



CITY OF COLUMBIA PLANNING COMMISSION
October 13, 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, October 13, 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 [September 8, 2022 Minutes](#)

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

2. [ANNEX-2022-0019: 7106 Broad River Road, TMS# 05007-02-38](#); Request recommendation on assignment of land use classifications of Community Activity Corridor (AC-2) and assignment of zoning of Community Activity Center/Corridor District (CAC) with a pending annexation. The property is currently classified as Neighborhood (Medium Density), in a Priority Investment Area and zoned NC by Richland County.
3. [ANNEX-2022-0022: 1008 Lykes Lane, TMS# 05000-02-29](#); Request recommendation on assignment of land use classifications of Community Activity Corridor (AC-2) and assignment of zoning of Community Activity Center/Corridor (CAC) with a pending annexation. The property is currently classified as Neighborhood (Medium Density) and zoned GC by Richland County.

4. [ANNEX-2022-0024: 1903 Hazelwood Road and 1842 Pressley Street, TMS# 19205-03-12;](#) Request recommendation on assignment of land use classifications of Urban Edge Residential Large Lot (UER-2) and assignment of zoning of Residential Single Family-Large Lot (RSF-1) with a pending annexation. The property is currently classified as Neighborhood (Medium Density) and zoned RS-LD by Richland County.
5. [ANNEX-2022-0025: Unincorporated portions of 3815 Ayrshire Avenue and 0.56 acres NE/S Clement Road, TMS# 09201-09-07\(p\) and 09201-09-08\(p\);](#) Request recommendation on assignment of land use classifications of Urban Core Residential Small Lot (UCR-1) and assignment of zoning of Residential Single-Family Large Lot (RSF-1) with a pending annexation. The property is currently classified as Mixed Residential (High Density) and zoned RS-HD by Richland County.
6. [ANNEX-2022-0026: 37.675 acres, S/S I-20, TMS# 28800-06-05;](#) Request to annex the property and assign a land use classification of Community Activity Corridor (AC-2) and assign zoning of General Commercial District (GC) at the time of annexation. The property is currently classified as Neighborhood (Medium Density) and zoned M-1 by Richland County.

Zoning Map Amendment

7. [ZMA-2022-0014: 14.75 acres, N/S Lost Creek Drive, TMS# 05207-07-28;](#) Request recommendation to rezone the property from Large Lot-Reserve District (LL-R), a portion within the Floodplain Overlay District (OV-FP) to Residential Single-Family- Large Lot District (RSF-1), a portion within the Floodplain Overlay District (OV-FP).

III. REGULAR AGENDA

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

8. [ANNEX-2022-0023: 6505 North Main Street, TMS# 11716-01-04;](#) Request recommendation on assignment of land use classifications of Community Activity Corridor (AC-2) and assignment of zoning of Community Activity Center/Corridor District (CAC) with a pending annexation. The property is currently classified as Mixed Residential (High Density) and zoned GC by Richland County.

Future Land Use Map Amendment

9. [LUMA-2022-0004: 1214 Scott Street \(p\), 1222 Scott Street, 2109, 2119, and 2121 Sumter Street \(p\), TMS# 09016-12-18\(p\), 09016-12-19, 09016-12-06\(p\), 09016-12-05\(p\), and 09016-12-04\(p\);](#) Request recommendation to amend the Columbia Compass: Envision 2036 Future Land Use Map to modify the land use classification of the property from Urban Core Mixed Residential Type 2 (UCMR-2) to Urban Core Community Activity Center (UCAC-2).

Zoning Map Amendment

10. [ZMA-2022-0015: 1214 and 1222 Scott Street and 2121, 2119, and 2109 Sumter Street, TMS# 09016-12-18, 09016-12-19, 09016-12-04, 09016-12-05, and 09016-12-06;](#) Request recommendation to rezone the property from Mixed Use District (MU-2) in the North Main Corridor Design Overlay District (OV-NMC) to Community Activity Center/Corridor District (CAC) in the North Main Corridor Design Overlay District (OV-NMC).

Zoning Text Amendment

11. [ZTA-2022-0006;](#) Request to amend Chapter 17, Article 5 of the Columbia Code of Ordinances to clarify requirements for transitional and street protective yard requirements when parking is impacted.

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.