calway Alley, 417 thru 425 Henderson Street, 1603 thru 1615 Rice Street, two vacant lots on the South Side 1600 Block of Rice Street, 312 thru 328 Pickens Street, a vacant lot within the 1600 Block of Catawba Street, and a portion of the Phelps Street, TMS#11307-18-05 and -06, 11307-12-09, 11307-13-03 thru -07, 11307-13-21 thru 25, 11307-13-26 thru -31, 11307-13-14 thru -17, 11307-19-01, 11307-19-06 thru 19, 11307-21-01\(p\)](#); request site plan approval for the construction of a 35-lot cluster housing development (Wheeler Hill Phase 2). The properties are zoned RG-2 (General Residential).

IV. OTHER BUSINESS

Introduction of new Planning Commission appointee, Raquel Thomas.

V. ADJOURN

CORRESPONDENCE

Please be advised that because of the amount of information provided to board members, and because the Planning Commission meetings are being held remotely and written communications cannot be distributed at these meetings, staff encourages members of the public who would like to submit written communication as part of the public record to do so in advance of the meeting if possible, to cocboardmeeting@columbiasc.gov.

- If written comments are received before noon the Sunday before the meeting they will be forwarded to Planning Commissioners for their perusal.
- Statements submitted after Sunday noon will be read into the record. These shall have a 500-word limit to allow for timely and equitable participation among all members of the public who wish to comment on a project. If longer written communication is desired, it may be submitted as indicated above. There are also opportunities to call in or speak live during the meeting.

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.