



CITY OF COLUMBIA PLANNING COMMISSION

July 13, 2023

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
SANFORD DINKINS • MASON HARPE • RAQUEL THOMAS •

The City of Columbia Planning Commission will conduct a **meeting on Thursday, July 13, 2023 at 4:00pm, in City Council Chambers**. This meeting will be open to the public, and public comment may be provided in-person.

The public may submit letters and statements via email to CoCPC@columbiasc.gov until 12:00 noon the day before the meeting (Wednesday). 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 the Planning Commission members in advance of the meeting. For additional information, please visit our website at www.columbiasc.net/planning-boards-commissions

Review of applications prior to release of the final hyperlinked agenda can be requested by calling 803.545.3333 or by email to lucinda.statler@columbiasc.gov. 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 [June 08, 2023 Minutes](#)

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

2. [ANNEX-2023-0011: 68 Riverview Court \(portion\), TMS# 09106-21-13 \(portion\)](#); Request recommendation on the assignment of the land use classification of Urban Core Residential Small Lot (UCR-1) and the assignment of zoning of Residential Single Family Small Lot District (RSF-3) in a Historic Preservation Overlay District (OV-HP; Earlewood Protection Area B) for a pending annexation. The property is currently classified as Mixed Residential (High Density) and zoned Residential Multifamily High Density (RM-HD) by Richland County.
3. [ANNEX-2023-0013: 408 Piney Woods Road and 418 Piney Woods Road, TMS# 04910-01-06](#); Request recommendation on the assignment of the land use classification of Transportation and Utilities (TU) and the assignment of zoning of Light Industrial District (LI) for a pending annexation. The property is currently classified as Mixed Residential (High Density) and zoned Light Industrial (M-1) by Richland County.

Major Subdivision Preliminary Plat Review

4. [SPLAT-2022-0070: 37.52 acres, 4500 Block of Percival Road, TMS#25600-03-04\(p\)](#); request preliminary plat approval for the construction of an 93-lot single family residential subdivision (Victorywoods Village Phase 3). The property is currently zoned RM-1 (Residential Mixed District).

Future Land Use Map Confirmation

5. [LUMA-2023-0001: 800 Dutch Square Boulevard, TMS# 07401-07-21](#); request recommendation on the confirmation of the future land use classification of Urban Core Community Activity Center (UCAC-2). The property is currently assigned an interim future land use classification of Urban Core Community Activity Center (UCAC-2).

Zoning Map Confirmation

6. [ZMA-2023-0011: 800 Dutch Square Boulevard, TMS# 07401-07-21](#); request to confirm the zoning of Community Activity Center/Corridor (CAC). The property currently has interim zoning of Community Activity Center/Corridor (CAC).

Zoning Map Amendment

7. [ZMA-2023-0012: S/S of I-20 @ Spears Creek Church Road, p/o TMS# 28800-06-05](#); Request recommendation to rezone 34.4 acres from General Commercial District (GC) to Residential Mixed District (RM-1).

III. REGULAR AGENDA

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

8. [ANNEX-2023-0010: ± 9.1 acre portion, ± 15.4 acre portion, and ± 1.0 acre portion of 300 Clemson Road; and ± 3.9 acre portion of 200 Clemson Road, TMS# 25700-02-03 \(portion\) and 25700-02-05 \(portion\)](#); Request recommendation on the assignment of land use classifications of Community Activity Corridor (AC-2) and Neighborhood Activity Corridor (AC-1) and the assignment of zoning of General Commercial District (GC) for a pending annexation. The property is currently classified as Mixed Use Corridor and zoned Rural (RU) and Residential Single Family Low Density (RS-LD) by Richland County.

9. ~~ANNEX-2023-0014: 5706 and 5710 Fairfield Road, 602 Oakland Avenue, 721 and 731 Prescott Road, and NX809 and NX815 Woodside Avenue, TMS# 11707-02-01, 11707-02-02, 11707-02-03, 11707-02-44, 11708-06-02, 11708-06-03, 11708-06-07~~; Request recommendation on the assignment of land use classification of Community Activity Corridor (AC-2) and the assignment of zoning of General Commercial District (GC) for a pending annexation. The property is currently classified as Mixed Residential (High Density) in a Community Activity Center and a Priority Investment Area and zoned General Commercial (GC) and Residential Single Family - Medium Density (RS-MD) by Richland County.

Text Amendment

10. [TA-2023-0003; Request to amend the Unified Development Ordinance, Chapter 17, Article 4: Use Regulations to remove the Fort Jackson spacing requirement for Body Piercing and Tattoo Establishments.](#)

IV. OTHER BUISNESS

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.