



CITY OF COLUMBIA PLANNING COMMISSION
September 8, 2022
Regular Session 4:00 P.M.
City Hall • 3rd Floor, Council Chambers
1737 Main Street • Columbia, SC

RYAN CAUSEY • HARRIS COHN • STEVEN COOK • ANNA DAVIS • JAMES FROST II
MASON HARPE • LATRELL HARTS • RAQUEL THOMAS • FORD TUPPER

The City of Columbia Planning Commission will conduct a **meeting on Thursday, September 8, 2022 at 4:00pm, in City Council Chambers**. This meeting will be open to the public, and public comment will be heard in-person. Masks and/or social distancing are encouraged within the facility.

The public may submit letters and statements via email to CoCPC@columbiasc.gov until noon the day before the meeting. Please be sure to include your name and the case information, such as the address and topic of the request. These comments will be provided to Planning Commission members in advance of the meeting. Members of the public may observe the meeting by live streaming through [CityTV](#) where available.

For additional information, please visit our website at www.columbiasc.net/planning-boards-commissions

- I. **CALL TO ORDER/ROLL CALL**
- II. **CONSENT AGENDA**

Approval of Minutes

- 1. Approve [August 11, 2022 Minutes](#)

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

- 2. [ANNEX-2022-0020: 1500, 1509, 1520, N1521, 1521, 1525, and 1527 Atlantic Drive, and 1230 Balsam Road; TMS# 07311-02-01, 07311-02-02, 07312-07-11, 07312-07-12, 07312-07-13, 07312-07-14, and 07312-07-15;](#) Request recommendation to assign land use classification of Urban Edge Residential- Large Lot (UER-2) and assign zoning of Residential Single Family-Medium Lot District (RSF-2) at the time of annexation. The property is currently classified as Neighborhood Mixed Residential High Density and zoned RS-MD by Richland County.
- 3. [ANNEX-2022-0021: 79.05 acres N/S Percival Road, 4407 Percival Road, and 0.775 acres E/S Newland Road, TMS# 25600-03-04 and 25600-03-30;](#) Request recommendation to assign land use classifications of Urban Edge Residential Small Lot (UER-1), Urban Edge Multi-Family (UEMF), and

Urban Edge Community Activity Center (UEAC-1), and zone the property Residential Mixed District (RM-1), Residential Mixed District (RM-2), and Light Industrial District (LI) at the time of annexation. The property is currently classified as Neighborhood (Medium Density) and zoned M-1 by Richland County

Zoning Map Amendment

4. **ZMA-2022-0012: 2470 Millwood Avenue, 2514 Cherry Street, 2520 Cherry Street, and 0.05 acres W/S Cherry Street, TMS# 11410-17-11, 11410-16-02, 11410-16-05, and 11410-16-19;** Request to rezone the property from Mixed Use District (MU-1) and Residential Mixed District (RM-1), a portion within the Old Shandon/Lower Waverly Historic Preservation Overlay (OV-HP) to Mixed Use District (MU-1).
5. **ZMA-2022-0012: 951 and 919 True Street, TMS# 16408-01-02 and 16408-01-03;** Request to rezone the property from Mixed Use District (MU-1) to Community Activity Center/Corridor District (CAC).

DEFERRED

III. REGULAR AGENDA

Site Plan Review

6. **SPLAT-2021-0088: 14.4 acres, Southwest Corner Broad River Road and Piney Woods Road, TMS#05009-02-52 and 05013-01-01;** Request approval to be relieved from a condition of a previously approved site plan for the construction of a 74-lot cluster housing development (Piney Woods Bluff Subdivision). The properties are zoned PUD-R (Residential Planned Unit Development) at the time of application.

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.