



CITY OF COLUMBIA PLANNING COMMISSION
April 5, 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, April 5, 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: **3506**
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-APR2021>

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 [March 1, 2021 Minutes](#)

Future Land Use Map Amendment

& Zoning Map Amendment for Pending Annexation

2. [ANNEX-2021-0004: 2213 Apple Valley, TMS# 07502-01-12](#); Request recommendation to assign land use classification of Urban Edge Residential Large Lot (UER-2) and assign zoning of General Residential District (RG-1) for a pending annexation. The property is currently classified as Mixed Residential (High Density) and zoned RM-MD by Richland County.
3. [ANNEX-2021-0005: 40.18 acre portion, S/S Old Leesburg Rd, TMS# 22113-01-01\(p\)](#); Request recommendation to assign land use classification of Urban Edge Residential Small Lot (UER-1) and assign 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.
4. [ANNEX-2021-0006: 80 acre portion, N/S Percival Road – 4621, 4635, 4651, and 4655 Percival Road, TMS# 25600-03-04\(p\)](#); Request recommendation to assign land use classification of Urban Edge Residential Small Lot (UER-1) and assign zoning of General Residential District (RG-1), a portion within the Flood Protective Overlay (-FP) for a pending annexation. The property is currently classified as Neighborhood (Medium Density) and zoned M-1 by Richland County.
5. [ANNEX-2021-0007: 7315 Coachmaker Road, TMS# 16307-09-01](#); Request recommendation to assign land use classification of Urban Edge Residential Large Lot (UER-2) and assign zoning of Single Family Residential District (RS-2) for a pending annexation. The property is currently classified as Mixed Residential (High Density) and zoned RS-MD by Richland County.

Site Plan Review

6. [SPLAN-2021-0005: 366 Lake Murray Boulevard, TMS#05000-04-54\(p\)](#); request site plan approval for the construction of an 8,010 sq. ft. medical office building (SCENT Land Holdings II, LLC). The property is zoned PUD-LS (Large Scale Planned Unit Development).
7. [SPLAN-2021-0006: 18.1 Acres, 300 Clemson Road, TMS#25700-02-03](#); request site plan approval for the construction of a 288-unit multi-family development (Colonial Creek Apartments). The property is zoned RG-2 (General Residential).

Zoning Map Amendment

8. [ZMA-2021-0002: 707 Catawba Street, TMS# 08913-04-01](#); Request to rezone the parcel from Heavy Industrial District (M-2), -Planned Development District (-PD) to Office and Institutional District (C-1), -Planned Development District (-PD).
9. [ZMA-2021-0003: 1041 Ponderosa Point Drive, TMS# 09413-01-13](#); Request to rezone the parcel from Light Industrial District (M-1) to Heavy Industrial District (M-2).

III. REGULAR AGENDA

Zoning Map Amendment

10. [ZMA-2021-0004: Congaree Pointe PUD \(64.17 acres N/S Bluff Road, 4.23 acres W/S Atlas Road, 2.92 acres W/S Atlas Road, 0.87 acres N/S Atlas Road, 0.03 acres N/S Atlas Road, 0.06 acres N/S Atlas Road, 2513, 2515, 2517, 2519, 2521, 2527, 2529, and 2531 Atlas Road, 116, 120, 124, 130, 134, 138, 142, and 146 Culliver Road, 1.26 acres N/S Beamer Loop Aly., 0.07 acres E/S Congaree Pointe Drive, 1006, 1009, 1010, 1013, 1014, 1017, 1018, 1021, 1022, 1025, 1026, 1029, 1030, 1033, 1034, and 1037 Congaree Pointe Drive, 200, 201, 204, 205, 208, 209, 212, 213, 216, 217, 220, 221, 224, 225, 228, and 229 Jerri Lane, and 1308, 1312, 1316, 1320, 1324, 1328, 1332, and 1336 Poinsett Loop\), TMS# 13500-02-04, 13500-02-05, 13500-02-06, 13510-01-05, 13510-05-01, -03, -04, -05, -06, -07,](#)

13510-06-01 thru -12, 13510-07-01, 13510-08-01 thru -09, 13510-09-01 thru -16, and 13510-10-01 thru -16; Request to rezone the parcels from Planned Unit Development-Residential District (PUD-R) to General Residential District (RG-2) and General Commercial District (C-3).

Street Name Change

11. [SN-2021-0001: Palmetto Health Parkway, TMS#05002-01-04, 05002-01-04A, 05002-01-05, 05002-01-06](#); request to change Palmetto Health Parkway to Prisma Health Parkway. The properties are zoned PUD-LS (Large Scale Planned Unit Development).

Site Plan Review

12. [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).
13. [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](#) **DEFERRED** 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).

Zoning Text Amendment

14. [TA-2021-0003: Amend §17-283\(c\) Table 3 of the City of Columbia Code of Ordinances to remove the special exception requirement for placement of wireless communication facilities \(cell nodes\) on existing support structures.](#)

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.