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**CITY OF COLUMBIA PLANNING COMMISSION**  
**September 14, 2020**  
**Regular Session 5:15 P.M.**  
**Virtual meeting using video conferencing technology**  
**Columbia, SC**

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**HARRIS COHN • JAMES FROST II • MASON HARPE • LATRELL HARTS •**  
**APRIL JAMES • ISA MANDELL • DALE STIGAMIER • 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, September 14, 2020 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. Public comments are limited to two minutes by phone and voice mail. Written emails, statements, and letters being read into the record should also take 2 min to be read by staff. It is suggested that emails and letters have 200-260 words total to allow the letters to be read within the two-minute time provided.

Participation options during the meeting:

- 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.
- c. Phone: The public may participate via phone. You may call: **855-925-2801**. When prompted please enter the meeting code: **7934**  
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 read into 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-September>

Correspondence prior to the meeting:

- The public may submit emails, letters, and statements via email to [cocboardmeeting@columbiasc.gov](mailto:cocboardmeeting@columbiasc.gov) prior to the meeting as this emails is monitored prior to the meeting.
- Emails, letters and statements received, prior to noon the day before the meeting will be forward to the Planning Commission for their review and will not be read into the record. Emails, letters,

and statements received after noon the day before the meeting will be read into the record at the meeting.

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 [john.fellows@columbiasc.gov](mailto:john.fellows@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 [August 3, 2020 Minutes](#)

### **Comprehensive Plan Map Amendment**

#### **& Zoning Map Amendment for Pending Annexation**

2. [ANNEX-2020-0019: 7910 Caughman Road; TMS# 19112-05-02](#); Request recommendation to assign land use classification of Urban Edge Residential Small Lot (UER-1) and assign zoning of Single Family Residential District (RS-2) for a pending annexation. The property is currently classified as Neighborhood (Medium Density) and zoned RS-MD by Richland County.

### **Interim Comprehensive Plan Map Amendment**

#### **& Interim Zoning Map Amendment for Pending Annexation**

3. [ANNEX-2020-0020: 1.43 acre portion of 4030 W. Beltline Boulevard; TMS# 11609-10-36\(p\)](#); Request recommendation to assign interim land use classification of Urban Core Community Activity Center (UCAC-2) and assign interim zoning of General Commercial District (C-3) for a pending annexation. The property is currently classified as Mixed Residential (High Density) and zoned GC by Richland County.

### **Street Name**

4. [SN-2020-0006: Street Name Request](#) - Name street within the Bull Street Planned Unit Development Septima Street, TMS#11404-10-01 and 11404-10-04.

### **Site Plan Review**

5. [SPLAN-2020-0015: 3818 Devine Street, 600 and 630 Kilbourne Road, TMS#13807-03-01, 13807-03-02, AND 13807-03-31](#); request approval for a group development sign (Lidl US, LLC). The properties are zoned C-3 (General Commercial).
6. [SPLAT-2020-0057: ±32 Acres, 200 Block of Saskatoon Drive, TMS#22012-01-02 THRU 04, 22012-01-09, 22016-01-07, and 22109-02-05](#); request site plan approval to construct a 120-lot single-family residential subdivision (Canary Woods, Phase 2). The properties are zoned RS-3 (Single-Family Residential).
7. [SPLAT-2020-0058: ±10 Acres 1800 Block of Pineview Road and Clif Kinder Road, TMS#19100-06-09 and 19100-06-20](#); request site plan approval to construct a 62-lot single-family residential subdivision (Cottages at Burnside Farms, Phase 3). The properties are zoned PUD-LS (Large Scale Planned Unit Development).

### **Minor Amendment to a PUD**

8. [ZMA-2020-0019: 452 Club View Drive, TMS# 28906-08-17](#); Request to make a Minor Amendment to a Planned Unit Development-Residential District (PUD-R).
9. [ZMA-2020-0020: 432 Mahonia Road, TMS# 28904-05-29](#); Request to make a Minor Amendment to a Planned Unit Development-Residential District (PUD-R).

## **III. REGULAR AGENDA**

### **Site Plan Review**

10. [SPLAT-2020-0056: ±126 Acres, 1500 Block of Benson Road, TMS#19100-04-19, 19100-04-22, 19100-04-28 Thru 31](#); request site plan approval to construct a 399-lot single-family residential subdivision (Benson Road Subdivision). The properties are zoned RS-3 (Single-Family Residential). [Traffic Impact Study](#).

### **Land Use Map Amendment**

11. [LUMA-2020-0002: Update to Chapter 6 of Columbia Compass: Envision 2036- Future Land Use Map](#); Amend the Future Land Use Map of Columbia Compass: Envision 2036 to assign land use classifications to properties annexed after the map date (February 13, 2020) of the adopted plan.

## **IV. OTHER BUSINESS**

### **Update on Zoning Map Process**

## **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.