



CITY OF COLUMBIA PLANNING COMMISSION

April 14, 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, April 14, 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 no longer required but are recommended. 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: **2540**
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-Apr2022>

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 [March 10, 2022 Minutes](#)

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

2. [ANNEX-2022-0006: 0.21 acres W/S Canal Drive, TMS# 07311-08-17](#), Request to annex the property, assign a land use classification of Urban Edge Residential Large Lot (UER-2), and assign zoning of Mixed Use District (MU-1) at the time of annexation. The property is currently classified as Mixed Residential (High Density) and zoned RS-MD by Richland County.
3. [ANNEX-2022-0007: 2311 and 2301 Percival Road, TMS# 19711-06-14 and 19711-06-15](#), Request to annex the property and assign a land use classification of Urban Edge Multi-family (UEMF) and assign zoning of Residential Mixed District (RM-2) at the time of annexation. The property is currently classified as Neighborhood (Medium Density) and zoned RM-HD by Richland County.
4. [ANNEX-2022-0008: 17, 25, and 33 Montreat Court, TMS# 19211-01-31, 19211-01-30, and 19211-01-29](#), Request to annex the property and assign a land use classification of Urban Edge Residential Large Lot (UER-2) and assign zoning of Residential Single Family Large Lot District (RSF-1), portions within the Floodplain Overlay District (OV-FP) at the time of annexation. The property is currently classified as Neighborhood (Medium Density) and zoned RS-LD by Richland County.
5. [ANNEX-2022-0009: 3740 Pearl Street, TMS# 09103-06-01](#), Request to annex the property, assign a land use classification of Urban Core Mixed Residential-2 (UCMR-2), and assign zoning of Employment Campus (EC) at the time of annexation. The property is currently classified as Mixed Use Corridor and zoned GC by Richland County.
6. [ANNEX-2022-0010: 1482 Caroline Road, TMS# 16414-08-04](#), Request to annex the property, assign a land use classification of Urban Edge Mixed Residential (UEMR), and assign zoning of Office and Institutional District (OI) at the time of annexation. The property is currently classified as Neighborhood (Medium Density) and zoned RU by Richland County.

Major Site Plan Review

7. [SPLAN-2022-0003: 1458 Caroline Road, TMS#16414-08-03](#); request major site plan approval for the construction of a 25-unit multi-family residential development (Trinity Townhomes). The property is currently zoned RU in Richland County and is being considered for annexation with an O-I (Office and Institutional District) zoning.
8. [SPLAN-2022-0005: 2301 and 2311 Percival Road, TMS#19711-06-14 and -15](#); request major site plan approval for the construction of 180-unit, multi-family residential development (Percival Place).

The properties are currently zoned RM-HD (Residential, Multi-Family - High Density District) within Richland County and are being considered for annexation with RM-2 (Residential Mixed District) zoning.

9. [SPLAN-2022-0006: 201 Moore Hopkins Lane, TMS# 07309-02-19](#); request major site plan approval for the construction of a 90-unit multi-family residential development (Stoneridge Senior Village). The property is zoned EC (Employment Campus District).
10. [SPLAT-2022-0025: 49.14 acres, Near Sandy Oaks Road, TMS#31700-01-10 and 31700-01-11](#); request site plan approval for the construction of a 235-lot single-family residential subdivision (Ellington Subdivision, Phase II). The properties are zoned PD (Planned Development – Woodcreek Farms).
11. [SPLAT-2022-0026: 29.17 acres, Riding Grove Road, TMS#28908-03-01 and 28904-01-16](#); request site plan approval for the construction of a 43-lot single-family residential subdivision (Pecan Grove). The properties are currently zoned PDD (Planned Development District) within Richland County and are currently being considered for annexation with PD (Planned Development – Woodcreek Farms) zoning.

Zoning Map Amendment

12. [ZMA-2022-0005: 446 Clemson Road and 446 Clemson Road Ext., TMS# 25700-02-01 and 25700-04-02](#); Request to rezone the property from Mixed-Use District (MU-2) to General Commercial District (GC).

III. REGULAR AGENDA

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

13. [ANNEX-2021-0024: 20.54 Acres E/S Elmgren Street, TMS# 07312-04-03](#), Request to annex the property and assign a land use classification of Urban Edge Mixed Residential (UEMR) and assign zoning of Residential Mixed District (RM-2) at the time of annexation. The property is currently classified as Mixed Residential (High Density) and zoned RU and RS-LD by Richland County.

Major Subdivision Preliminary Plat Review

14. [SPLAT-2021-0107: 1.89 Acres, Planters Drive, TMS#16405-01-04](#); request preliminary plat approval for the construction of an 10-lot single-family residential subdivision (Streamside). The property is zoned O-I (Office and Institutional District).

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.