



CITY OF COLUMBIA PLANNING COMMISSION

August 10, 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, August 10, 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 <https://planninganddevelopment.columbiasc.gov/planning-commission>.

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 [July 13, 2023 minutes](#)

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

2. [ANNEX-2023-0015: 110 Jacobs Mill Pond Road, TMS# 25810-03-08](#); Request recommendation on the assignment of the land use classification of Urban Edge Residential Large Lot (UER-2) and the assignment of zoning of Residential Single Family – Large Lot District (RSF-1) for a pending annexation. The property is currently classified as Neighborhood (Medium Density) and zoned RS-LD by Richland County.
3. [ANNEX-2023-0016: 7716 Garners Ferry Road, TMS# 19102-01-01](#); Request recommendation on the assignment of the 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 Neighborhood (Medium Density) and zoned GC by Richland County.

4. [ANNEX-2023-0017: 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, 11708-06-06, and 11708-06-07](#); Request recommendation on the assignment of land use classifications of Community Activity Corridor (AC-2) and Urban Edge Residential Small Lot (UER-1), and the assignment of zoning of General Commercial District (GC) and Mixed Use District (MU-1) 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.

III. REGULAR AGENDA

Major Subdivision - Preliminary Plat Approval

5. [SPLAT-2023-0008: 25.35 acres, Trinity Drive, 1458 and 1482 Caroline Road, TMS#16414-08-02, -03, AND -04](#); request preliminary plat approval for the construction of a 193-lot, attached single-family residential subdivision (Trinity Road Townhome Development). The property is zoned O-I (Office and Institutional District).

Zoning Map Amendment

6. ZMA-2023-0014: 2401 Gadsden Street, 701 Chester Street, and NX701 Chester Street, TMS# 09012-01-14, 09012-01-15 **DEFERRED** Request recommendation to rezone the property from RSF-3 (Residential Single-Family – Small Lot District) to MU-2 (Mixed-Use District).

Zoning Text Amendment

7. [TA-2023-0004](#): Request to amend the Unified Development Ordinance, Chapter 17, Article 4: Use Regulations to add additional uses to the Permitted Use Table for the EC (Employment Campus) Zoning District.

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.