



**CITY OF COLUMBIA PLANNING COMMISSION**  
**March 1, 2021**  
**Regular Session 5:15 P.M.**  
**Virtual meeting using video conferencing technology**  
**Columbia, SC**

---

---

**HARRIS COHN • ANNA DAVIS • JAMES FROST II • MASON HARPE • LATRELL HARTS •  
APRIL JAMES • ISA MANDELL • RAQUEL THOMAS • 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, March 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](mailto: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: **9885**  
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- March>

As this is an ever-evolving situation, please continue to monitor [www.columbiasc.gov](http://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](mailto:lucinda.statler@columbiasc.gov). For additional information please visit our website at [www.columbiasc.net/planning-boards-commissions](http://www.columbiasc.net/planning-boards-commissions).

I. CALL TO ORDER/ROLL CALL

II. CONSENT AGENDA

Approval of Minutes

1. Approve [February 1, 2021 Minutes](#)

Future Land Use Map Amendment  
& Zoning Map Amendment for Pending Annexation

2. [ANNEX-2021-0001: 501 Jacobs Mill Pond Road, TMS# 28914-02-01](#); Request recommendation to assign land use classification of Urban Edge Residential Large Lot (UER-2) and assign zoning of Development District (D-1) with a [Future Land Use Overlay \(-FP\)](#) for a pending annexation. The property is currently classified as Neighborhood (Medium Density) and zoned RU by Richland County.
3. [ANNEX-2021-0003: 504 Percival Road, TMS# 16712-05-05](#); Request recommendation to assign land use classification of Urban Edge Mixed Residential (UEMR) and assign zoning of General Commercial District (C-3) for a pending annexation. The property is currently classified as Mixed Residential (High Density) and zoned RM-HD by Richland County.

Interim Future Land Use Map Amendment  
& Interim Zoning Map Amendment for Pending Annexation

4. [ANNEX-2021-0002: 0.418 acres S/S Mabron Road, TMS# 19206-03-58](#); Request recommendation to assign interim land use classification of Urban Edge Residential Large Lot (UER-2) and assign interim zoning of Single Family Residential District (RS-1) for a pending annexation. The property is currently classified as Neighborhood (Medium Density) and zoned RS-LD by Richland County.

Site Plan Review

5. [SPLAN-2020-0012: 2901 Rosewood Drive, TMS#11314-08-08](#); Request site plan approval to convert an existing religious organization into 52-unit apartment building. The properties are zoned C-3 (General Commercial).
6. [SPLAN-2020-0004: 160 Beacons Field Road, TMS# 19101-02-01](#); Request site plan approval for the construction of an amenity area for the Village at Burnside Farms Residential Subdivision. The property is zoned PUD-LS (Large Scale Planned Unit Development).

Zoning Text Amendment

7. [TA-2021-0001: Amendment to the new Chapter 17 of the Columbia Code of Ordinances entitled “Unified Development Ordinance” adopted August 20, 2019, revising the effective date of Ordinance to August 30, 2021](#)

III. REGULAR AGENDA

Zoning Text Amendment

8. [TA-2021-0002: Amend Sec. 17-674 of the Columbia Code of Ordinances to amend \(d\) Criteria for review of design of structures and sites.](#)

Site Plan Review

9. [SPLAN-2021-0003: 1307 Mason Road, TMS#11813-01-02](#); Request site plan approval for the construction of a 288-unit multifamily development. The property is currently zoned RU (Rural) in Richland County and is being considered for annexation into the City of Columbia and rezoning to RG-2 (General Residential). [Traffic Impact Study.](#)

10. [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**

**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](mailto:Gardner.Johnson@columbiasc.gov) as soon as possible but no later than 48 hours before the scheduled meeting or event to request an accommodation.