



CITY OF COLUMBIA PLANNING COMMISSION

July 12, 2021

Regular Session 5:15 P.M.

This meeting will be held at 1735 Busby Street
Columbia, SC

HARRIS COHN • ANNA DAVIS • JAMES FROST II • MASON HARPE • LATRELL HARTS •
APRIL JAMES • ISA MANDELL • RAQUEL THOMAS • FORD TUPPER

PRIOR TO ENTERING THE MEETING FACILITY, 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 [June 7, 2021 Minutes](#)

Site Plan Review

2. [SPLAT-2021-0053: 80 acres, 4600 Block of Percival Road, TMS#25600-03-04](#); Request site plan approval for the construction of a 298-lot single-family residential subdivision (Colonels Creek Subdivision). The property is zoned M-1 (Light Industrial) in Richland County and is currently being considered for annexation as RG-1, -FP (General Residential within the Floodplain Overlay). [Traffic Impact Study](#).
3. [SPLAN-2021-0011: 2400 Block of Atlas Road, TMS#15300-02-04\(p\)](#); Request site plan approval of the construction of a 198-unit, multifamily residential development. The property is zoned RG-2 (General Residential). [Traffic Impact Study](#).
4. [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 amend a site plan for a previously approved residential subdivision (Cameron Ridge FKA Benson Road Subdivision). The properties are zoned RS-3 (Single-Family Residential).

III. REGULAR AGENDA

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.