



# CITY OF COLUMBIA PLANNING COMMISSION

July 14, 2022

Regular Session 4:00 P.M.

City Hall • 3rd Floor, Council Chambers

1737 Main Street • Columbia, SC

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RYAN CAUSEY • HARRIS COHN • STEVEN COOK • ANNA DAVIS • JAMES FROST II  
MASON HARPE • LATRELL HARTS • RAQUEL THOMAS • FORD TUPPER

The City of Columbia Planning Commission will conduct a **meeting on Thursday, July 14, 2022 at 4:00pm, in City Council Chambers**. This meeting will be open to the public, and public comment may be provided in-person and via email. Social distancing and masks are welcome and encouraged at in-person meetings.

The public may submit letters and statements via email to [CoCPC@columbiasc.gov](mailto:CoCPC@columbiasc.gov) either in advance of or during the meetings. Please be sure to include your name and the case information, such as the address and topic of the request. Letters and emails received prior to the meeting will be provided to the Planning Commission members before the meeting. Emails received during the meeting will be read into the record and therefore should be brief (maximum 500 words) to allow for timely and equal participation for all.

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 <https://planninganddevelopment.columbiasc.gov>

## I. CALL TO ORDER/ROLL CALL

## II. EXECUTIVE SESSION

The receipt of legal advice related to matters covered by attorney-client privilege pursuant to §30-4-70(a)(2). \*TA-2022-0005

## III. CONSENT AGENDA

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

1. [ANNEX-2022-0017: 218 Carolina Street, TMS# 08816-09-09](#), Request to annex the property and assign a land use classification of Urban Core Mixed Residential Type 3 (UCMR-3) and assign zoning of Residential Two-Family – Mill Village District (RD-MV), a portion within the Floodplain Overlay District (OV-FP), at the time of annexation. The property is currently classified as Mixed Residential (High Density) and zoned RM-HD by Richland County.
2. [ANNEX-2022-0018: 157 Saskatoon Drive, TMS# 22015-02-10](#), Request to annex the property and assign a land use classification of Urban Edge Residential Small Lot (UER-1) and assign zoning of

Residential Single Family – Small Lot District (RSF-3) at the time of annexation. The property is currently classified as Neighborhood (Medium Density) and zoned RS-MD by Richland County.

#### **Minor Amendment to a Planned Development**

3. [ZMA-2022-0010: 318 Bunker Lane, TMS# 28906-15-06](#), Request to make a Minor Amendment to a Planned Development (PD).

#### **Site Plan Review**

4. [SPLAN-2022-0014: 301 Assembly Street, TMS#11204-02-02, 11204-02-06, 11204-02-07, and 11204-02-42](#); request site plan approval to construct a 200,000 sq. ft., 310-unit multi-family residential, mixed-used development (The Ballpark). The properties are zoned CAC (Community Activity Center/Corridor) and MC (Mixed Commercial).

#### **Street Name**

5. [SN-2022-0003: Street Name Request](#) – Name streets within the Pecan Orchard Subdivision FKA Pecan Grove **Riding Grove Road, Pecan Drop Road, Pecan Orchard Road, and Winding Orchard Road, TMS#28908-03-01 and 28904-01-16**. The properties are zoned PD (Planned Development – Woodcreek Farms).

#### **Future Land Use Map Amendment Confirmation**

6. [LUMA-2022-0003: 12.59 acres, Shop Road Extension, TMS# 16200-01-25](#), Request to confirm the future land use classification of Industrial (IND). The property is currently assigned an interim future land use classification of Industrial (IND).

#### **Zoning Map Amendment Confirmation**

7. [ZMA-2022-0011: 12.59 acres, Shop Road Extension, TMS# 16200-01-25](#), Request to confirm the zoning of Light Industrial District (LI). The property currently has interim zoning of Light Industrial District (LI).

### **IV. REGULAR AGENDA**

#### **Zoning Text Amendment**

8. [TA-2022-0005](#): Request to amend Section 17-5.2 of the Columbia Code of Ordinances to remove minimum parking requirements for the NAC, CAC, RAC, MU-1 and MU-2 zoning districts, remove parking requirements for non-residential uses occupying new or existing structures of 7,500 square feet or less, and lessen the requirements for certain uses.

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

9. [ANNEX-2021-0024: 20.54 acres E/S Elmgren Street, TMS# 07312-04-03](#), Request to annex the property and assign a land use classification of Urban Edge Mixed Residential (UEMR) and assign zoning of Residential Mixed District (RM-2) at the time of annexation. The property is currently classified as Mixed Residential (High Density) and zoned RU and RS-LD by Richland County.

#### **Site Plan Review**

10. [SPLAN-2022-0013: 400 Block of Gervais Street, 1100 Block of Huger Street, 400 Block of Senate Street, and 1100 Block of Williams Street, TMS# 08912-11-01, 08912-11-02, 08912-11-04](#); request major site plan approval for the construction of a ± 145,000 sq. ft. hotel and a parking garage

(Homewood Suites and Tru Naman Gervais, LLC). The properties are zoned MC, OV-ID (Mixed Commercial within the Innovista Design Overlay District. [Traffic Impact Study](#).

**V. OTHER BUSINESS**

**VI. 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.