



CITY OF COLUMBIA PLANNING COMMISSION
November 1, 2021
Regular Session 5:15 P.M.
Busby Community Center
1735 Busby Street
Columbia, SC

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

The City of Columbia Planning Commission will conduct a **meeting on Monday, November 1, 2021 at 5:15pm, at Busby Community Center**. This meeting will be open to the public, and public comment may be provided in-person and virtually. In-person meetings will be socially distanced and **face coverings are required** to be worn inside City facilities. More information will be provided as to how to participate virtually on the final posted agenda and City website www.columbiasc.gov/planning-boards-commissions, or by calling 803-545-3333.

The public may submit letters and statements via email to cocboardmeeting@columbiasc.gov either in advance of or during the meetings. Please be sure to include your name and the case information, such as the address and topic of the request. Further public participation instructions are provided on the agendas. Please note: to allow for timely and equal participation for all members of the public who wish to comment on a case, letters or emails submitted to be read into the record during the meeting may contain up to but no more than 500 words. If longer written communication is desired, then that may be submitted to cocboardmeeting@columbiasc.gov up to 4:00pm the day before the pending PC meeting; it will be forwarded to PC members for their perusal prior to the meeting.

Additionally, 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: **2221**
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/COCPC-Nov2021>

For additional information please visit our website at <https://planninganddevelopment.columbiasc.gov/>

I. CALL TO ORDER/ROLL CALL

II. CONSENT AGENDA

Approval of Minutes

1. Approve [October 4, 2021 Minutes](#)

Future Land Use Map Amendment

& Zoning Map Amendment for Pending Annexation

2. [ANNEX-2021-0019: 3923 Bright Avenue, TMS# 13708-08-14](#); Request to annex the property and assign a land use classification of Urban Core Residential Small Lot (UCR-1) and assign zoning of Residential Single Family-Small Lot (RSF-3) at the time of annexation. The property is currently classified as Mixed Residential High Density and zoned RS-HD by Richland County.
3. [ANNEX-2021-0020: 44.38 acre portion, County Line Trail, TMS# 31700-01-04\(p\)](#); Request to annex the property and assign a land use classification of Urban Edge Residential Small Lot (UER-1) and assign zoning of Planned Development (PD) at the time of annexation. The property is currently classified as Neighborhood (Medium Density) and zoned M-1 by Richland County.
4. [ANNEX-2021-0021: 4021 Trotter Road, TMS# 22008-01-01](#); Request to annex the property and assign a land use classification of Urban Edge Residential Large Lot (UER-2) and assign zoning of Residential Mixed (RM-1) at the time of annexation. The property is currently classified as Neighborhood (Medium Density) and zoned RS-HD by Richland County.

Minor Amendment to a Planned Development

5. [ZMA-2021-0008: 18.82 acres S/S Pineview Drive and 1.12 acres S/S Garners Ferry Road, TMS# 19100-06-09 and 19100-06-08](#), Request to make a Minor Amendment to a Planned Development (PD).

Site Plan Review

6. [SPLAN-2021-0018: 17.78 acres, East Side of Clif Kinder Road South of Corner Wind Lane, TMS#19100-06-09 and -08](#); Request site plan approval for the construction of a 308-unit multifamily apartment development (Burnside Farms Apartments). The property is zoned PD (Planned Development).
7. [SPLAN-2021-0017: 14.9 acres, 2701 Atlas Road, TMS#13510-01-03](#); Request site plan approval for the construction of a 240-unit, multifamily apartment development (Villages at Congaree Pointe). The property was zoned RG-2 (General Residential) at the time of application. [Traffic Impact Study](#).
8. [SPLAN-2021-0019: 26.58 acres, Research Drive, TMS#17200-02-11](#); Request site plan approval for the construction of a 264-unit multifamily apartment development (Pointe Grand). The property is currently zoned GC (General Commercial) in Richland County and is currently being considered for annexation with EC (Employment Campus District) zoning.

9. **SPLAN-2021-0020: 275 Harbison Boulevard, TMS#001941-01-011**; Request site plan approval for the construction of a ± 3,000 sq. ft. restaurant with a drive through, ± 4,000 sq. ft. restaurant with a drive through, and a ± 8,500 building addition (Harbison Center). The property is zoned PD (Planned Development). **Traffic Impact Study.**
10. **SPLAT-2021-0021: 100 Parkridge Drive, TMS#04908-01-16**; Request site plan approval for the construction of a 9,420 sq. ft. building (Love Chevrolet). The property is zoned PD (Planned Development).
11. **SPLAT-2020-0069: 600 thru 629 McCabe Road, 537 thru 562 Mahonia Road, TMS#28900-01-11, 28900-01-30, 29001-04-11 thru -16, 29001-05-11 thru -17, 29001-08-01, 29001-09-01 thru -14**; Request site plan approval to reduce the setbacks of a previously approved 27-lot single-family residential subdivision (Woodcreek Farms Area A5, Phase 1C). The properties are zoned PD (Planned Development).

Street Name

12. **SN-2021-0004: Street Name Request** – Name streets within the **Victorywoods Village Subdivision** FKA Colonels Creek Subdivision - **Artillery Lane, Barracks Road, Defend Court, Grenade Road, Infantry Lane, Battalion Road, Half Mast Way, Field Strip Road, and Paratrooper Lane, TMS#25600-03-04**. The property is zoned RM-1 (Residential Mixed District).

III. REGULAR AGENDA

Site Plan Review

13. **SPLAT-2021-0087: 16.2 acres, 750 and 754 South Beltline Boulevard, 1400 Block of Mikell Lane, TMS#13712-02-07 thru -10, and 13712-02-16**; Request site plan approval for the construction of a 19-lot cluster housing development (South Beltline Subdivision). The properties were zoned RS-2 (Single Family Residential) at the time of application.

IV. OTHER BUSINESS

[New Planning Commission calendar for 2022.](#) Please make note of new meeting date/time and deadlines.

V. ADJOURN

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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.