



CITY OF COLUMBIA PLANNING COMMISSION
November 10, 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, November 10, 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 [October 13, 2022 Minutes](#)

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

- 2. [ANNEX-2022-0029: 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 Office and Institutional District (OI) with a pending annexation. The property is currently classified as Neighborhood (Medium Density) in a Priority Investment Area, and zoned NC by Richland County.

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

- 3. [ANNEX-2022-0028: 1921 Pineview Drive, TMS# 19100-06-12](#); Request recommendation on assignment of interim land use classification of Urban Edge Community Activity Center (UEAC-1) and assignment of interim zoning of General Commercial District (GC) with a pending annexation. The

property is currently classified as Neighborhood (Medium Density) in a Neighborhood Activity Center and zoned M-1 by Richland County.

Site Plan Review

4. **SPLAN-2022-0016: 26.58 acres, Research Drive, TMS#17200-02-11;** Request site plan approval for the construction of a 36-unit multifamily apartment building (Pointe Grand, Phase 2). The property is zoned EC (Employment Campus District).
5. **SPLAN-2022-0017: 1.80 acres, 2500 Block of Atlas Road, TMS#13500-02-04;** Request site plan approval for the construction of a road (Harmony at Congaree Pointe). The property is zoned RM-2 (Residential Mixed).

Street Name

6. **SN-2022-0004: Name streets within the Bull Street Planned Development Nash Street and Hilliard Street, TMS#11501-01-22.** The property is zoned PD (Planned Development).

Future Land Use Map Amendment Confirmation

7. **LUMA-2022-0005: 8325 Old Percival Road, TMS# 19813-01-02;** Request to confirm the future land use classification of Urban Edge Residential Small Lot (UER-1). The property is currently assigned interim future land use classification of Urban Edge Residential Small Lot (UER-1).

Zoning Map Amendment Confirmation

8. **ZMA-2022-0016: 8325 Old Percival Road, TMS# 19813-01-02;** Request to confirm the zoning of Residential Mixed District (RM-1). The property currently has interim zoning of Residential Mixed District (RM-1).

III. REGULAR AGENDA

Interim Comprehensive Plan Map Amendment & Interim Zoning Map Amendment for Pending Annexation

9. **ANNEX-2022-0027: 3800 Overbrook Drive and 616 Suber Street, TMS# 13708-05-01;** Request recommendation on assignment of interim land use classification of Urban Core Residential Small Lot (UCR-1) and assignment of interim zoning of Residential Mixed District (RM-2) with a pending annexation. The property is currently classified as Mixed Residential (High Density) and zoned RM-HD by Richland County.

Zoning Map Amendment

10. **ZMA-2022-0017: 621 Amherst Avenue, TMS# 13804-15-08;** Request recommendation to rezone the property from Residential Two-Family District (RD) in the Shandon Community Character Protection Overlay District (OV-CCP) to Neighborhood Center/Corridor District (NAC).

Zoning Text Amendment

11. **TA-2022-0007:** Request to amend Section 17-4.2 of the Columbia Code of Ordinances to add Smoke or Vape Shop to the Principal Use Table, add conditions for smoke or vape shops in certain zoning districts, and add definitions concerning smoke or vape shops

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.