



**CITY OF COLUMBIA PLANNING COMMISSION**  
**December 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, December 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](mailto: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](http://www.columbiasc.net/planning-boards-commissions).

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

**Approval of Minutes**

- 1. Approve [November 10, 2022 Minutes](#)

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

- 2. [ANNEX-2022-0030: 1709 Smith Street, TMS# 16301-02-06](#); Request recommendation on the assignment of land use classification of Industrial (IND) and the assignment of zoning of Light Industrial District (LI) for a pending annexation. The property is currently classified as Economic Development Center/Corridor and zoned M-1 by Richland County.
- 3. [ANNEX-2022-0032: 2601 Two Notch Road and 1608 Germany Street, TMS# 11512-01-11](#); Request recommendation on the assignment of land use classification of Urban Edge Multi-Family (UEMF) and the assignment of zoning of Community Activity Center/Corridor District (CAC) for a pending annexation. The property is currently classified as Mixed Residential (High Density) and zoned GC by Richland County.

4. [ANNEX-2022-0033: 7611 and 7611 ½ Garners Ferry Road and 0.40 acres, S/S Fountain Lake Road, TMS# 16315-03-02 and 16315-03-05;](#) Request recommendation on the assignment of land use classification of Urban Edge Regional Activity Center (UEAC-2) and the assignment of zoning of General Commercial District (GC) for a pending annexation. The property is currently classified as Neighborhood (Medium Density) and zoned GC by Richland County.
5. [ANNEX-2022-0034: +/- 10.7 acres NX Shop Road Extension, TMS# 16200-01-24 and 16200-01-26 \(portion\);](#) Request recommendation on the assignment of land use classification of Industrial (IND) and the assignment of zoning of Light Industrial District (LI), a portion within the Floodplain Overlay District (OV-FP), for a pending annexation. The property is currently classified as Economic Development Center/Corridor and zoned M-1 by Richland County.
6. [ANNEX-2022-0035: +/-14.9 acres N/S Pineview Drive, TMS# 16200-01-26 \(portion\);](#) Request recommendation on the assignment of land use classification of Industrial (IND) and the assignment of zoning of Light Industrial District (LI), a portion within the Floodplain Overlay District (OV-FP), for a pending annexation. The property is currently classified as Economic Development Center/Corridor and zoned M-1 by Richland County.

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

7. [ANNEX-2022-0031: 1008 S. Ott Road, TMS# 13703-04-04;](#) Request recommendation on assignment of interim land use classifications of Urban Core Residential Small Lot (UCR-1) and assignment of interim zoning of Residential Mixed District (RM-1), a portion within the Floodplain Overlay District (OV-FP) with a pending annexation. The property is currently classified as Mixed Residential (High Density) and zoned RM-MD by Richland County.

**Zoning Map Amendment**

8. [ZMA-2022-0013: 951 and 919 True Street, TMS# 16408-01-02 and 16408-01-03;](#) Request recommendation to rezone the property from Mixed Use District (MU-1) to General Commercial District (GC).
9. [ZMA-2022-0018: 200 Mulberry Lane, TMS# 08913-06-04;](#) Request recommendation to rezone the property from Residential Single Family-Small Lot District (RSF-3) in the Whaley Street Historic Protection Area (OV-HP) to Residential Mixed District (RM-2) in the Whaley Street Historic Protection Area (OV-HP).

**III. REGULAR AGENDA**

**Site Plan Review**

10. [SPLAN-2022-0019: 1002 True Street, TMS# 16408-01-01;](#) request major site plan approval for the construction of a 150-unit, multifamily development. The property is zoned MU-1 (Mixed-Use).

**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](mailto:Gardner.Johnson@columbiasc.gov) as soon as possible but no later than 48 hours before the scheduled meeting or event to request an accommodation.