



CITY OF COLUMBIA PLANNING COMMISSION

February 10, 2022

Regular Session 4:00 P.M.

City Hall • 3rd Floor, Council Chambers

1737 Main Street • Columbia, SC

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

The City of Columbia Planning Commission will conduct a **meeting on Thursday, February 10, 2022 at 4:00pm, in City Council Chambers**. 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: **2126**
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-Feb2022>

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 [January 13, 2022 Minutes](#)

**Future Land Use Map Amendment
& Zoning Map Amendment for Pending Annexation**

2. [ANNEX-2022-0001: 1458 Caroline Road a/k/a 1458 Trinity Three Road, TMS# 16414-08-03](#), Request to annex the property and assign a land use classification of Urban Edge Mixed Residential (UEMR) and assign zoning of Office and Institutional District (O-I) at the time of annexation. The property is currently classified as Neighborhood (Medium Density) and zoned RU by Richland County.
3. [ANNEX-2022-0002: 1010 Edgefield Street, TMS# 09107-13-19](#), Request to annex the property and assign a land use classification of Urban Core Residential Small Lot (UCR-1) and assign zoning of Residential Mixed District (RM-2) and Historic Preservation Overlay District (OV-HP) at the time of annexation. The property is currently classified as Mixed Residential (High Density) and zoned RM-HD by Richland County.

Zoning Text Amendment

4. [TA-2022-0001: Amend Chapter 17, Appendix D: Historic Sub-District Boundaries; request to add TMS# 09107-13-19 \(1010 Edgefield Street\)](#) to Chapter 17, Appendix D: Historic Sub-District Boundaries (Earlewood Protection Area, Area A) at the time of the property's annexation.

III. REGULAR AGENDA

Site Plan Review

5. SPLAT-2021-0107: 1.89 Acres, Planters Drive, TMS#16405-01-04; request preliminary plat approval for the construction of a 170-unit residential subdivision (Streamside). The property is zoned O-I Office and Institutional District.

DEFERRED

Street Name Change

6. [SN-2022-0001: Beaumont Avenue, TMS# 11507-04-02 and 11507-04-61](#); request to change a portion of Beaumont Court (3000 Block) to Beaumont Avenue.

7. SN-2022-0002: Senepol Point, 19000-06-01; request to change a portion of Beacons Field Road (between Beacons Field Road and Red Poll Way) to Senepol Point.

Zoning Map Amendment

8. ZMA-2022-0001: 1810 Allen Benedict Court, TMS# 11408-03-01, Request to rezone the property from Residential Mixed District (RM-2) to Mixed-Use District (MU-2).
9. ZMA-2022-0002: 1101, 1105, and 1107 Balsam Road, 1405 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 property from Residential Single Family-Medium Lot District (RSF-2) and Residential Single Family-Small Lot District (RSF-3) to Neighborhood Activity Center/Corridor District (NAC).

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.