CITY OF COLUMBIA PLANNING COMMISSION

March 2, 2020
Regular Session 5:15 P.M.
City Hall • 3rd Floor, Council Chambers
1737 Main Street • Columbia, SC

BRIAN DOLPHIN • JAMES FROST II • LATRELL HARTS • APRIL JAMES •
ISA MANDELL • DALE STIGAMIER • FORD TUPPER • CRAIG WAITES

PRIOR TO ENTERING COUNCIL CHAMBERS, PLEASE TURN ALL ELECTRONIC DEVICES (CELL PHONES, PAGERS, ETC.) TO THE SILENT, VIBRATE, OR OFF POSITION.

I. CALL TO ORDER/ROLL CALL

II. AGENDA

Approval of Minutes

1. Approve **February 3, 2019 Minutes**

Comprehensive Plan Map Amendment
& Zoning Map Amendment for Pending Annexation

2. **ANNEX-2020-0001: 6728 Wingard Street; TMS# 16407-04-04;** request recommendation to annex, assign land use classification of Urban Edge Residential Large Lot (UER-2) and assign zoning of Single Family Residential District (RS-1). The property is currently classified as Mixed Residential (High Density) and zoned RS-LD by Richland County.

Minor Amendment to a PUD

3. **ZMA-2020-0003: 206 Lacecap Road, TMS# 28904-05-06;** request a minor amendment to a Planned Unit Development – Residential District (PUD-R).

Zoning Map Amendment

4. **ZMA-2020-0005: 2201 Wayne Street, TMS# 09011-01-06**; request to rezone the parcel from Light Industrial District (M-1) to General Residential District (RG-2).

Site Plan Review

5. **SPLAN-2020-0002: 567 Spears Creek Church Road; TMS#28800-01-03(p);** request site plan approval to construct gas station with convenience store (QuikTrip). The property is zoned PUD-C (Planned Unit Development – Commercial District).
6. **SPLAN-2020-0004: 165 Columbiana Drive; TMS#001941-01-001;** request site plan approval to construct an automobile service facility (Valvoline). The property is zoned Harbison PUD-C (Planned Unit Development – Commercial District).

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7. **SPLAN-2020-0005: 8 acres, South Side of Daphne Road; TMS#16315-02-02;** request site plan approval to construct a 48-unit multi-family residential development (Dove Place). The property is zoned C-3 (General Commercial District).
8. **SPLAT-2020-0019: 107, 123, 139, 167 Riding Grove Road and 1113 Old National Highway; TMS#28900-01-27 thru 29, -31, -45, and 28904-03-01;** request site plan approval to construct a 96-lot single-family subdivision (The Grove at Woodcreek Farms, Phase 3). The properties are zoned PUD-R (Planned Unit Development – Residential District).

Zoning Map Amendment

9. **ZMA-2020-0004: 4427 Blossom Street, TMS# 13810-03-10;** request to rezone the parcel from General Residential District (RG-2) with a portion in the -Floodplain Area (-FP) to Neighborhood Mixed-Use District (MX-1) with a portion in the –Floodplain Area (-FP).

10. **ZMA-2020-0006: 2.57 acres S/W Rugby Road(p) and 4802 Brickyard Road(p), TMS# 09212-01-01(p) and 09212-02-12(p)**; request to rezone a portion of the parcels from Single-Family Residential District (RS-2) to General Residential District (RG-1).

Comprehensive Plan – Future Land Use Map Amendment

11. **LUMA-2020-0001: 2.57 acres S/W Rugby Road(p) and 4802 Brickyard Road(p), TMS# 09212-01-01(p) and 09212-02-12(p)**; request to amend Chapter 8.3 of The Columbia Plan 2018 – Future Land Use Map to modify the land use classification of a portion of the property from Urban Core Residential Small Lot (UCR-1) to Urban Edge Residential Large Lot (UER-2).

Comprehensive Plan – Future Land Use Map Amendment &
Zoning Map Amendment for Pending Annexation

12. **ANNEX-2020-0002: 2.74 acres S/W Rugby Road (portion), 0.31 acres E/S Rugby Road, 4802 Brickyard Road (portion), 320 Club Road, 0.38 acres W/S Rugby Road, 4848 Rugby Road, and 4860 Rugby Road; TMS# 09212-01-01 (portion), 09212-02-01, 09212-02-12 (portion), 09305-04-18, 09305-04-19, 09309-15-08, and 09309-15-11;** request recommendation to annex, assign land use classification of Urban Edge Residential Large Lot (UER-2) and assign zoning of General Residential District (RG-1). The property is currently classified as Mixed Residential (High Density) and zoned RS-HD by Richland County.

Comprehensive Plan Amendment

12. **COMPLAN-2020-0001: *Columbia Compass*;** request recommendation to adopt *Columbia Compass* as the 10-year update to the City of Columbia's comprehensive plan, replacing *TCP2018: The Columbia Plan*.

III. OTHER BUSINESS

IV. 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

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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.

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