



CITY OF COLUMBIA PLANNING COMMISSION
June 7, 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, June 7, 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: **4423**
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/COCPC-Jun2021>

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 [May 3, 2021 Minutes](#)

Future Land Use Map Amendment

& Zoning Map Amendment for Pending Annexation

2. [ANNEX-2021-0012: 409 Hampton Trace Lane, TMS# 13616-08-07](#); Request to annex the property and assign a land use classification of Urban Edge Residential Small Lot (UER-1) and zoning of Single Family Residential District (RS-2) at the time of annexation. The property is currently classified as Mixed Residential (High Density) and zoned RS-MD by Richland County.
3. [ANNEX-2021-0013: 7432 Broad River Road, TMS# 05100-04-10\(p\)](#); Request to annex the property and assign a land use classification of Community Activity Corridor (AC-2) and zoning of General Commercial District (C-3) at the time of annexation. The property is currently classified as Neighborhood (Medium Density) and zoned GC by Richland County.
4. [ANNEX-2021-0014: 8025 and 8041 Garners Ferry Road, TMS# 19100-05-04 and 19000-01-10](#); Request to annex the property and assign a land use classification of Urban Edge Residential Small Lot (UER-1) and zoning of Single Family Residential District (RS-3) at the time of annexation. The property is currently classified as Neighborhood (Medium Density) and Economic Development Center/Corridor and zoned RU by Richland County.
5. [ANNEX-2021-0015: 291 Harbison Boulevard, TMS# 001941-01-015](#); Request to annex the property and assign a land use classification of Urban Edge Regional Activity Center (UEAC-2) and zoning of Planned Unit Development – Commercial District (PUD-C) at the time of annexation. The property is zoned PD by Lexington County.

Site Plan Review

6. [SPLAT-2021-0030: 48.97 acres, South Side of Old Leesburg Road, TMS#22113-01-01\(p\)](#); Request site plan approval for the construction of a 199-lot single-family residential subdivision (Canary Woods Phase 3). The property is zoned RS-HD (Single-Family High Density) in Richland County and is currently being considered for annexation as RS-3 (Single-Family Residential).

Street Name

7. [SN-2021-0002: Name streets within the Bull Street Planned Unit Development Westlawn Street and Edelman Street, TMS#09113-16-01\(p\) and 09113-16-03\(p\)](#). The properties are zoned PUD-LS (Large Scale Planned Unit Development).

Zoning Text Amendment

8. [TA-2021-0006: Amendments to the text of the new Chapter 17 of the Columbia Code of Ordinances entitled “Unified Development Ordinance” adopted August 20, 2019 and effective August 30, 2021](#)

III. REGULAR AGENDA

Zoning Map Amendment

9. [ZMA-2021-0005: 6430 Norris Street, TMS# 16505-02-05](#); Request to rezone the parcel from Light Industrial District (M-1) to General Residential District (RG-2).
10. [ZMA-2021-0006: 1135 Carter Street, TMS# 14102-04-01](#); Request to rezone the parcel from Single-Family Residential District (RS-2) to Planned Unit Development-Residential District (PUD-R).

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.