



CITY OF COLUMBIA PLANNING COMMISSION
December 6, 2021
Regular Session 5:15 P.M.
City Hall • 3rd Floor, Council Chambers
1737 Main 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, December 6, 2021 at 5:15pm, in City Council Chambers**. This meeting will be open to the public, and public comment may be provided in-person. 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. 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).

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 [November 1, 2021 Minutes](#)

Future Land Use Map Amendment

& Zoning Map Amendment for Pending Annexation

2. [ANNEX-2021-0018: 2708 Shop Road aka 2708 Shop Road Extension, TMS# 16200-04-01](#), Request to annex the property and assign a land use classification of Industrial (IND) and assign zoning of Light Industrial (LI) at the time of annexation. The property is currently classified as Economic Development Center/Corridor and zoned M-1 by Richland County.

Zoning Map Amendment

3. [ZMA-2021-0009: 2401 Two Notch Road\(p\) and 0.21 acres, E/S Waites Street, TMS# 11511-11-10\(p\) and 11511-11-08](#), Request to rezone the property from Community Activity Center/Corridor District (CAC) to Residential Mixed District (RM-1).
4. [ZMA-2021-0010: 2632 Millwood Avenue and 2627, 2526, and 2623 Cherry Street, TMS# 11413-03-05, 11413-03-10, 11413-03-11, and 11413-03-12](#), Request to rezone the parcel from Office and Institutional District (OI), Residential Mixed District (RM-1), and Mixed-Use District (MU-1), Historic Preservation Overlay District (OV-HP) to Mixed-Use District (MU-1), Historic Preservation Overlay District (OV-HP).

Site Plan Review

5. [SPLAN: 2021-0022: 291 Harbison Boulevard, TMS#001941-01-015](#): Request site plan approval for the construction of a 4,300 sq. ft. car wash (Time to Shine Car Wash, Inc.). The property is zoned PD (Planned Development).

III. REGULAR AGENDA

Zoning Map Amendment

6. [ZMA-2021-0011: 1001, 1105, and 1107 Balsam Road, 1045 Canal Drive, and 1030 Greenville Circle, TMS# 07311-08-05, 07311-08-06, 07311-08-07, 07311-08-08, and 07311-08-12](#), Request to rezone the parcel from Residential Single Family-Medium Lot District (RSF-2) and Residential Single Family-Small Lot District (RSF-3) to Regional Activity Center/Corridor District (RAC).

IV. EXECUTIVE SESSION

7. **Receipt of legal advice related to matters covered by attorney-client privilege pursuant to S.C. Code §30-4-70(a)(2)**
 - Motion for Reconsideration for 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.

V. REGULAR AGENDA

Site Plan Review

8. **Request for Reconsideration by City Council of 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.

VI. OTHER BUSINESS

Officer elections in January

VII. 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.