



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

In attendance: Anna Davis, James Frost II, LaTrell Harts, Mason Harpe, Ford Tupper, Isa Mandell, Harris Cohn and Raquel Thomas

Absent: None

Staff: Leigh DeForth, Krista Hampton, Hope Hasty, Andrew Livengood, Johnathan Chambers, Skye Robinson Barnes and Lucinda Statler

I. CALL TO ORDER/ROLL CALL

Mr. Frost called the meeting to order at 4:00pm.

Lucinda Statler, Planning Administrator, reviewed ways for the public to participate in the meeting (in person or via email). Ms. Statler called roll; a quorum was established. Mr. Frost reviewed the meeting format and ways to communicate during the meeting.

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.

Ms. Statler provided brief overview of the cases. Pause provided for public input, no public input received.

Ms. Mandell made motion to accept the consent agenda. Ms. Davis seconded the motion. The motion was carried by a unanimous vote (8-0).

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 single-family residential subdivision (Streamside). The property is zoned O-I. **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.

Mr. Chambers provided brief overview of the proposed request. Pause provided for public input. No input received.

Ms. Hart made a motion to approve change from Beaumont Court to Beaumont Avenue. Ms. Mandell seconded the motion. Motion was carried by a unanimous vote (8-0).

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.

Mr. Chambers provided brief overview of the proposed request. Pause provided for public input. No input received.

Ms. Mandell made a motion to change a portion of Beacons Field Road between Beacons Field Road and Red Poll Way to Senepol Point. Ms. Tupper seconded the motion. Motion was carried by a unanimous vote (8-0).

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).

Ms. Statler provided brief overview of proposed project. Applicant, Gerald A. Lee, spoke on behalf of the project. Discussion between board members and applicant ensued.

Pause provided for public input. No input received.

Mr. Harpe made motion to approve the request to rezone the property from Residential Mixed District to Mixed Use District. Ms. Davis seconded the motion. Motion was carried by a unanimous vote (8-0).

9. **ZMA-2022-0002: 1101, 1105, and 1107 Balsam Road, 1405 Canal Drive, and 1030 Greenville Circle, TMS# 07311-08-03, 07311-08-04, 07311-08-07, 07311-08-08, and 07311-08-12**, Request to rezone the property from Residential Single-Family-Dist. District (RSF-2) and Residential Single-Family-Small Lot District (RSF-3) to Neighborhood Activity Center/Corridor District (NAC). **Withdrawn**

IV. OTHER BUSINESS

Planning Commission members indicated they did not have any questions regarding the Columbia Compass Annual Report, but would contact staff should any arise

V. ADJOURN

Mr. Frost asked for motion to adjourn. Ms. Mandell made motion to adjourn the meeting, and Ms. Thomas seconded the motion. The motion to adjourn passed by unanimous vote (8-0) and the meeting was adjourned at 4:24 PM.

**Respectfully submitted,
Planning & Development Services Department**