



CITY OF COLUMBIA PLANNING COMMISSION
May 3, 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, May 3, 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: **7921**
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-2021>

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 [April 5, 2021 Minutes](#)

Future Land Use Map Amendment

& Zoning Map Amendment for Pending Annexation

2. [ANNEX-2021-0008: 26.35 acres S/S Technology Circle, TMS# 17200-02-11](#); Request recommendation to assign land use classification of Employment Campus (EC) and assign zoning of Office and Institutional District (C-1) for a pending annexation. The property is currently classified as Economic Development Center/Corridor and zoned GC by Richland County.
3. [ANNEX-2021-0010: 314 Heyward Street, TMS# 08816-10-11](#); Request recommendation to assign land use classification of Urban Core Mixed Residential Type 3 (UCMR-3) and assign zoning of Two-Family Residential in the Granby Architectural Conservation District Design Preservation Overlay (RD-2, -DP) for a pending annexation. The property is currently classified as Mixed Residential (High Density) and zoned RM-HD by Richland County.
4. [ANNEX-2021-0011: 10.6 acres and 8.12 acres W/S Broad River Road, TMS# 06200-01-07 and 06200-01-14](#); Request recommendation to assign land use classification of Urban Edge Mixed Residential (UEMR) and Community Activity Corridor (AC-2) and assign zoning of General Residential, a portion within a Flood Protective Overlay (RG-2 and RG-2, -FP) and Neighborhood Commercial (C-2) for a pending annexation. The property is currently classified as Mixed Residential (High Density) and zoned GC and OI by Richland County.

Zoning Text Amendment

5. [TA-2021-0004: Amend §17-681\(b\)\(7\) \(Districts identified\), \(Architectural conservation district\) and Granby Architectural Conservation District Guidelines](#); request to add TMS# 08816-10-11 (314 Heyward Street) to Section 17-681 (b)(7) also known as the Granby Architectural Conservation District and update district boundary map to reflect proposed changes by adding TMS# 08816-10-11 (314 Heyward Street) to the Granby Architectural Conservation District at the time of the property's annexation.

Interim Future Land Use Map Amendment

& Interim Zoning Map Amendment for Pending Annexation

6. [ANNEX-2021-0009: 8.80 acre portion, S/S Old Leesburg Rd, TMS# 22113-01-01\(p\)](#); Request recommendation to assign interim land use classification of Urban Edge Residential Small Lot (UER-1) and assign interim zoning of Single Family Residential District (RS-3) for a pending annexation. The property is currently classified as Neighborhood (Medium Density) and zoned RS-HD by Richland County.

Site Plan Review

7. [SPLAN-2021-0009: 2100 Waverly Street, TMS#11505-08-01](#); Request site plan approval for the construction of a ± 30,000 sq. ft. classroom expansion (Carver Lyon Elementary School). The property is zoned RG-1 (General Residential).
8. [SPLAT-2021-0027: 13.7 Acres, Liberty Ridge Drive and Jacobs Mill Pond Road, TMS#28800-01-03 and 28800-01-09](#); Request site plan approval for the construction of 107-lot attached single-family residential subdivision (Liberty Ridge Townhomes). The property is zoned PUD-C (Commercial Planned Unit Development).
9. [SPLAN-2021-0008: 120 Columbiana Circle, TMS#001939-01-004](#); Request site plan approval for the construction of a ± 8,500 sq. ft. retail building (VP Columbiana Circle, LLC). The property is zoned PUD-LS (Large Scale Planned Unit Development).

III. REGULAR AGENDA

Site Plan Review

10. [SPLAT-2021-0012: 30.35 acres, Northeast Side of Lost Creek Drive, West of Pond Oak Lane and East of Hawks Nest Court, TMS#05211-01-01](#); Request site plan approval for the construction of a 127-lot attached single-family residential subdivision (The Point at Chestnut Hill Plantation). The property is zoned PUD-R (Residential Planned Unit Development).
11. [SPLAN-2021-0007: 3452 North Main Street, 3500 North Main Street, 1217 Sunset Drive, and 1205 thru 1211 Phillips Street, TMS#09112-06-06, 09112-06-07, 09112-07-01, and 09112-07-06](#); Request site plan approval for the construction of a 53,000 sq. ft. office building (North Main Brewery / Mixed-Use). The property is zoned Mixed Use Corridor/Neighborhood District (MX-1), -Design/Development District (-DD). [Traffic Impact Study](#).

Zoning Map Amendment

12. [Requested revisions to the new City of Columbia Zoning Map to take effect on August 30, 2021 in conjunction with the Unified Development Ordinance](#).

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.