



CITY OF COLUMBIA PLANNING COMMISSION

August 5, 2019

Regular Session 5:15 P.M.

City Hall • 3rd Floor, Council Chambers

1737 Main Street • Columbia, SC

RICHARD COHN • 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. CONSENT AGENDA

Approval of Minutes

1. [Approve July 8, 2019 Minutes](#)

Comprehensive Plan Map Amendment & Zoning Map Amendment for Pending Annexation

2. [ANNEX-2019-0011: 68.40 Acres Lockman Road; TMS# 29000-02-35](#); request recommendation to annex, assign land use classification of Urban Edge Residential Small Lot (UER-1) and assign zoning of Planned Unit Development - Residential District (PUD-R). The property is currently classified as Neighborhood (Medium Density) and zoned RU by Richland County.
3. [ANNEX-2019-0012: 400 N. Beltline Boulevard and 0.07 acres, East Chapel Drive; TMS# 13810-02-16 and 13810-02-15](#); request recommendation to annex, assign land use classification of Urban Core Community Activity Center (UCAC-2) and assign zoning of General Commercial District (C-3). The property is currently classified as Mixed Use Corridor and zoned GC by Richland County.
4. [ANNEX-2019-0013: 1103 Ferguson Street; TMS# 11204-02-07](#); request recommendation to annex, assign land use classification of Urban Core Neighborhood Activity Center (UCAC-1) and assign zoning of Mixed Use District and Mixed Use District in a Flood Protective overlay (MX-1 and MX-1, -FP). The property is currently classified as Mixed Residential (High Density) and zoned M-1, FP by Richland County.

III. REGULAR AGENDA

Site Plan Review

5. [SPLAN-2019-0008: 301 Assembly Street, TMS# 11204-02-02, 11204-02-06, 11204-02-07, and 11204-02-42](#); request site plan approval to construct a 20,000 sq. ft., 322-unit multi-family residential, mixed-used development. The properties are zoned Light Industrial District, -Flood Protective Area (M-1, -FP). *Traffic Impact Study.*

Comprehensive Plan – Future Land Use Map Amendment

6. **LUMA-2019-0004: 11.58 acres W/S Ferguson Street (p), TMS #11204-02-06(p);** request to amend Chapter 8.3 of The Columbia Plan 2018 – Future Land Use Map to modify the land use classification from Urban Core Mixed Residential Type 3 (UCMR-3) to Urban Core Neighborhood Activity Center (UCAC-1).

Zoning Map Amendment

7. **ZMA-2019-0009: 301 Assembly Street, 11.58 acres W/S Ferguson Street and 0.02 acres SE/S Dreyfus Road, TMS# 11204-02-02, 11204-02-06 and 11204-02-42;** request to rezone the parcels from Light Industrial District (M-1), -Floodplain Area (-FP) to Mixed-Use Corridor/Neighborhood District (MX-1), -Floodplain Area (-FP).

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.